

file no. 4536

335/5583

पावती

Original/Duplicate

Thursday, August 23, 2018

नोंदणी क्र. :39म

7:31 PM

Regn.:39M

पावती क्र.: 5238 दिनांक: 23/08/2018

गावाचे नाव: Kolashet

फाईलिंगचा अनुक्रमांक: THN5-5583-2018

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: PREM SINGH MASHTA

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 07/08/2018 रोजी घेतलेल्या रु.7060000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH005040190201819S Defaced vide 0002794461201819 Dated.23/08/2018.

GRN is MH004963579201819R Defaced vide 0002794457201819 Dated.23/08/2018

GRN is MH004963579201819R Defaced vide 0002794457201819 Dated.23/08/2018.

PRN is 1708201801154 Defaced vide 1708201801154D Dated.23/08/2018.

Joint S.R.Thane 5

सह दुय्यम निबंधक, ठाणे क्र. ५

DHC

01/09/2018

सूची क्र.2

दुय्यम निबंधक : Joint S.R.Thane 5

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 5583/2018

नोदणी :

Regn:63m

गावाचे (Village Name) : **Kolashet**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.7060000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: ठाणे म.न.पा. Other details: Building Name:DOSTI PEARL BLDG, DOSTI DESIRE DOSTI PEARL, A-WING, Flat No:1501, Road:KOLSHET, THANE, Block Sector: Landmark: (Survey Number: 85/1B,85/1K,86/1/1B,86/1/1K,87/17B,87/17K,87/18B,87/18K,96/4B,96/4K 96/5B,96/5K,90, ZON NO-10/41-2D ;)
(4) क्षेत्रफळ (Area)	1) Build Area :67.29 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: PREM SINGH MASHTA Age: 51, Address: Building Name:NEW RACHANA PARK, BLDG NO-1, Flat No:303, Block Sector:R MALL SANDOZBAUGH, Road:MANORMANAGAR DHOKALI KOLSHET ROAD, City:THANE, State:MAHARASHTRA, District:THANE, Pin:400607 ,PAN: AQAPM4487F 2) Name: SAROJ SINGH MASHTA Age: 43, Address: Building Name:NEW RACHANA PARK, BLDG NO-1, Flat No:303, Block Sector:R MALL SANDOZBAUGH, Road:MANORMANAGAR DHOKALI KOLSHET ROAD, City:THANE, State:MAHARASHTRA, District:THANE, Pin:400607 ,PAN: BHQPM7175Q
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC SOUTH MUMBAI CHINCHPOKLI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	07/08/2018
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	23/08/2018
(9) फायलींग नंबर (Filing No.)	5583/2018
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.14300/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	17/08/2018
(13) शेरा (Remark)	-

03 June 2018		COST SHEET	
Residence Details	Unit Number		1501
	Typology		2 BHK PRIMA
	Project		Dosti Desire
	Tower Name		Dosti Pearl
	Wing		A
	Floor		15
	Number of Car Parks		1
	Podium Garden Facing		Yes
	Proposed Municipal Garden Facing		NO
	Complex Facing		NO
	Rera Carpet Area	Sq.ft	607
	Rera Balcony Area	Sq.ft	51
	Consideration Value	Net Consideration value	INR
Other Charges	Total Other Charges	INR	2,85,000
Statutory Dues	Stamp Duty	INR	5,31,000
	Registration	INR	35,000
	GST on Consideration Value	INR	7,08,000
	GST on Other charges	INR	51,300
Total		INR	1,04,60,300

Please Note:

Benefit of Input Tax Credit is already factored in by way of commensurate deduction in the price/consideration and therefore it is not separately shown. The price/consideration stated herein is the reduced amount due to such input tax credit benefit passed on to the purchaser.

The Flat Purchaser has opted for Construction -Linked Payment Schedule (CLP) and hereby agrees to pay the amount as and when due as per progress of work as per the payment schedule attached herewith

Flat Purchaser to pay Corpus fund for Share money, Infra & Common Facilities, Advance outgoing for 18 months, Club Outgoings for 18 months, Share of Security Deposit for 12 months which will be payable at the time of possession

A cheque of Rs 50000 amount shall be taken towards Furniture deposit for each unit at the time of possession

Payment towards the Consideration Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheques/DD/ Pay-order

The Cheque / DD / Pay-order for the Consideration Value of the flat is to be issued in favour of "D D ASSOCIATES MASTER RERA ESCROW PEARL"

The Cheque / DD / Pay-order towards the statutory dues (GST) & other charges is to be issued in favour of "D D ASSOCIATES PEARL"

This Cost sheet is valid for the date on which it was issued subject to change without notice before booking amount is received

As per recommendation of the GST Council dt.18/01/2018, the GST applicable to the services by way of construction of low cost houses up to a carpet area of 60 sq.mt in a housing project, which has been given infrastructure status, would be at a concessional rate of 8% (instead of 12%). Subject to certain further clarification in this regard from GST Council, we have decided to charge you GST at the said concessional rate of @ 8% on the presumption that our project qualifies to get the said infrastructure status. However, please note that in the circumstances if our project does not receive the requisite status as above, then you shall be liable to pay/reimburse us the differential amount of GST @4% or more as may be applicable. The said differential amount shall remain our lien on the said flat, till paid/reimbursed and we shall be entitled to recover the same as an amount of consideration payable in respect of the said flat.

Presently applicable Statutory obligations like Stamp Duty, Registration Charges & GST are included as stated above. However if any increase / revision / new levy is made applicable, the same will be payable by the purchaser as per rates applicable from time to time

I / We, agree to pay cost & charges as stated above

Intending Purchaser/ s' Signature

Residence Details	Unit Number		1501
	Typology		2 BHK PRIMA
	Project		Costi Desire
	Tower Name		Costi Pearl
	Wing		A
	Floor		15
	Number of Car Parks		1
	Podium Garden Facing		Yes
	Proposed Municipal Garden Facing		NO
	Complex Facing		NO
	Rera Carpet Area	Sq ft	607
Rera Balcony Area	Sq ft	51	

Payment Schedule*							
% of Total Consideration	Milestones		Towards Flat Cost	Other Charges	GST	Stamp Duty & Registration Charges	TOTAL
	Booking Amount	INR	2,00,000				2,00,000
10.00%	Earnest Money Deposit / Application Fee / Advance Deposit	INR	6,85,000		70,800		7,55,800
20.00%	Immediately after execution of Agreement for Sale	INR	17,70,000		1,41,600	5,66,000	24,77,600
15%	On Completion of Plinth of the Wing	INR	13,27,500		1,06,200		14,33,700
5%	On or before Commencement of 5th Slab of Superstructure of the Wing	INR	4,42,500		35,400		4,77,900
5%	On or before Commencement of 10th Slab of Superstructure of the Wing	INR	4,42,500		35,400		4,77,900
5%	On or before Commencement of 15th Slab of Superstructure of the Wing	INR	4,42,500		35,400		4,77,900
5%	On or before Commencement of 20th Slab of Superstructure of the Wing	INR	4,42,500		35,400		4,77,900
5%	On Completion of Slabs including Slit of the Wing	INR	4,42,500		35,400		4,77,900
5%	On Completion of walls, internal plaster, floorings, doors and windows of the said Premises	INR	4,42,500		35,400		4,77,900
5%	On Completion of sanitary fittings, staircases, lift walls, lobbies upto the floor level of the said Premises	INR	4,42,500		35,400		4,77,900
5%	On Completion of external plumbing and external plaster, elevation, terraces, with waterproofing of the Wing	INR	4,42,500		35,400		4,77,900
10%	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of	INR	8,85,000		70,800		9,55,800
5%	At the time of possession of the said Premises	INR	4,42,500	2,85,000	86,700		8,14,200
100%	TOTAL	INR	88,50,000	2,85,000	7,59,300	5,66,000	1,04,60,300

Please Note:

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I / We, agree to pay cost & charges as stated above

Intending Purchaser/ s' Signature

SBI Main br

39

SCANNED

Pawen

Tie up
19/07/18

Date
19/07/18


112 + 2 = 114
9704
18

SBI - Chinen

Pawen Sir

AGREEMENT

'BUILDING'
DOSTI PEARL
'PROJECT'
DOSTI DESIRE-DOSTI
PEARL


DOSTI
DESIRE
DOSTI JOY

Dosti Desire Site Office:
Dosti Desire, Dosti Pearl, Off. Ghodbunder Road, Behind 1 Hiranandani
Park, Nr. Orchids International School, Thane (West) - 400 607
 * Tel.: 4132 2222

D. D. ASSOCIATES

LAWRENCE & MAYO HOUSE, 1ST FLOOR, 276, DR. D. N. ROAD, FORT, MUMBAI 400 001.
Tel: 2219 8500 * Email : sales@dostigroup.com * Visit us at www.dostigroup.com

2374

SBI Main br

39

SCANNED

Pavem

Tie up
A/07/18.

Datt
19/07/18

112 + 2 = 114
9704
18

SBI - Chinen

Pavansiz

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2374

335/9704

पावती

Original/Duplicate

Saturday, July 07, 2018

नोंदणी क्र. :39म

4:43 PM

Regn.:39M

पावती क्र.: 11820 दिनांक: 07/07/2018

गावाचे नाव: कोलशेत

दस्तऐवजाचा अनुक्रमांक: टनन5-9704-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रेम सिंह माशटा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2280.00

पृष्ठांची संख्या: 114

एकूण:

रु. 32280.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

साह दुय्यम निबंधक, ठाणे क्र. ५

बाजार मुल्य: रु.5780558.575 /-

मोबदला रु.8850000/-

भरलेले मुद्रांक शुल्क : रु. 531000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003017812201819S दिनांक: 22/06/2018

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 2280/-

Received Original Documents



07/07/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 9704/2018

नोदणी :

Regn:63m

गावाचे नाव : कोलशेत

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 8850000
- (3) बाजारभाव 5780558.575
(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1501, माळा नं: 15, ए विंग, इमारतीचे नाव: दोस्ती पल विल्डींग, दोस्ती डीजायर दोस्ती पल, ब्लॉक नं: 1 कार पार्किंग सहित, रोड : कोलशेत, ठाणे., इतर माहिती: मांजे कोलशेत स.नं. 85/1ब, 85/1क, 86/1/1ब, 86/1/1क, 87/17ब, 87/17क, 87/18ब, 87/18क, 96/4ब, 96/4क, 96/5ब, 96/5क, 90. झोन नं 10/41-2ड). ((Survey Number : - ;))
- (5) क्षेत्रफळ 1) 67.29 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-मेसर्स. डी.डी असोसिएट्स तर्फे अधिकृत सही करणार पंकज शाह तर्फे कु.मु.म्हणुन सुरेश थोरवे -- वय:- 43; पत्ता:-प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉरेन्स आणि मेयो हाऊस, ब्लॉक नं: -, रोड नं: फोर्ट, मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAAAD3670J
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-प्रेम सिंह माशटा -- वय:-50; पत्ता:-प्लॉट नं: 303, माळा नं: -, इमारतीचे नाव: न्यु रचना पार्क, ब्लॉक नं: -, रोड नं: डोकाळी, ठाणे., महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-AQAPM4487F
2): नाव:-सरोज सिंह माशटा -- वय:-43; पत्ता:-प्लॉट नं: 893, माळा नं: -, इमारतीचे नाव: न्यु रचना पार्क, ब्लॉक नं: -, रोड नं: डोकाळी, ठाणे., महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:-BHQPM7175Q
- (9) दस्तऐवज करून दिल्याचा दिनांक 27/06/2018



(10)दम्न नोंदणी केल्याचा दिनांक	07/07/2018
(11)अनुक्रमांक,खंड व पृष्ठ	9704/2018
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	531000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

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

सह दुय्यम निबंधक ठाणे क्र. ५

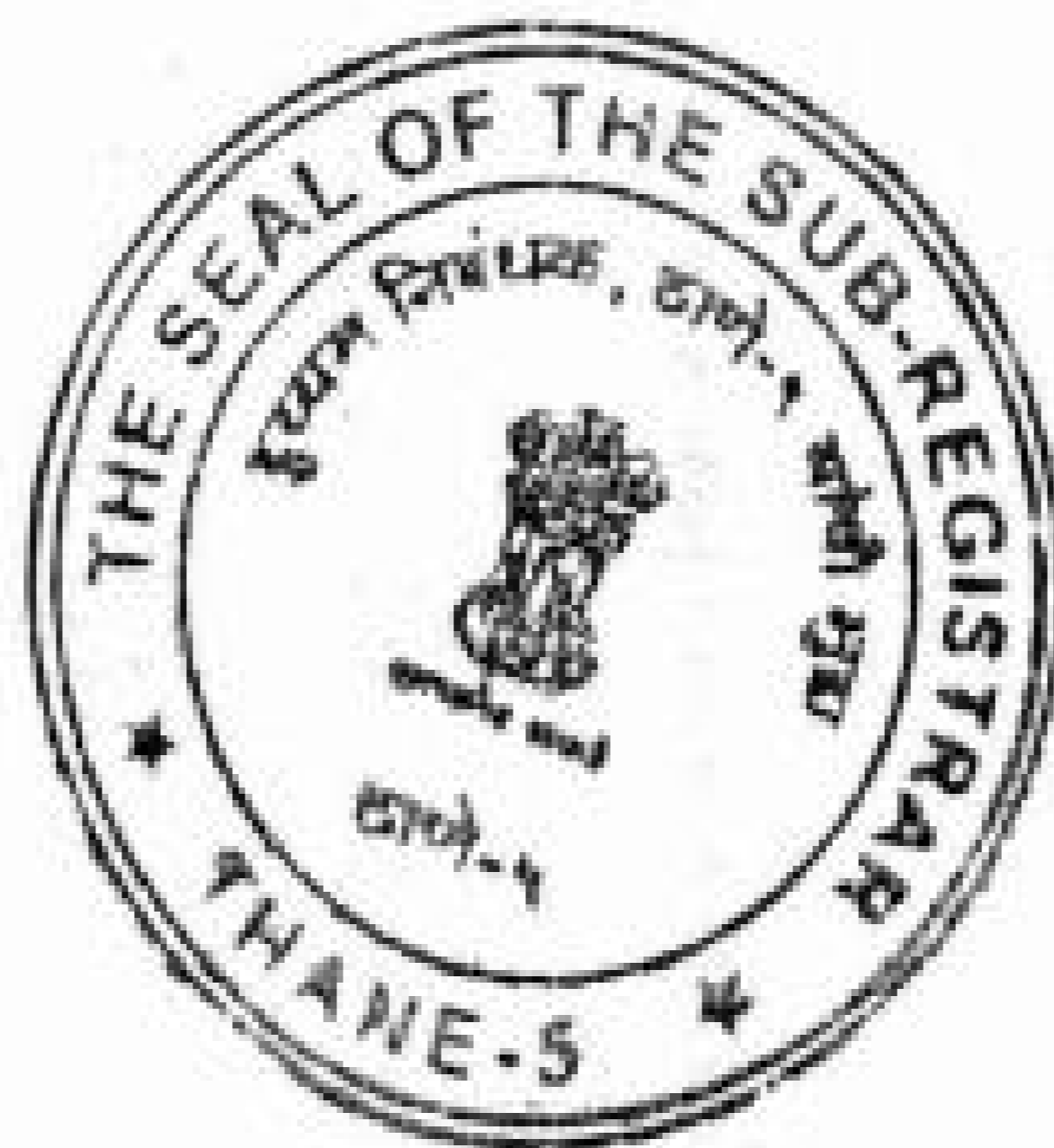


Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201807073095	07 July 2018,04:29:28 PM			
मूल्यांकनाचे वर्ष	2018				
जिल्हा	ठाणे				
मूल्य विभाग	वास्तुशा : ठाणे				
उप मूल्य विभाग	10/41-2द) कोलरोत गावातील बाँल "अ" व "ब" ज्युरिरीक उर्वरीत विकरीत भाग				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्वे नंबर /न. पू. क्रमांक :			
वार्षिक मूल्य दर लक्षपातुसार मूल्यदर रु.					
खुली जमीन	निवासी घडनिका	कार्यालय	दुकाने	औद्योगीक	मोजपाण्याचे एकक
14200	74300	76600	97000	76600	चौ. मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	67.29चौ. मीटर	मिळकतीचा कायम-	मिळकती घडनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे सर्कारिय-	1-अल चौ सी	मिळकतीचे वर्ष -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.74300/-
उद्वाहन सुविधा -	अल्ले	मजला -	11th to 20th Floor		
घसा-पातुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-पातुसार नफिन दर) * मजला निहाल घट/वाढ			
		=(74300 * (100 / 100)) * 110 / 100			
		= Rs.81730/-			
A) मुल्ल मिळकतीचे मूल्य		= जील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 81730 * 67.29			
		= Rs.5499611.7/-			
E) बरिस्त वाहन ठळारचे क्षेत्र		13.75चौ. मीटर			
बरिस्त वाहन ठळारचे मूल्य		= 13.75 * (81730 * 25/100)			
		= Rs.280946.875/-			
एकरीत अरीम मूल्य		= मुल्ल मिळकतीचे मूल्य + ठळारचे मूल्य + वेरीवरीन मजला क्षेत्र मूल्य + लललका रललीचे मूल्य + जील नललीचे मूल्य + बरिस्त वाहन ठळारचे मूल्य + धुन्य अरीनीजील ललल ठळारचे मूल्य + फलली मोजलील्य कुल्ल अरीने मूल्य			
		= A + B + C + D + E + F + G + H			
		= 5499611.7 + 0 + 0 + 0 + 280946.875 + 0 + 0 + 0			
		=Rs.5780558.575/-			

Home Print

ट न न - ५
दस्त क्र २००४ / २०१८
१ / १९९४



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावता
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/THANE MG RD(3739)
Pmt Txn id : 220618M72413
Pmt DtTime : 22-06-2018@10:37:32
ChallanIdNo: 03006172018062150647
District : 1201/THANE

16120747513702

Stationery No: 16120747513702
Print DtTime: 22-06-2018@15:03:08
GRAS GRN : MH003017812201819S
Office Name : IGR117/THNS_THANE NO 5 J

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 5,31,000/- (Rs Five, Three One, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 88,50,000/-
Prop Descr : FLAT NO 1501,15th FLOOR,A WING DOSTI,PEARL BUILDINGDOSTI DESIREKOLS
HET,THANE,Maharashtra

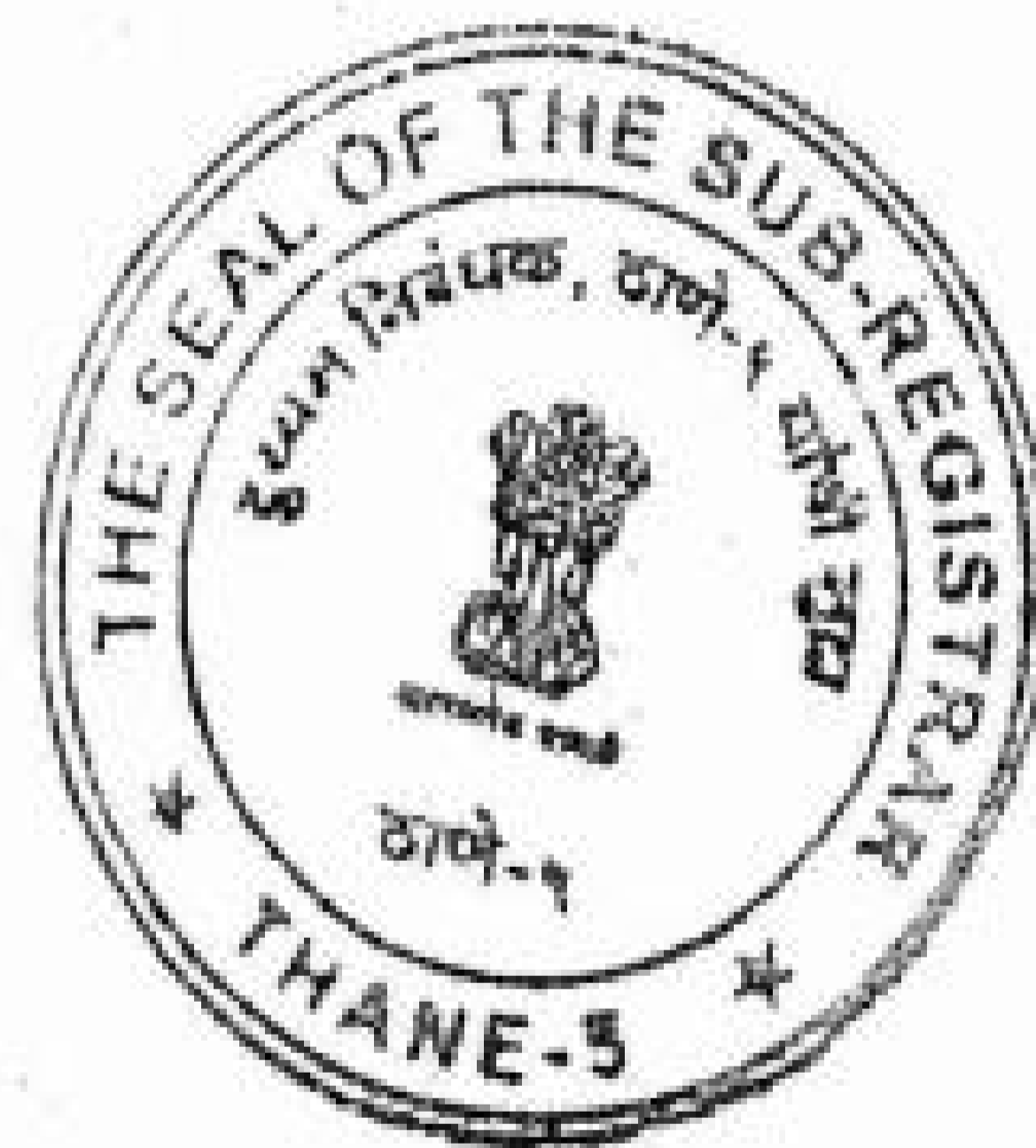
Duty Payer: (DLN--) PREM SINGH MASHTA
Other Party: (DLN--) D D ASSOCIATES

Bank official1 Name & Signature

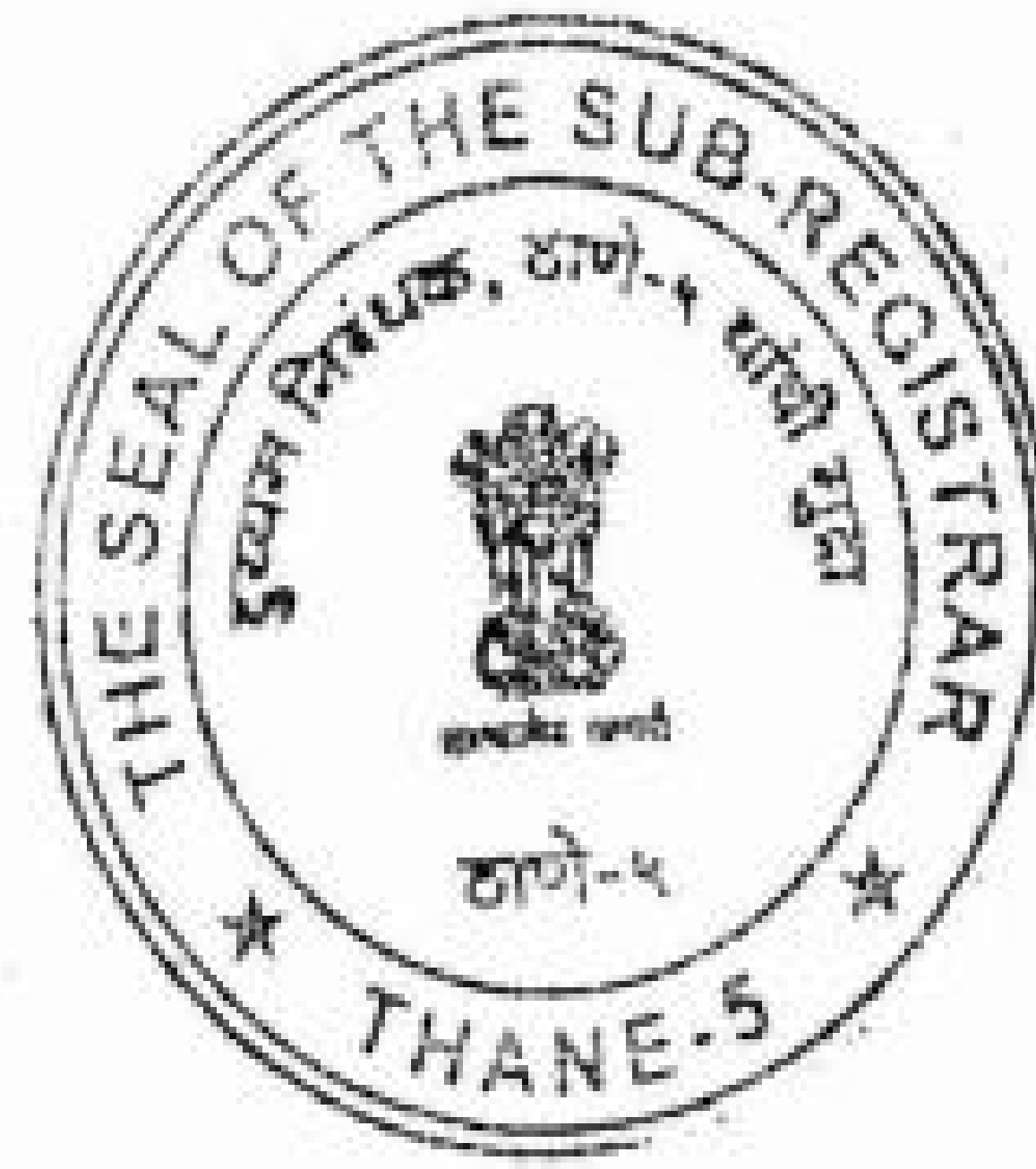
Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

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दस्तक २००४ / २०१८
२ / १९९४



ट न न - ५
दस्तक्र ए००४ /२०१८
३ / १९४



AGREEMENT FOR SALE

THIS AGREEMENT is made at Thane this 27th day of JUNE, 2018.

BETWEEN

M/S. D. D. ASSOCIATES, an association of persons comprising of (i) M/s. ~~Friends Development Corporation~~, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its principal place of business at Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai – 400 001, and (ii) M/s. Darshan Enterprises, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its principal place of business at Nos. 2 & 3, Mezzanine Floor, Vihang Vihar Co-operative Housing Society Limited, Opp. Gautam Park, PanchPakhadi, Thane (West) – 400 602, hereinafter collectively referred to as "**the Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the members for the time being of the said association of persons, and their assigns) of the One Part

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AND

- 1) PREM SINGH MASHTA
- 2) SAROJ SINGH MASHTA

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at

FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

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hereinafter referred to as "the Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners, and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns and in case of a body corporate/company, its successors and permitted assigns) of the Other Part:

WHEREAS:

- (i) By and under the Agreement for Development and Sale dated 22nd March 2013, executed between M/s. Thana Industrial Development Corporation of the first part, (a) M/s. Steel Products of India, (b) Zenith Paper Products Private Limited, (c) Basudeo Hanumanprasad Pasari, Usha Anilkumar Pasari, Aditya Anilkumar Pasari and Smita Deepak More (in their capacity as the legal heirs of the late Anilkumar Pasari), (d) M/s. National Engineering and Electroplating Works, and (e) M/s. Arun Engineering Industries, of the second part and the Promoter of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-5 under Serial No.TNN-5/7153 of 2013, the M/s. Thana Industrial Development Corporation and the said five others *inter alia* agreed to sell to the Promoter, all that piece or parcel of land admeasuring 1,16,044.44 square metres (and 1,12,720 square metres as per the 7/12 extracts in respect thereof) and forming part of the lands bearing Survey No.85 Hissa No.2 Survey No.85 Hissa No.3, Survey No.85 Hissa No.4, Survey No. 85 Hissa No. 5, Survey No. 85 Hissa No. 6, Survey No. 85 Hissa No. 7, Survey No. 86 Hissa No. 1A, Survey No.



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86 Hissa No. 1B, Survey No. 86 Hissa No. 4, Survey No. 87 Hissa No. 17, Survey No. 87 Hissa No. 18, Survey No. 87 Hissa No. 19, Survey No. 96 Hissa No. 4, Survey No. 96 Hissa No. 5, Survey No. 96 Hissa No. 6, Survey No. 97 Hissa No. 1, Survey No. 97 Hissa No. 2B, Survey No. 97 Hissa No. 2C, Survey No. 99 Hissa No. 1, Survey No. 282 Hissa No. 5, Survey No. 282 Hissa No. 6, Survey No. 85 Hissa No. 1, Survey No. 97 Hissa No. 2A and Survey No. 282 Hissa No. 1 situate lying and being at Village Kolshet, Brahmmand Road, off Ghodbunder Road, Thane (West) - 400 607 (and more particularly described in Part-1 of the First Schedule hereunder written and hereinafter referred to as "the Part-1 Land"), in favour of the Promoter, at or for the consideration and upon the terms and conditions mentioned therein;

(ii) Simultaneously therewith, the said M/s. Thana Industrial Development Corporation, M/s. Steel Products of India, Zenith Paper Products Private Limited, Basudeo Hanumanprasad Pasari, Usha Anilkumar Pasari, Aditya Anilkumar Pasari, and Smita Deepak More (in their capacity as the legal heirs of the late Anilkumar Pasari), M/s. National Engineering and Electroplating Works, and M/s. Arun Engineering Industries also executed the irrevocable General Power of Attorney dated 8th July, 2013 in favour of (1) Shri Deepak Kishan Goradia, (2) Shri Rajul Vrajlal Vora and (3) Mr. Suresh Devichand Mehta alias Suresh Devichand Jain and registered the same in the Office of the Joint Sub-Registrar of Assurances at Thane under Serial No. TNN-5/7155 of 2013, to do and execute all or any of the acts, deeds, matters and things more particularly described therein;

(iii) At the time of execution of the Agreement for Development and Sale dated 22nd March 2013, the Promoter, in part-performance thereof, was put in physical possession of the Part-1 Land, with full right, entitlement and liberty to develop the same (and every part thereof) in such manner as the Promoter may in its sole discretion deem fit, and to convey/transfer the same in favour of the co-operative society and/or other organization as may be formed in respect of the premises/structures to be constructed by the Promoter thereon, in manner more particularly set out therein;

By and under the Indenture dated 1st April 2014 executed between M/s. Thana Industrial Development Corporation (therein referred to as 'First Vendor') of the first part, (a) M/s. Steel Products of India, (b) Zenith Paper Products Private Limited, (c) Basudeo Hanumanprasad Pasari, Usha Anilkumar Pasari, Aditya Anilkumar Pasari, and Smita Deepak More (in their capacity as the legal heirs of the late Anilkumar Pasari), (d) M/s. National Engineering and Electroplating Works, and (e) M/s. Arun Engineering Industries (therein referred to as 'Second Vendors') of the



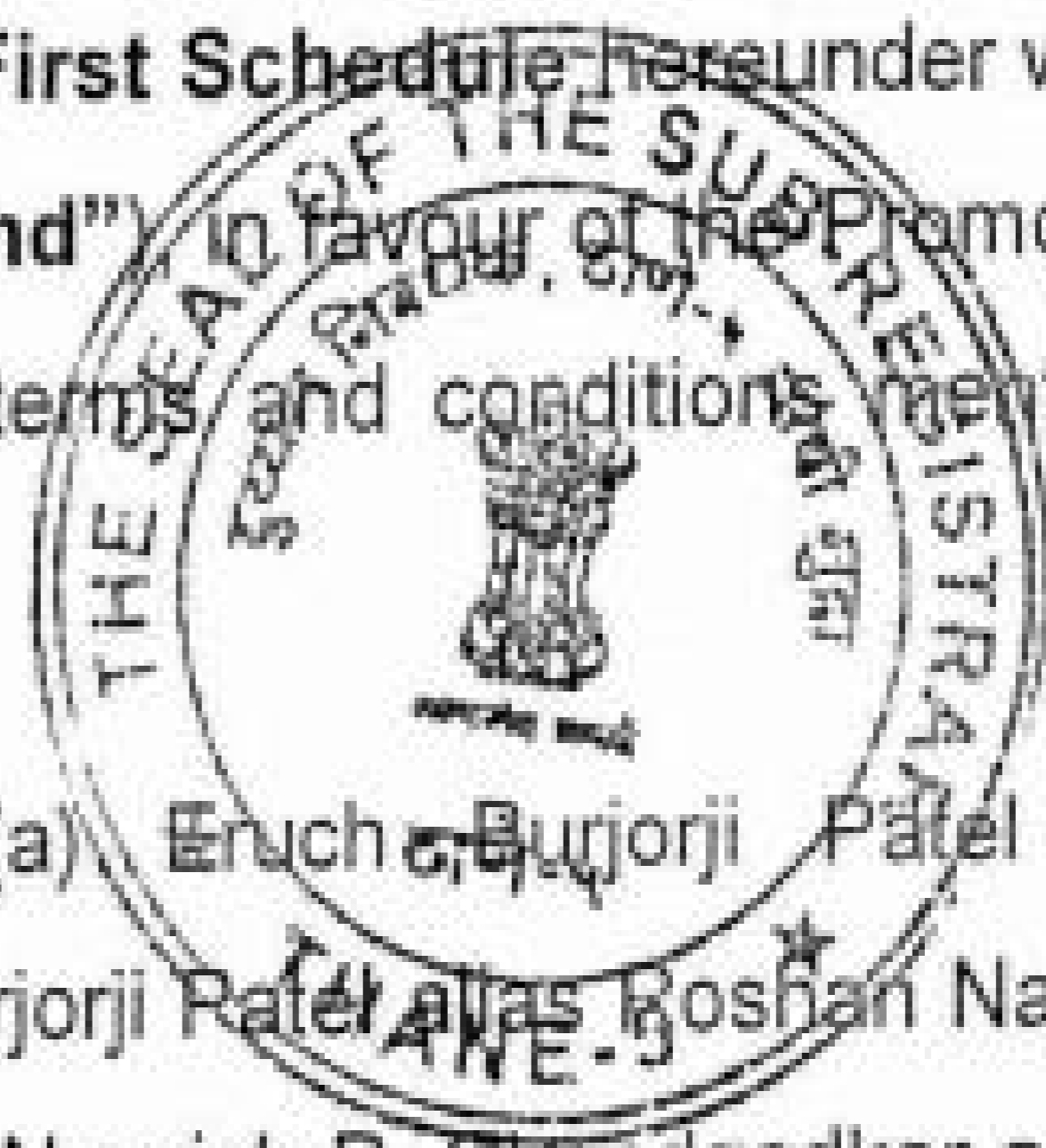
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second part and the Promoter (therein referred to as 'Purchasers') of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-9 under Serial No.TNN-9/2118 of 2014, the M/s. Thana Industrial Development Corporation and the said five others sold, conveyed and transferred all that piece or parcel of land admeasuring 30,410 square metres and forming part of the lands bearing New Survey No.85 Hissa No.2B, New Survey No.85 Hissa No.4B and New Survey No.85 Hissa No.5B, New Survey No. 85 Hissa No. 7, New Survey No. 86 Hissa No. 1/1/C, New Survey No. 86 Hissa No. 4B, New Survey No. 87 Hissa No. 17C, New Survey No. 87 Hissa No. 18C, New Survey No. 96 Hissa No. 4C and New Survey No. 99 Hissa No. 2 renumbered as New Survey No. 99 Hissa No. 1 and situate lying and being at Village - Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607, forming part or portion of the Part-1 ~~land and more particularly~~ described in **Part-2** of the **First Schedule** hereunder written and hereinafter referred to as "**the Part-2 Land**", in favour of the Promoter, at or for the consideration and upon the terms and conditions mentioned therein;

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(v) By and under an Agreement for Sale and Development dated 28th May, 2014 executed between (a) Eruch Burjorji Patel alias Eruchshah Burjorji Patel, (b) Roshan Burjorji Patel alias Roshan Nariman Daruwalla, (c) Nargis Burjorji Patel alias Nergish P. Chandgadkar and (d) Najuburjorji Patel alias Nitaben Jogendranath Gogoi of the First Part, M/s. Sai Enterprises of the Second Part and the Promoter of the Third Part, and registered in the Office of Joint Sub-Registrar of Assurances at Thane under Sr. No. TNN-5-5400 of 2014, the said Eruch Burjorji Patel and 3 others with confirmation of M/s. Sai Enterprises inter-alia agreed to sell to the Promoter, all that piece or parcel of land admeasuring 760 sq.mtr. bearing Survey No. 90, situate, lying and being at Village Kolshet, Brahmand Road, Off Ghodbunder Road, Thane (West) - 400 607 (and more particularly described in **Part 3** of **First Schedule** hereunder written and hereinafter referred to as "**Part-3 land**") in favour of the Promoter at or for the consideration and upon the terms and conditions mentioned therein;



(vi) Simultaneously therewith, the said (a) Eruch Burjorji Patel alias Eruchshah Burjorji Patel, (b) Roshan Burjorji Patel alias Roshan Nariman Daruwalla, (c) Nargis Burjorji Patel alias Nergish P. Chandgadkar and (d) Najuburjorji Patel alias Nitaben Jogendranath Gogoi, also executed an irrevocable General Power of Attorney dated 28th May, 2014 in favour of (1) Deepak Kishan Goradia, (2) Rajul Vrajlal Vora and (3) Suresh Devichand Mehta alias Suresh Devichand Jain and registered the same

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building/structure constructed/under construction/proposed to be constructed or erected on any other portion of the Layout Land;

(xxx) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

(xxxi) Prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs.8,76,150/- (Rupees EIGHT LAKH SEVENTY SIX THOUSAND, ONE HUNDRED AND FIFTY only) as and by way of earnest money (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Purchaser shall pay to the Promoter the balance sale consideration in the manner hereinafter appearing;

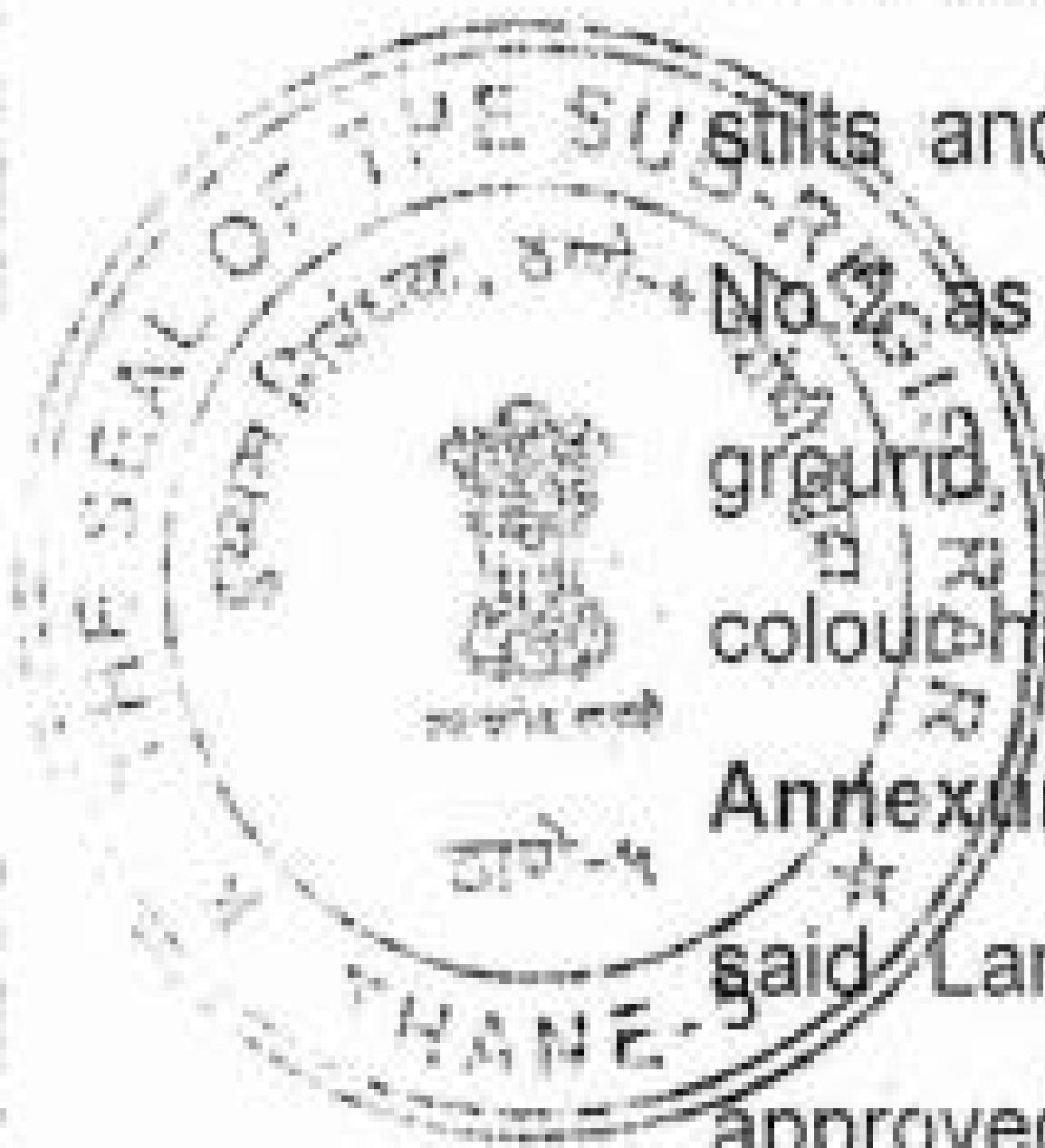
(xxxii) The Promoter has registered the project under the provisions of the RERA with the Real Estate Regulatory Authority at Mumbai under No. P51700005623, and an authenticated copy of the Registration Certificate is annexed hereto and marked **Annexure-9**;

(xxxiii) Under Section 13 of the RERA the Promoter is required to execute a written Agreement for Sale of the Premises with the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under -

1. DEVELOPMENT AND CONSTRUCTION

1.1 The Promoter is constructing the residential building to be known as 'Dost Pearl' comprising of two wings viz. Wing A (i.e. Building No.1 as per TMC sanctioned plans) and consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor, and Wing B (i.e. Building No.2 as per TMC sanctioned plans) consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor (and shown in green colour hatched lines on the Plan of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as "the said Building") on the said Land in accordance with the plans, designs, sections presently approved by the TMC and also the Further Proposed Plans (as defined below) and which have all been seen and inspected by the Purchaser, with only such variations and modifications as the Promoter may consider



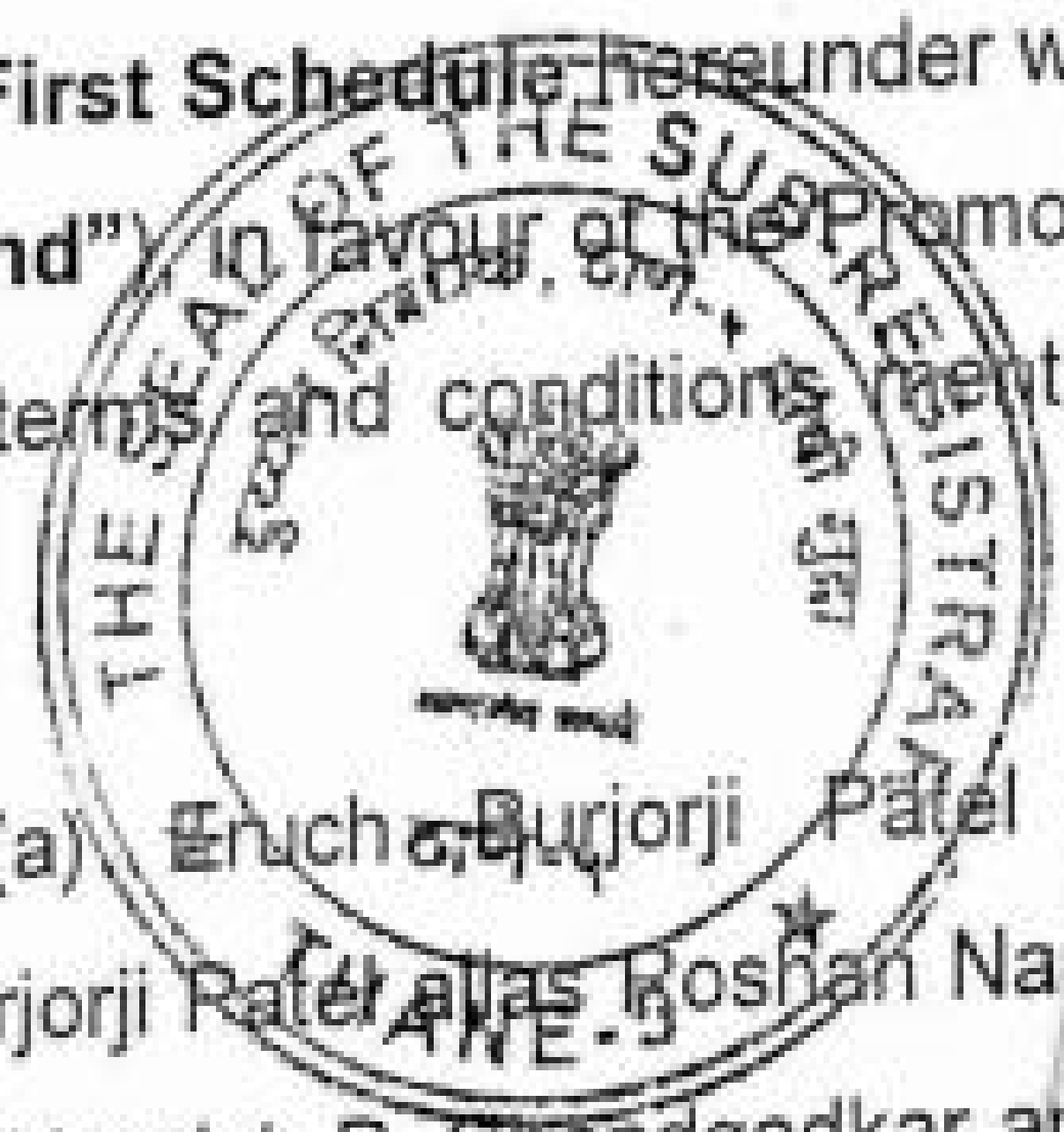
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second part and the Promoter (therein referred to as 'Purchasers') of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane-9 under Serial No.TNN-9/2118 of 2014, the M/s. Thana Industrial Development Corporation and the said five others sold, conveyed and transferred all that piece or parcel of land admeasuring 30,410 square metres and forming part of the lands bearing New Survey No.85 Hissa No.2B, New Survey No.85 Hissa No.4B and New Survey No.85 Hissa No.5B, New Survey No. 85 Hissa No. 7, New Survey No. 86 Hissa No. 1/1/C, New Survey No. 86 Hissa No. 4B, New Survey No. 87 Hissa No. 17C, New Survey No. 87 Hissa No. 18C, New Survey No. 96 Hissa No. 4C and New Survey No. 99 Hissa No. 2 renumbered as New Survey No. 99 Hissa No. 1 and situate lying and being at Village - Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607, forming part or portion of the Part-1 ~~and and more particularly~~ described in **Part-2** of the **First Schedule** hereunder written and hereinafter referred to as "**the Part-2 Land**", in favour of the Promoter, at or for the consideration and upon the terms and conditions mentioned therein;

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(v) By and under an Agreement for Sale and Development dated 28th May, 2014 executed between (a) Eruch Burjorji Patel alias Eruchshah Burjorji Patel, (b) Roshan Burjorji Patel alias Roshan Nariman Daruwalla, (c) Nargis Burjorji Patel alias Nergish P. Chandgadkar and (d) Najuburjorji Patel alias Nitaben Jogendranath Gogoi of the First Part, M/s. Sai Enterprises of the Second Part and the Promoter of the Third Part, and registered in the Office of Joint Sub-Registrar of Assurances at Thane under Sr. No. TNN-5-5400 of 2014, the said Eruch Burjorji Patel and 3 others with confirmation of M/s. Sai Enterprises inter-alia agreed to sell to the Promoter, all that piece or parcel of land admeasuring 760 sq.mtr. bearing Survey No. 90, situate, lying and being at Village Kolshet, Brahmand Road, Off Ghodbunder Road, Thane (West) - 400 607 (and more particularly described in **Part 3** of **First Schedule** hereunder written and hereinafter referred to as "**Part-3 land**") in favour of the Promoter at or for the consideration and upon the terms and conditions mentioned therein;



(vi) Simultaneously therewith, the said (a) Eruch Burjorji Patel alias Eruchshah Burjorji Patel, (b) Roshan Burjorji Patel alias Roshan Nariman Daruwalla, (c) Nargis Burjorji Patel alias Nergish P. Chandgadkar and (d) Najuburjorji Patel alias Nitaben Jogendranath Gogoi, also executed an irrevocable General Power of Attorney dated 28th May, 2014 in favour of (1) Deepak Kishan Goradia, (2) Rajul Vrajlal Vora and (3) Suresh Devichand Mehta alias Suresh Devichand Jain and registered the same

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in the Office of Joint Sub-Registrar of Assurances at Thane under Sr. No. TNN-5-5401 of 2014, to do and execute all or any of the acts, deeds, matters and things more particularly described therein;

(vii) At the time of execution of the Agreement for Development and Sale dated 28th May 2014, the Promoter, in part-performance thereof, was put in physical possession of the Part-3 Land, with full right, entitlement and liberty to develop the same (and every part thereof) in such manner as the Promoter may in its sole discretion deem fit, and to convey/transfer the same in favour of the co-operative society and/or other organization as may be formed in respect of the premises/structures to be constructed by the Promoter thereon, in manner more particularly set out therein;

(viii) Being desirous of developing a portion of the land more particularly described in **First Schedule** hereunder written, the Promoter has submitted and obtained approval from the Thane Municipal Corporation (hereinafter referred to as "the TMC") *inter alia* for a lay-out in respect of the lands bearing Survey No.85 Hissa No.1C, Survey No.86-1 Hissa No.1C, Survey No.87 Hissa No.17C, Survey No.87 Hissa No.18C, Survey No.96 Hissa No.4C, Survey No.90, Survey No.85 Hissa No.1B, Survey No.86-1 Hissa No.1B, Survey No.87 Hissa No.17B, Survey No.87 Hissa No.18B, Survey No.96 Hissa No.4B, Survey No.96 Hissa No.5B, and Survey No.96 Hissa No.5C, forming part of the Part-1 Land and/or the Part-2 Land, and admeasuring 28017.22 square metres (and more particularly described in the **Second Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-1** thereon shown surrounded by thick red colour boundary line and hereinafter referred to as "the Larger Layout Land");

(ix) From and out of the Larger Layout Land, the lands bearing Survey No.85 Hissa No.1B, Survey No.86-1 Hissa No.1B, Survey No.87 Hissa No.17B, Survey No.87 Hissa No.18B, Survey No.96 Hissa No.4B, Survey No.96 Hissa No.5B, and Survey No.96 Hissa No.5C and admeasuring 9,266.69 square metres are reserved/earmarked under the Development Plan of City of Thane for High Capacity Mass Transit Route (and shown on the **Plan** of the Larger Layout Land annexed hereto and marked **Annexure-1** and thereon shown in green colour hatched lines and hereinafter referred to as "the HCMTR Land"), and the same has been handed-over to the TMC;

(x) From and out of the Larger Layout Land, the portions admeasuring 2,885 square metres in the aggregate (and shown on the **Plan** of the Larger Layout Land annexed hereto and marked **Annexure-1** and thereon

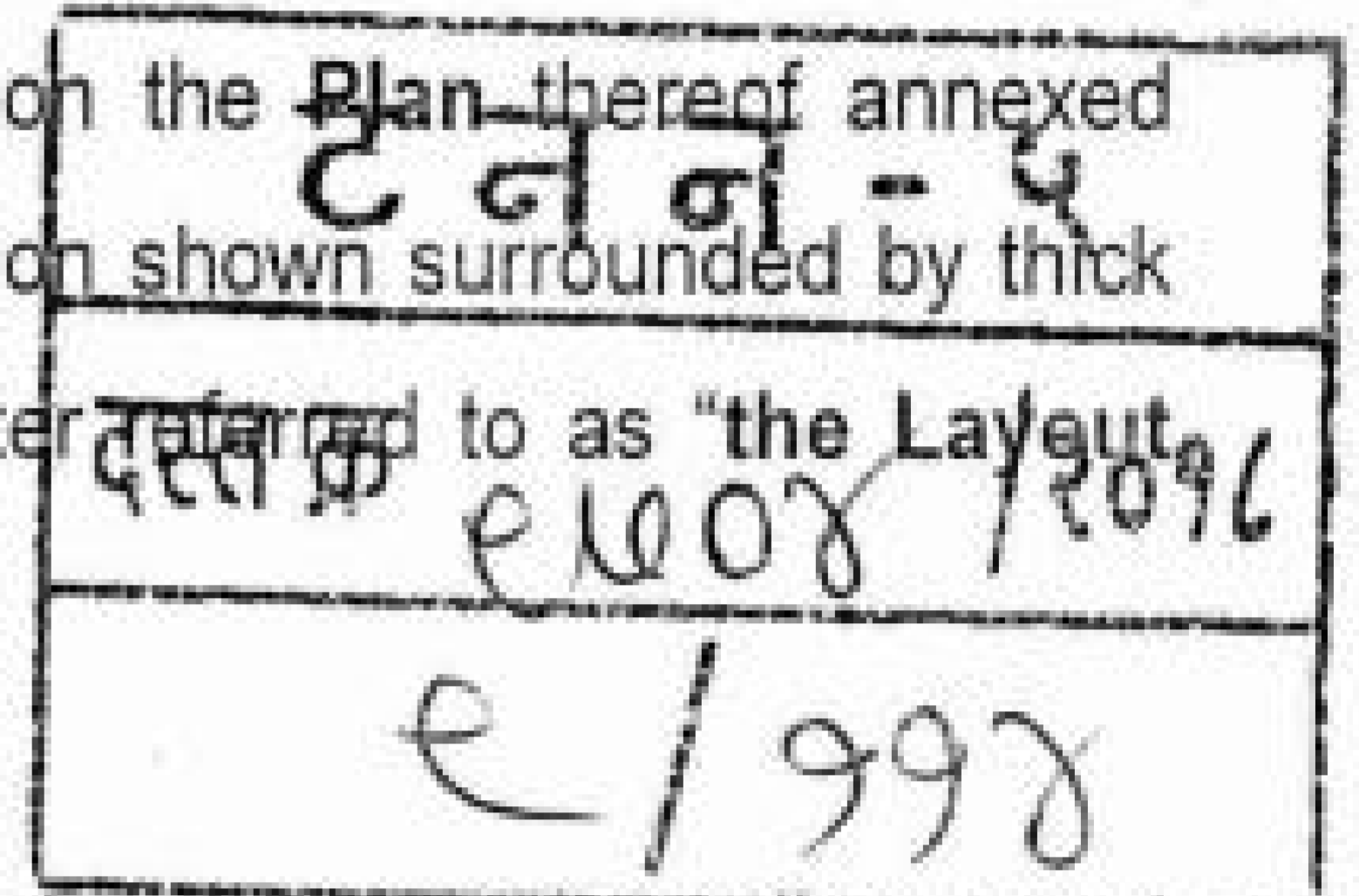


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shown in hatched lines with purple colour wash and hereinafter collectively referred to as "the Encroached Areas") have been encroached upon by third parties and are not in the possession of the Promoter;

- (xi) In the circumstances the Promoter is entitled to develop the remaining portions of the Larger Layout Land (i.e. excluding the HCMTR Land and the Encroached Areas) viz. the lands bearing Survey No.85 Hissa No.1C, Survey No.86-1 Hissa No.1C, Survey No.87 Hissa No.17C, Survey No.87 Hissa No.18C, Survey No.96 Hissa No.4C, Survey No.90 admeasuring 15,865.33 square metres (and more particularly described the **Third Schedule** hereunder written and shown on the Plan thereof annexed hereto and marked **Annexure-2** and thereon shown surrounded by thick brown colour boundary line and hereinafter referred to as "the Layout Land");



- (xii) The entire Layout Land is the subject matter of pending court proceedings, the details of which are more particularly set out in the Title Certificate(s) annexed hereto and marked as **Annexure-3**;

- (xiii) In the circumstances more particularly mentioned in the Title Certificate(s) annexed hereto and marked as **Annexure-3**, a certain portion of the Layout Land [Survey No.86-1 Hissa No. 1C & Survey No.87 Hissa No.17C (reallocated under ULC of Survey No.90)] admeasuring 760 square metres, is subject to the terms and conditions of the Order dated 15th July, 2002 and passed by the Additional Collector and Competent Authority, Thane Urban Agglomeration and Ex-Officio Deputy Secretary to Government in Urban Development Department under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976

- (xiv) The Government of Maharashtra has formulated a housing policy known as 'Housing for the Dis-housed' for people affected by the implementation of the Development Plan of the City of Thane. Under the said scheme, land owners/developers or any other agency can construct and hand over to the TMC, a residential building having 20% built up area of the land under construction for the dis-housed persons, and in lieu of the land owner/developer handing over such building to the TMC, the TMC grants certain incentives to the land owner/developer at the time of granting permission for the development of the land;

- (xv) The Promoter being desirous of availing of the incentives of the said scheme, has got sanction from the TMC for constructing a building under the said scheme having total built-up area of 2,652.07 square metres and

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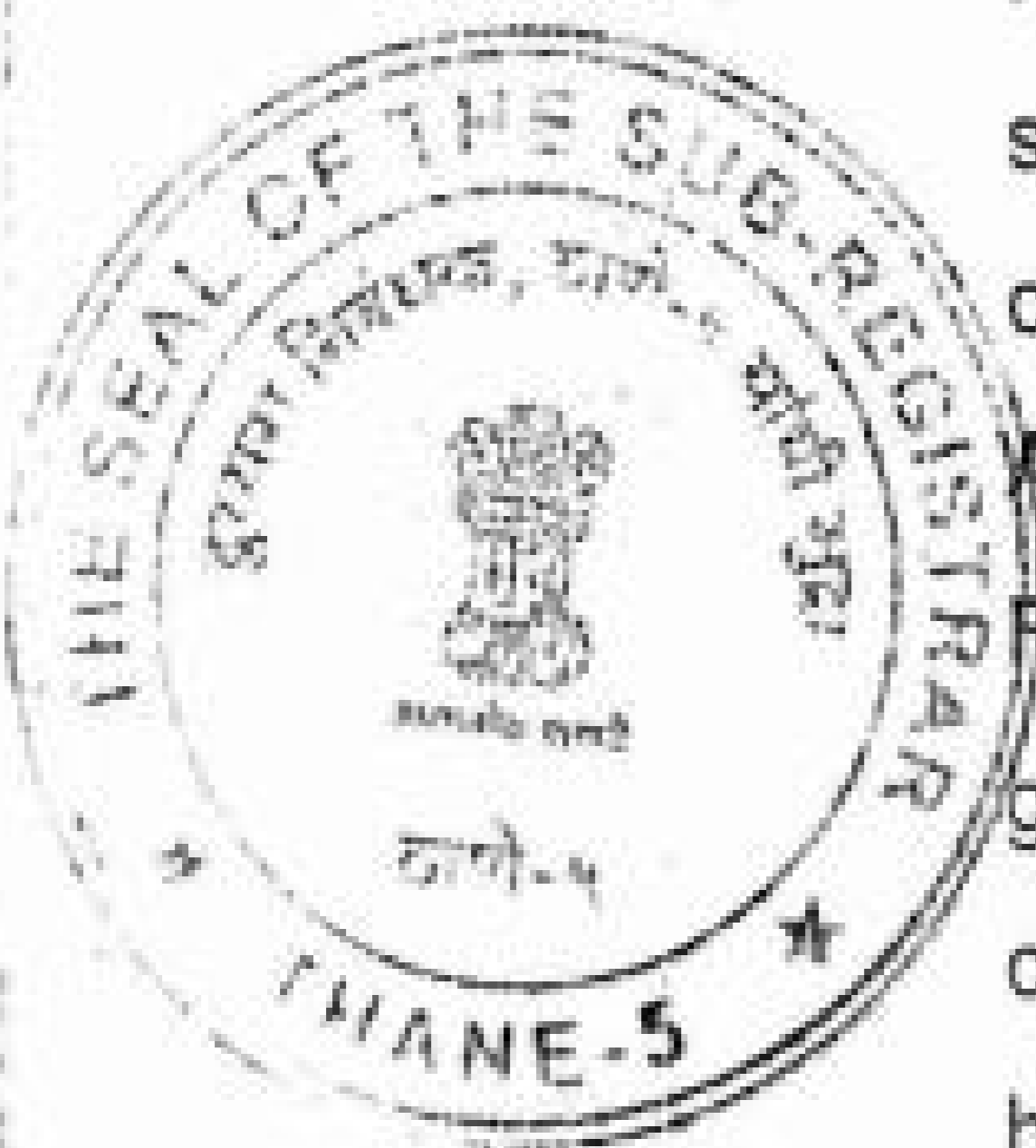
comprising of 90 tenements on a portion of the Larger Layout Land, as part of the said lay-out and shall hand-over the same to the TMC;

(xvi) The Promoter proposes to carry out the development of the Layout Land in a phase-wise manner as under -

(a) in the first phase, the Promoter shall on the portion of the Layout Land admeasuring 461square metres (and more particularly described in the **Fourth Schedule** hereunder written and hereinafter referred to as "**the First PhaseLand**")construct a residential building to be known as 'Dosti Joy' comprising of two wings viz. Wing A (i.e. Building No.4 as per TMC sanctioned plans) and consisting of stilts and 17 upper floors, and Wing B (i.e. Building No.5 as per TMC sanctioned plans) consisting of stilts and 18 upper floors(and shown in **green** colour hatched lines on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as "**the First Phase Building**");

(b) in the second phase, the Promoter shall on the portion of the Layout Land admeasuring 1446.68square metres (and more particularly described in the **Fifth Schedule** hereunder written and hereinafter referred to as "**the saidLand**") construct (1) a residential building to be known as 'Dosti Pearl' and comprising of a common podium(with unrestricted and free access to and from the 9 meter wide internal road over the Layout Land) with two wings standing thereon viz .Wing A (i.e. Building No.1 as per TMC sanctioned plans) and consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor, and Wing B (i.e. Building No.2 as per TMC sanctioned plans) consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor(and shown in **black** colour hatched lines on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as "**the said Building**"), (2) a recreation ground (i.e. Recreation Ground 3) situate above the common podium/at the stilt level of the Second Phase Building (and shown in green colour wash on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as "**the Second Phase Recreation Ground**"), together with (3) a clubhouse consisting of ground and 1 upper floor and a swimming pool(and shown in red colour hatched lines on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter collectively referred to as "**the Club House**").The right of admission to the Club House shall always be reserved with the Promoter and the Promoter may at its sole discretion but subject to payment of membership fees and other charges and compliance of terms and conditions as may be

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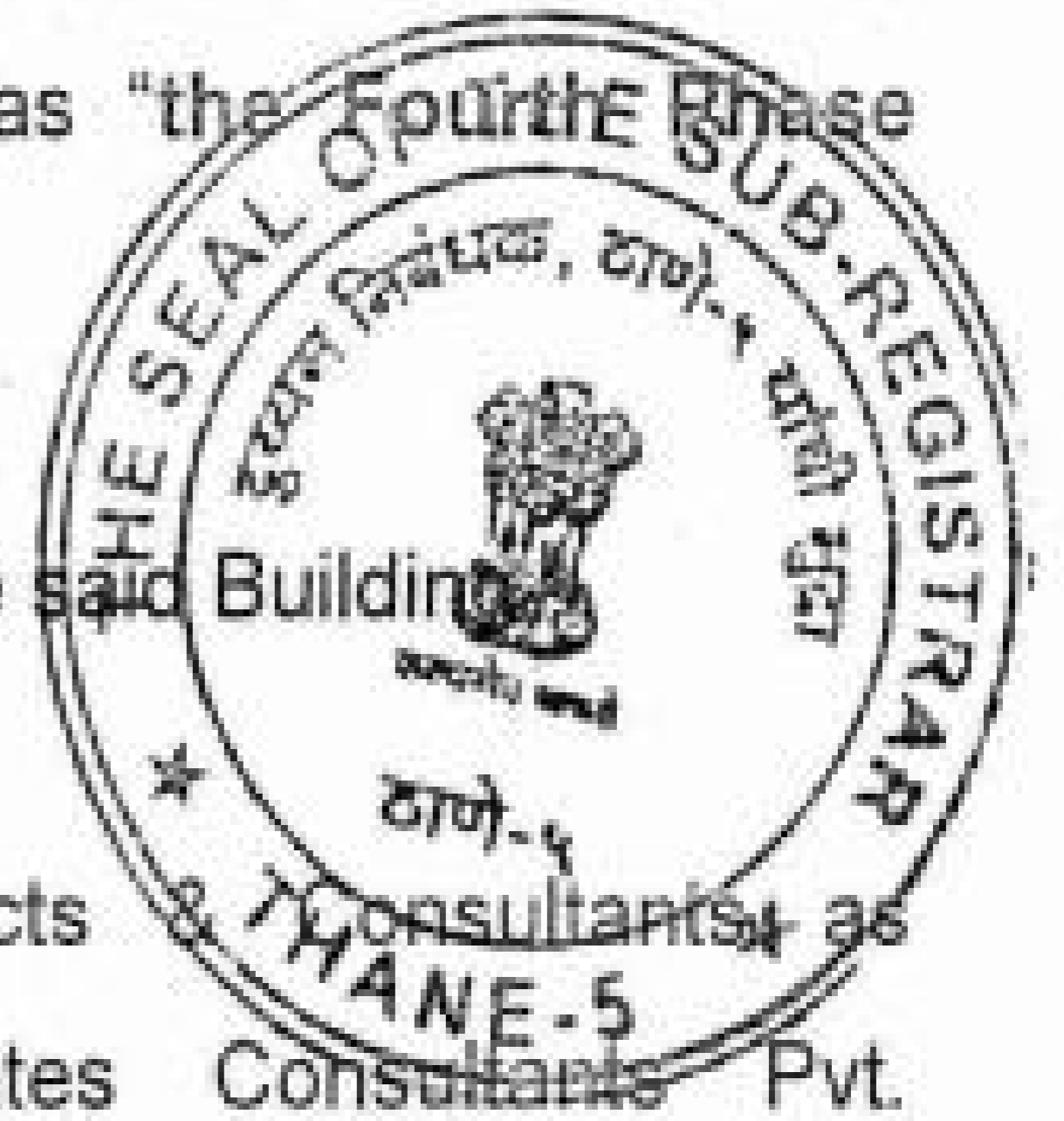
imposed by the Promoters from time to time, allow the use and enjoyment of the Club House to the owners/occupants of the premises in the First Phase Building, the said Building, the Third Phase Building (as defined below) the Fourth Phase Building (as defined below) and/or of any additional Phase Building that may be constructed on the Layout Land at any time in future;

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(c) in the third phase, the Promoter shall on the portion of the Layout Land admeasuring 184 square metres (and more particularly described in the **Sixth Schedule** hereunder written and hereinafter referred to as "**the Third Phase Land**") construct a residential building (i.e. Building No.3as per TMC sanctioned plans consisting of ground/stilt and 23 upper floors, having a total built-up area of 2652.07 square metres and comprising of 90 tenements (and shown in purple colour hatched lines on the **Plan** of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as "**the Third Phase Building**"). It is clarified that the Promoter shall construct the Third Phase Building and convey/cause to be conveyed the same to the TMC, if so directed by the TMC, together with the Third Phase Land and/or such other additional portion of the Layout Land as directed by the TMC, in accordance with the above-recited 'Housing for the Dis-housed' Scheme, and accordingly in case the TMC directs the Promoter to convey the Third Phase Land and/or such other additional portion of the Layout Land in favour of the TMC, the same shall not form part of the conveyance to be executed in favour of the Apex Body (as defined below), and

(d) in the fourth phase, the Promoter shall on the portion of the Layout Land admeasuring 360 square metres (and more particularly described in the **Seventh Schedule** hereunder written and hereinafter referred to as "**the Fourth Phase Land**") construct a commercial building (i.e. Building No.6as per TMC sanctioned plans), consisting of ground floor (and shown in orange colourh atched lines on the **Plan** of the Layout Land annexed hereto as **Annexure-2**and hereinafter referred to as "**the Fourth Phase Building**").

- (xvii) The Promoter has commenced construction of the said Building
- (xviii) The Promoter has appointed 10FOLDS Architects & Consultants as architect and M/s. Shanghvi and Associates Consultants Pvt. Ltd., as structural engineer for the preparation of the structural designs and drawings of the said Building and the Promoter accepts the professional

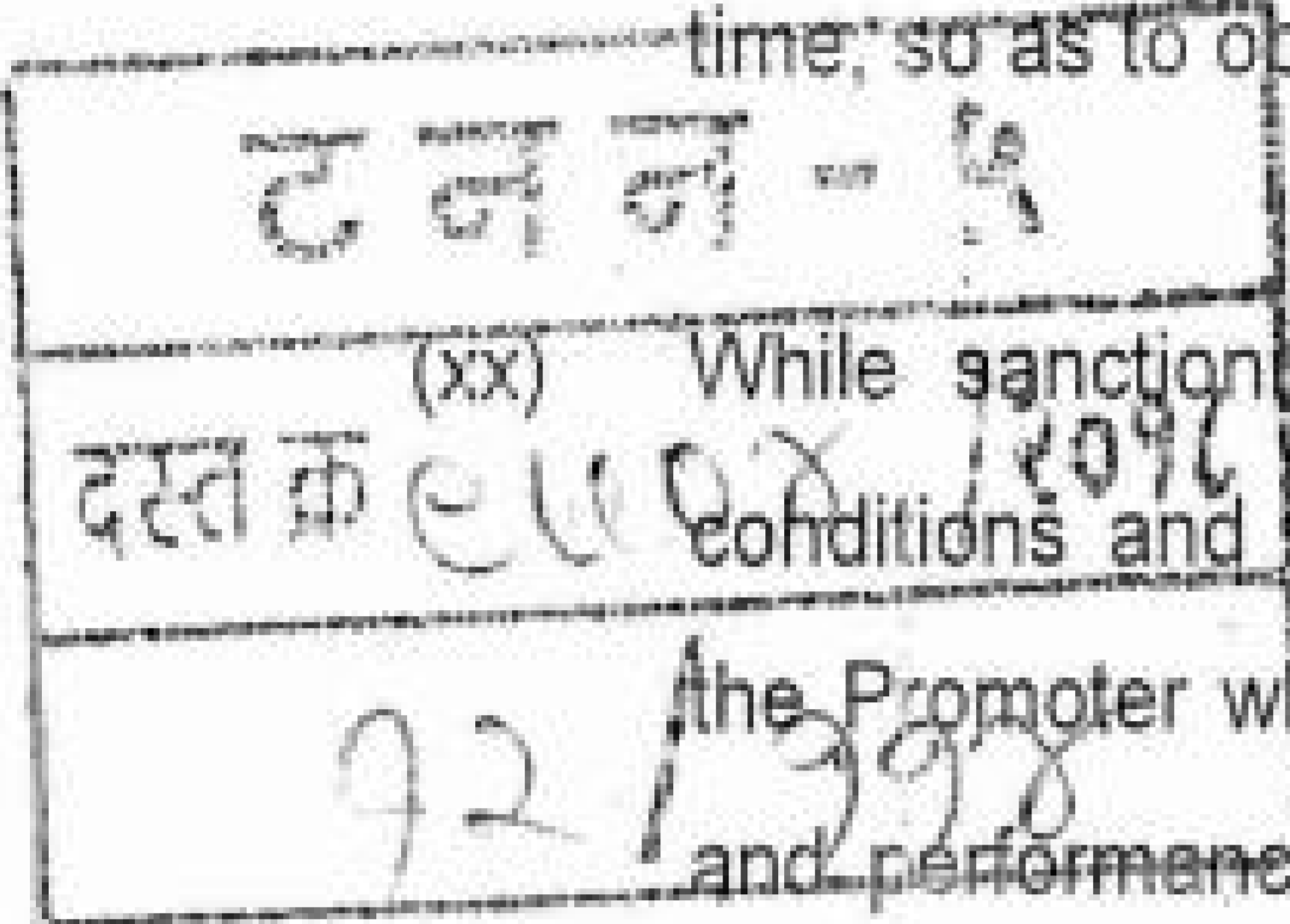


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supervision of the architect and the structural engineers till the completion of the said Building;

- (xix) Subject to what is mentioned in recital (XX) below, the Promoter has got the plans, sections and other details of the said Building duly approved and sanctioned from the TMC and has obtained the Commencement Certificate bearing No.S05/0079/14TMC TDD/2152/17 dated 19.04.2017 (hereinafter referred to as "the CC") for 23 upper floors and part 24th floor for A-Wing and 23 upper floors and part 24th floor for B Wing of the said Building on the terms and conditions set out therein, and the Promoter shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate in respect of the said Building;



- (xx) While sanctioning the plans, the TMC has laid down certain terms, conditions and restrictions which are to be observed and performed by the Promoter while developing the said Land and upon due observance and performance of which only the Occupation Certificate in respect of the said Building shall be granted by the TMC;

- (xxi) The Promoter has informed the Purchaser that at present, the plans have been sanctioned for 16683 square metres of FSI in respect of the said Building (viz. for lower ground, upper ground stilt plus 23 upper floors and part 24th floor in the A-Wing and for lower ground, upper ground stilt plus 23 upper floors and part 24th floor in the B-Wing);

- (xxii) Pursuant to discussions between the parties in that regard, the Promoter has, at the request of the Purchaser, agreed to sell to the Purchaser, and the Purchaser has agreed to purchase from the Promoter, on what is popularly known as "ownership basis", the residential premises being a flat in the said Building (and more particularly described in the **Eighth Schedule** hereunder written and hereinafter referred to as "the **Premises**") for the total consideration more particularly mentioned in the **Eighth Schedule** hereunder written (hereinafter referred to as "the **Consideration**") payable in the manner more particularly set out in the **Eighth Schedule** hereunder written, and upon the terms and conditions hereinafter appearing;



- (xxiii) The Promoter has, prior to the execution of this Agreement, duly disclosed to the Purchaser, and the Purchaser confirms that the Purchaser is aware that -

- (a) The access to the said Building (including the podium thereof) shall also be over the Layout Land, and accordingly the

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purchasers/allottees/occupants/visitors of premises in the said Building (including the Purchaser) shall, at all times, have and enjoy unrestricted and free access and right to way (with or without their vehicles) over the Layout Land and every part thereof, without any let, hindrance and/or interruption by the purchasers/allottees/occupants/visitors of premise sin the First Phase Building and/or the society formed in respect thereof, and such purchasers/allottees/occupants/visitors and the said society shall not, nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever;

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(b) The two-level podium of the said Building (including the car-parking spaces therein) shall be a restricted common area and amenity for the benefit, use and enjoyment of the purchasers/allotees/occupants of the premises in the said Building. With regard to the Club House, the right of admission to the Club House shall always be reserved with the Promoter and the Promoter may at its sole discretion but subject to payment of membership fees and other charges and compliance of terms and conditions as may be imposed by the Promoters from time to time, allow the use and enjoyment of the Club House to the purchasers/allotees/occupants of the premises in the First Phase Building, the said Building (including the Purchaser),the Third Phase Building,the Fourth Phase Buildingand/or of any additional Phase Building that may be constructed on the Layout Land at any time in futureand the Purchaser and the Society shall not, nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever;

- (c) The Layout Land abuts the 30 meters wide HCMTR;
- (d) The Promoter has obtained the necessary environmental clearance *inter alia* for the construction of the said Building;
- (e) The Layout Land (including the areas under proposed podium/s)will be developed in phases. The description of the phases of the development of the Layout Land as recited above is tentative/indicative, and the Promoter shall be entitled to vary and/or amend the same from time to time in accordance with the provisions of the applicable law.It is also clarified that the Promoter shall be entitled to take up the development of the phases contemporaneously and/or successively, and in such order as the Promoter may deem expedient, and the Purchaser



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shall not, nor shall the Purchaser be entitled to object to the same under any circumstances (including without limitation on the grounds of inconvenience);

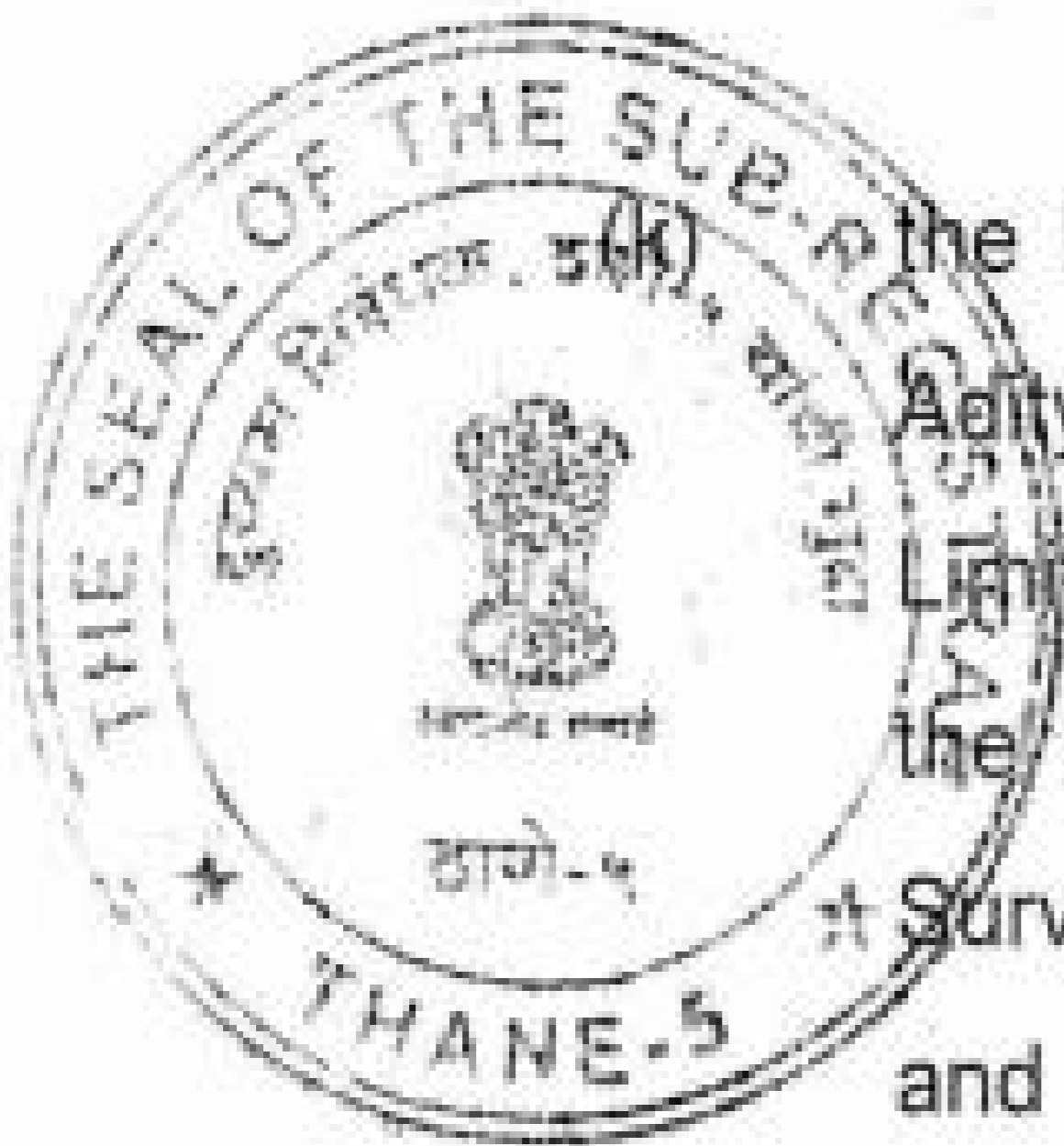
(f) The Promoter is entitled to make provision for change in layout of R.G., and utilize the entire FSI available on the entire Larger Layout Land (including the FSI of encroached area and ULC plot, as and when available) till the building completion certificate is issued in respect of last building to be constructed on the Layout Land;

(g) The Promoter shall be entitled to relocate any reservations within the Layout Land (including the said Land), subject to obtaining the approval from the concerned authorities. The Purchaser hereby accords consent for the said relocation as contemplated in this Agreement, and as per the disclosures made by the Promoter and shall not raise any objections of whatsoever nature so long as the area of the Premises is not adversely affected;

(h) The said Building will have access via the 9 metre wide access road (as shown in Burnt Seina colour on the Plan annexed hereto and marked Annexure-2);

(i) There is a nalla going through the north-west portion of the Layout Land;

(j) There is a right of way over a 9 metre wide road passing through portions of the Layout Land bearing Survey No.86 Hissa No. 1/1C(part) granted in favour of and providing access to the adjoining plot(s) bearing Survey No. 86 Hissa No.2. This right of way is of permanent nature and said 9 meter wide road shall always be kept open to sky, at all times in future.;



the Promoter has procured a loan (financial assistance) from (i) Aditya Birla Finance Limited and (ii) Aditya Birla Housing Finance Limited (hereinafter jointly referred to as the "Financier") against the mortgage *inter alia* of the Layout Land (save and except Survey No. 90) and the unsold premises constructed thereon by and under the Deed of Mortgage cum Charge dated 3rd November, 2016 executed by and between the Promoter of the one part and the Financier of the other part and registered in the Office of the Joint Sub-Registrar of Assurances at Thane under Serial No. TNN-5/12352 of 2016, on the terms and conditions

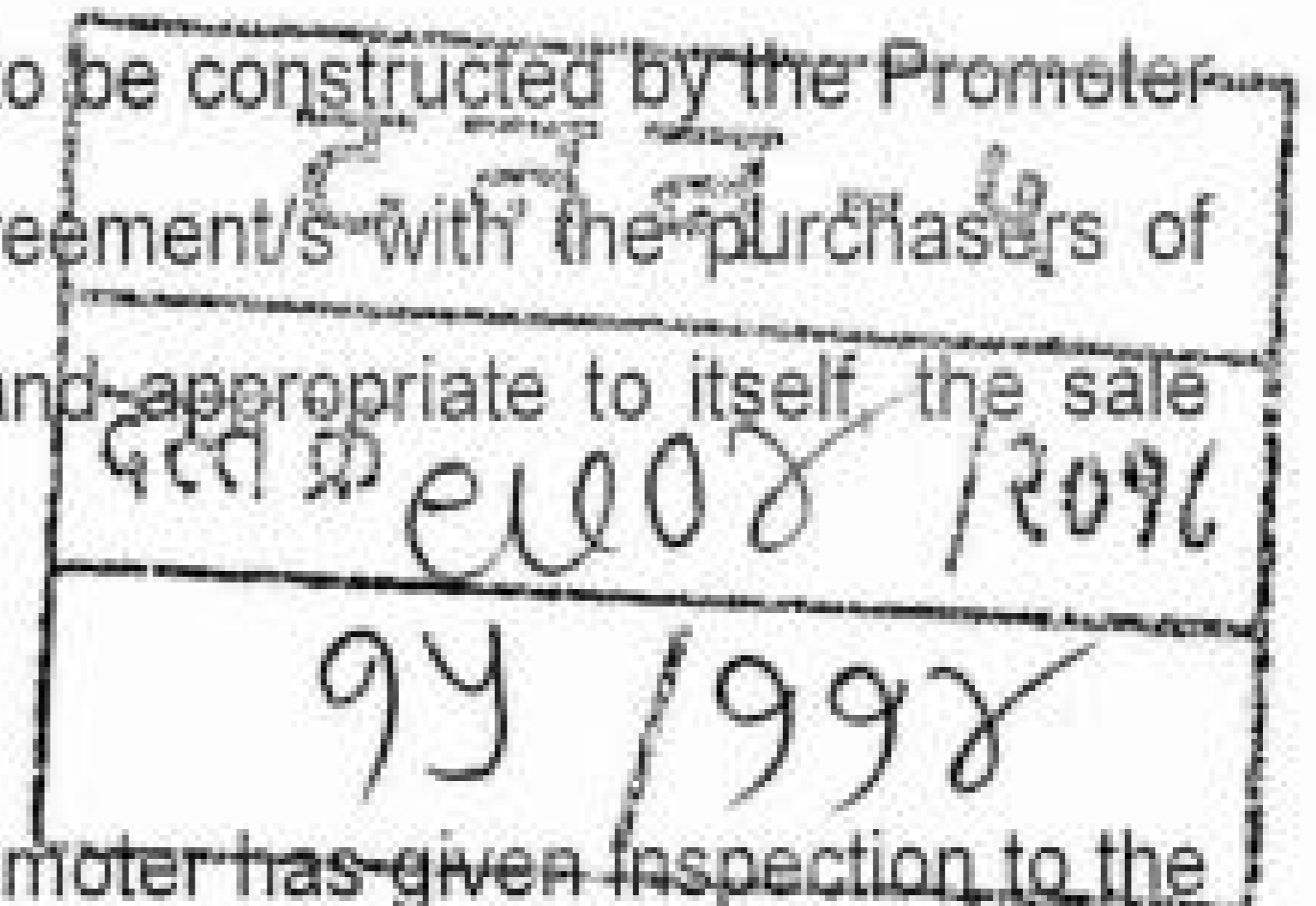
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mentioned therein. The Premises agreed to be sold to the Purchaser herein form part of mortgage and/or charge or security offered by the Promoter to the Financier and the Promoter has obtained a No-Objection Certificate from the Financier for sale of the Premises herein(hereinafter referred to as "the Financier's NOC");

(xxiv) The Promoter is entitled, and enjoined upon, to construct the said Building on the said Land in accordance with the recitals hereinabove;

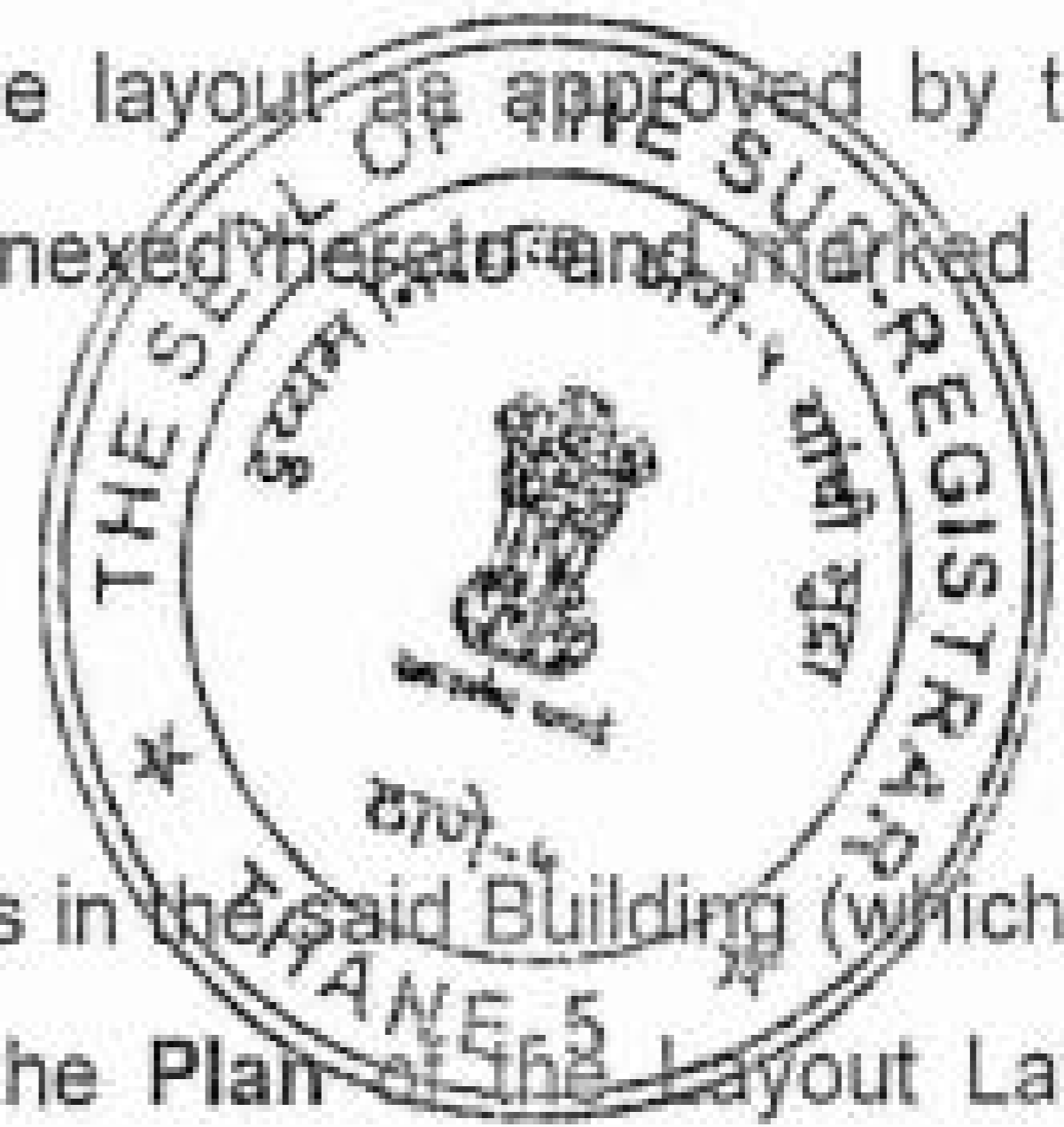
(xxv) Pursuant to the foregoing, the Promoter has the sole and exclusive right to sell the premises in the said Building to be constructed by the Promoter on the said Land and to enter into agreement's with the purchasers of such premises therein and to receive and appropriate to itself the sale consideration in respect thereof;



(xxvi) On demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the Layout Land and the plans, designs and specifications prepared by the Promoter's architects 10 FOLDS Architects & Consultants and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") and the Rules and Regulations made thereunder and the Purchaser is fully satisfied with the title of the Promoter in respect of the Layout Land and the Promoter's right to sell and allot the Premises;

(xxvii) Authenticated copies of (i) two Title Certificates both dated 18th July 2017 issued by Mr. Kiran Badgujar, Advocate (ii) the 7/12 Extracts *inter alia* in respect of the Layout Land, (iii) the CC, (iv) the typical floor plan in respect of the Premises and (v) the Financier's NOC have been annexed hereto and marked as **Annexures-3,4,5,6 and 7**, respectively;

(xxviii) The authenticated copy of the plans of the layout as approved by the Thane Municipal Corporation has been annexed hereto and marked as **Annexure-8**;



(xxix) This Agreement is restricted to the Premises in the said Building (which is shown in green colour hatched lines on the Plan of the Layout Land annexed hereto and marked **Annexure-2**), which is the subject matter of this Agreement and the Purchaser is not concerned with any other

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building/structure constructed/under construction/proposed to be constructed or erected on any other portion of the Layout Land;

(xxx) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

(xxxi) Prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs.8,76,150/- (Rupees EIGHT LAKH SEVENTY SIX THOUSAND ONE HUNDRED AND FIFTY only) as and by way of earnest money (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Purchaser shall pay to the Promoter the balance sale consideration in the manner hereinafter appearing;

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(xxxii) The Promoter has registered the project under the provisions of the RERA with the Real Estate Regulatory Authority at Mumbai under No. P51700005623, and an authenticated copy of the Registration Certificate is annexed hereto and marked **Annexure-9**;

(xxxiii) Under Section 13 of the RERA the Promoter is required to execute a written Agreement for Sale of the Premises with the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under -

1. DEVELOPMENT AND CONSTRUCTION

1.1 The Promoter is constructing the residential building to be known as 'Dost Pearl' comprising of two wings viz. Wing A (i.e. Building No.1 as per TMC sanctioned plans) and consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor, and Wing B (i.e. Building No.2 as per TMC sanctioned plans) consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor (and shown in green colour hatched lines on the Plan of the Layout Land annexed hereto as **Annexure-2** and hereinafter referred to as "the said Building") on the said Land in accordance with the plans, designs, sections presently approved by the TMC and also the Further Proposed Plans (as defined below) and which have all been seen and inspected by the Purchaser, with only such variations and modifications as the Promoter may consider

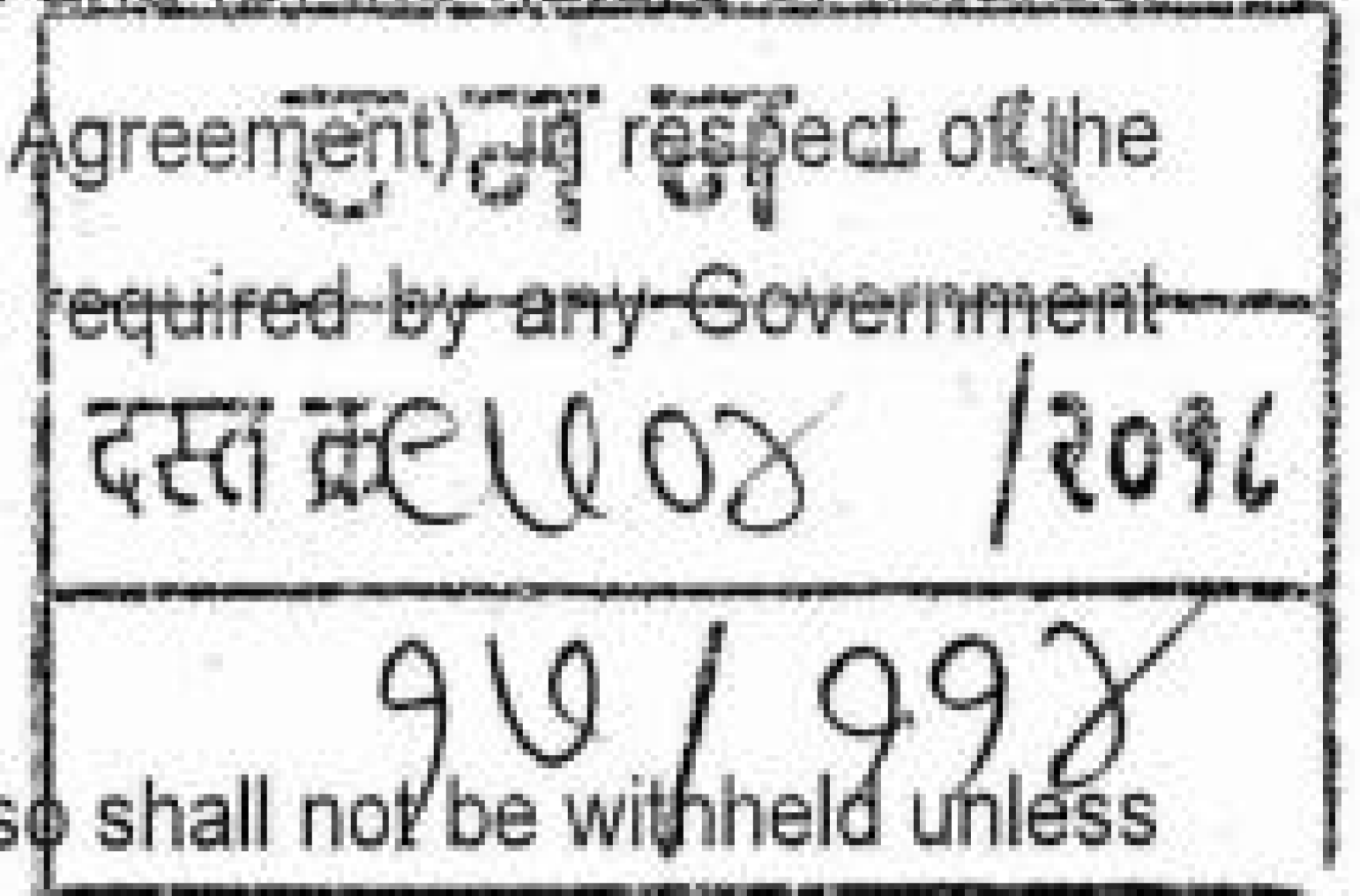


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necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser only in respect of variations or modifications in (a) the sanctioned plans in respect of the Premises and (b) the nature of fixtures, fittings and amenities (as described in this Agreement) ~~in respect of the Premises, except any alteration or addition required by any Government authorities or due to change in law.~~



- 1.2 The consent referred in the afore said proviso shall not be withheld unless the carpet area and/or location of the Premises are adversely affected.
- 1.3 The Promoter has informed the Purchaser and the Purchaser hereby confirms that the Purchaser is aware that as per the present Development Control Regulations and the Development Plan, the Promoter is utilising FSI of 16683 square metres comprising (i) Base FSI of 9689.58 square metres and (ii) TDR of 6993.41 square metres, according to which the said Building is to consist of the following –
- (a) Wing A (i.e. Building No.1 as per TMC sanctioned plans) and consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor, and
 - (b) Wing B (i.e. Building No.2 as per TMC sanctioned plans) consisting of lower ground, upper ground, stilts and 23 upper floors and part 24th floor.
- 1.4 The Promoter shall be at liberty and be entitled to amend the lay-out plan (being **Annexure-2** hereto), and the scheme of development of the Layout Land, the building(s) plans, other approvals for, including but not limited to utilizing and consuming any FSI/development potential (by whatever name called) that may become available on account of and/or pursuant to:
- (a) Inclusion of portions of the Larger Layout Land in the Layout Land on account of obtaining vacant possession of the Encroached Areas on the Larger Layout Land;
 - (b) Change in the law and/or Development Control Regulation and/or policy prevailing in Thane; and
 - (c) The ULC Order dated 15th July, 2002, the details of which are more particularly set out in Recital (XIII) above, by constructing additional premises on the Layout Land as per the **Plan** annexed



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hereto as Annexure-10, and seen and approved by the Purchaser (hereinafter referred to as "the Further Proposed Plan").

The Purchaser shall not have any objection to the aforesaid and the Purchaser does hereby grant consent to the Promoter to carry out the amendments, alterations and modifications in the layout plan and to carry out all the necessary acts, deeds, matters and things.

2. TRANSACTION

2.1 The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, on what is popularly known as 'ownership basis', the residential premises being a Flat in the said Building (and more particularly described in the **Eighth Schedule** hereunder written and shown on the floor plan thereof hereto annexed and marked **Annexure-6** and hereinafter referred to as "**the Premises**") for the Consideration, being the price more particularly mentioned in the **Eighth Schedule** hereunder written, including Rs. Nil being the proportionate price of the common areas and facilities in respect of the said Building. The Purchaser agrees to purchase and the Promoter agrees to sell to the Purchaser, **ONE** number of car-parking space for parking of **ONE** number of car/s as more particularly described in the **Eighth Schedule** hereunder written and hereinafter referred to as "**the Car-parking Space**", for the purchase price more particularly specified in the **Eighth Schedule** hereunder written (and forming part of the Consideration) to be held by and for the enjoyment of the Purchaser as appurtenant and incidental to the ownership of the Premises. The Purchaser shall use the Car-parking Space, subject to the rules and regulations of the Society (as defined below).

2.2 The Promoter has agreed to sell to the Purchaser the Premises on the basis of carpet area only and the Consideration agreed to be paid by the Purchaser to the Promoter is agreed on the basis of the carpet area of the Premises.

2.3 The expression "carpet area" means the net usable floor area of the Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the Premises for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Premises. The carpet area of the Premises is measured on a bare

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shell basis. Room dimensions and carpet area indicated is prior to application of any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping, and/or tiles/marbles/stones finishing, etc. The area dimensions of toilets, bathrooms and other wet areas shall be measured above the ledge wall of toilets, bathrooms and other wet areas prior to application of any finishing material on any of the walls/surfaces and/or installation of any fixtures/piping, and/or tiles/marbles/stones finishing, etc.

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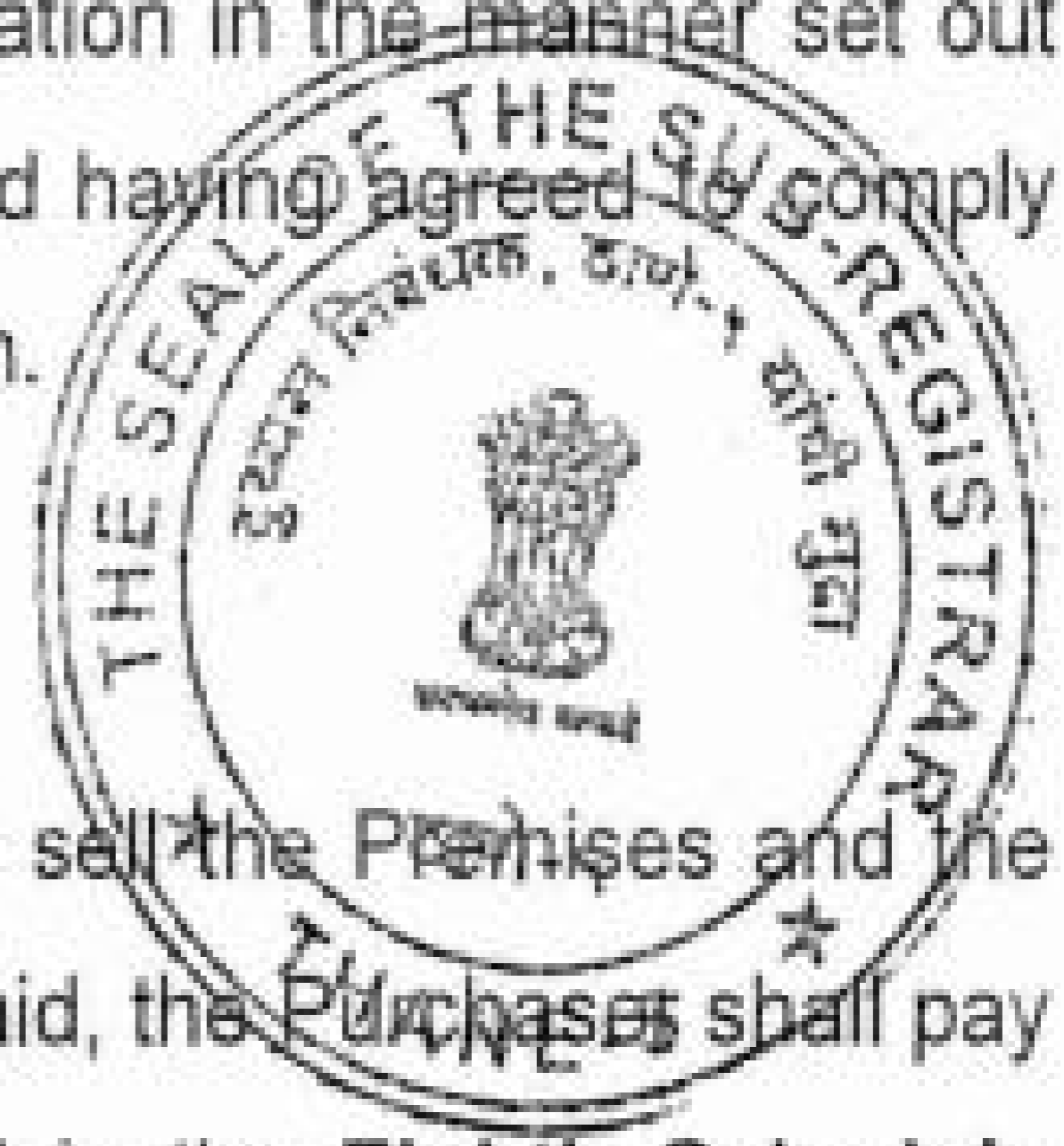
2.4 The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the said Building is complete and the occupation certificate in respect thereof is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a maximum variation of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then the Promoter shall refund the excess money paid by the Purchaser within 30 (thirty) days along with interest as provided under the RERA Rules, from the date when such excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Purchaser shall pay the additional amount to the Promoter as per the next milestone of the payment schedule as mentioned in **Eighth Schedule**, and in any event before taking possession of the Premises. All these monetary adjustments shall be reckoned/pro-rated with reference to the price and carpet area as mentioned in the **Eighth Schedule**.

2.5 The Consideration has been arrived at/calculated on the basis of the Purchaser having agreed to pay the Consideration in the manner set out in the **Eighth Schedule** hereunder written and having agreed to comply with the terms and conditions mentioned herein.

3. **CONSIDERATION**

3.1 As consideration for the Promoter agreeing to sell the Premises and the Car-parking Space to the Purchaser as aforesaid, the Purchaser shall pay to the Promoter the consideration mentioned in the **Eighth Schedule** hereunder written (hereinafter referred to as "**the Consideration**") in the manner set out in the **Eighth Schedule** hereunder written. In addition to the Consideration and all other amounts as mentioned herein, the Purchaser shall also pay to the Promoter, the Other Charges (as defined below).

3.2 The Consideration excludes taxes (including taxes paid or payable by the



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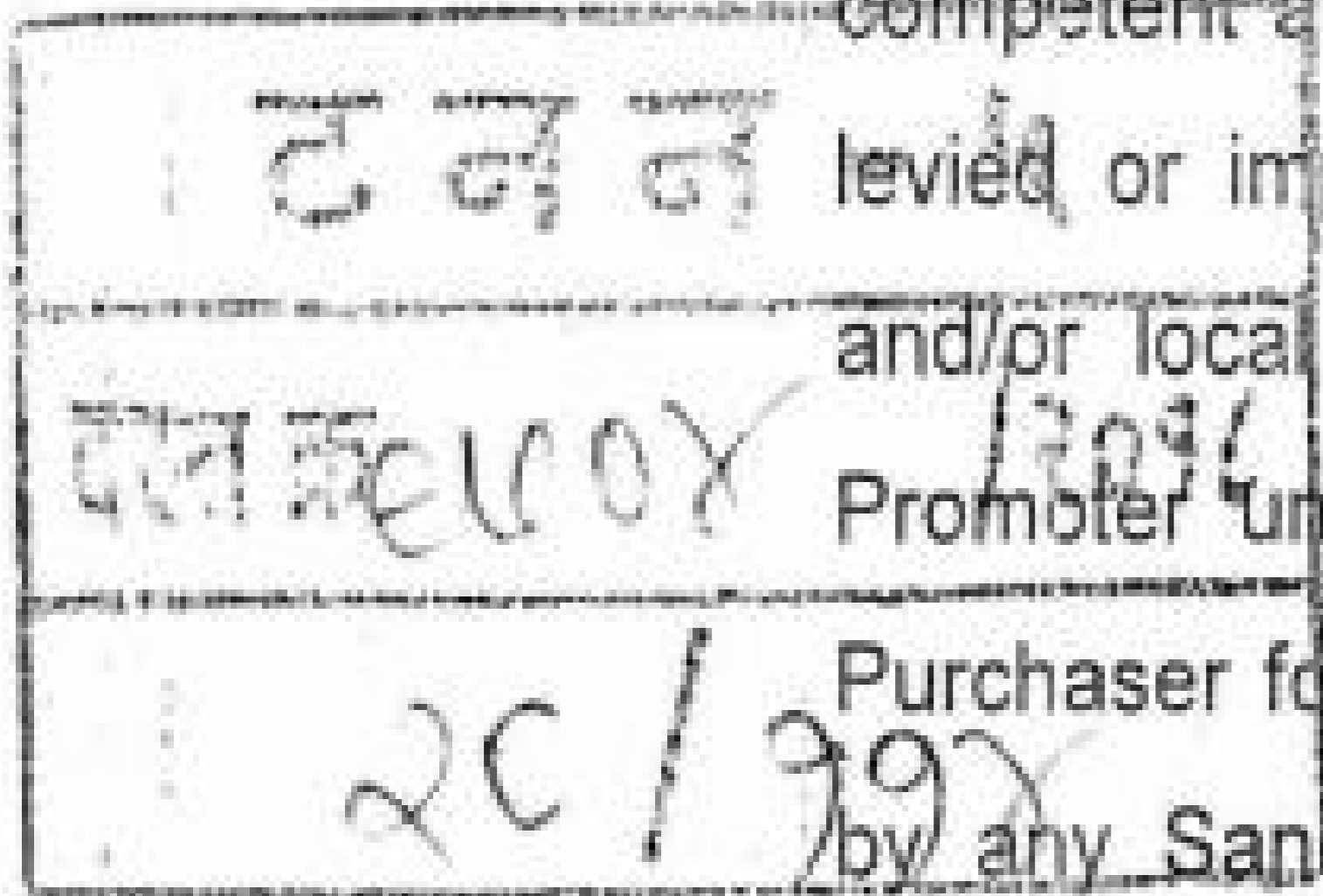
Promoter by way of GST, other indirect taxes, levies, duties and/or cess or any other similar taxes which may be levied in connection with the construction of and carrying out the project payable by the Promoter) and/or all other direct/indirect taxes applicable or which may become applicable on the transaction contemplated herein, and the same (including any and all increases therein from time to time) shall be borne and paid by the Purchaser alone (to the exclusion of the Promoter) as set out in this Agreement and/or otherwise as required by the Promoter.

3.3 The Consideration is escalation-free, save and except for escalations/increases due to increase on account of development charges payable to any Sanctioning Authorities (as defined below), any competent authority and/or any other increase in charges which may be levied or imposed by any Sanctioning Authorities, competent authority and/or local bodies/government, departments from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by any Sanctioning Authorities or any competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

3.4 Time for payment of all the amounts in relation to the transaction contemplated herein, including but not limited to the instalments of Consideration, GST and all other amounts and taxes as may be applicable and/or performance of the obligations by the Purchaser, is the essence of the contract as contained in this Agreement.

3.5 The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues including but not limited to the Fit cut Deposit (as defined below), against lawful outstanding, if any, in the Purchaser's name, (including but not limited to the Purchaser's proportionate share of property taxes), as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object to the same and/or demand/direct the Promoter to adjust/appropriate the Purchaser's payments in any manner.

3.6 All amounts payable by the Purchaser to the Promoter (including the payments of installments more particularly mentioned in the **Eighth Schedule** hereunder written) shall be paid by the Purchaser within 15 (fifteen) days of notice in writing by the Promoter. An intimation from the Promoter to the Purchaser that a particular stage of construction has

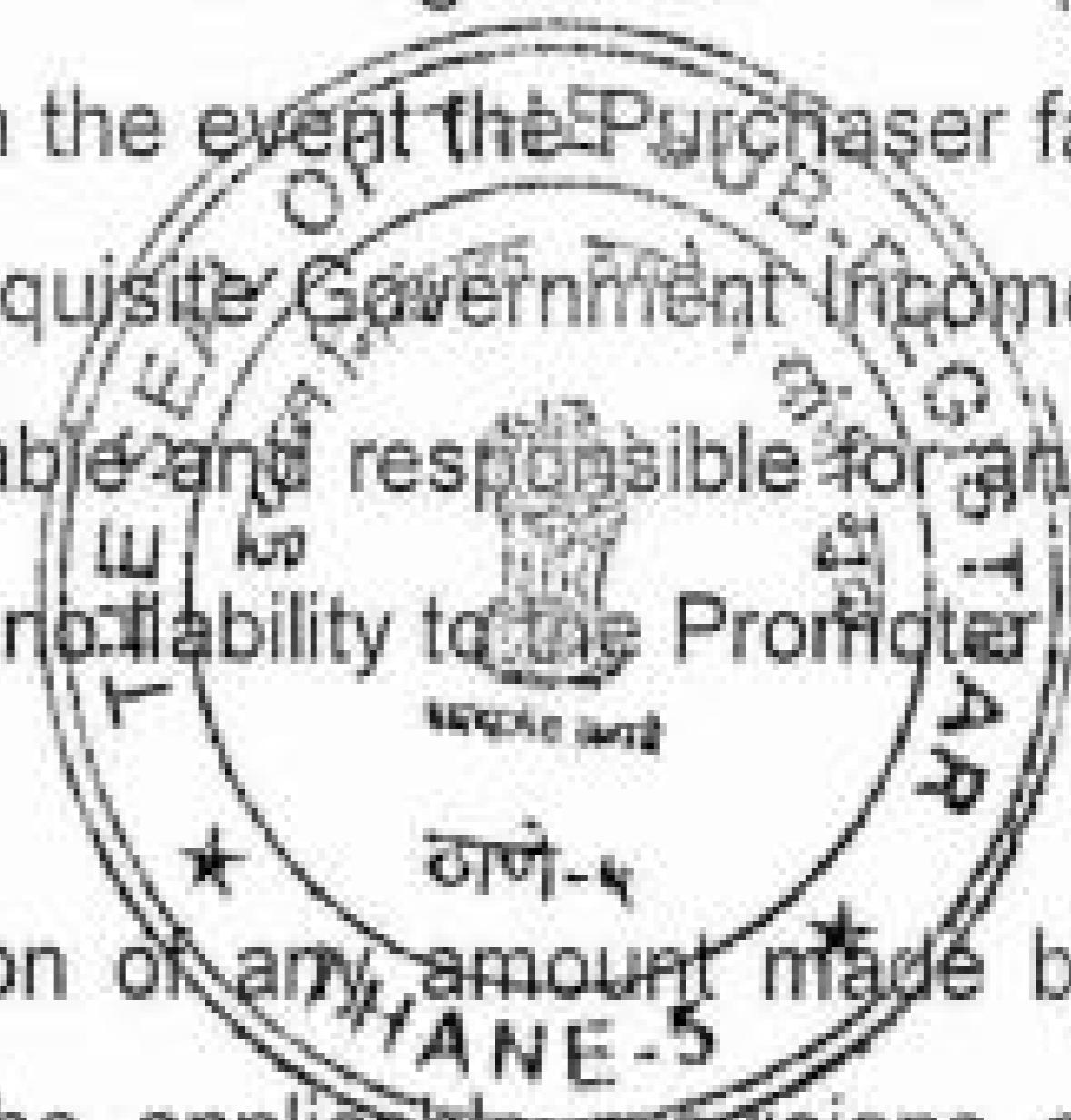


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commenced or been completed shall be sufficient proof that a particular stage of construction has been commenced or completed, provided however the Purchaser shall not be entitled to, and shall not, delay and/or withhold any payment on account of not having received such intimation and/or having received such intimation late.

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- 3.7 If the Purchaser fails or is otherwise unable to pay any of the amounts payable under this Agreement including the Consideration and/or GST and/or any other taxes as applicable, within 15 (fifteen) days from the date of the demand notice issued by the Promoter, the Promoter shall be entitled to, without prejudice to the Promoter's other rights and entitlements, receive and recover from the Purchaser, and the Purchaser shall pay to the Promoter, the defaulted/delayed amount, together with interest thereon as applicable under the RERA Rules, for the period commencing from the date of the demand notice issued by the Promoter till the date of receipt thereof, in full, by the Promoter. In addition to the Purchaser's liability to pay interest as mentioned hereinabove the Purchaser shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Purchaser any amount or dues whatsoever payable by the Purchaser under this Agreement and the Purchaser hereby indemnifies the Promoter regarding such expenses.
- 3.8 Goods and Services Tax (GST) and any other taxes, any such interest, penalty, levies and cesses and also all increases therein from time to time as may be applicable shall be paid by the Purchaser to the Promoter along with and in addition to each installment or as may be demanded by the Promoter.
- 3.9 The Purchaser agrees to deduct tax at source on the Consideration as applicable as per the Income Tax Act, 1961 (hereinafter referred to as "TDS") and pay the same into the requisite Government Income Tax account and further the Purchaser agrees and undertakes to furnish to the Promoter a tax deduction Certificate in this regard within 30 (thirty) days from the date of deduction of tax. In the event the Purchaser fails to deduct tax or deposit the same in the requisite Government Income Tax account, the Purchaser shall be solely liable and responsible for any and all consequences in respect thereof, with no liability to the Promoter.
- 3.10 It is expressly agreed that any deduction of any amount made by the Purchaser on account of TDS under the applicable provisions of the Income Tax Act, 1961 read with the Income Tax Rules, 1962, from time to



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time, while making payment of any amount to the Promoter under this Agreement shall be acknowledged/credited by the Promoter, only upon the Purchaser submitting in a timely manner to the Promoter (against acknowledgement) the original TDS certificate for the amount so deducted and the said TDS certificate is matching with the information as available on Income Tax Department website for this purpose.

3.11 The Purchaser hereby accords/grants his irrevocable consent to the Promoter to securitize the Consideration and/or part thereof and/or the amounts receivable by the Promoter hereunder and to assign to the banks/financial institutions the right to directly receive from the Purchaser the Consideration or part thereof hereunder, subject to the provisions of RERA. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Promoter, to pay without any delay, demur, deduction or objection to such bank/financial institutions, the Consideration or part thereof and/or the amounts payable hereunder. The Promoter covenants that the payment of such Consideration or part thereof duly made in accordance with the terms hereof, by the Purchaser to the bank/financial institutions, shall be a valid payment of the Consideration or part thereof and discharge of the Purchaser's obligations hereunder with regard to such payment.

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4. OBLIGATIONS OF THE PROMOTER

4.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Sanctioning Authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the Sanctioning Authority, the occupation certificate *inter alia* in respect of the Premises.

4.2 Time is the essence of the contract for the Promoter as well as the Purchaser. The Promoter shall, subject to the provisions of this Agreement, abide by the time schedule for completing the said Building and handing over the Premises to the Purchaser and the common areas to the Society (as defined below) after receiving the occupation certificate.

Similarly, the Purchaser shall make timely payments of the instalments and other dues payable by him/her and also duly comply with all the other obligations under the Agreement.

The Promoter has commenced the construction of the said Building on the said Land in accordance with the plans, designs, sections that are approved by the TMC and may make only such variations and modifications as the Promoter may consider necessary and/or as may be



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required by the TMC and/or any other concerned authorities (hereinafter referred to as "the Sanctioning Authorities") to be made by them.

4.4 The Promoter shall form a single composite body comprising of the Society (as defined below) to be formed in respect of the said Building and the societies formed with respect to the other buildings, (which may or may not include the Third Phase Building) to be constructed on the Layout Land (hereinafter referred to as "the Apex Body") for effective management and control of the common areas and facilities in the Layout Land and execute the Deed of Conveyance *inter alia* of the Layout Land in favour of the Apex Body.

4.5 The Promoter will provide the fixtures, fittings and amenities in the said Building and the Premises as per the annexure hereto marked as Annexure-11. However, in the event amenities of the said specifications are not available in the market, the Promoter shall provide amenities of similar brand or their near substitutes.

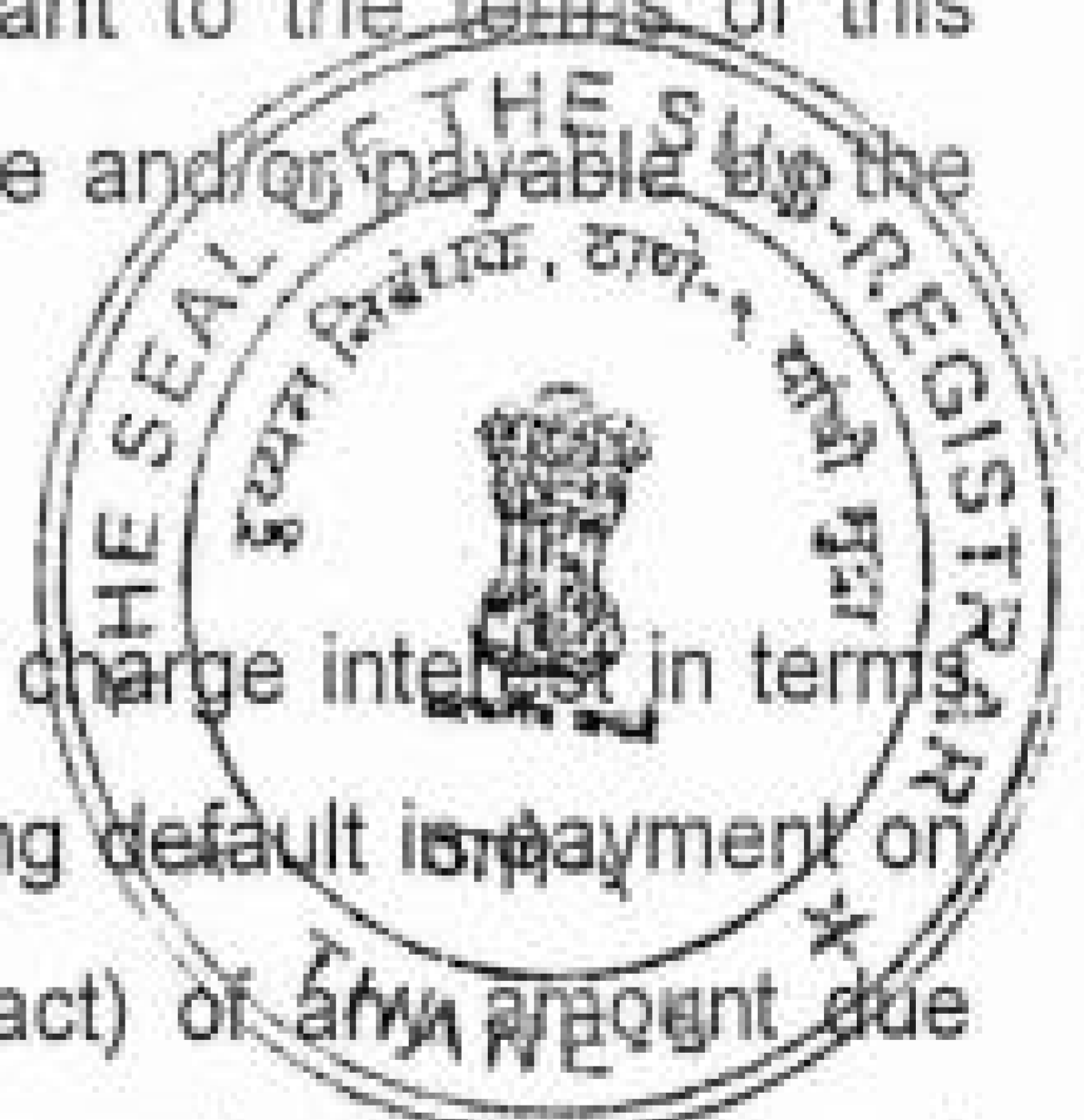
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5. **DEFAULT AND THE CONSEQUENCES**

5.1 If the Promoter fails to abide by the time schedule for completing the said Building and handing over the Premises to the Purchaser, then subject to the provisions of clause 7.2 below, the Promoter agrees to pay to the Purchaser, if the Purchaser intends to not withdraw from the project, interest as specified in the RERA Rules, on all the amounts paid by the Purchaser, for every month of delay, till the date of offering possession of the Premises to the Purchaser.

5.2 The Purchaser shall pay to the Promoter, interest as specified in the RERA Rules, on delayed payments which are due and/or payable by the Purchaser to the Promoter under and/or pursuant to the terms of this Agreement from the date the said amount is due and/or payable by the Purchaser to the Promoter.

5.3 Without prejudice to the right of the Promoter to charge interest in terms of Clause 5.2 above, on the Purchaser committing default in payment on the due date (time being the essence of contract) of any amount due and/or payable by the Purchaser to the Promoter under this Agreement (including the Purchasers' proportionate share of taxes levied by the TMC and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.



Provided that the power of termination hereinbefore contained shall not

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be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installments) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within 15 (fifteen) days after the giving of such notice.

5.4 Upon termination of this Agreement --

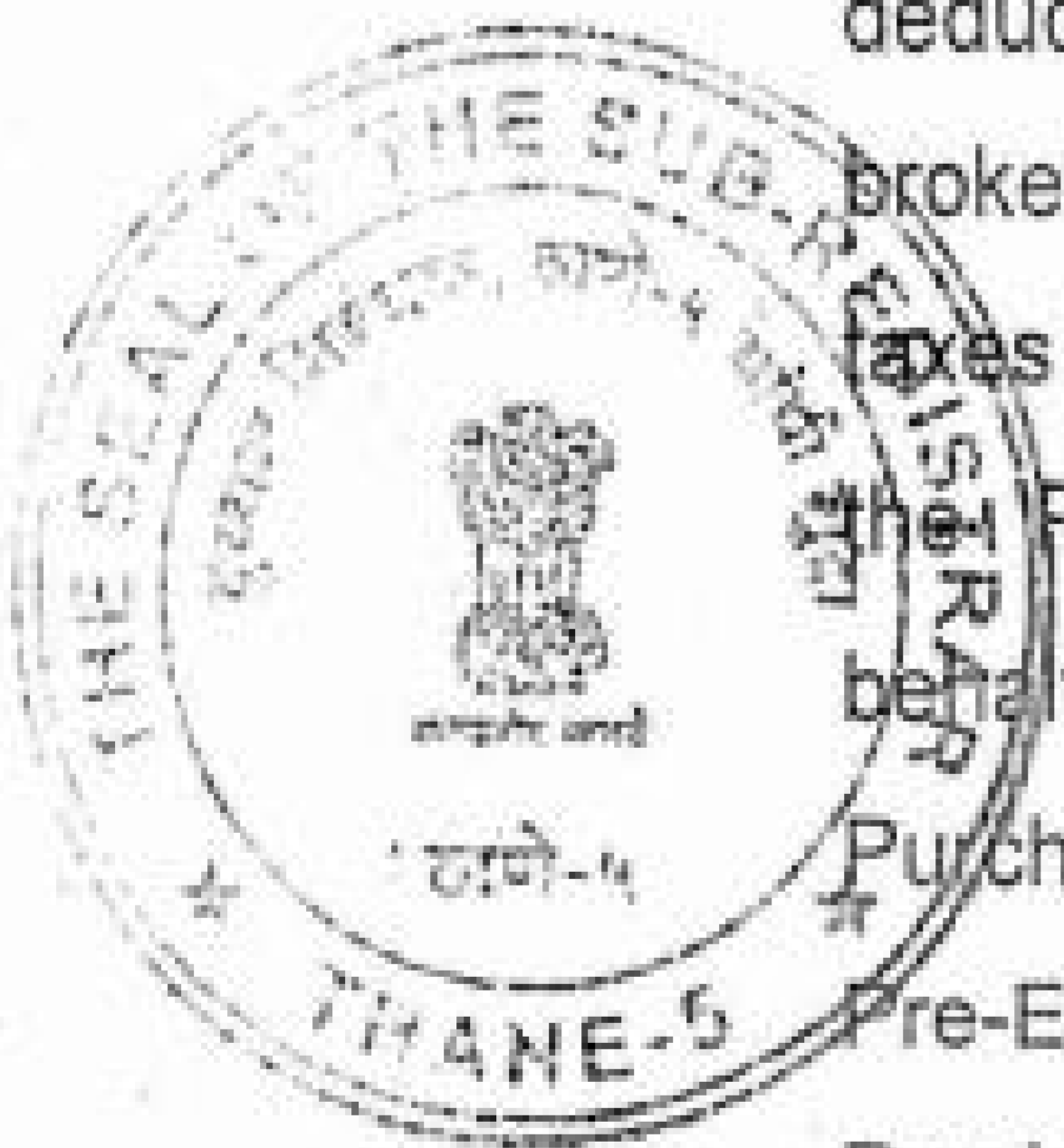
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(a) The Purchaser shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever against the Promoter and/or the Premises whether pursuant to this Agreement and/or otherwise howsoever;

(b) The Promoter shall be entitled to deal with and/or dispose of the Premises to any other person/s as the Promoter deems fit without any further intimation, act or consent from the Purchaser;

(c) The Promoter shall be entitled to retain an amount equivalent to 25% of the Consideration, towards all costs, charges, expenses, losses and/or damages suffered by the Promoter on account of the termination, which the Purchaser agrees, confirms and acknowledges, constitutes a reasonable genuine and agreed pre-estimate of damages that will be caused to the Promoter, and that the same shall be in the nature of liquidated damages and not penalty;

(d) The Promoter shall, after deducting the liquidated damages as mentioned in 5.4.(c) above, refund the balance Consideration paid by the Purchaser to the Promoter, without interest only after deducting and/or adjusting from the balance amounts, (i) brokerage fees, (ii) interest on delayed payments, (iii) all other taxes including GST and/or any other amount due and payable by the Purchaser and/or paid by the Promoter on Purchaser's behalf/account in respect of the Premises, (iv) in case if the Purchaser has opted for subvention scheme, the total amount of Pre-EMI interest paid or payable by the Promoter to the Purchaser's lenders, within a period of 30 (thirty) days of the termination as above subject to sub-clause (e) below;



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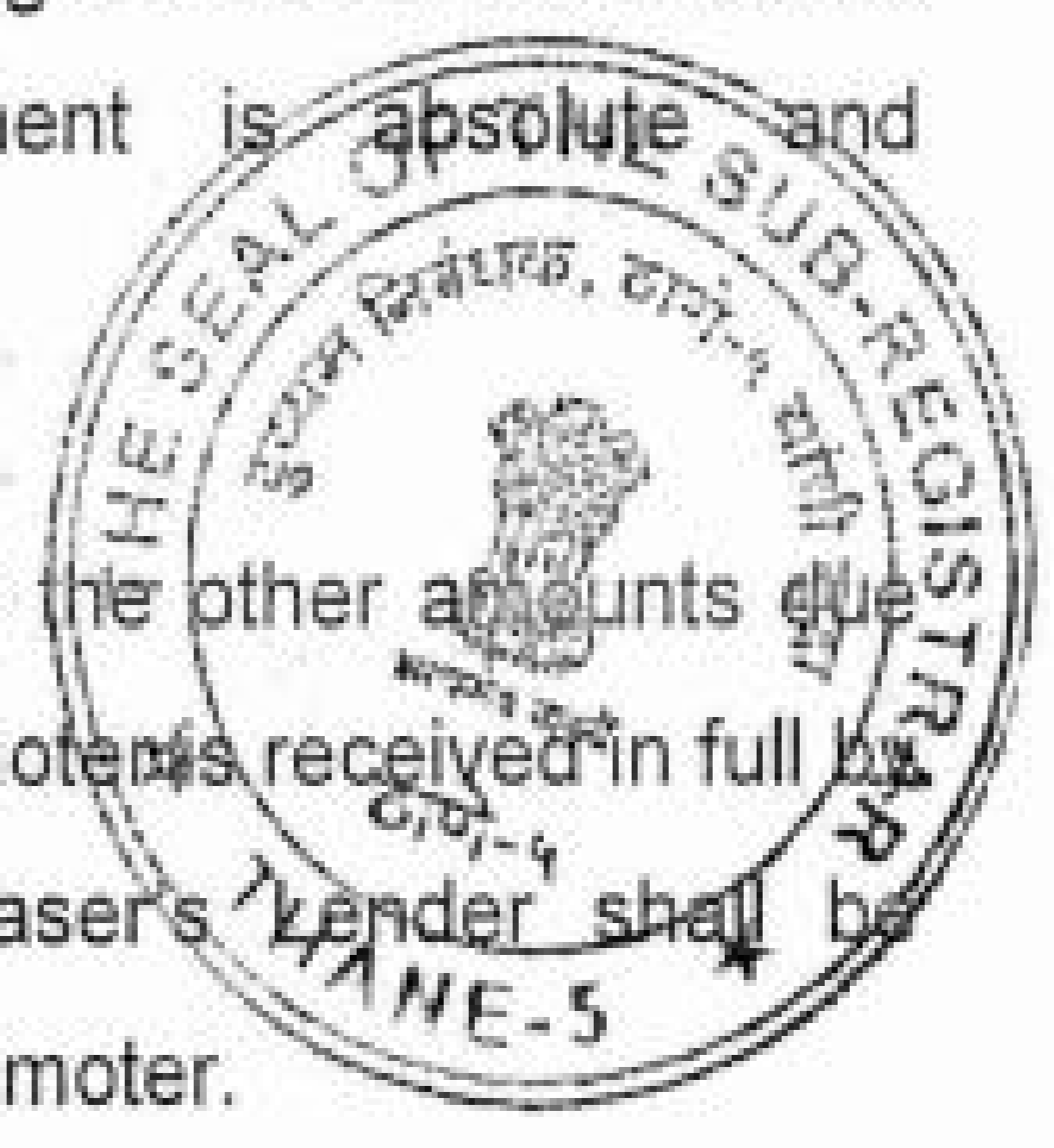
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(e) In case the Promoter receives a credit/refund of GST or any similar levy paid by the Purchaser to the Promoter on this transaction, from the statutory authorities then in such a case the same shall be refunded by the Promoter to the Purchaser without any interest thereon;

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(f) If the Purchaser seeks a loan from financial institutions or banks or any other lender (hereinafter referred to as the Purchaser's Lender") for payment of the Consideration and/or any other amounts mentioned herein (or part thereof), against the security of the Premises subject to the consent and approval of the Developer, and strictly subject to the rights of the Developer hereunder (including without limitation, the power of termination). In such event, on (a) the Purchaser committing a default of the payment of any installment of the Consideration and (b) the Developer exercising its right to terminate this Agreement, (and/or any rights appurtenant to the Premises), the Purchaser shall clear the mortgage debt outstanding at the time of the said termination on its own account without any recourse to the Developer and the rights of the Purchaser's Lender shall ipso facto come to an end, and the Purchaser's Lender shall have no recourse against the Developer and/or the Premises and/or the said Car Parking Spaces, whatsoever under any circumstances, and the Developer shall be entitled to freely deal with the same and every part thereof freed from any and all claims whatsoever of the Purchaser's Lender. The Purchaser shall obtain the necessary letter from the Purchaser's Lender stating that the Purchaser has cleared the mortgage debt. On receipt of such letter from the Purchaser's Lender, the Purchaser shall be (subject to what is stated above in clause 5.4 {d}) entitled to the refund of the amount so paid by him to the Developer towards the Premises in accordance with what is stated in clause 5.3. Notwithstanding the above, the Purchaser's obligation to make the payment of the installments and other charges, taxes and any dues under this Agreement in accordance with the provisions of this Agreement is absolute and unconditional.

(g) Till the time the entire Consideration and the other amounts due and payable by the Purchaser to the Promoter is received in full by the Promoter, the rights of the Purchaser's Lender shall be subject/subservient to the rights of the Promoter.



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6. RIGHTS AND ENTITLEMENTS OF THE PROMOTER

6.1 It is expressly agreed that the right of the Purchaser under this Agreement is restricted to the Premises only. All other premises in the said Building shall be the sole property of the Promoter and the Promoter shall be entitled to sell or deal with the same without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.

6.2 The Promoter shall be entitled to make variations, alterations, amendments or deletions to or in the scheme of development of the Layout Land (including the said Land) or any part(s) thereof and layout plans and/or building plans (including the Further Proposed Plans) and/or floor plans relating thereto, relocate/realign service and utility connections and lines, open spaces, parking spaces, common areas, recreation areas/grounds and all or any other areas, amenities and facilities as the Promoter may deem fit and/or to the sanctioned plans from time to time.

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6.3 If the FSI, by whatever name or form is increased in respect of the Layout Land and/or any additional construction becomes permissible on the Land and/or the Layout Land (i.e. more than what is envisaged at present), then the Promoter shall be entitled to consume/exploit the same on the said Land and/or the remaining Layout Land or any part(s) thereof and construct additional floors, wing(s), building(s) as per revised building plans and deal with the same as the Promoter deems fit and proper, and the Purchaser expressly consents to the same.

6.4 The Promoter shall be entitled to execute and implement the development of the Layout Land by utilization of all FSI (including fungible FSI, free FSI, premium FSI) that may be available in respect of the Layout Land and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable laws or otherwise or any floating rights which is or may be available in respect of the Layout Land and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable laws.



6.5 As part of the development of the Layout Land the requisite approvals and sanctions have been applied for and/or are in process of being obtained and/or obtained by the Promoter from the Sanctioning Authorities. The requisite approvals and sanctions for the development of the Layout Land may be amended from time to time, in accordance with the law and/or the planning requirements, as per the requirements of the development of the Layout Land and/or as the Promoter deem fit and/or as may be required

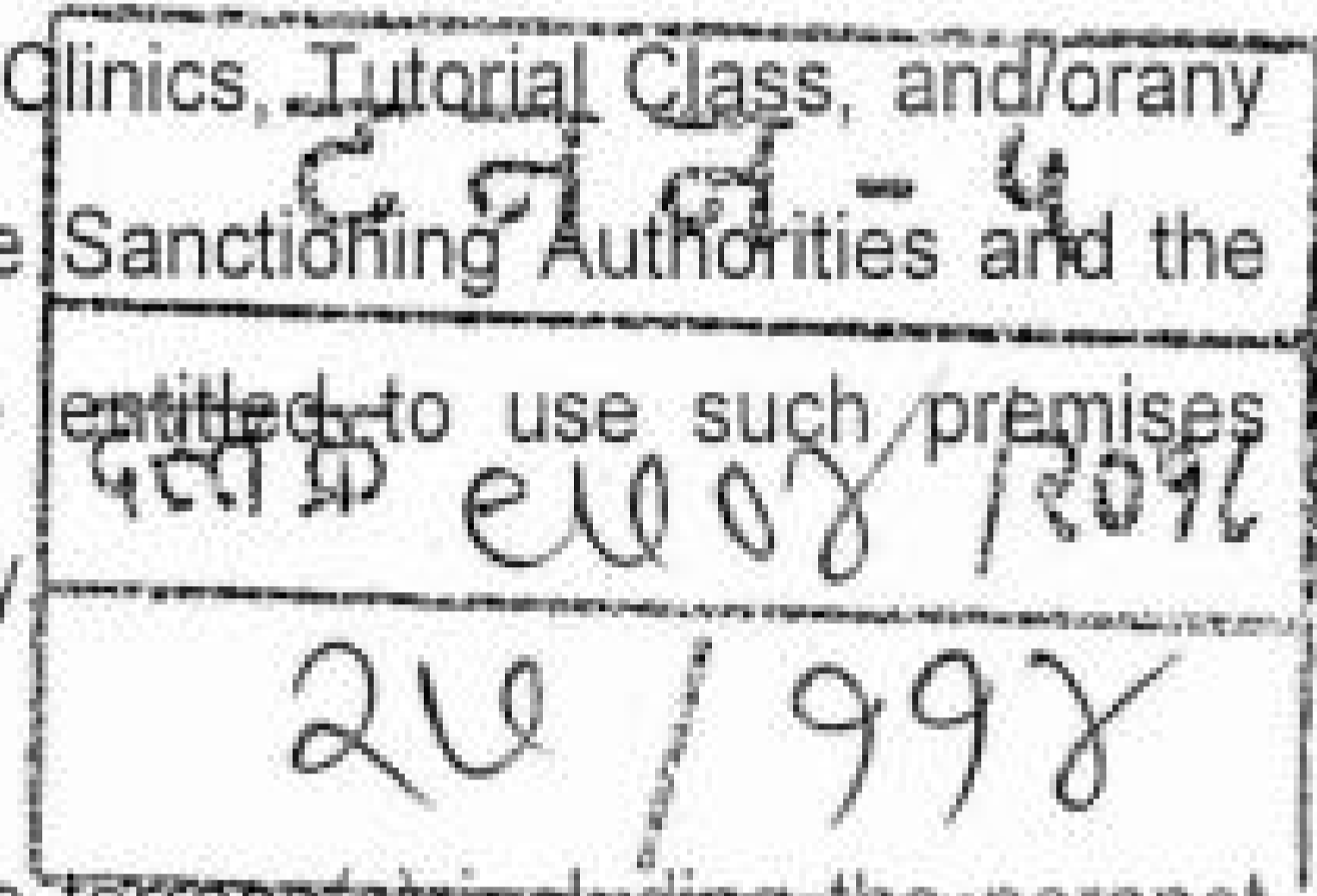
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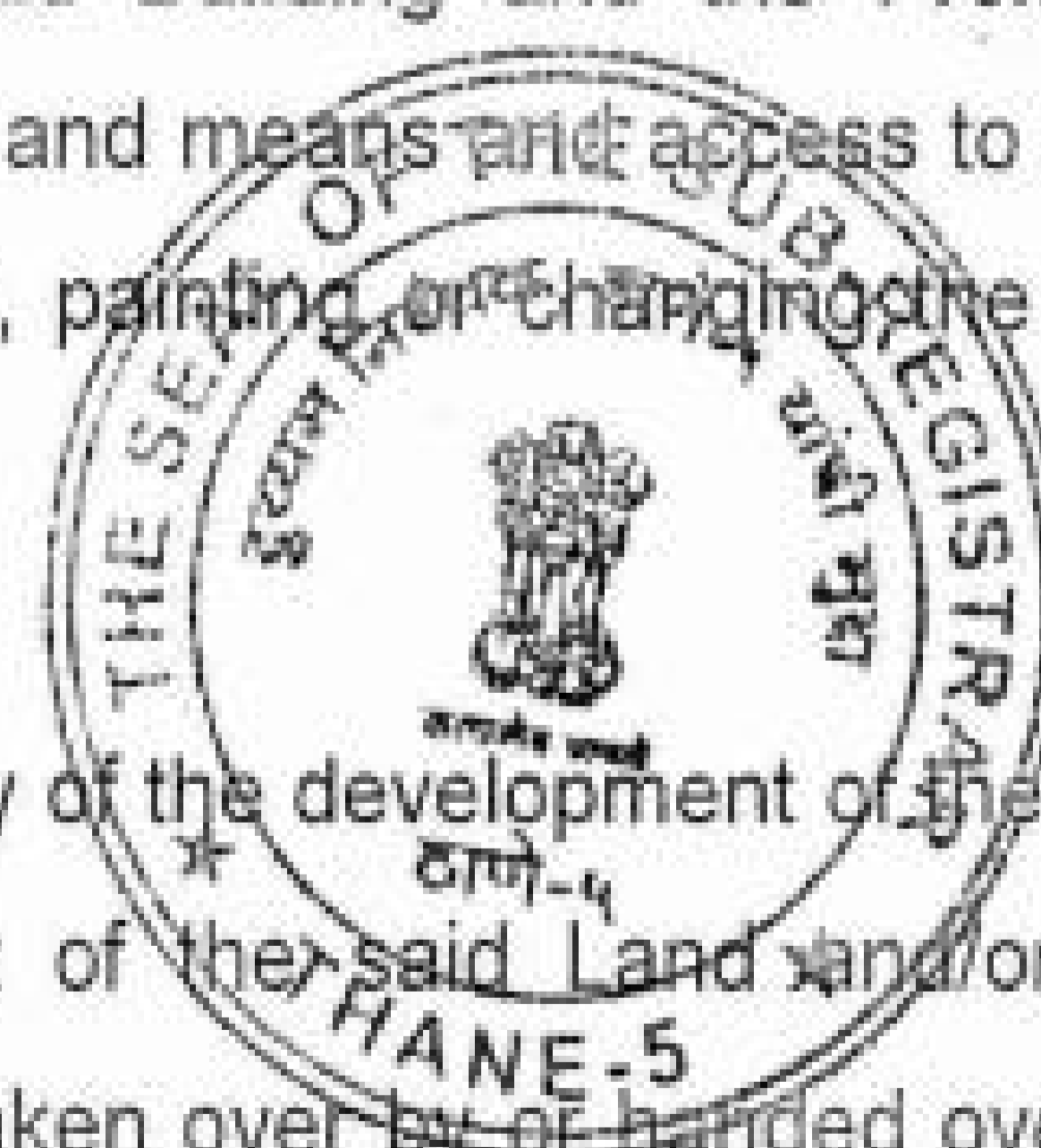
by any competent authority.

- 6.6 The Purchaser hereby grants his irrevocable authority and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or otherwise dispose of any part or portion of the said Building constructed on the said Land and to permit the same to be utilized for any purpose and shall be entitled to obtain change of user thereof at the discretion of the Promoter.

It is hereby expressly agreed that the Promoter shall always be entitled to sell the premises in the said Building for the purpose of using the same for residential use, and/or for Hospital, Clinics, Tutorial Class, and/or any other use/s as may be permitted by the Sanctioning Authorities and the purchasers/occupants thereof shall be entitled to use such premises purchased/occupied by them accordingly.



- 6.7 The Promoter will be entitled to use the terrace(s) including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as, common areas, staircase/s, lifts, lobby, water, electricity etc. available in the Layout Land to which the Purchaser shall not have right to object, and it is expressly agreed that the Promoter shall be entitled to put signage to reflect the name of "Dosti" (or otherwise as desired by the Promoter) on the said Building, the said Land and/or the Layout Land and/or any part thereof including on the terrace or any part of the said Building and such signage may be illuminated or comprising neon sign and for that purpose the Promoter is fully entitled and authorized to allow temporary or permanent construction or erection or installation on the exterior of the said Building as the case may be and the Purchaser agrees not to object or dispute the same. The Purchaser shall not be entitled to raise any objection or claim or any abatement in the price of the Premises agreed to be acquired by the Purchaser and/or claim any compensation or damage on the ground of inconvenience or any other ground whatsoever from the Promoter. The Promoter shall be entitled to install its logo(s) in one or more places in or upon the said Building and the Promoter reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo from time to time.



- 6.8 If at any time before or during the currency of the development of the said Land and/or the Layout Land, any part of the said Land and/or the remaining portion of the Layout Land is taken over by or handed over by the Promoter to any Government Authorities or any regulatory authorities

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on account of the same forming part of any DP Road, set back area and/or for any other purpose/reservation, to any institution or body whether central or state government or any local corporation or any authority making claim over it, and the Promoter has to hand over that area, then in such case the Purchaser shall not object to the same and in case any compensation is received from the said authority whether monetary or otherwise including but not limited to grant of any FSI/TDR/any permission to put up any additional floors/wing or on grant of any incentive FSI, the same shall belong entirely to the Promoter; and the Purchaser shall not have any claim on the same (or any part thereof). Similarly, if in case the Promoter is instructed to develop any kind of road, approach road, access area, any nallah or sewerage area and the Promoter develops the same whether or not the same forms part of the Land and/or the Layout Land and in that case if on account of such development of road, approach road, service road, access area, any nallah or sewerage area, the TMC or any other Authority rewards any benefit whether monetary or otherwise, the Purchaser agrees that the Purchaser shall not have any sort of claim on the same and the same shall belong solely to the Promoter.

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6.9 The Purchaser agrees and gives his irrevocable consent to the Promoter for carrying out the amendments, alterations, modifications and/or variations to the scheme of development in respect of the Layout Land (including the said Land) and/or to the building plans, Further Proposed Plans and further plans (whether envisaged at present or not), including but not limited to the Promoter's right to construct one or more wings/additional floors/residential/commercial buildings on the Layout Land. The Purchaser irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Promoter for carrying out amendments, alterations, modifications, variations as aforesaid and/or to the further building plans, if any, in respect of one or more wing or wings and/or floors and/or building or buildings to be developed and/or constructed (whether envisaged at present or not). It is hereby clarified that in the event, reservations, if any are notified and/or are removed or their location is changed by getting them shifted and/or if any portions of Encroached Areas are cleared of encroachments, and/or reservation on a certain portion of the Layout Land (including Survey No. 86-1 Hissa No. 1C, Survey No. 87 Hissa No. 17C) admeasuring 760 square metres, as shown surrounded in blue colour wash on plan of the Layout Land annexed hereto as Annexure-2, under section 20 of Urban Land (Ceiling and Regulation) Act, 1976 is removed then the Promoter shall be entitled to develop the lands previously demarcated as such and/or which had been encroached and/or affected by reservation and for this purpose will



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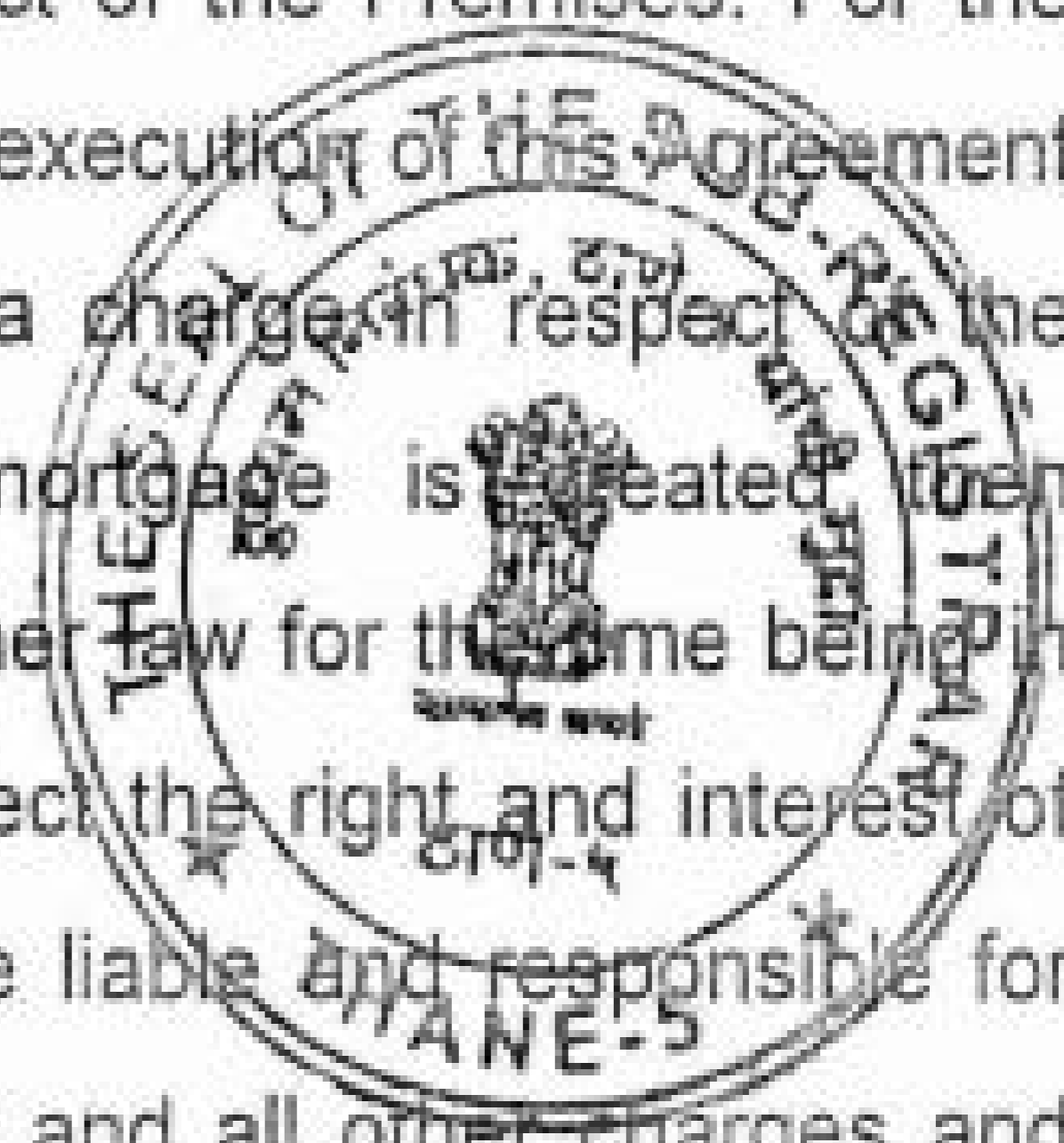
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be entitled to amend or vary the scheme of development in respect of the Layout Land and the Purchaser shall not object to the same.

6.10 In the event of the Society (as defined below) being formed and registered before the sale and disposal by the Promoter of all the premises in the said Building, the power and authority of the Society so formed or that of the Purchaser and the purchasers of other premises in the said Building shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the said Building, the construction and completion thereof and all the amenities pertaining to the same and in particular the Promoter shall have the absolute authority and control as regards the unsold premises, and the disposal / allocation thereof. The Promoter shall be liable to pay only the municipal taxes, at actuals, in respect of the unsold premises. In case the Society is formed before the disposal by the Promoter of all the premises then the Promoter shall at its option (but without being obliged) join in as a member in respect of such unsold premises and as and when such premises are sold, the Society shall admit such purchaser as the member without charging any premium or extra payment or any other charges of any form, including any transfer/non-occupancy charges.

6.11 Till the entire development of the Layout Land is completed, the Purchaser shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the Layout Land(including the said Land) and the Purchaser shall have no right or interest in the enjoyment and control of the Promoter in this regard.

6.12 The Promoter shall, be at liberty to sell, assign, transfer and mortgage the receivables and/or the said Building and/or the Layout Land (including the said Land) or any part(s) thereof, including to raise finance/loan from any financial institution/bank and to create mortgage, charge, securitization of receivables, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the Premises. For the sake of good order, it is clarified that after the execution of this Agreement the Promoter shall not mortgage or create a charge in respect of the Premises, and if any such charge or mortgage is 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 Purchaser. The Promoter shall alone be liable and responsible for repayment thereof, together with the interest and all other charges and



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amounts payable in respect thereof.

6.13 In the event of the Promoter having paid or paying any amount by way of premium, betterment charges, development charges, transfer charges, land revenue charges N.A. charges, charges levied for any concessions granted to the Promoter for not claiming any area in FSI calculations, or any other charges etc. payable to any Sanctioning Authority, or other authority or the Government of Maharashtra or the Central Government, then the same shall be reimbursed by the Purchaser to the Promoter in proportion to the carpet area wherever applicable to the Premises or otherwise as may be determined by the Promoter. Non-payment of the same shall constitute a breach of this Agreement. Further the Promoter is entitled to get refund of all amounts deposited with the municipal/other authorities by way of premium, betterment charges, development charges, or otherwise, to which the Purchaser hereby consents.

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6.14 The Promoter shall have the right to designate any space in the Land and/or the Layout Land to third party service providers for the purpose of facilitating the provision and proper maintenance of Telephone (Landline/Mobile), Cable, Internet, Gas, Electricity, Water Supply and other utility services to be availed by the occupants of the said Building that may be developed on the Land and/or the Layout Land. The Promoter shall also be entitled to provide such space to such utility provider either on leave and licence or lease basis for various purposes including that of installing power sub-stations/ transformers with a view to service the electricity requirement in the Layout Land and/or in the buildings constructed thereon or laying cables or piped gas lines, water lines and the Purchaser irrevocably consents to the same.

6.15 The Promoter shall at its discretion be entitled to nominate any property management agency (hereinafter referred to as "the property management agency") to manage the operation and maintenance *inter alia* of the said Building, and the infrastructure on the Layout Land, common amenities and facilities on the Layout Land after the Layout Land is developed (as determined by the Promoter). The Promoter shall have the authority and discretion to negotiate with such property management agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the property management agency shall be borne and paid by the occupants of the said Building including the Purchaser on a pro-rata basis as part of the development and common infrastructure charges referred to herein.



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6.16 The Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter or the property management agency, including without limitation, payment of the Purchaser's share of the maintenance and service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Layout Land (including the said Land) and common areas and facilities within the Layout Land (including the said Land and the said Building constructed thereon).

6.17 The Promoter shall be entitled to construct site offices/sales lounge on the Layout Land (including the said Land) and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Building is transferred to the Society and shall continue until the entire Layout Land is fully and completely developed.

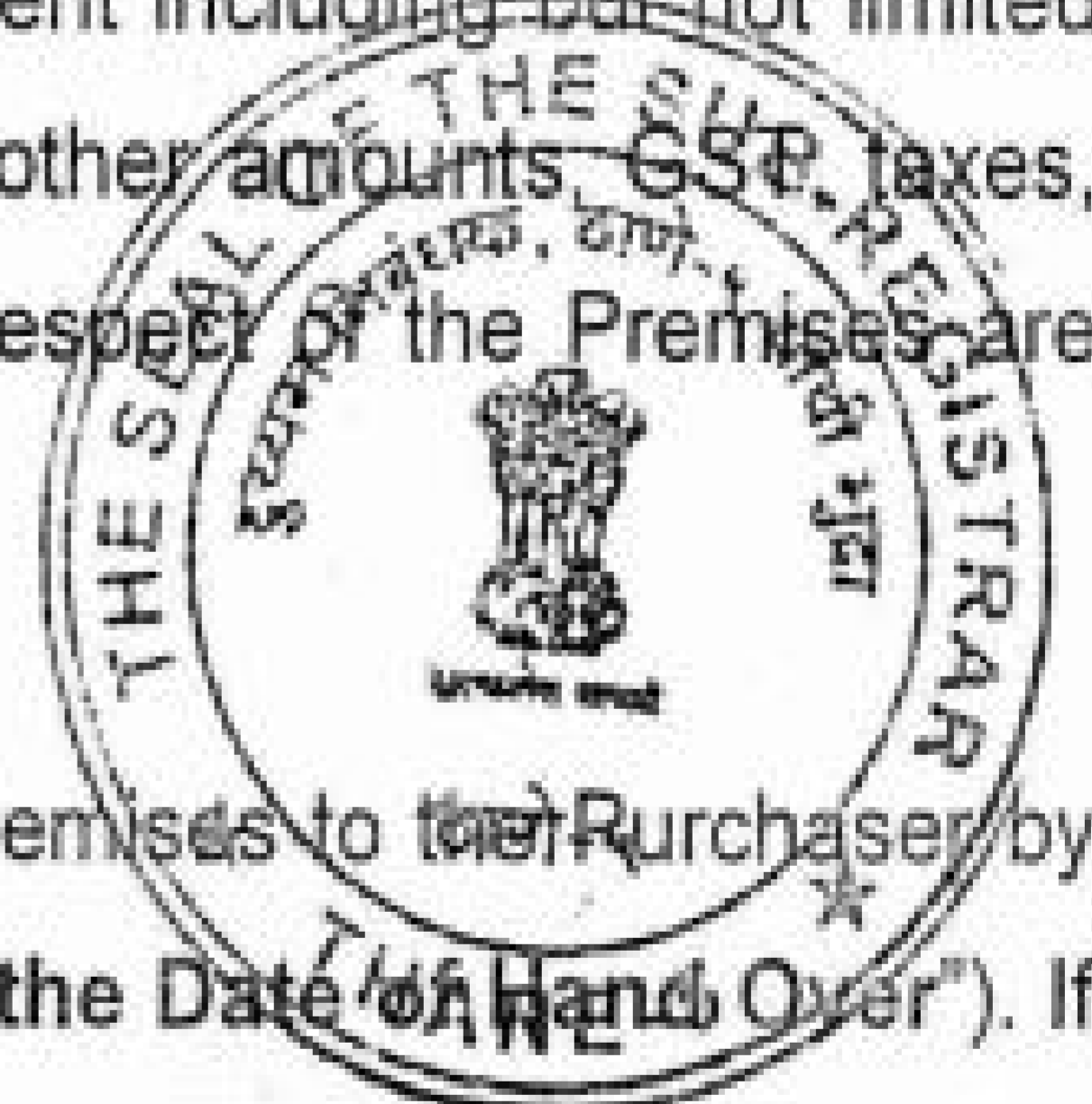
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6.18 The Purchaser and/or the Society (as defined below) shall not have any objection to any and all of the aforesaid and the Purchaser hereby grants his irrevocable and unequivocal consent to the Promoter to carry out the necessary acts, deeds, matters and things in relation to any of the above.

6.19 All the consents referred in this clause 6 shall be considered as the Purchaser's unconditional and un-equivocal consent under section 7(1)(ii) and 7A of MOFA and the Rules thereunder and the consents under the provisions of RERA and the Rules made thereunder.

7. POSSESSION

7.1 The possession of the Premises shall be offered to the Purchaser after the Premises is ready for use and occupation provided all the amounts payable by the Purchaser under this Agreement including but not limited to the Consideration, Other Charges and all other amounts, GST, taxes, the stamp duty and registration charges in respect of the Premises are duly paid by the Purchaser.



7.2 The Promoter shall give possession of the Premises to the Purchaser by 31st August, 2020 (hereinafter referred to as "the Date of Hand Over"). If the Promoter fails to offer the possession of the Premises to the Purchaser by the Date of Hand Over (subject to force majeure) or such further date or dates as may be mutually agreed between the parties hereto, then in such case, in the event the Purchaser intends to withdraw from the project, the Purchaser shall be entitled to give notice to the Promoter terminating this Agreement, in which event the Promoter shall within 30 (thirty) days from the receipt of such notice, refund to the

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Purchaser the amount of deposit or earnest money and the further amount/s excluding taxes, if any, that may have been received by the Promoter from the Purchaser as installments in part payment in respect of the Premises along with the interest as per the RERA Rules from the date the Promoter received such amounts till the date the Promoter tenders refund of the amounts to the Purchaser. On the Promoter tendering the refund of the above mentioned amount in respect of such termination, neither party shall have any claim against the other in respect of the Premises or arising out of this Agreement and the Promoter shall be at liberty to dispose of the Premises to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit.

Provided that the Promoter shall be entitled to reasonable extension(s) in the Date of Hand-over, in case of any delay(s) caused and/or attributable

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सुप्रीम कोर्ट	(b) any notice, order, rule, notification, policy of the Government and/or other public, or competent authority/court; and/or
32/1998	(c) delay in issue of Occupation Certificate by TMC
	(d) any other cause beyond the control of the Promoter.

Upon the occurrence of any of the foregoing events, the Date of Hand Over shall stand extended to the extent of loss of time.

7.3 The Purchaser agrees that the return of the payment mentioned in Clause 7.2 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes and waives any and all rights to claim against the Promoter for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever. Upon this Agreement being terminated as stated in Clause 7.2 above, the amounts paid by the Purchaser towards his GST liability, until the date of termination/cancellation and deposited with the statutory authorities, shall be refunded to the Purchaser without any interest thereon only upon the Promoter receiving corresponding refund/getting credit of the corresponding GST amount paid/ deposited, from the statutory authorities and not otherwise.



The Promoter, shall within 7 (seven) days of obtaining the occupation certificate from the Sanctioning Authority *inter alia* in respect of the Premises, shall, subject to the due payment having been made by the Purchaser of all amounts as per this Agreement, offer possession of the Premises, to the Purchaser, in writing, in terms of this Agreement, and the

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Purchaser shall take possession of the Premises within 15 (fifteen) days from the date of issue of such notice.

7.5 Upon receiving a written intimation from the Promoter as per clause 7.4, the Purchaser shall take possession of the Premises from the Promoter by executing necessary Possession Letter, declarations, indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Premises to the Purchaser. In case the Purchaser fails and/or neglects to take possession within the time provided in clause 7.4 the Purchaser shall bear and pay all outgoings and maintenance charges as applicable.

7.6 If within a period of 5 (five) years from the date of handing over the Premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation as provided under the RERA.

7.7 The Promoter shall however not be responsible or liable to comply with its obligations stated in clause 7.6, if the defects or provision of services referred therein are on account of and/or attributable to the acts or omissions on the part of the Purchaser or the Society or any other occupant of the said Building, or due to normal wear and tear.

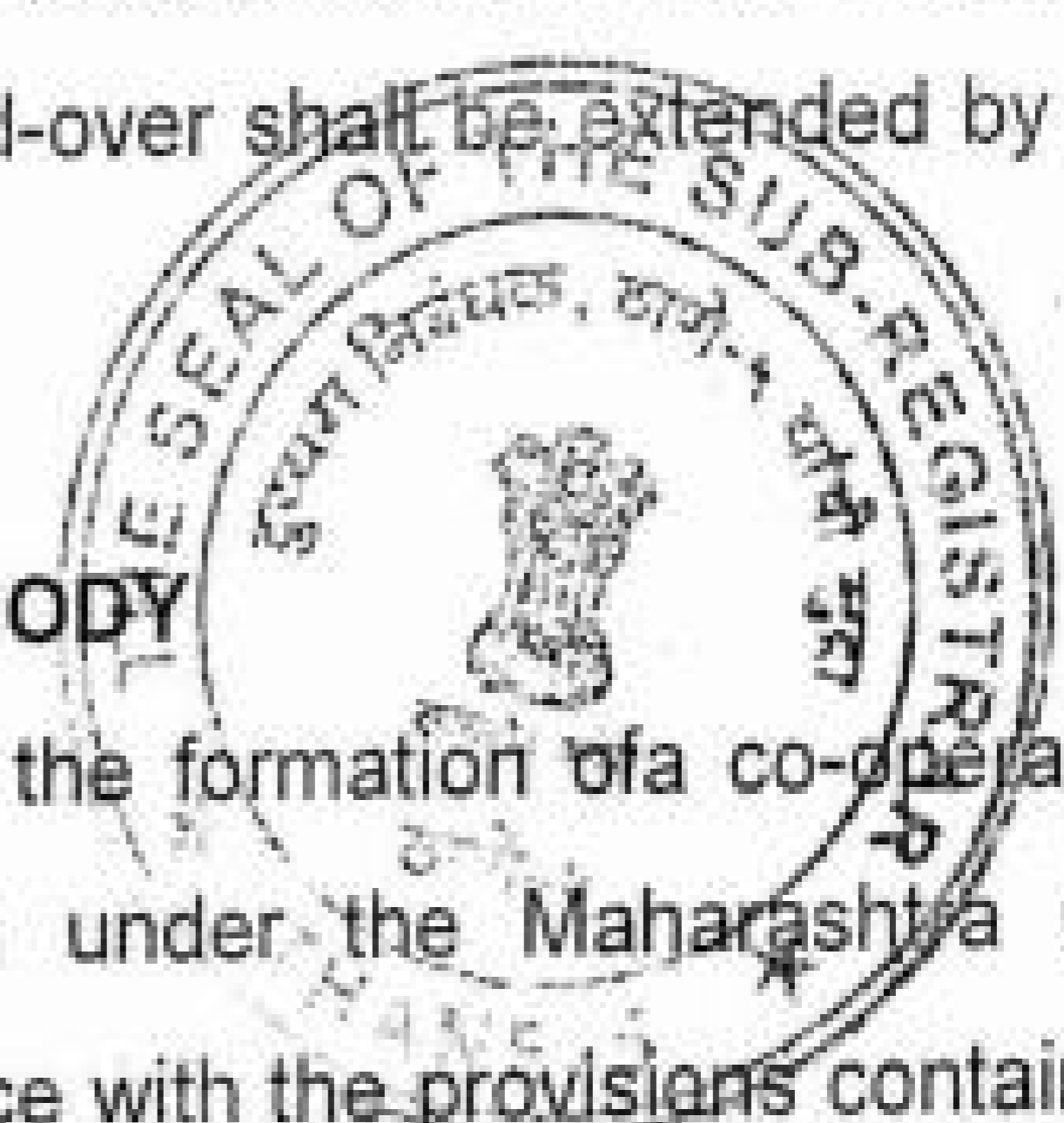
7.8 It is expressly clarified by the Promoter and agreed by the Purchaser that if the Purchaser desires any modification/s in the specification/s and/or provision of certain amenities not meant to be provided to the Purchaser and offers to make payment of the additional charges for such modification and provision to the Promoter in advance and if the Promoter accepts such offer, then the Date of Hand-over shall be extended by the time required for such modification.

8. FORMATION OF SOCIETY AND APEX BODY

8.1 The Promoter shall make application for the formation of a co-operative society in respect of the said Building under the Maharashtra Co-operative Societies Act, 1960 in accordance with the provisions contained in RERA (hereinafter referred to as "the Society").

8.2 The Purchaser and the purchasers of the other premises in the said Buildings shall join in the formation and registration of the Society and for

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this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the Society including bye-laws of the Society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the Society. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or any other competent authority.

8.3 The Society shall function as per the rules and regulations framed by the Promoter. All the development potential of the Layout Land including the existing and future FSI and/or TDR to arise in any manner whatsoever shall always stand vested in the Promoter till the execution of the transfer document of the Layout Land in favour of the Apex Body.

8.4 (a) The Promoter shall form the Apex Body for the maintenance, upkeep and repair /replacement of the common infrastructural facilities/ requirements/conveniences and the common area/s which may ultimately serve all the building/s as may be finally constructed on the Layout Land. The Apex Body will maintain, repair and/or replace the common infrastructural facilities/utility services like, lighting, drainage, watchman cabin/s, storm water drains, surface water drains, etc., which may ultimately serve any such building/s (the expenses thereof to be borne by them respectively). The Promoter shall execute the Deed of Conveyance, *inter alia*, of the Layout Land (including the said Land) in favour of the Apex Body.

(b) The aforesaid Apex Body shall be constituted and function under the guidelines as may be framed by the Promoter.

8.5 It is clarified that in the event the formation of the Apex Body and/or conveyance of the Layout Land takes place before the development of the Layout Land is fully completed, the Apex Body shall not deal with any matters relating to the development of the Larger Property or any part thereof or the transfer or the sale or any permissible FSI/TDR in accordance with the scheme of development. The Apex Body of Larger Property shall strictly function within the frame work of its constitution as framed by the Promoter. All the development potential of the Larger Property including in the form of the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever shall always stand vested in the Promoter and the Promoter



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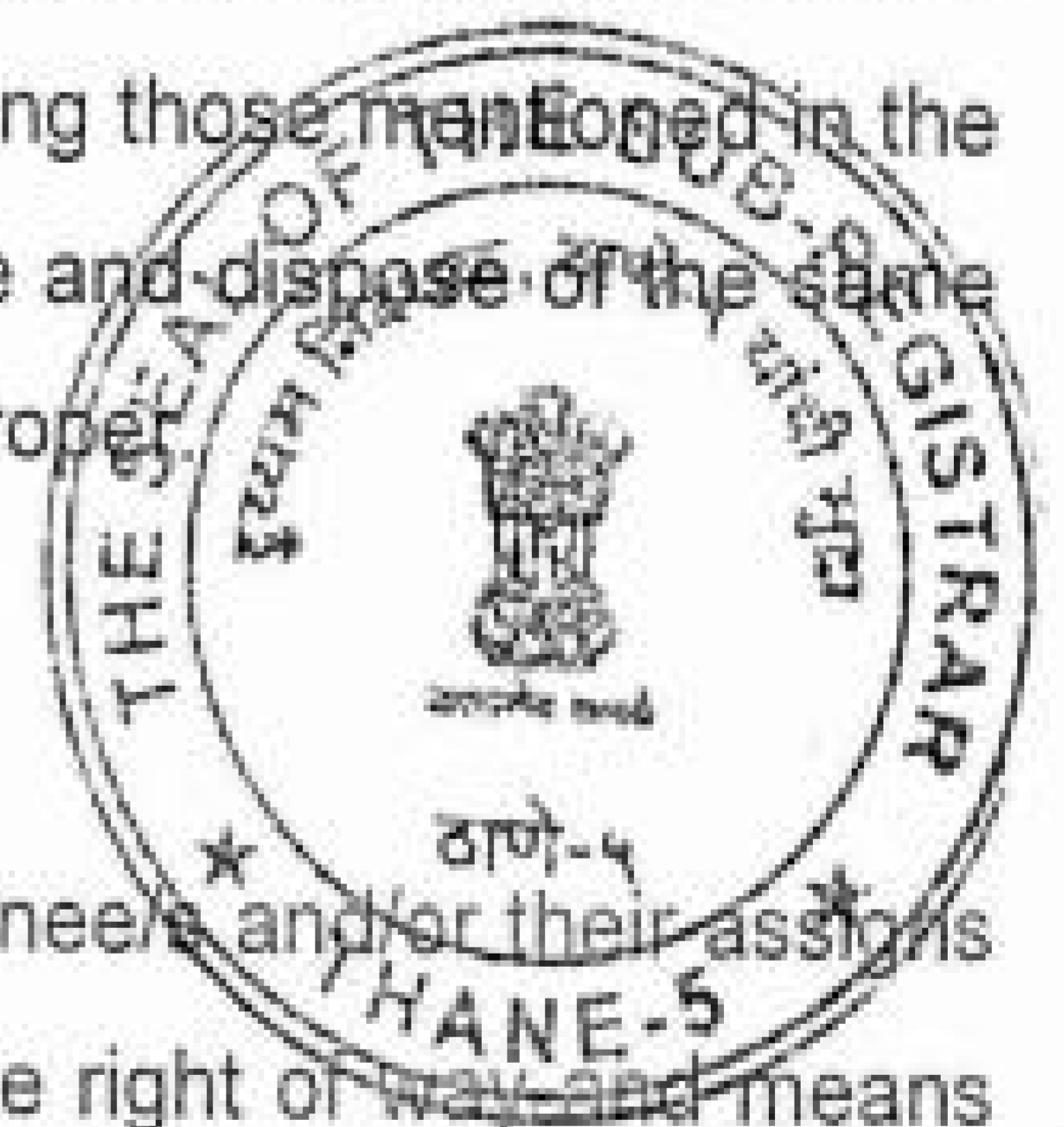
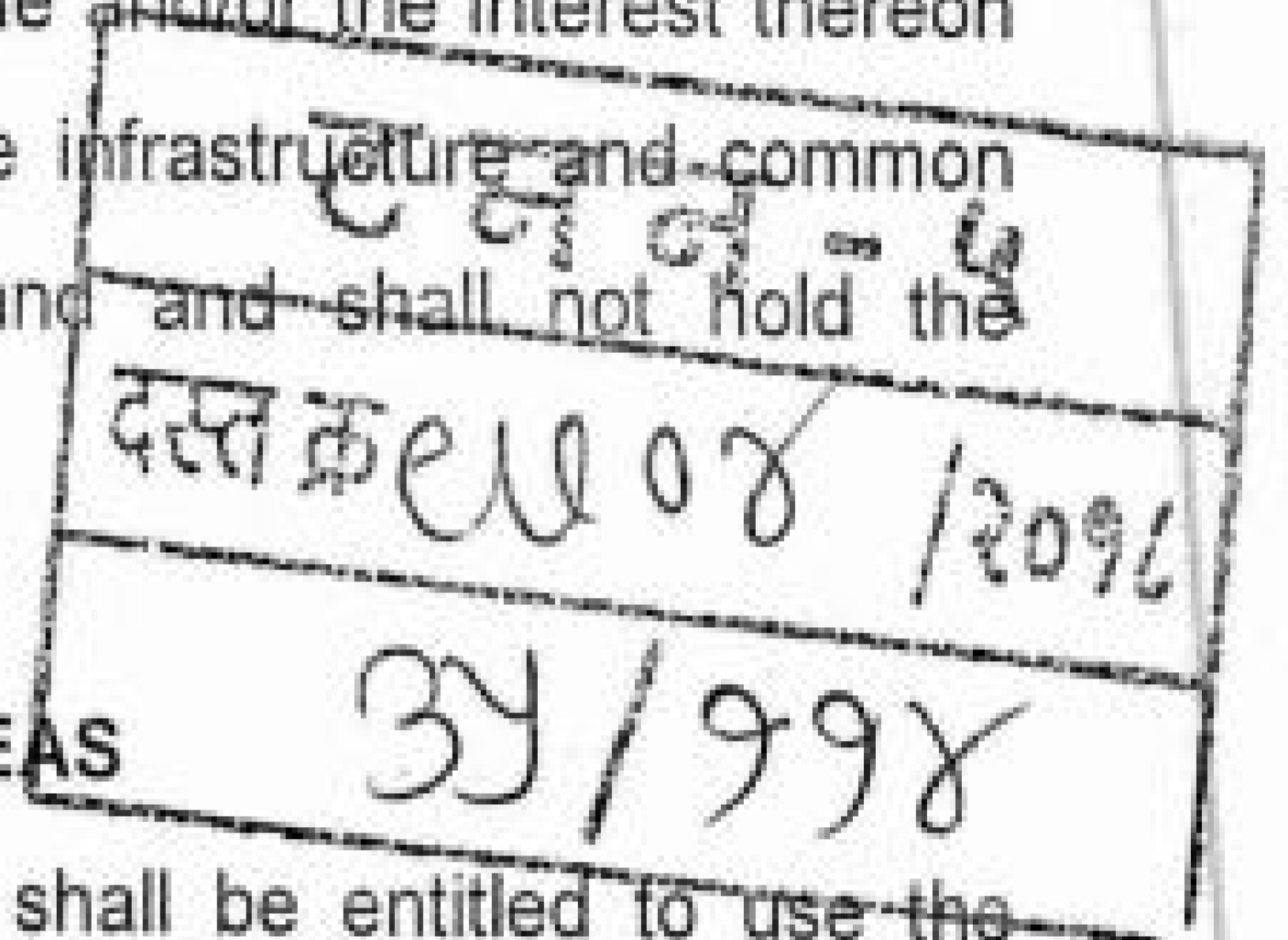
shall always be entitled to utilize and exploit the same on the Larger Property or any part thereof and/or upon the buildings constructed thereupon in such manner as it deems fit;

- 8.6 The Society shall immediately on the formation provide a specific written undertaking to the Promoter in terms of the format to be prepared by the Promoter's Advocates that the Society will along with other societies join the Apex Body as a member thereof for the purpose of execution of deed of conveyance in favour of the Apex Body as specified in clause 13 below and subject to the Apex Body's written undertaking to the Promoter that the Apex Body of Larger Property shall take over the balance Corpus Fund (as defined below) and utilise the same and/or the interest thereon towards the repair and maintenance of the infrastructure and common amenities and facilities in the Layout Land and shall not hold the Promoter liable in any way.

9. **COMMON AREAS AND RESTRICTED AREAS**

- 9.1 It is expressly agreed that the Purchaser shall be entitled to use the common areas and facilities in the said Building and the usage of the same shall be in common with the purchasers/occupants/users of the other premises in the said Building and the nature, extent and description of such common areas and facilities is set out in the **Nineth Schedule** hereunder written. It is hereby agreed that the Promoter has the exclusive right of allotment of different areas within the Layout Land and the said Building to one or more person/s of its choice. It is hereby agreed that the areas mentioned in the **Nineth Schedule** written hereunder under the heading Common Areas and Facilities only shall be common areas and facilities and the Promoter shall be entitled to declare all other areas as restricted or reserved areas and facilities including those mentioned in the **Tenth Schedule** hereunder written and alienate and dispose of the same in such manner as the Promoter thinks fit and proper.

- 9.2 The Promoter reserves to itself and/or their nominees and/or their assigns the unfettered right to the full, free and complete right of way and means of access over, along and under the access roads in the Layout Land, at all times, by day and night, for all purposes, with or without carts, carriages, motor cars, motor cycles, wagons and other vehicles (of all descriptions), laden or unladen, and with or without horses and other animals, and to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use, enjoyment and development of the Layout Land and/or any other lands acquired or as may be acquired in future and/or to shift/vary/re-align/modify the same to any another



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portion(s) of the Layout Land, as may be required by the Promoter and/or their nominees or assigns.

10. COVENANTS BY THE PURCHASER

10.1 The Purchaser shall use the Premises or any part thereof or permit the same to be used only for the purpose of residence and shall use the Car-parking Space only for the purpose of parking the Purchaser's own vehicle;

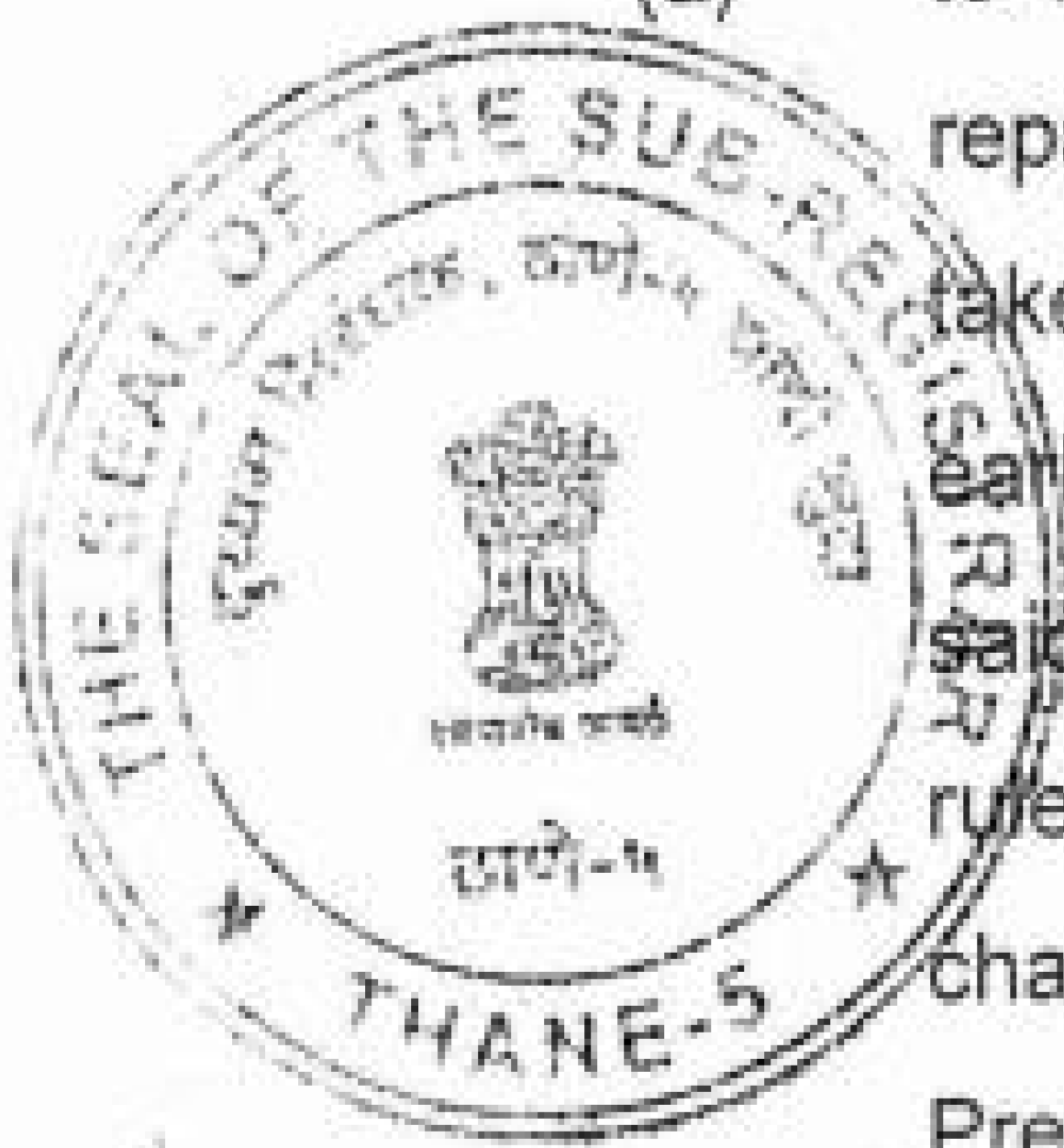
10.2 The Purchaser shall not carryout any changes or modifications in the premises, especially grinding, cutting, chiseling, impaling, smashing, breaking or removing of any wall or member, as the said Building is being constructed by using Aluminum Formwork technology under which all members, walls and floor slabs are cast in RCC in one continuous pour resulting in monolithic structure. Any change or modification to the same is strictly not permissible as it may result in weakening of joints, heavy leakage, endangering the structural stability of the said Building. The Purchaser shall indemnify and keep harmless at all the times the Promoter and all other occupants of the said Building, of from and against any loss, cost, expenses or damages suffered or sustained by them on account of the breach committed by the Purchaser of this covenant.

10.3 The Purchaser agrees not to change the user of the Premises without prior consent in writing of the Promoter, and any unauthorised change of user by the Purchaser shall render this Agreement voidable at the option of the Promoter and the Purchaser in that event shall not be entitled to any right arising out of this Agreement;

10.4 The Purchaser agrees and undertakes not to misuse the Car-parking space, the meter room, the refuge area, elevation features;

10.5 The Purchaser with the intent to bind all persons in whose hands the Premises may from time to time come, doth hereby covenant with the Promoter as follows -

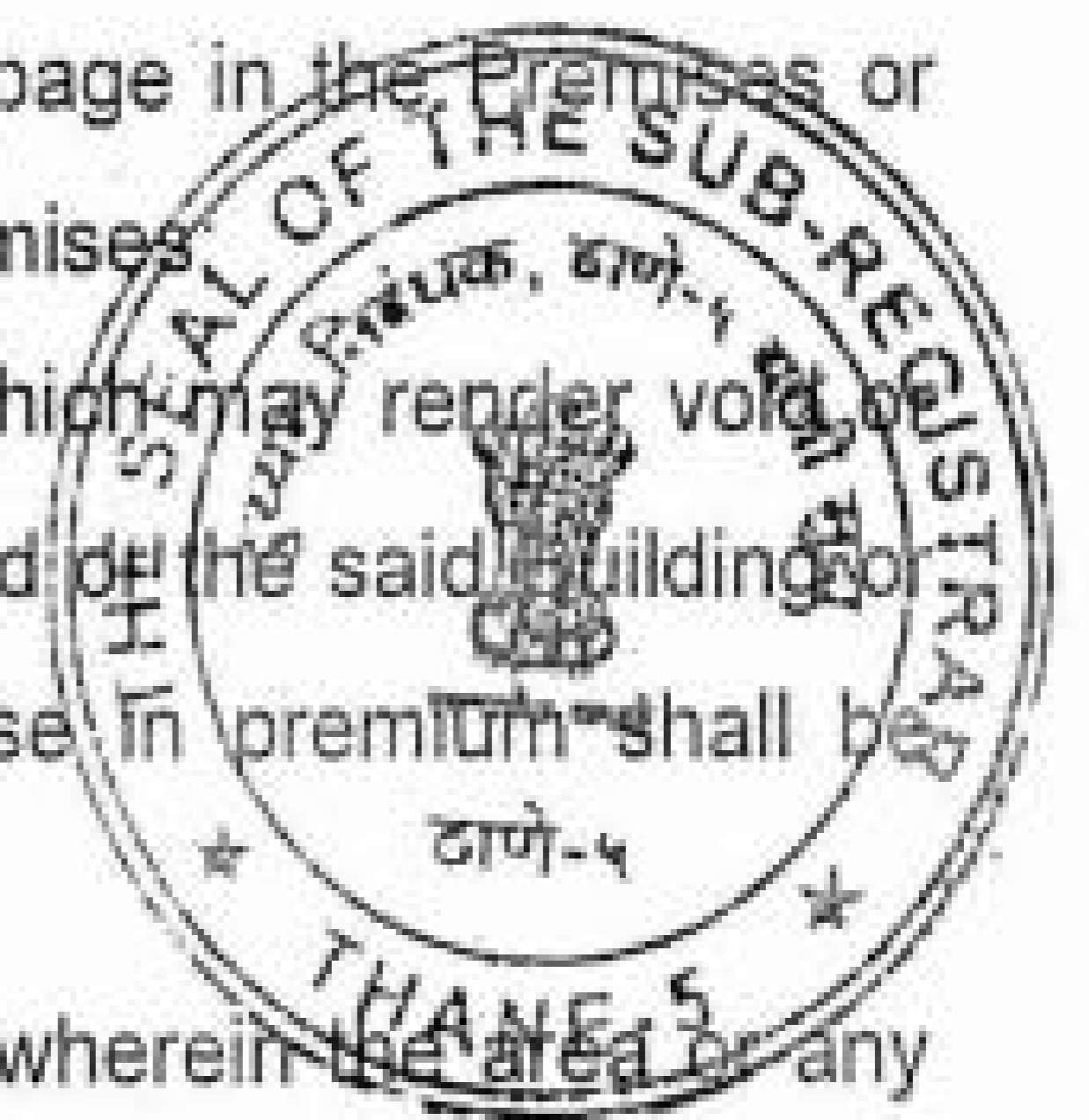
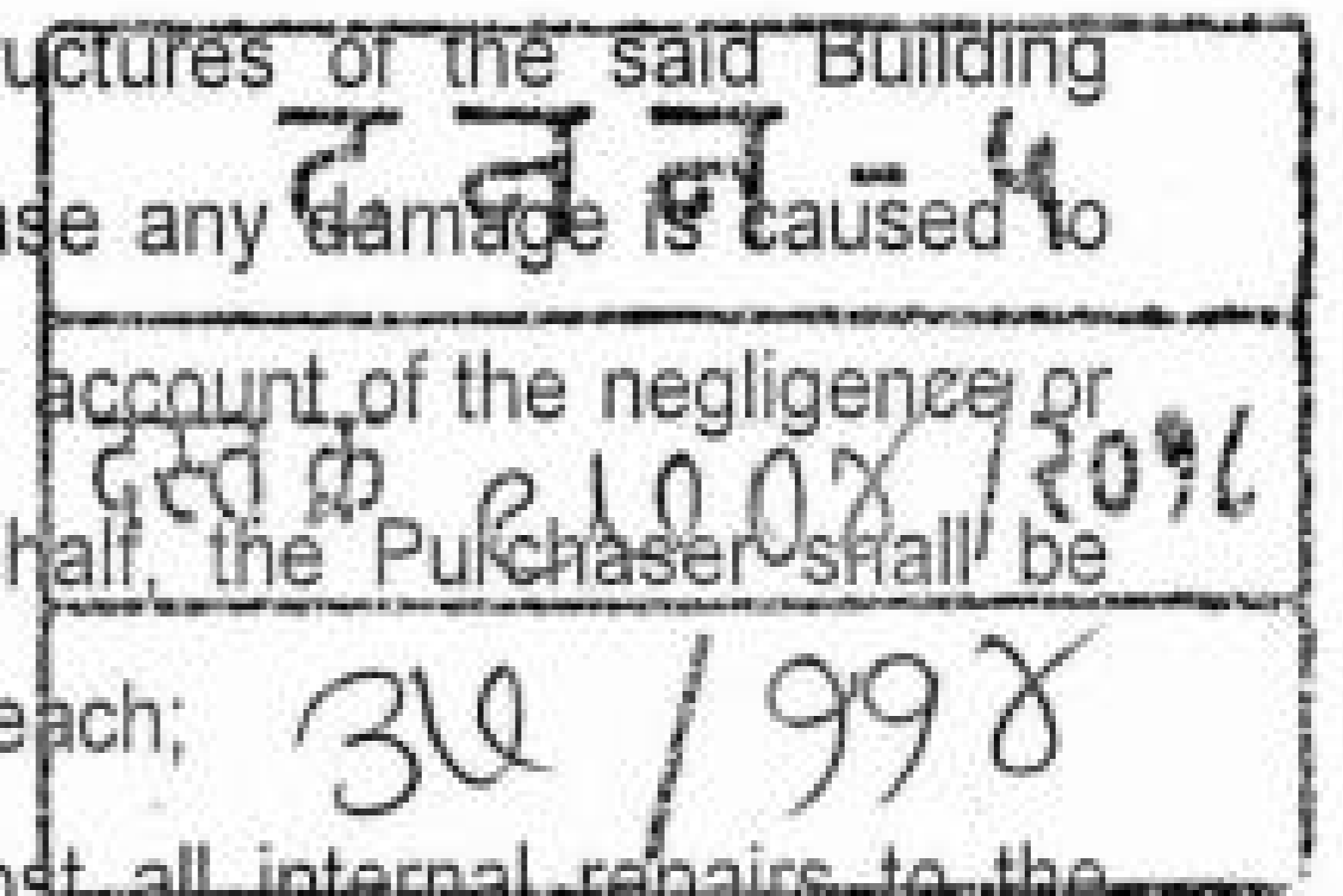
- (a) to maintain the Premises at the Purchaser's own cost in good repairs and condition from the date, possession of the Premises is taken or notice period to take possession expires, whichever is earlier and shall not do or suffer to be done anything in or to the said Building, staircase/s or passage/s which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the said Building or the Premises or part thereof.



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- (b) not to affix air conditioner/s at any other place other than at the location earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Building or any part thereof in any manner whatsoever;
- (c) not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the said Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Building including the entrance thereof. In case any damage is caused to the Premises or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach;
- (d) to carry at the Purchaser's own cost all internal repairs to the Premises and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and not to do or suffer to be done anything in the Premises or the said Building which is in contravention of rules, regulations or bye-laws of the concerned local public authority;
- (e) not to demolish or cause to be demolished the Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof nor alter the elevation of the said Building and to keep the portion, sewers, drain pipes in the Premises and appurtenances thereto in good repair and condition so as to support, shelter and protect other part of the said Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the Premises or the common areas;
- (f) not to shift or alter the position of either the kitchen or the toilets in the Premises which would affect the drainage system of the Premises / or any part thereof in any manner whatsoever or do any act which would cause leakage, seepage in the Premises or the flats below or adjacent to the said Premises;
- (g) not to do or permit to be done any act which may render void or voidable any insurance of the Layout Land of the said Building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- (h) not to carry out any civil work or repairs, wherein the area of any internal wall is disturbed and/or altered and not to carry any extension of any sort including loft, carrying out of chhaja work,



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renovations whereby the space used/to be used inside or outside their premises gets extended;

- (i) agrees and confirms that all the deposits whether refundable or otherwise or any other amount by whatever name called, pertaining to the common amenities and facilities of the project shall be reimbursed to the Promoter by all the purchasers proportionately upon taking over the possession;
- (j) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in any portion of the said Land and the said Building;
- (k) not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said Building;
- (l) not to encroach upon or make use of any portion of the said Building not agreed to be acquired by the Purchaser;

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- (m) not to enclose flower beds, balconies or any other elevation feature or change the external elevation or colour scheme of the said Building nor of the common areas including lobby and the areas outside the main door of the concerned premises;
- (n) pay to the Promoter within 15 (fifteen) days of demand by the Promoter, the Purchaser's share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the said Building;
- (o) to bear and pay increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the TMC and/or government and/or other public authority on account of change of user of the Premises or otherwise;
- (p) to bear and pay all works contract tax, GST, swachhbharat cess, krishi kalyan cess, any other cess, charges, duty, dues etc. and such other levies, if any, which may be imposed with respect to the construction on the said Land and/or any activity whatsoever related to the Premises by the TMC and/or State/Central/ Government and/or Public Authority from time to time;
- (q) not to let, sub-let, sell, transfer, assign or create any third party rights or part with the Purchaser's interest and/or the benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained its prior consent in writing in that behalf;



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foregoing, the Purchaser hereby agrees and confirms that prior to the execution of this Agreement, the Purchaser has taken all such steps in investigation of title as he has deemed necessary and has fully apprised and satisfied himself regarding the title of the Layout Land (including the said Land) as also the Promoter's right to sell the Premises in manner contemplated hereunder and all aspects thereof (including without limitation, as regards the terms and conditions of all development and/or building permissions, and the effect thereof on the Premises and the Purchaser), after seeking all such independent legal and other advice as the Purchaser has deemed necessary, and has unconditionally and unequivocally accepted the title of the Layout Land (including the said

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Land) and the said right of the Promoter, as clear and marketable and free from all reasonable doubts, encumbrances and liens, and the Purchaser shall not seek, and hereby unequivocally and irrevocably waives, any and all legal recourse to or against the Promoter in this regard, including without limitation, under Section 18(2) of RERA;

10.8 The Promoter has informed the Purchaser, and the Purchaser hereby confirms that the Purchaser is aware that the Promoter is developing the Layout Land in a phase-wise manner and the Purchaser shall not require any of the phases thereof to be sub-divided/demarcated as per the rules of the layout approval. Accordingly, the Purchaser shall not be entitled to nor at any time hereafter, call upon or otherwise require the Promoter and/or Apex Society to sub-divide and/or otherwise demarcate and/or segregate the said Land from the remaining portion of the Layout Land, and the Purchaser shall ensure that the Society, upon its formation, shall neither be entitled to nor at anytime thereafter call upon or otherwise require the Promoter and/or Apex Society to sub-divide and/or otherwise demarcate and/or segregate the said Land from the remaining portion of the Layout Land;

10.9 The Purchaser shall have no claim save and except in respect of the Premises. All other areas including terraces, parking spaces, open spaces, etc. will remain the property of the Promoter until the said Land is transferred as herein provided subject to the rights of the Promoter as contained in this Agreement;



10.10 In case any tax, levy or imposition becomes payable subsequent to the date of possession of the Premises being taken by the Purchaser, the Purchaser shall be liable to make payment of the same as and when demanded by the Promoter and there shall be a charge on the Premises and lien automatically earmarked in favour of Promoter for such unpaid amounts (without prejudice to any other rights that may be available to

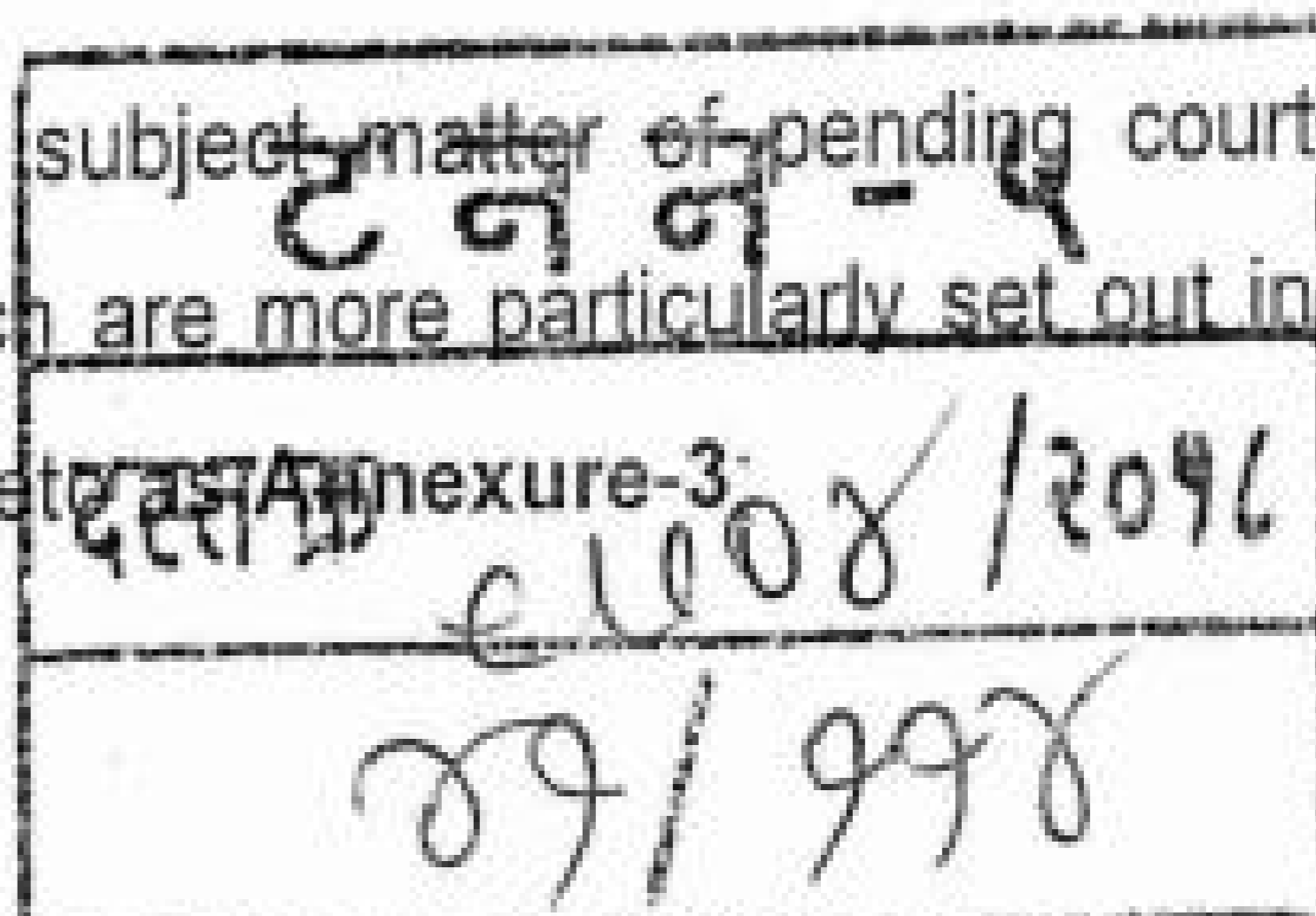
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the Promoter);

10.11 The Purchaser has agreed to purchase the Premises based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the sanctioned FSI and further FSI that may be sanctioned in future as per the Further Proposed Plans and further plans and on the understanding that all the future FSI shall belong to Promoter only;

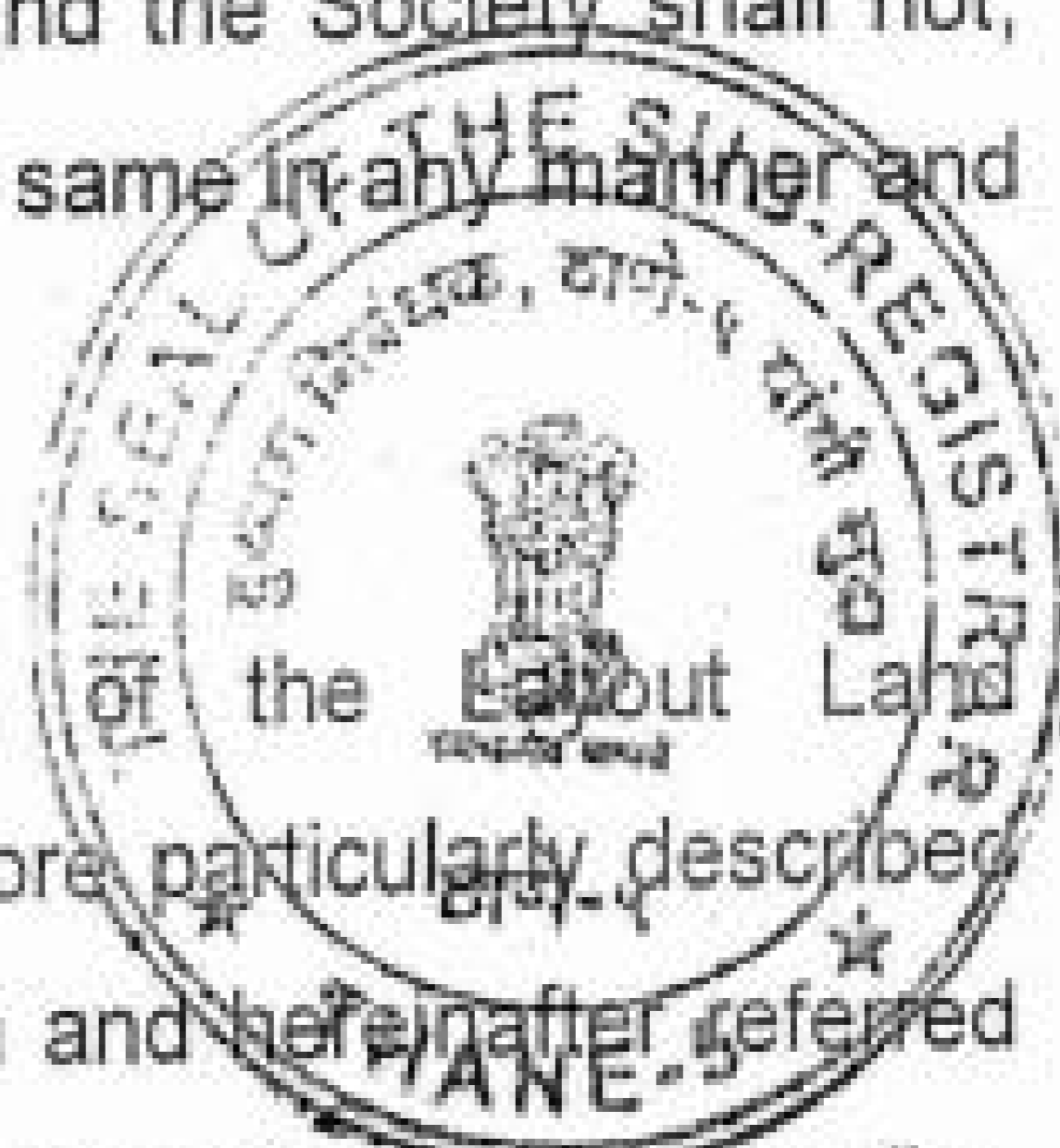
10.12 The Promoter has informed the Purchaser, and the Purchaser hereby confirms that the Purchaser is aware and has agreed to purchase the Premises with full knowledge of the following aspects affecting/in respect of the project –

(a) The entire Layout Land is the subject matter of pending court proceedings, the details of which are more particularly set out in the Title Certificate annexed hereto as Annexure-3.



(b) The podium of the said Building (including the car-parking spaces therein), shall be a restricted common area and amenity for the benefit, use and enjoyment of the purchasers/allotees/occupants of the premises in the said Building. With regard to the Club House, the right of admission to the ClubHouse shall always be reserved with the Promoter and the Promoter may at its sole discretion but subject to payment of membership fees and other charges and compliance of terms and conditions as may be imposed by the Promoters from time to time allow the use and enjoyment of the Club House to the purchasers/allotees/occupants of the premises in the First Phase Building, the said Building (including the Purchaser), the Third Phase Building, the Fourth Phase Building and/or of any additional Phase Building that may be constructed on the Layout Land at any time in future, and the Purchaser and the Society shall not, nor shall they be entitled to, object to the same in any manner and under any circumstances whatsoever;

(c) The Promoter shall on the portion of the Layout Land measuring 184 square metres (and more particularly described in the **Fifth Schedule** hereunder written and hereinafter referred to as "**the Third Phase Land**") construct a residential building (i.e. Building No.3 as per municipal sanctioned plans) consisting of ground/stilt and 23 upper floors, having a total built-up area of



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2652.07 square metres and comprising of 90 tenements (and shown in purple colour hatched lines on the Plan of the Layout Land annexed hereto as Annexure-2 and hereinafter referred to as "the Third Phase Building"). The Promoter shall construct the Third Phase Building and convey/cause to be conveyed the same to the TMC, if so directed by the TMC, together with the Third Phase Land and/or such other additional portion of the Layout Land as directed by the TMC, in accordance with the above-recited 'Housing for the Dis-housed' Scheme, and accordingly in case the TMC directs the Promoter to convey the Third Phase Land in favour of the TMC, the same shall not form part of the

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- (d) The Purchaser hereby expressly agrees that the final alignment and design of the 30 metre wide HCMTR, as approved by the concerned authority shall be binding upon the Purchaser and the Society, and that in the event the permission granted by the Thane Municipal Commissioner with respect to the construction of the 9 metre wide access road is overruled/revoked, neither the Purchaser nor the Society shall raise any rights/claim any damages in respect thereof against the TMC and/or the Promoter.
- (e) The Purchaser hereby expressly agrees that in case the 9 metre wide access road is to be elevated if the HCMTR design is at ground level (i.e. it is not elevated) then the cost of doing so shall be borne by the Promoter and no claim of cost reimbursement will be considered by the TMC.
- (f) The Purchaser hereby expressly agrees that the Approval dated 1st June, 2015 vide V.P. No. S05/0079/14 granted by the Thane Municipal Commissioner for constructing the 9 metre wide access road, can be revoked at any time in the future, if the same is an obstacle to the HCMTR execution.



- (g) The Purchaser agrees and confirms that neither the Purchaser nor the Society shall claim any compensation, whether in the form of development potential or otherwise, for DP Roads and 9 metre wide access road, constructed or to be constructed by the Promoters in the Larger Layout Land/Layout Land.

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10.13 The Promoter has specifically informed and disclosed to the Purchaser, and the Purchaser hereby agrees and confirms, that the Purchaser shall be bound by all the undertakings given by the Promoter to various authorities and all the terms, conditions and restrictions contained in the various no objections and permissions (including the CC and NOC for firefighting) including but not limited to any other matters granted by various authorities with respect to the said Building and the Purchaser agrees and confirms to have read, agreed and understood all such undertakings and irrevocably agrees to abide by the same as if the same is being given by the Purchaser himself to the said authorities.

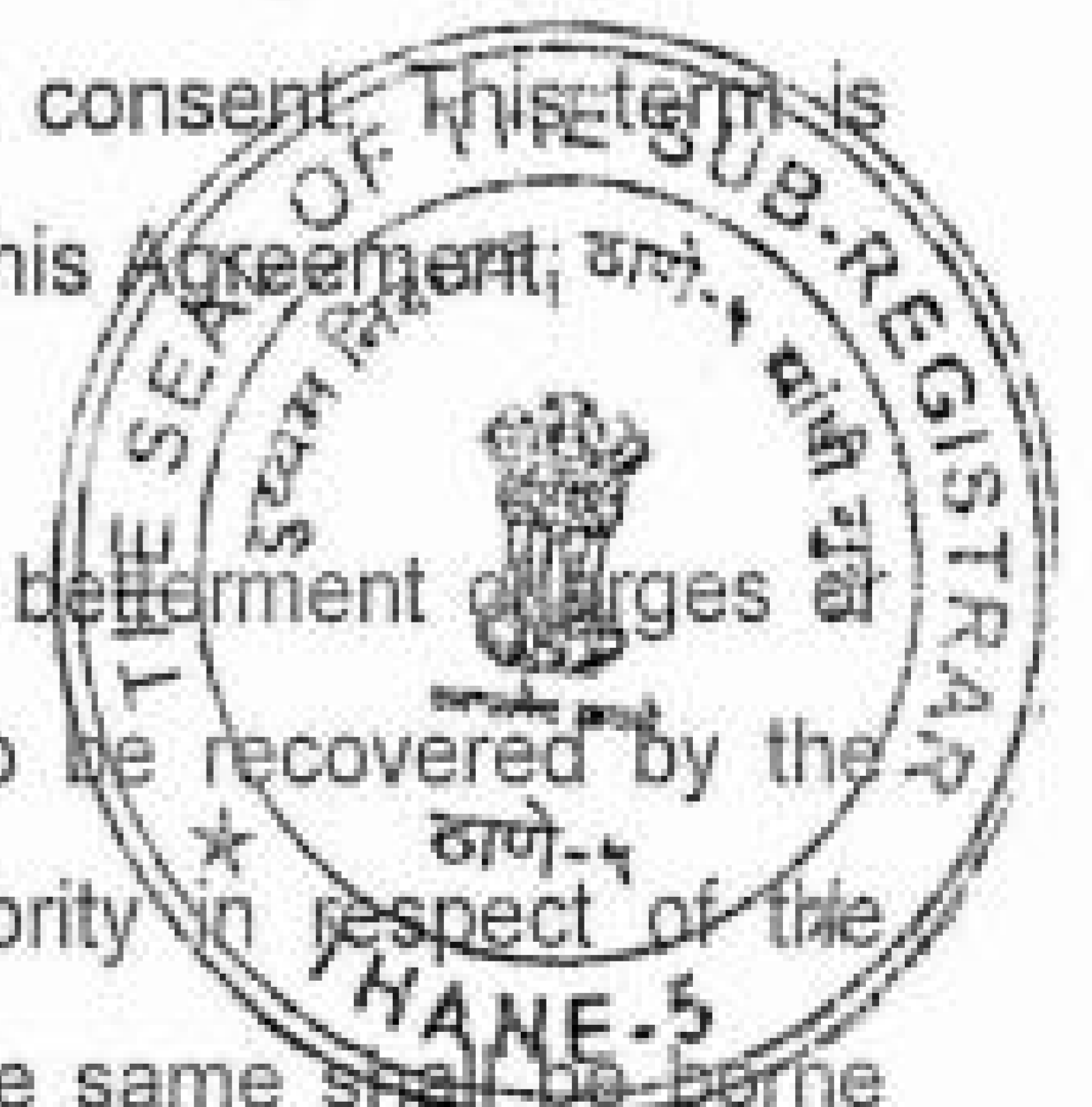
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10.14 The Purchaser agrees that in case the Purchaser is an NRI or non-resident/foreign national of Indian origin/foreign national/foreign company or non-resident, then in that event, the Purchaser shall be solely responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act, Reserve Bank of India Act and rules/guidelines made/issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. In case any such permission is refused or subsequently found lacking by any statutory authority, the same shall constitute breach of the terms hereof. In case there is a shortfall in the amount received from the Purchaser while remitting any amounts online on account of currency difference or fluctuation, the Purchaser shall make good the shortfall payment by the due date as any delay beyond the due date shall accrue interest and other consequences as specified herein;

10.15 The Purchaser shall not have any right and the Purchaser shall not in any manner sell, transfer, assign, lease, license and/or alienate and/or deal with or otherwise dispose of in any manner whatsoever, the Premises and/or any part thereof / rights and/or benefit under this Agreement to any person without obtaining Promoter's prior written consent. This term is one of the fundamental terms and the essence of this Agreement.

10.16 If at any time any additional development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the TMC/Government and/or any other Public Authority in respect of the Layout Land or in respect of the said Building, the same shall be borne and paid by all the purchasers of premises in the said Building in proportion to the respective area of their respective premises;

10.17 The Promoter shall have a first lien and charge on the Premises in



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respect of all amount/s (including interest thereon) which become due and/or payable by the Purchaser to the Promoter (under the provisions of this Agreement) till such time as the said outstanding amounts (including interest thereon) are received by the Promoter in full;

10.18 The Purchaser and/or the Society shall not, nor shall they be entitled to require partition of the said Land and/or the said Building and/or of the Purchaser's interest therein, and the same shall never be partitioned;

10.19 All consents and covenants given by, and all restrictions imposed upon, the Purchaser hereunder, shall in addition to the Purchaser, be binding upon and fully enforceable against all persons in whose hands the Premises may from time to time come and the Society, at the instance of the Promoter and/or the Promoter's assigns (including without limitation the owners/allotees of the premises in the other buildings that may be constructed on the Layout Land for whose benefit and/or for the beneficial enjoyment whereof, such consents/covenants have been given by, and restrictions imposed upon, the Purchaser).

11. OUTGOINGS

11.1 Within 15 (fifteen) days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupation, irrespective of whether possession is taken or not the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of the outgoing in respect of the said Land and the said Building namely local taxes betterment charges or such other levies by the concerned local authority and/or governmentsub-station and cable cost water charges, electricity charges, common lights, insurance, repair and salaries of clerks, bill collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Land and the said Building. Until the Society is formed and the said Building is transferred to the Society in manner contemplated herein, and the said Land is conveyed in favour of the Apex Body, the Purchaser shall pay to the Promoter such proportionate share of the outgoing as may be determined by the Promoter. The Purchaser agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Promoter provisional monthly contribution of Rs.5,904/-per month towards the outgoing regularly on the 7th of every month in advance and shall not withhold the same for any reason. The amounts so paid shall not carry any interest and remain with the Promoter until the conveyance of the said Building is executed in favour of the Society in manner contemplated herein, and the said Land is conveyed in favour of the Apex Body; On such conveyance, the aforesaid



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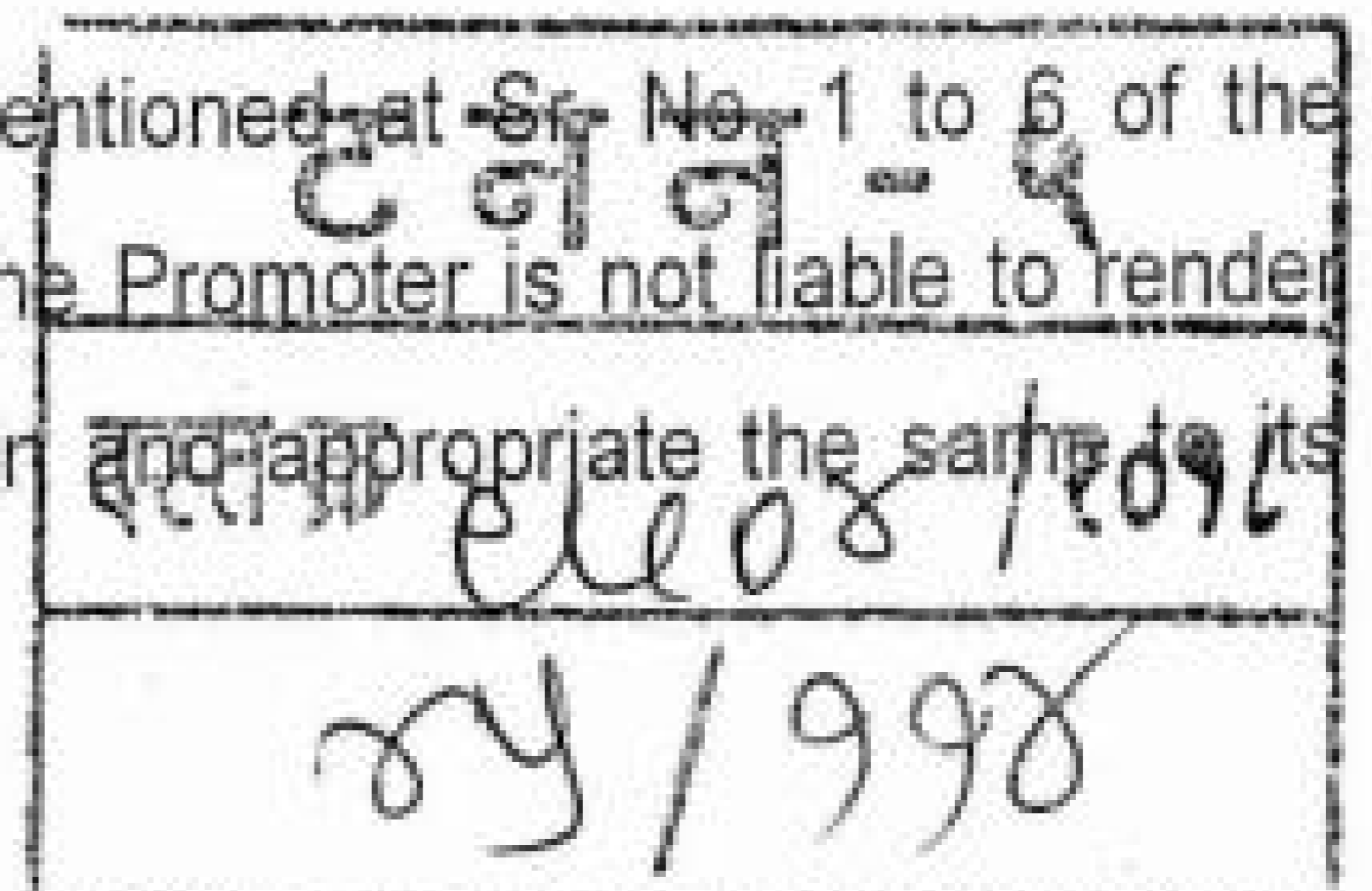
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deposits (less deductions) shall be paid over by the Promoter to the Society or the Apex Body, as the case may be.

11.2 The Purchaser shall, on demand and/or before taking possession of the Premises, pay to the Promoter the property taxes, maintenance and other one-time charges mentioned in **Eighth Schedule** hereunder written (hereinafter referred to as "**the Other Charges**").

11.3 The Other Charges to be collected by the Promoter under Clause 11.2 above shall be further increased by applicable rate of GST for the time being in force and shall be payable as and when called for by the Promoter but in any case before taking possession of the Premises.

11.4 It is agreed in respect of amounts mentioned at Sr. No. 1 to 6 of the **Eighth Schedule** hereunder written, the Promoter is not liable to render accounts and shall be entitled to retain and appropriate the same to its account.



11.5 The Promoter shall render the account in respect of the amounts mentioned at Sr. No. 8 to 11 of the **Eighth Schedule** hereunder written and the unspent balance, if any, of the amounts mentioned therein shall be transferred to the Society's account, without any interest on the amounts received from the Purchaser, at the time of handing over the management and charge of the said Building to the Society. In case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate.

11.6 It is clarified that the list of Other Charges mentioned in the **Eighth Schedule** hereunder written is only indicative and not exhaustive and in case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate. It is further clarified that the amount of charges mentioned in the **Eighth Schedule** is only indicative and the Purchaser agrees to pay to the Promoter, such additional increased charges as the Promoter may indicate.

11.7 A corpus fund will be set-up for the repair and maintenance of the said Building and Common Amenities and Facilities (**Corpus Fund**). The Purchaser hereby covenants with the Promoter that the Purchaser shall pay to the Promoter the amounts more particularly mentioned at item no. 7 of Other Charges in the **Eighth Schedule** hereunder written towards the



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non-refundable contribution to the Corpus Fund. The Promoter shall be entitled to use the Corpus Fund for payments towards the maintenance and/or up-keep of the said Building and common amenities and facilities until formation of the Society and/or Apex Body and transfer of the Corpus Fund by the Promoter to the Society / Apex Body. In case of short fall the Purchaser agrees to pay to the Promoter, such additional amount towards Other Charges under such other heads as the Promoter may indicate;

11.8 The Purchaser on or before Date of Handover, undertakes to deposit with the Promoter an interest free refundable amount, by way of deposit as a security ("**Fit out Deposit**") against any damages that may be caused to the said Building or common amenities and facilities while entering into the Premises whether with/without his furniture, fixtures, equipment and materials etc. and/or during the implementation of the fit-out/interior works in the Premises. This Fit-out Deposit shall be refunded by the Promoter to the Purchaser upon completion of the fit-out/interior works in the Premises by the Purchaser or on completion of 1 (one) year from the date of receipt of Occupation Certificate by the Promoter with respect to the said Building, whichever is later, subject to no damage being caused to any part of the Premises, the said Building and common amenities and facilities and subject to no Building materials, debris etc. lying on the site. The Promoter shall not be responsible for any kind of loss and/or damage and/or theft in respect of the materials of the Purchaser lying in the Premises. The Purchaser also agrees to the following further conditions, in connection with carrying out fit-out / interior works in the Premises -

- (a) The Purchaser shall be permitted/allowed to commence fit-out/interior works in the Premises after making all payments in pursuance of this transaction/as per this Agreement and after complying with the terms and conditions of this Agreement;
- (b) The work of Fit-out shall be carried out within reasonable and permissible hours, preferably between 9.00 am to 1.00 pm and 3.00 pm to 7.00 pm so that it does not cause disturbance to the other occupants of the premises in the said Building;

Prior to carrying out the Fit-out works in the Premises, the Purchaser shall give to the Promoter in writing, the plans and the details of the nature of fit-out / interior works to be carried out for which the Promoter shall issue written permission;

(d) The Promoter shall be entitled to inspect all fit-out/interior works carried out by the Purchaser. In the event the Promoter finds that the nature of fit-out/interior work being executed by the Purchaser is harmful to the Premises, or the other flats in the said Building, or

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to the structure, façade and/or elevation of the said Building, then the Promoter shall be entitled to stop such fit-out/interior works forthwith and the Purchaser shall not be entitled to dispute or claim any reimbursement from the Promoter for any loss suffered by the Purchaser for such stoppage of fit-out/interior works;

- (e) The Purchaser will ensure that the debris from the fit-out/interior works are to be dumped in an area earmarked for the same and will be cleared by the Purchaser, on a daily basis at no cost to the Promoter and no nuisance or annoyance to the other purchasers. All cost and consequences in this regard will be to the account of the Purchaser;
- (f) The Purchaser will further ensure that his contractors and workers during execution of the fit-out / interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet waste, water line or soil line or in any other place other than those earmarked for the same, which may block the flow of waste water, thus resulting in perennial choking and leakage in the Premises or the said Building;
- (g) The Purchaser shall ensure that the contractors and workers do not use or spoil the toilets in the Premises or the said Building and shall use only the toilets earmarked by the Promoter for this purpose;
- (h) All materials brought into the Premises or in the compound of the said Building for carrying out fit-out/interior works will be at the sole cost, safety, security and consequence of the Purchaser and the Promoter will not be held responsible for any loss/theft/damage to the same;
- (i) During the course of carrying out fit-out / interior works, if any workmen sustains injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Purchaser at his own cost and that the Promoter will not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone;
- (j) During the execution of fit-out / interior works, if any of the Purchaser's contractor/ workmen/ agent/ representatives misbehave or if any of them is found to be in a drunken state and/or found spitting tobacco/pan, the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the Premises or the said Building again;
- (k) The Purchaser shall extend full cooperation to the Promoter, its agents, contractors to ensure good governance of such works;

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- (l) The Purchaser shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any fit-out / interior works or thereafter;
- (m) If, any damage, of whatsoever nature is caused to the exterior of the Premises and/or other units / areas in the said Building or any part thereof by the Purchaser and/or his contractor / workmen / agents / representatives, neither the Promoter nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that the Purchaser alone will be responsible for the same and the Purchaser shall indemnify and keep duly indemnified the Promoter in this regard. It being clarified that the Purchaser shall always be solely responsible for any damage within the Premises;

- (n) The Purchaser is aware that the Purchaser shall be required to immediately repair the damages caused by him/his workmen during the implementation of the fit-out/interior work at his cost and expenses. In the event the Purchaser fails to rectify the damages, then in that event, the Purchaser confirms that the Promoter may carry out the rectification works at the Purchaser's costs and expenses and that the Purchaser shall have no objection if the same is deducted/ adjusted from the Fit-out Deposit. In the event of any recovery /adjustment / appropriation from the Fit-out Deposit as stated above by the Promoter, the Purchaser shall immediately reimburse the deficit / shortfall in the Fit-out Deposit so as to maintain the amount of the Fit-out Deposit until it is refunded by the Promoter subject to terms hereof. The Purchaser further agrees and confirms that unpaid amounts in respect thereto shall be deemed to be unpaid amounts by the Purchaser to the Promoter under this Agreement.

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows -

12.1 The Promoter has the requisite rights to carry out development upon the Plot;

12.2 The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the said Building and shall obtain requisite approvals from time to time to complete the development of the project;



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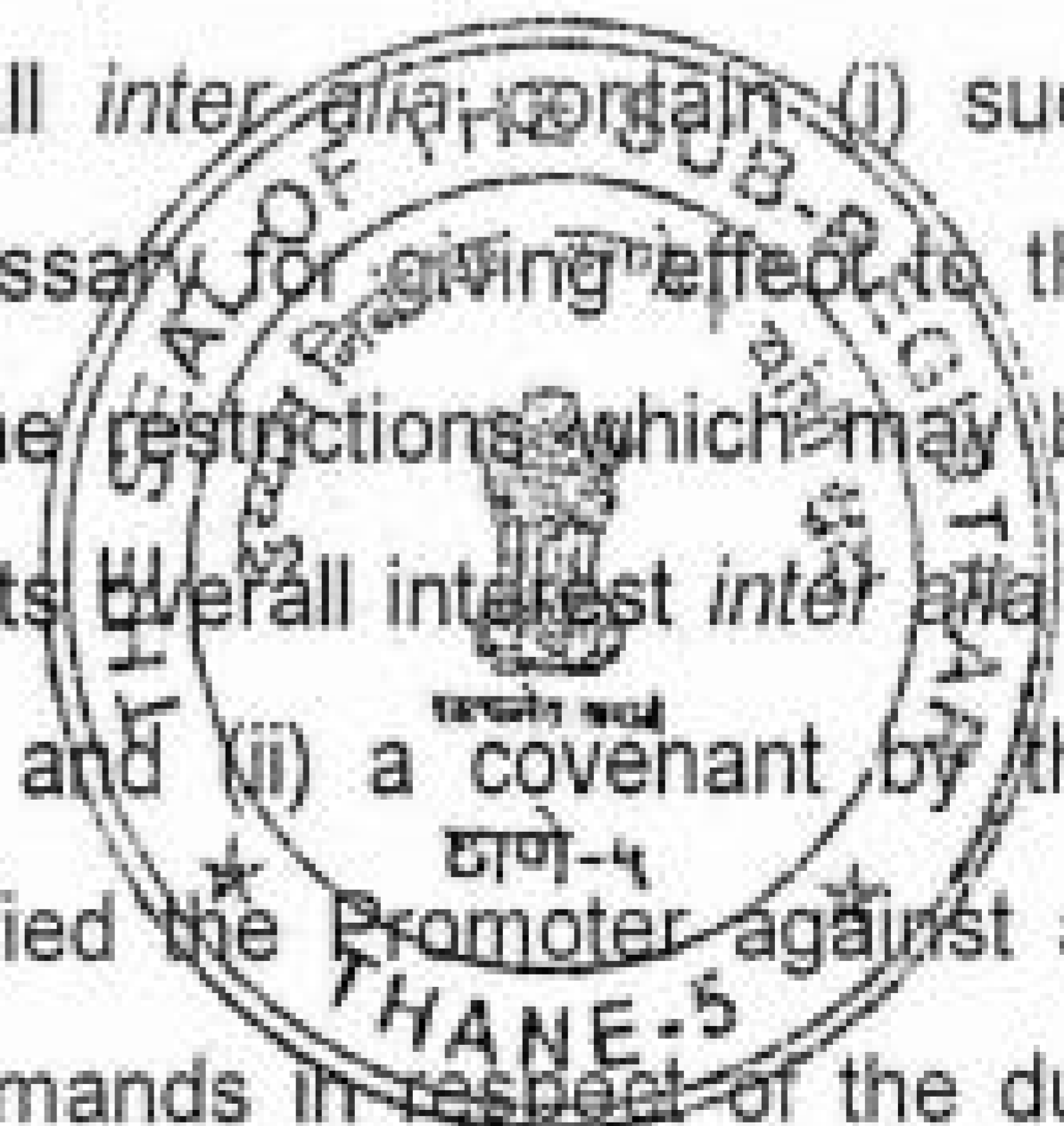
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- 12.3 There are no encumbrances upon the Layout Land or the project except those disclosed in the title report and/or MAHARERA Website;
- 12.4 There are no litigations pending before any Court of law with respect to the Layout Land and/or the project except those disclosed on the MAHARERA Website;
- 12.5 All approvals, licenses and permits issued by the competent authorities with respect to the project, are valid and subsisting and have been obtained by following due process of law;
- 12.6 The Promoter has the right to enter into this Agreement;
- 12.7 The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Land and/or the Premises which will, in any manner, affect the rights of Purchaser under this Agreement; and
- 12.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Premises to the Purchaser in the manner contemplated in this Agreement.

13. **FINAL TRANSFER DOCUMENT**

- 13.1 The Promoter shall, within 3 (three) months of receipt of the full Occupation Certificate in the said Building transfer to the Society the super-structure of the said Building by executing/causing to be executed the necessary deed of conveyance in favour of the Society and such conveyance shall be in keeping with the terms and provisions of this Agreement.
- 13.2 The Deed of Conveyance to be executed in respect of the Layout Land (including the said Land, but excluding the Third Phase Land and/or such other additional portion of the Layout Land as may be directed by the TMC, as aforesaid) and the basement (if any) and/or podium(s) of each of the buildings constructed on the Layout Land (excluding the Third Phase Building) in favour of the Apex Body shall *inter alia* contain (i) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by the Promoter for safeguarding its overall interest *inter alia* in the said Land and the unsold premises, and (ii) a covenant by the Purchaser to indemnify and keep indemnified the Promoter against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein. In addition to and without prejudice to the foregoing, the

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Purchaser is aware and hereby confirms that the Promoter has acquired/shall be acquiring certain additional lands adjoining portions of the Layout Land, with the intent of developing the same as a separate real estate development, distinct from the development of the Layout Land (hereinafter referred to as "the Other Layout"). For the purpose of the development the Other Layout and subsequently for the beneficial enjoyment of the Other Layout upon completion of development thereof, the Promoter and its assigns (which shall without limitation, also include the owners/allottees/occupants of premises that may be constructed thereon from time to time, in future) shall be entitled to an unfettered and perpetual right of way over the portions of the Layout Land as may be decided by the Promoter in its sole discretion, and to be more particularly detailed in the aforesaid Deed of Conveyance to be executed in respect of the Layout Land.

The Promoter's advocate shall prepare and/or approve the Deed of Conveyance to be executed in favour of the Apex Body and as also the aforesaid Deed of Conveyance in favour of the Society. All costs, charges, expenses including stamp duty, registration charges and expenses in connection with the preparation and execution of the said (a) Deed of Conveyance in favour of the Society, shall be borne and paid by all the purchasers of the various premises in the said Building and/or the Society, and (b) Deed of Conveyance in favour of the Apex Body, by the Apex Body and/or all the purchasers of the various premises in the buildings (excluding the Third Phase Building) constructed on the Layout Land (including the said Building).

13.4 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Premises or any part thereof or of the said Land or the said Building or any part thereof.

13.5 The Promoter shall, after completing all the phases of the development of the Layout Land and within 3 (three) months from receipt of the full occupation certificate of the last of the buildings to be constructed on the Layout Land, convey/cause to be conveyed to the Apex Body the Layout Land (including the said Land) but excluding the Third Phase Land, and such conveyance shall be in keeping with the terms, and provisions of this Agreement.



PHASE-WISE DEVELOPMENT OF THE LAYOUT LAND

The Purchaser acknowledges that the development of the Layout Land shall be in accordance with the scheme for development, as may be modified from time to time, in phases.

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14.2 The Purchaser and the Society shall fully co-operate with the Promoter in the matter of implementation of the scheme for development of the Layout Land and the infrastructure and common amenities and facilities of the Layout Land (including the said Land) without creating any obstruction or interference. The Purchaser has been put to the specific notice that during the course of the development there may be (a) a temporary suspension of common amenities and facilities (b) a temporary suspension of services and utilities (c) hardship and inconvenience to the Purchaser and the Society. The Promoter shall not be liable for any loss or damage or be subjected to any civil or criminal proceedings in this behalf.

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14.3 It is further agreed that in view of the fact that some of the approvals obtained and to be obtained will be in respect of the development on the Layout Land (including the said Land), the Purchaser and the Society when formed will not commit any breach or default which will result in the validity of the approvals obtained and to be obtained being vitiated.

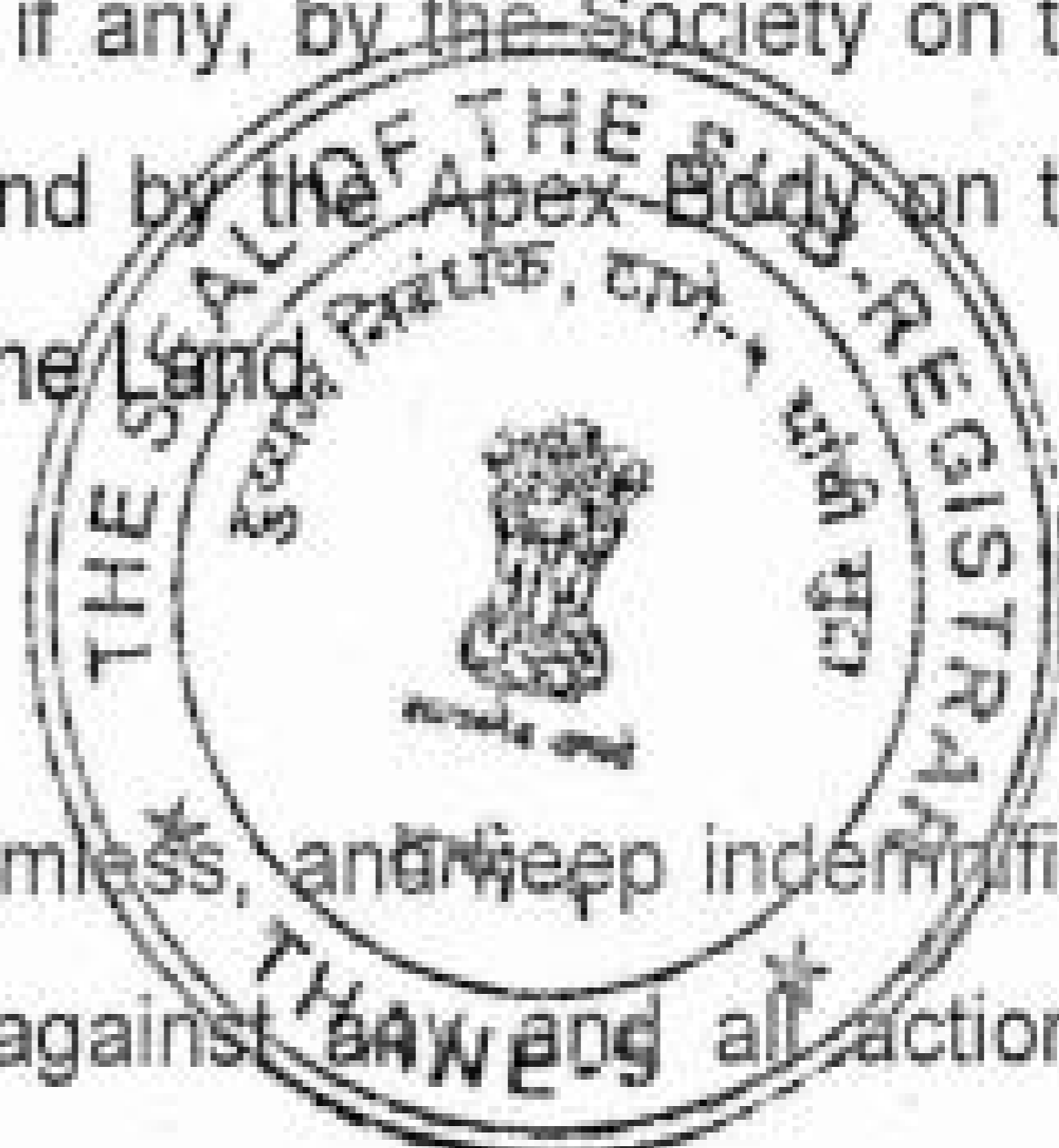
14.4 The said Building and other building/s and development in the project will have provision to facilitate use/benefit of the infrastructural facilities/conveniences by the purchasers of premises in the said Building and development in the project (including ingress/ egress to and from the parking spaces, lift lobbies, entrance lobbies, etc.) as may be finalised by the Promoter, at its sole discretion (considering that the project is being developed as a composite project to be carried out in phases), in accordance with the applicable rules and regulations.

15. STAMP DUTY AND REGISTRATION

The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser alone. The Purchaser shall at his individual cost and expenses, lodge this Agreement before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard the Promoter shall attend such office and admit the execution thereof. Apart from the above the Purchaser shall also pay to the Promoter, Purchaser's share of stamp duty, registration charges and incidental/miscellaneous expenses payable, if any, by the Society on the Deed of Conveyance of the said Building and by the Apex Body on the Deed of Conveyance *inter alia* in respect of the Land.

16. INDEMNIFICATION BY THE PURCHASER

The Purchaser shall indemnify and hold harmless, and keep indemnified and harmless the Promoter of, from and against all actions,



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

17. **METHOD OF CALCULATION OF PROPORTIONATE SHARE**

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other purchasers in project, the same shall be in proportion to the carpet area of the Premises to the total carpet area of all the premises in the project.

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ENTIRE AGREEMENT

This Agreement along with its schedules and annexures constitute the entire agreement between the parties hereto 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 Premises. The Purchaser confirms that there are no representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing.

19. AMENDMENTS

This Agreement will not be amended, altered or modified except by a written instrument signed by both the parties.

20. SEVERABILITY

If any of the provisions of this Agreement shall be determined to be void or unenforceable under the RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the



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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 the RERA 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.

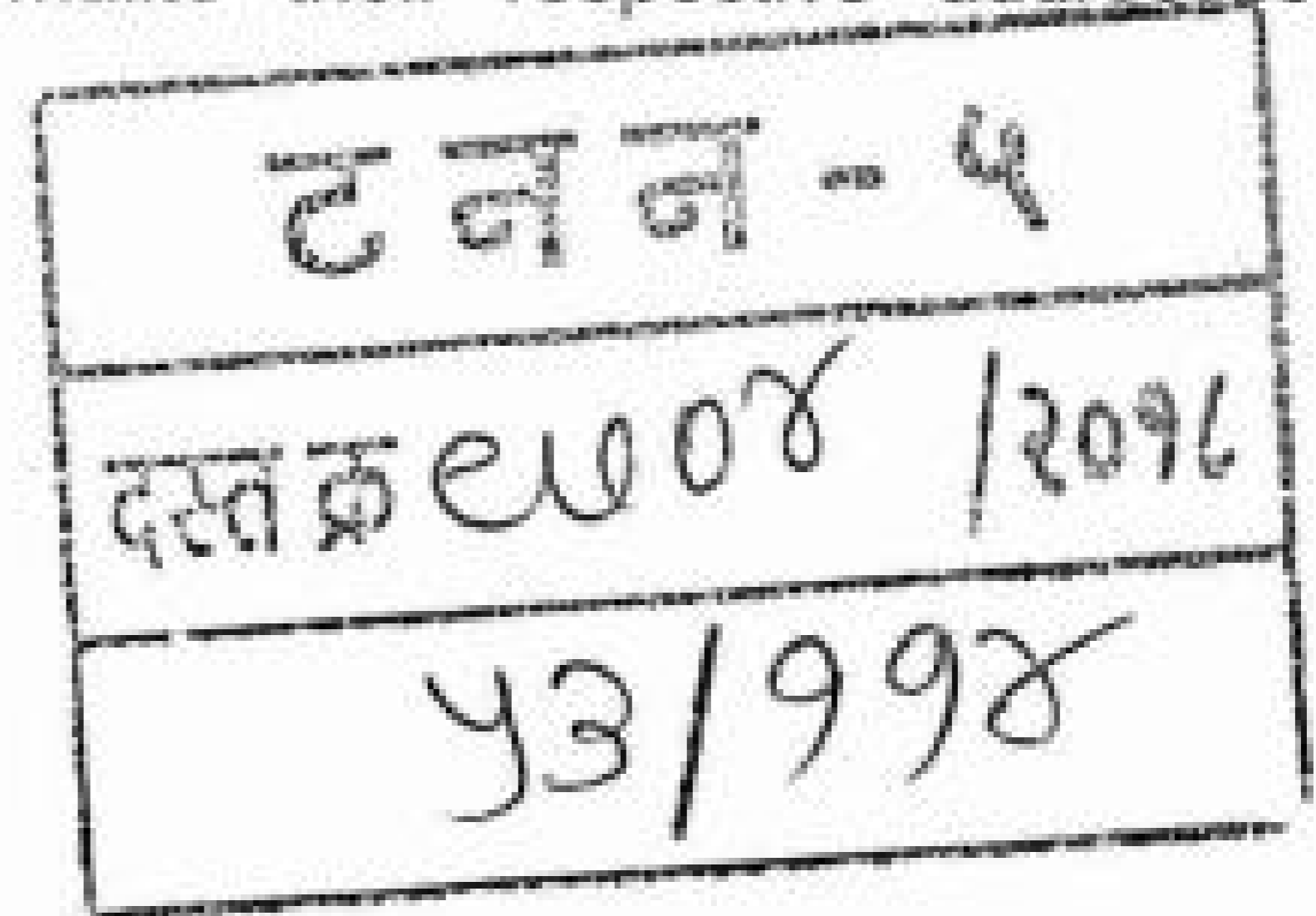
21. **FURTHER ASSURANCES**

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order 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.

22. **NOTICES**

All notices to be served on the Purchaser or the Promoter as contemplated by this Agreement shall be deemed to have been duly served, if delivered by hand, or if sent to the Purchaser or the Promoter by Registered Post A.D or by e-mail to their respective addresses specified below:

**PREM SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607**



Promoter

M/s. D. D. Associates, Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai – 400 001.

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

23. **JOINT PURCHASERS**

If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser shall be joint and several and all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all



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intents and purposes be considered as properly served on all the Purchasers.

24. **NO WAIVER**

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

25. **DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the appropriate authority as per the provisions of RERA and the Rules and Regulations thereunder.

26. **GOVERNING LAW**

26.1 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 Mumbai Courts shall have jurisdiction for this Agreement.

26.2 The Permanent Account Number details of the parties is more particularly mentioned in the **Eighth Schedule** hereunder written.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Part 1

(Description of the Part-1 Land)

All that piece or parcel of land admeasuring 1,16,044.44 square metres (and 12,720 square metres as per the 7/12 extracts in respect thereof) and forming part of the lands bearing Survey No.85 Hissa No.2 Survey No.85 Hissa No.3, Survey No.85 Hissa No.4, Survey No. 85 Hissa No. 5, Survey No. 85 Hissa No. 6, Survey No. 85 Hissa No. 7, Survey No. 86 Hissa No. 1A, Survey No. 86 Hissa No. 1B, Survey No. 86 Hissa No. 4, Survey No. 87 Hissa No. 17, Survey No. 87 Hissa No. 18, Survey No. 87 Hissa No. 19, Survey No. 96 Hissa No. 4, Survey No. 96 Hissa No. 5, Survey No. 96 Hissa No. 6, Survey No. 97 Hissa No. 1, Survey No. 97 Hissa No. 2B, Survey No. 97 Hissa No. 2C, Survey No. 99 Hissa No. 1. Survey No. 282 Hissa No. 5, Survey No. 282 Hissa No. 6, Survey No. 85 Hissa No. 1, Survey No. 97 Hissa No. 2A and Survey No. 282 Hissa No. 1 situate lying and being at Brahmand Road, off Ghodbunder Road, Thane (West) -- 400 607.



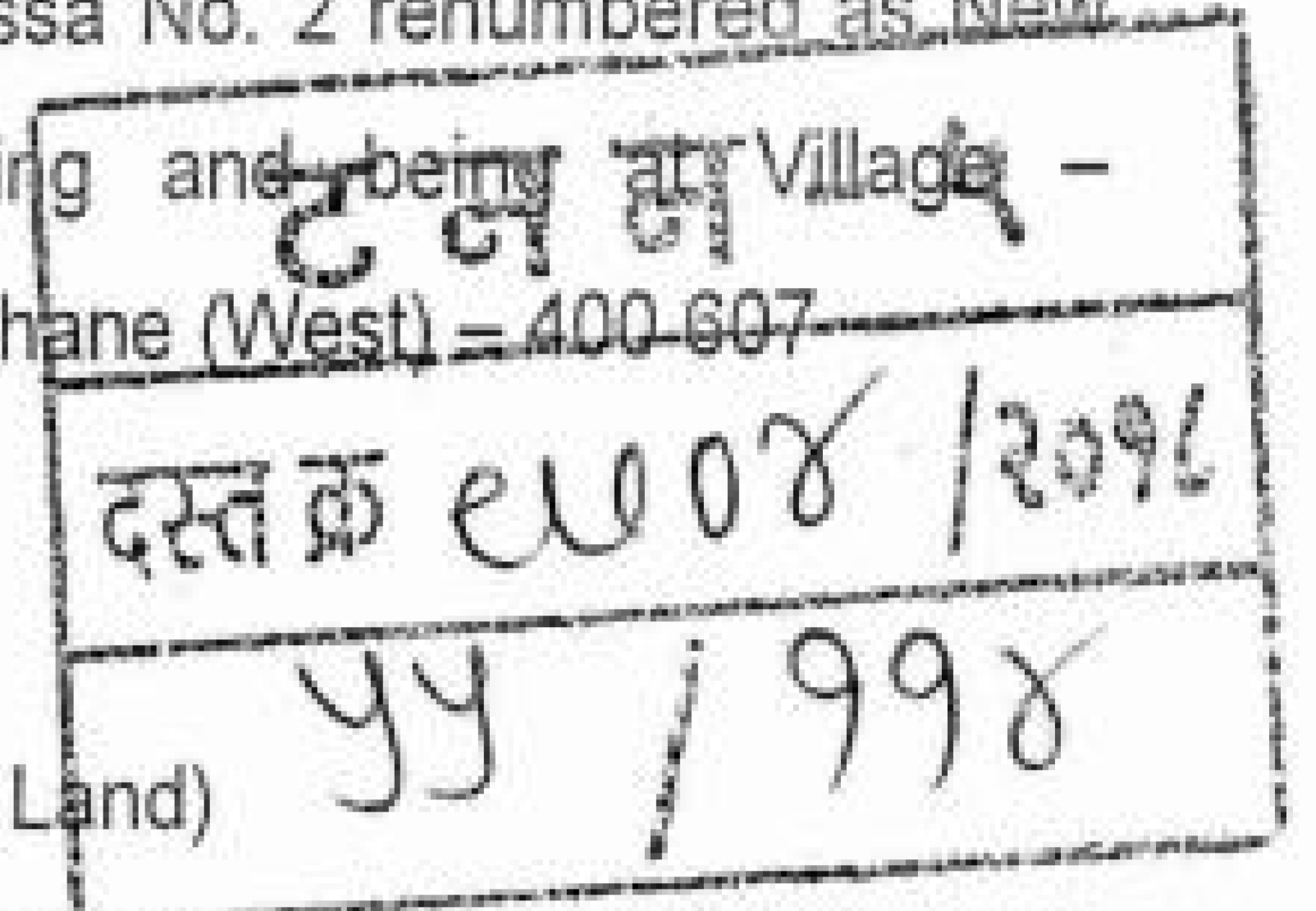
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Part 2

(Description of the Part-2 Land)

All that piece or parcel of land admeasuring 30,410 square metres and forming part of the lands bearing New Survey No.85 Hissa No.2B, New Survey No.85 Hissa No.4B and New Survey No.85 Hissa No.5B, New Survey No. 85 Hissa No. 7, New Survey No. 86 Hissa No. 1/1/C, New Survey No. 86 Hissa No. 4B, New Survey No. 87 Hissa No. 17C, New Survey No. 87 Hissa No. 18C, New Survey No. 96 Hissa No. 4C and New Survey No. 99 Hissa No. 2 renumbered as New Survey No. 99 Hissa No. 1 and situate lying and being at Village - Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607



Part 3

(Description of the Part-3 Land)

All that piece or parcel of land admeasuring 760 square metres and forming part of the land bearing Survey No.90 and situate lying and being at Village -Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of Larger Layout Land)

All that piece or parcel of land bearing Survey No.85 Hissa No.1C, Survey No.86-1 Hissa No.1C, Survey No.87 Hissa No.17C, Survey No.87 Hissa No.18C, Survey No.96 Hissa No.4C, Survey No.90, Survey No.85 Hissa No.1B, Survey No.86-1 Hissa No.1B, Survey No.87 Hissa No.17B, Survey No.87 Hissa No.18B, Survey No.96 Hissa No.4B, Survey No.96 Hissa No.5B, and Survey No.96 Hissa No.5C, forming part of the Part-1 Land and/or the Part-2 Land, and admeasuring 28017.22, square metres, situate lying and being at Village -KolshetBrahmand Road, off Ghodbunder Road, Thane (West) - 400 607.

THE THIRD SCHEDULE ABOVE REFERRED TO:

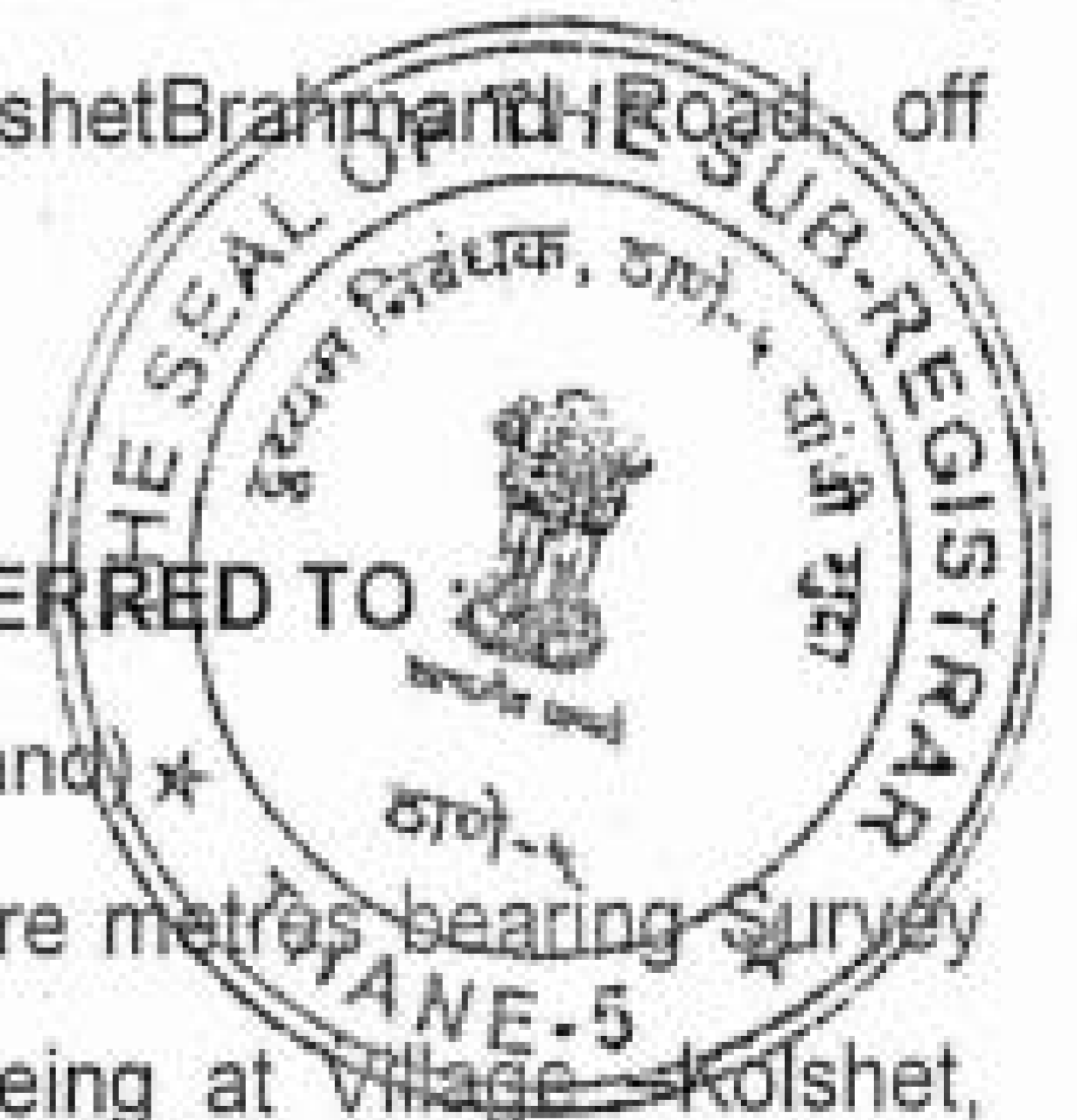
(Description of the Layout Land)

All that piece or parcel of land admeasuring 15865.33 square metres, bearing Survey No.85 Hissa No.1C, Survey No.86-1 Hissa No.1C, Survey No.87 HissaNo.17C, Survey No.87 Hissa No.18C, Survey No.96 Hissa No.4C, Survey No.90 and situate, lying and being at Village -KolshetBrahmand Road, off Ghodbunder Road, Thane (West) - 400 607

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of the First Phase Land)

All that piece or parcel of land admeasuring 461 square metres bearing Survey No.87 Hissa No.17C (Part) and situate, lying and being at Village -Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607.



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THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Description of the said Land)

All that piece or parcel of land admeasuring 1446.68 square meters bearing Survey No.87 Hissa No.17C (Part) and Survey No.96 Hissa No.4C (Part) and situate, lying and being at Brahmand Road, off Ghodbunder Road, Thane (West) - 400.607.

THE SIXTH SCHEDULE ABOVE REFERRED TO :

(Description of the Third Phase Land)

All that piece or parcel of land admeasuring 184 square metres bearing Survey No.87 Hissa No. 17 C (Part) and situate, lying and being at Village -Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607.

THE SEVENTH SCHEDULE ABOVE REFERRED TO :

(Description of the Fourth Phase Land)

All that piece or parcel of land admeasuring 360 square metres, bearing Survey No. 87 Hissa No. 17 C (Part) and situate, lying and being at Village -Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607.

THE EIGHTH SCHEDULE ABOVE REFERRED TO:

Description of the Premises

Flat No. 1501 on the 15TH floor of A wing admeasuring 56.42 square meters (equivalent to 607.3 square feet) of carpet area* in the building known as 'Dosti Pearl' in Dosti Desire - Dosti Pearl Project presently under construction on the land measuring 1446.68 square meters and bearing Survey No. 87/17C (part) and Survey No.96 Hissa No.4C (Part) and situate, lying and being at Village -Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607.

In addition to the above the Purchaser shall be entitled to use and enjoy on an exclusive basis 4.73 square meters (equivalent to 50.91 square feet) of Enclosed Balcony as appurtenant utility area (which is appurtenant and attached to the said Premises and accessible only from the said Premises) and approved in the said presently approved plans as Enclosed Balcony.

* It is clarified that the carpet area of the said Premises as defined hereinabove is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of the said Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the Flat).

(Description of Car Parking Space)

All that ONE number of parking space for parking of ONE number of cars in the



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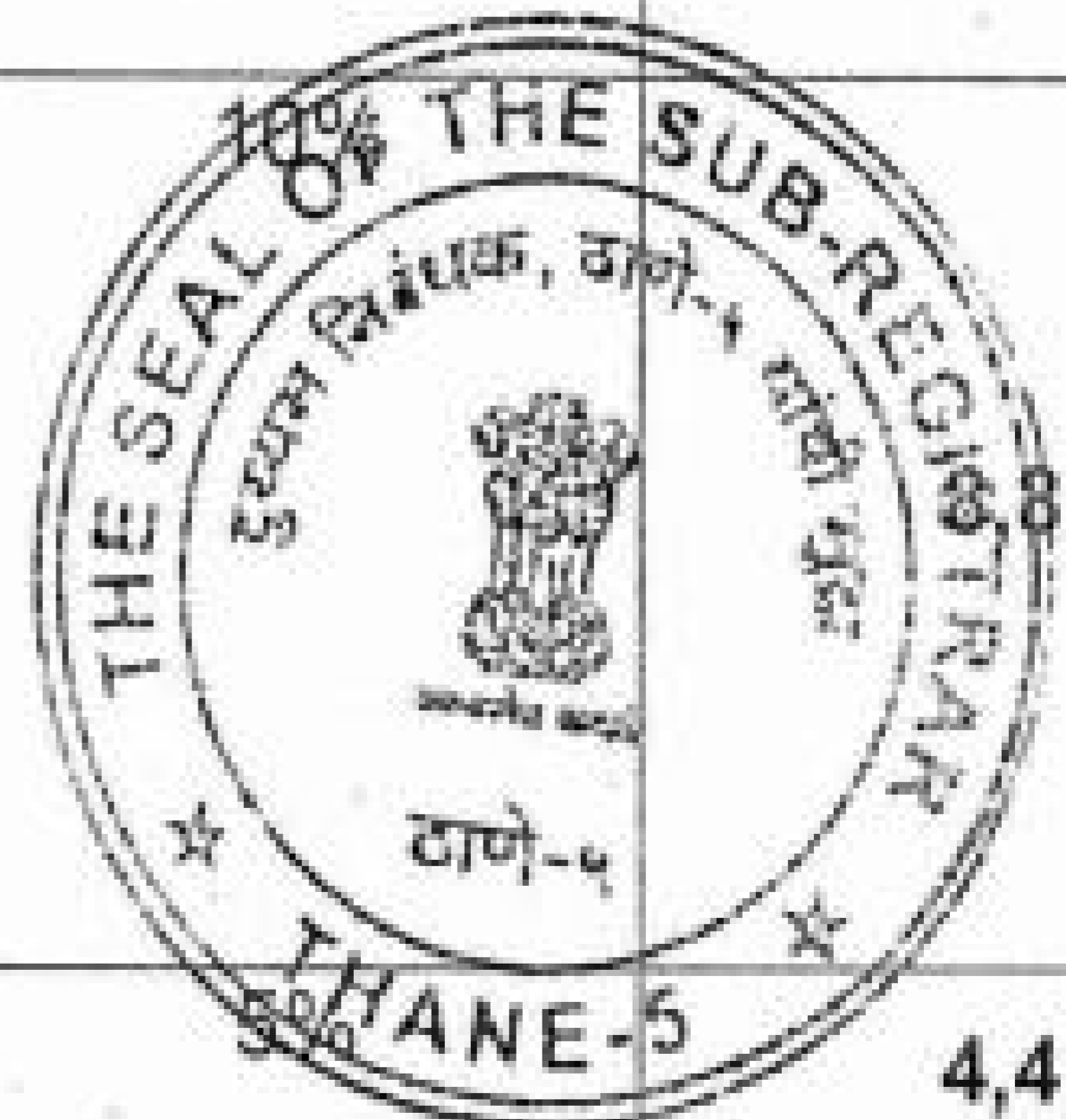
lower ground in 'Dosti Pearl' in Dosti Desire – Dosti Pearl Project presently under construction on the land measuring 1446.68 square meters and bearing Survey No. 87/17C (part) and Survey No.96 Hissa No.4C (Part) and situate lying and being at Village –Kolshet, Brahmand Road, off Ghodbunder Road, Thane (West) – 400 607.

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(Description of the consideration)

The total Consideration/Purchase Price payable by the Purchaser to the Promoter, in respect of the Premises shall be **Rs. 88,50,000/- (Rupees EIGHTY EIGHT LAKH FIFTY THOUSAND only)**. The said Consideration/Purchase Price of **Rs. 88,50,000/- (Rupees EIGHTY EIGHT LAKH FIFTY THOUSAND only)** shall be paid by the Purchaser to the Promoter in the following manner, time for such payment being of the essence of contract:

Sr. No.	Milestone	Percentage of total Consideration	Amount due & Payable (inRs.)
1	Earnest Money Deposit/Application Fee/Advance Payment	10%	8,85,000/-
2	Immediately after execution of Agreement for Sale	20%	17,70,000/-
3	On completion of Plinth of the Wing	15%	13,27,500/-
4	On or before Commencement of 5 th Slab of Superstructure of the Wing	5%	4,42,500/-
5	On or before Commencement of 10 th Slab of Superstructure of the Wing	5%	4,42,500/-
6	On or before Commencement of 15 th Slab of Superstructure of the Wing	5%	4,42,500/-
7	On or before Commencement of 20 th Slab of Superstructure of the Wing	5%	4,42,500/-
8	On Completion of Slabs including Stilt of the Wing	5%	4,42,500/-
9	On Completion of walls, internal plaster, floorings, doors and windows of the said Premises	5%	4,42,500/-
10	On Completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Premises	5%	4,42,500/-
11	On Completion of external plumbing and external plaster, elevation, terraces with waterproofing of the Wing	5%	4,42,500/-
12	On Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and other requirements as prescribed in the Agreement for Sale.		85,000/-
13	At the time of possession of the said Premises		4,42,500/-



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TOTAL:	100%	88,50,000/-
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(Other Charges)

The total Other Charges payable by Purchaser to Promoter, in respect of the said Premises shall be Rs. 5,55,432/- (Rupees FIVE LAKH FIFTY FIVE THOUSAND FOUR HUNDRED AND THIRTY TWO Only). The said Other Charges of Rs. 5,55,432/- (Rupees FIVE LAKH FIFTY FIVE THOUSAND FOUR HUNDRED AND THIRTY TWO Only) shall be paid by the Purchaser to the Promoter on demand in the following manner, time for such payment being of the essence of allotment:

Sr.No.	Description	Category	Amount (Rs)
1.	Legal charges	Non-Refundable	10000/-
2.	For formation & registration of Society	Non-Refundable	5000/-
3.	M.S.E.D.C.L. Expenses	Non-Refundable	50000/-
4.	Water Charges	Non-Refundable	35000/-
5.	Corpus Fund for Club House	Non-Refundable	35000/-
6.	Club House Membership	Non-Refundable	150000/-
7.	Corpus Fund for infrastructure & common facilities.	Deposit	35000/-
8.	Advance outgoings for 18 months	Deposit	106272/-
9.	Share of Security Deposit for 12 months	Deposit	70848/-
10.	Club Outgoings for 18 months	Deposit	17712/-
11.	Share money, application and entrance fee of the Society or such other larger sum as may be required at the time. (Additional Rs.100/- per person if number of persons exceeds 1)	Deposit	600/-
12.	Fit Out Deposit	Deposit	40000/-
	Total		555432/-

In addition to above mentioned Other Charges, the Purchaser shall also be liable to pay following Statutory Dues, as may be applicable, viz;

- Stamp Duty
- Registration Charges
- Goods and Service Tax (GST) on Purchase Price

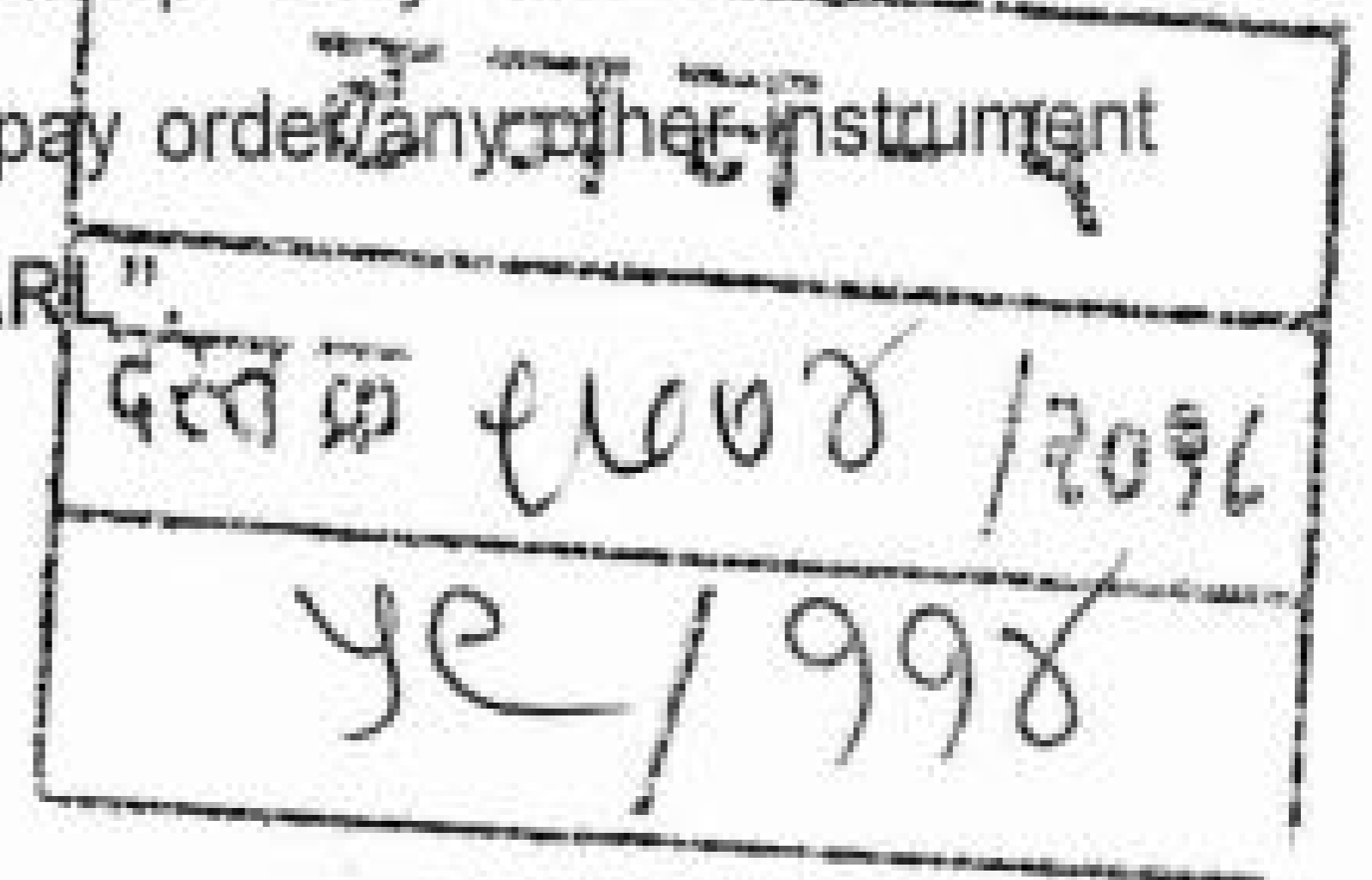


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iv. Goods and Service Tax (GST) on Other Charges

- All payments to be made by the Purchaser under this Agreement towards purchase consideration/price shall be by cheque/demand draft/pay order/any other instrument drawn in favour of "D D ASSOCIATES MASTER RERA ESCROW PEARL".
- All payments to be made by the Purchaser under this Agreement towards other charges including taxes, GST, Stamp Duty and Registration Charges shall be by cheque/demand draft/pay order/any other instrument drawn in favour of "D D ASSOCIATES PEARL".



PAN of the parties hereto:

Name as on Pan Card
M/s. D.D. Associates (AOP)
(Promoter)

PAN NO.
AAAAD3670J

PREM SINGH MASHTA
SAROJ SINGH MASHTA
(Purchaser)

ACAPM4487F

THE NINTH SCHEDULE ABOVE REFERRED TO:

(Description of Common Areas and Facilities)

- Recreational Ground

THE TENTH SCHEDULE ABOVE REFERRED TO:

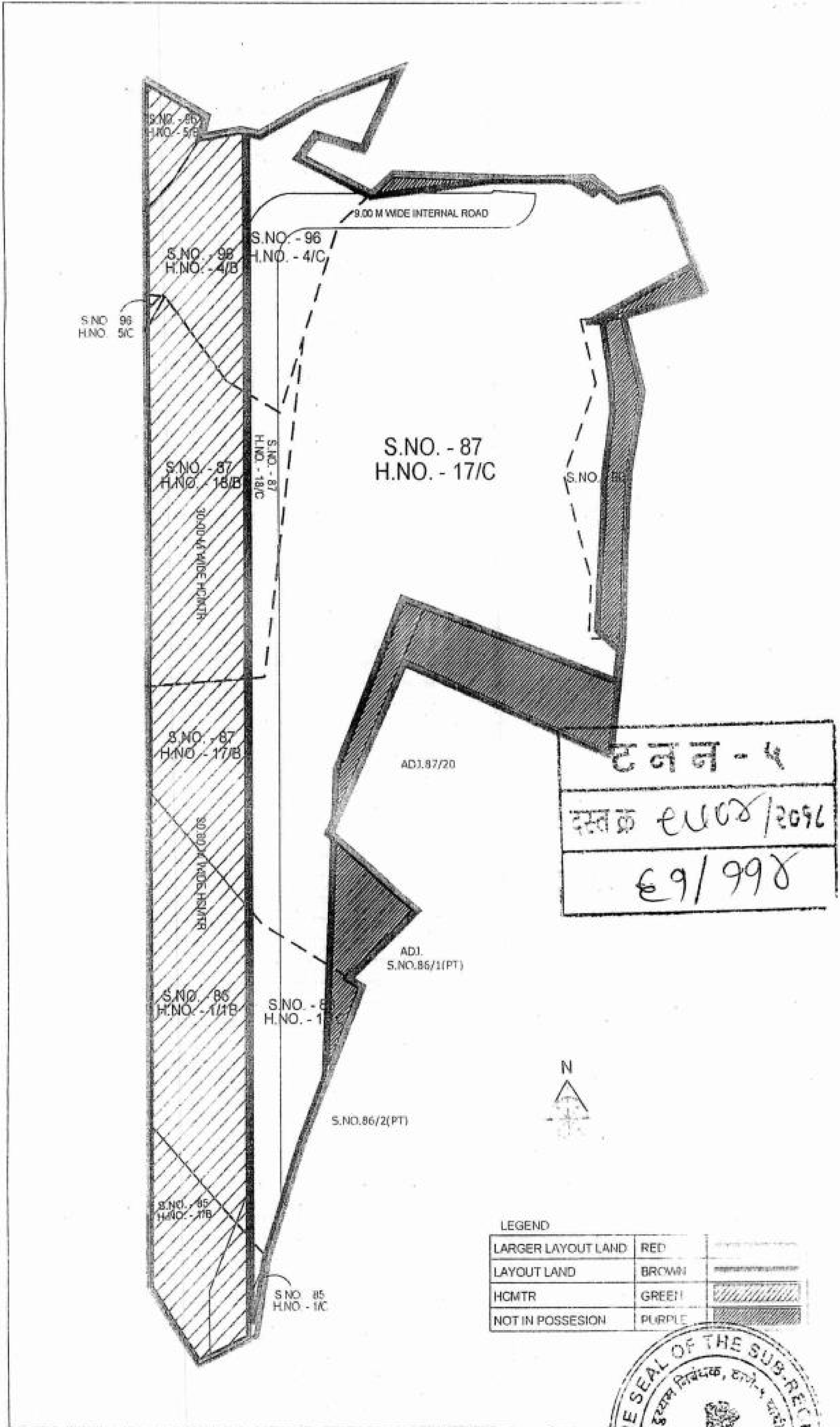
(Description of Restricted Common Areas and Facilities)

- Club House with Swimming Pool

SIGNED & DELIVERED by the)
Within named Promoter)
M/s. D.D. Associates)
through the hands of its Authorised)
Signatory MR. PANKAJ SHAH.....)
in the presence of)
1.....)
2.....)



Annexure 1



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LEGEND

LARGER LAYOUT LAND	RED	
LAYOUT LAND	BROWN	
HCMTR	GREEN	
NOT IN POSSESSION	PURPLE	



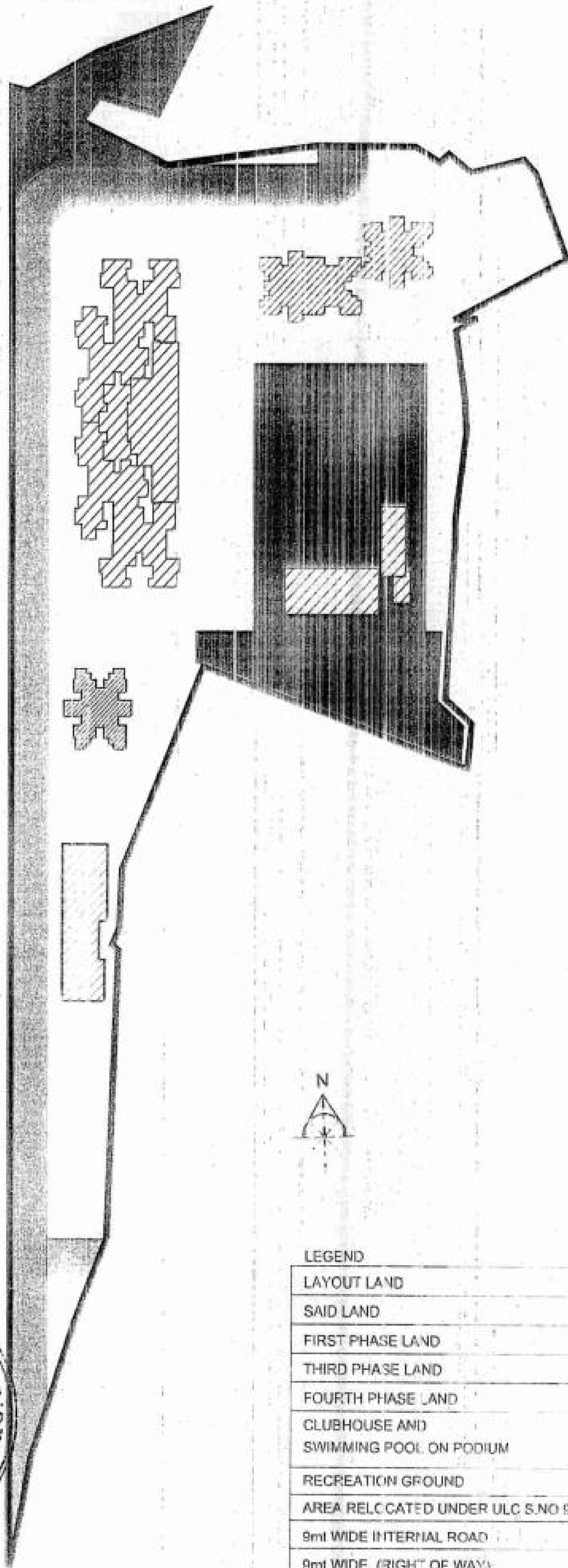
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Annexure: 2

E2/998



LEGEND

LAYOUT LAND	BROWN
SAID LAND	BLACK
FIRST PHASE LAND	GREEN
THIRD PHASE LAND	PURPLE
FOURTH PHASE LAND	ORANGE
CLUBHOUSE AND SWIMMING POOL ON PODIUM	RED
RECREATION GROUND	GREEN
AREA RELCATED UNDER ULC S.NO 90	LIGHT BLUE
9mt WIDE INTERNAL ROAD	BURNT SIENNA
9mt WIDE (RIGHT OF WAY)	CYAN



Prh

Sh

Annexure 3



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
Mobife : 7506684427/9822824181
Email : advocate_kiran2008@yahoo.com

Ref. No.: KB/DD/1094

Date : 11 JUL 2018 न - ५
दस्तावेज नं. E/08/2096
E3/998

CERTIFICATE OF TITLE

Re. :- The immovable property being land situated, lying and being at Village Kolshet, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Survey No.	Area (Sq. Mtrs.)
1.	87/17C	13810.00
		13810.00
		=====

(hereinafter referred to as the "SAID LAND").

M/s. D.D. Associates (Association of Persons) - Owners

1. M/s Thana Industrial Development Corporation (Partnership Firm) -- (Predecessors in title No. 1)
2. M/s. Darshan Enterprises (Partnership Firm) as Constituted Attorney of :
 - 2(i) Shri Basudeo Hanumanprasad Pasari and Shri Anilkumar Basudeo Pasari
 - 2(ii) M/s National Engineering and Electroplating Works
 - 2(iii) M/s Zenith Paper Products
 - 2(iv) M/s Steel Products of India
 - 2(v) M/s Arun Engineering Industries) -(Predecessors in title No.2).



1) P/S

[Signature]

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TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of Owners to the said Land and on the basis of search caused to be taken with the office of the Sub-Registrar of Assurances, Thane; perusal of Revenue Records and documents submitted, I have observed as under :-

1. On perusal of 7/12 extract of the said Land it appears that the said Land has not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
2. Under the Consent Decrees dated 3rd September, 1998 passed by the Hon'ble High Court of the Bombay in its Original Civil Jurisdiction in 5 Suits bearing Nos. 121 to 125 of 1975 & which are registered with Sub-Registrar of Assurances, Thane at Thane at Serial No. TNN5/5549 dated 26th June, 2012 and Serial No. TNN5/5575 to TNN5/5578 dated 27th June, 2012, M/s. Thana Industrial Development Corporation (TIDC), the Predecessors in title No. 1 became entitled to 62% undivided right, title, interest and claim in lands referred to in all the 5 Suits totally admeasuring 1,52,234 Sq. Yards (hereinafter referred to as "the entire land") which includes the said Land and the balance 38% undivided right, title, interest and claim in the entire lands including the said Land came to the share of No. 2 (i) to (v), the Predecessors in title No. 2, i.e. Plaintiffs in the said 5 Suits in proportion as stated herein below.



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3. As per said Decrees, the Predecessors in title No. 2, (i.e. the Plaintiffs in each of the said 5 Suits) had agreed to distribute their said share of 38%, in the following manner :

- 53.50% Shri Basudeo Hanumanprasad Pasari and Shri Anilkumar Basudeo Pasari, Plaintiffs in Suit No.121 of 1975.
- 09.00% M/s National Engineering and Electroplating Works, Plaintiffs in Suit No.122 of 1975
- 10.00% M/s Zenith Paper Products, Plaintiffs in Suit No.123 of 1975
- 08.10% M/s Steel Products of India, Plaintiffs in Suit No 124 of 1975
- 19.40% M/s Arun Engineering Industries, Plaintiffs in Suit No. 125 of 1975.

100.00%
=====

4. By and under 8 (Eight) duly registered Irrevocable Power of Attorneys said Predecessors in title No. 2, for consideration, appointed and entitled M/s. Darshan Enterprises through its Partners, to deal with their 38% undivided right, title, interest and claim in the entire lands including the said Land as referred to in each of the said irrevocable Power of Attorneys. The details of the said registered irrevocable Power of Attorneys are as follows;

Sr No	Name of the Grantor	Names of the Grantee	Date of Execution	Registration No.
1.	M/s. National engineering and Electroplating works through its partner	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani &	6.12.2005	TNN-5/8064/2005



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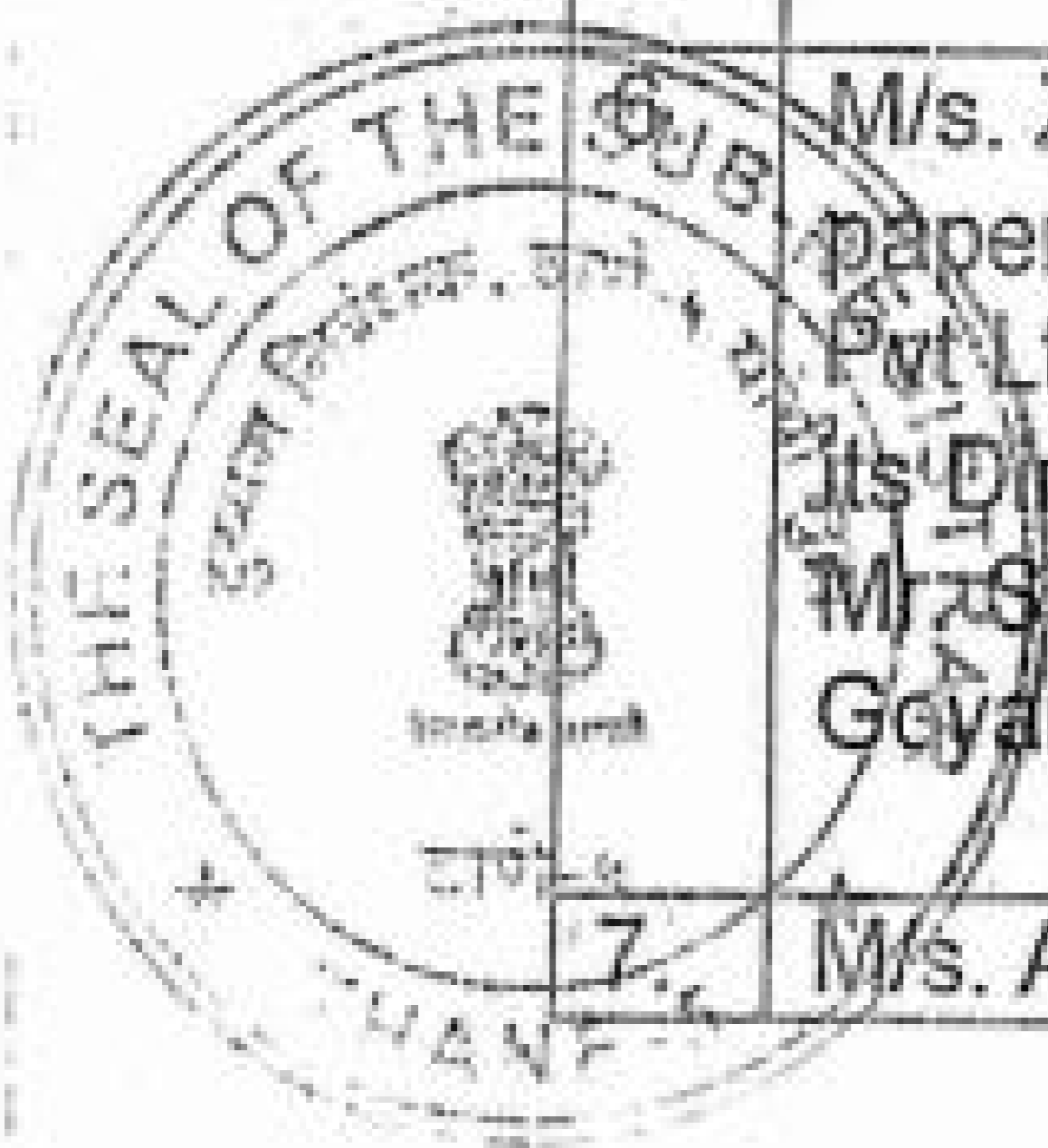
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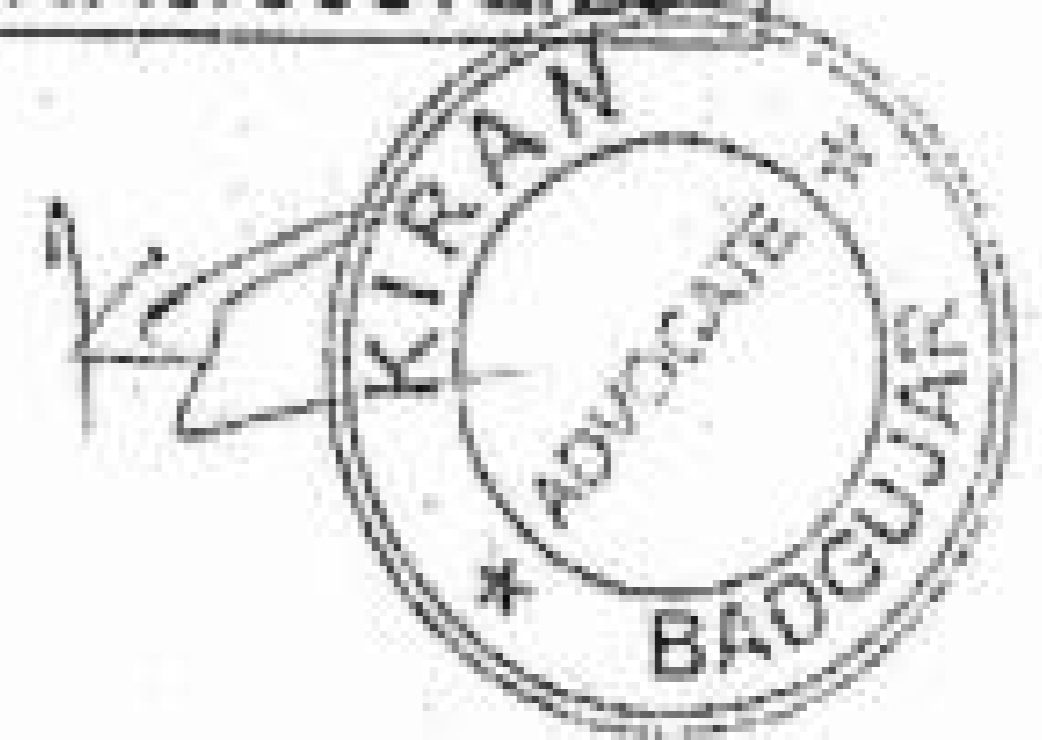
दस्तावेज क्र. १००४/२०१६

३६/११४

	Mr. Shashikant Basudeo Pasari	2.Mr. Suresh Jain		
2.	Mrs. Usha A. Pasari Mr. Aditya A. Pasari Mrs. Smita More through her brother Aditya Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	17.12.20 04	TNN- 5/09041/2004
3.	Mrs. Usha A. Pasari Aditya A. Pasari Smita More through her brother Aditya Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	17.12.20 04	TNN- 5/09040/2004
4.	Basudeo H. Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	8.12.200 4	TNN5/08794/20 04
5.	Basudeo H. Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	8.12.200 4	TNN5/08795/20 04
	M/s. Zenith paper Products Pvt Ltd through its Director Mr. Sanjay Goyanka	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	17.02.20 05	TNN5/01368/20 05
7.	M/s. Arun	M/s. Darshan	20.01.20	TNN5/00572/20



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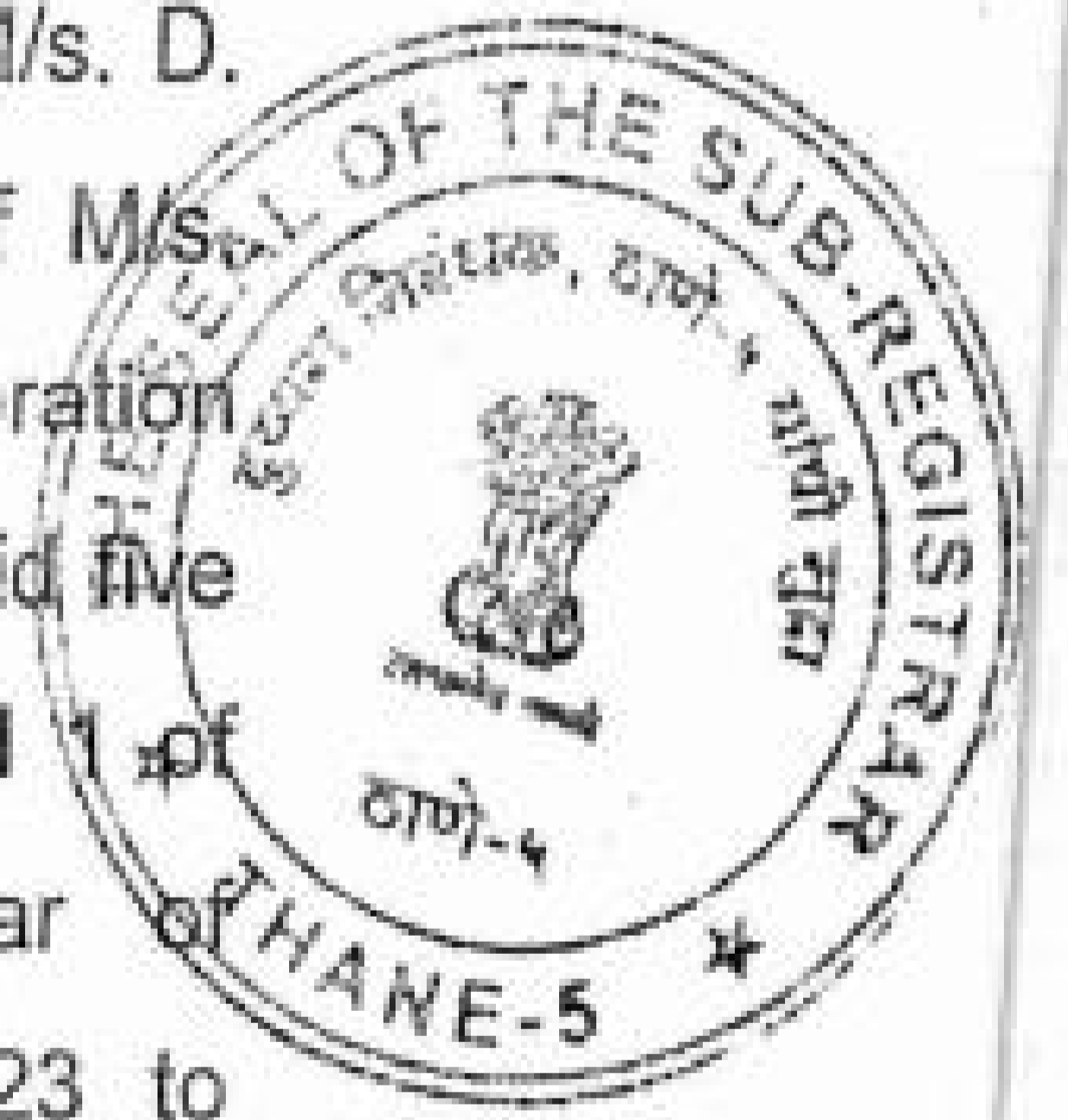
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KIRAN BADGUJAR
Advocate

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दस्तावेज १००४ / २०१६
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	Engineering Industries through its proprietor Mr. Arunkumar Pasari son of Radheshyam Pasari	Enterprises through its Partners 1. Mr. Naresh Khetwani & 2. Mr. Suresh Jain	05	05
8.	Mr. Giridharilal Modi, Partner of M/s Steel Products of India	M/s. Darshan Enterprises through its Partners 1. Mr. Naresh Khetwani & 2. Mr. Suresh Jain	17.02.2005	TNN-5/01367/2005

5. By and under Consent Decrees, passed by the 4th Jt. Civil Judge, Senior Division, Thane in five Special Civil Suits bearing Nos. 534 to 537 of 2008 and 1 of 2009, M/s Thana Industrial Development Corporation (TIDC), the Predecessors in title No. 1, for consideration, transferred and assigned its said entire 62% undivided right, title, interest and claim in the entire lands, including the said Land, acquired under the earlier Consent Decree dated 3rd September, 1998, to and in favour of M/s. D. D. Associates, an Association of Persons consisting of M/s Darshan Enterprises and M/s. Friends Development Corporation as members thereof. The said five Consent Decrees in said five Special Civil Suits bearing Nos. 534 to 537 of 2008 and 1 of 2009 have been registered with the Sub- Registrar of Assurances, Thane at Thane at Serial No. TNN/5/6923 to TNN/5/6927 respectively on 14th August, 2012.



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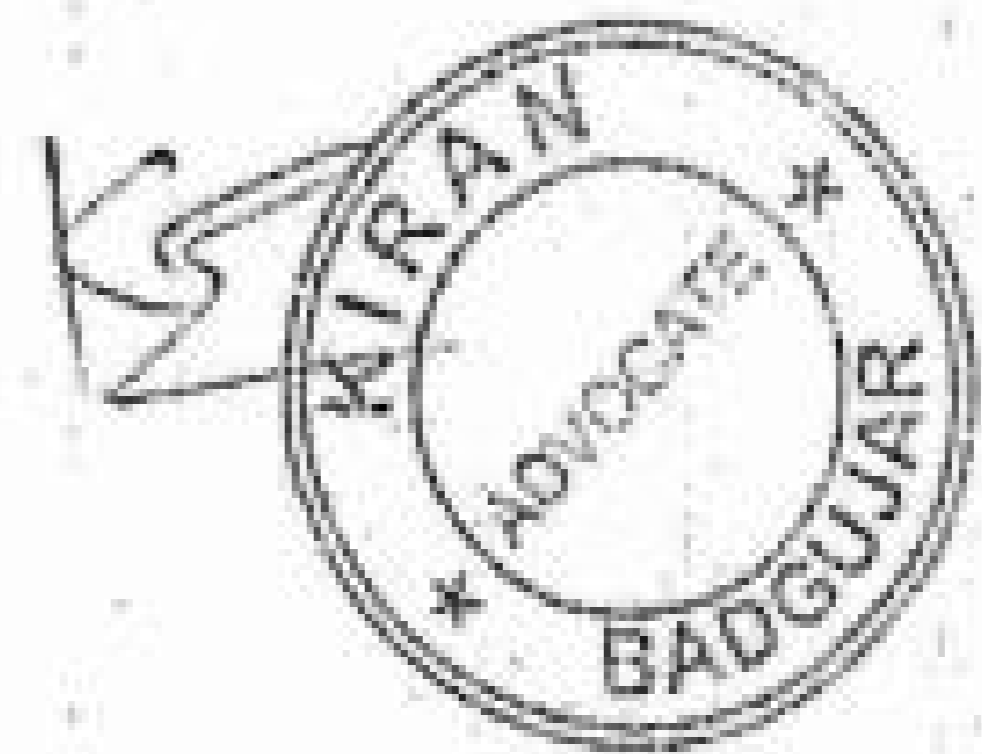
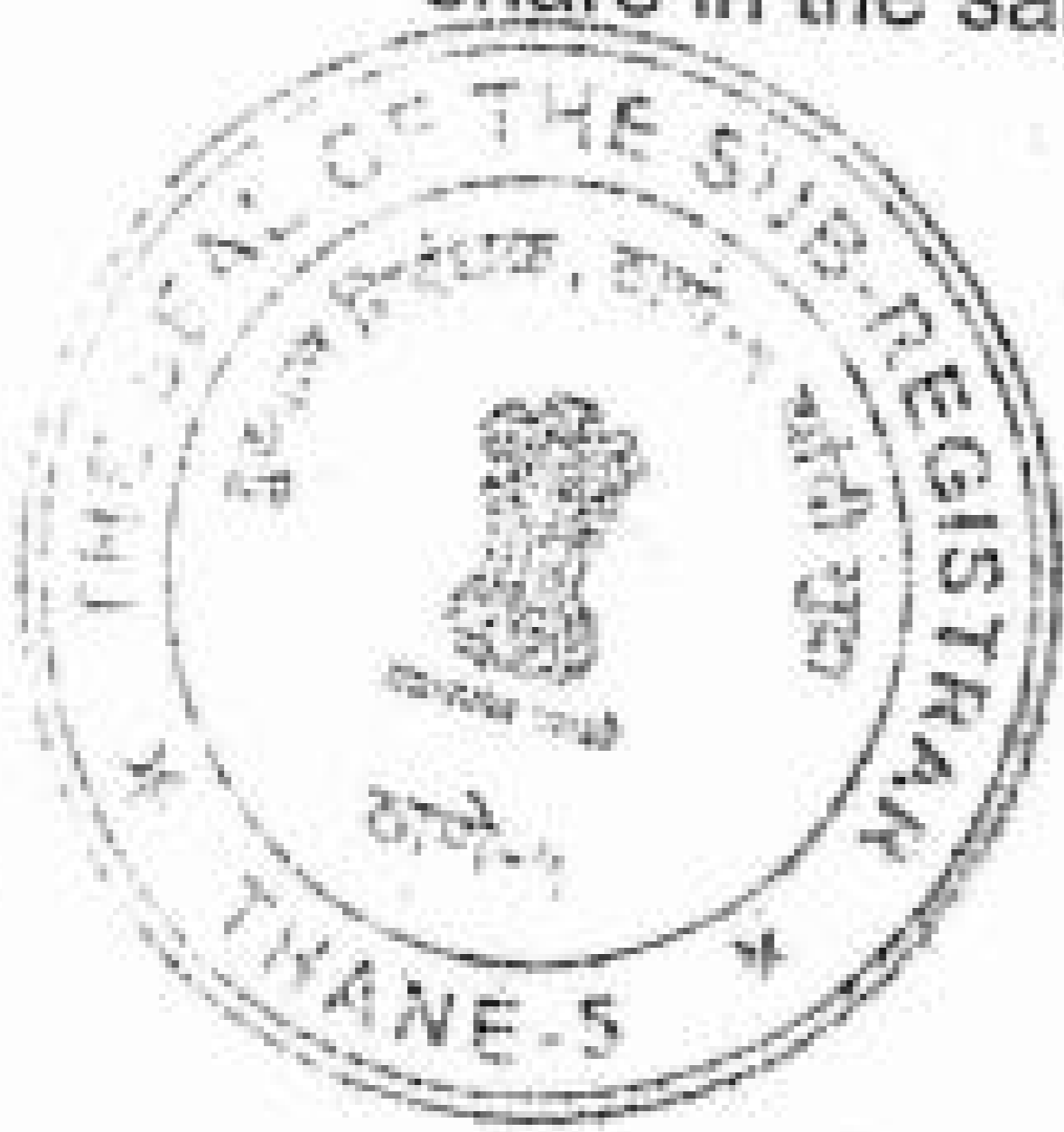
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6. Pursuant to said Consent Decrees passed by the 4th Jt. Civil Judge, Senior Division, Thane in five Special Civil Suits bearing Nos. 534 to 537 of 2008 and 1 of 2009 Mrs. Bakhtawar Bezan Chenoy for self and as the Partner of M/s. Thana Industrial Development Corporation (TIDC), the Predecessors in title No. 1, executed an Irrevocable General Power of Attorney for Conveyance of lands, which is registered with the Sub-Registrar of Assurances, Thane under Sr. No. TNN5/ 647 of 2012 on 14/08/2012, has appointed (1) Mr. Deepak Kishan Goradia, (2) Mr. Rajul Vrajlal Vora, Partners of Friends Development Corporation and (3) Mr. Suresh Devichand Mehta alias Suresh Devichand Jain, the partner of M/s Darshan Enterprises the constituents of M/s D. D. Associates (AOP), jointly and each of them severally and individually to be true and lawful Attorneys for herself and TIDC for and on their behalf and in their names to do and execute all or any of the acts, deeds, matters and things for the lands as mentioned in the said Power of Attorney including the said Land.
7. By and under Agreement for Development and Sale dated 23rd March, 2013 registered with the Sub-Registrar of Assurances, Thane under Sr. No TNN5-7153/2013 on 8th July, 2013, both the Predecessors in title No. 1 and 2 have granted development rights, interalia of the said Land to M/s D D. Associates, Thus, the Owners M/s. D. D. Associates become entitled to 100% share in the said land.



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KIRAN BADGUJAR
Advocate

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8. The said land, admeasuring 13810 sq. mtrs and bearing Survey No.87/17/C is the remaining part or portion of land admeasuring 15500 sq. Mtrs bearing Old Survey No. 87/17, out of which 340 sq. mtrs. was affected by "Park Reservation No 5" and 1350 sq. mtrs which is under HCMTR reservation as per the sanctioned development plan under Government of Maharashtra G. R. No. TPS/1297/1319/CR-148/97/UD-12 and therefore the said area was surrendered by the Owners to the Thane Municipal Corporation (TMC) against the benefit of TDR, vide Declaration cum Indemnity Bond dated 9th December, 2013 registered with the Sub-Registrar of Assurances, Thane under Sr. No. TNN5-12245/2013 on 10th December, 2013. Therefore, the Original Survey No. 87/17 admeasuring 15500 sq. Mtrs was split into three parts, one part or portion thereof admeasuring 340 sq. Mtrs., second part or portion thereof admeasuring 1350 sq. Mtrs., which are surrendered to TMC, are renumbered as 87/17/A and 87/17/B respectively and the third part or portion admeasuring 13810 sq. Mtrs i.e. the said Land, which is retained by the Owners is renumbered as Survey No.87/17/C.

9. By and under Conveyance Deed, registered at the office of Sub-Registrar, Thane-9, at Sr. No. 2118/2014, on 01/04/2014, said Predecessors in title No. 1 and 2 through their respective Partners and Power of Attorney holders, in pursuance of Consent Decrees, registered at Serial No. TNN5/5549 dated 26th June, 2012 and Serial No. TNN5/5575 to TNN5/5578 dated 27th June, 2012, and Serial No. TNN5/6923 to TNN5/6927 respectively on 14th August, 2012, have sold, conveyed and



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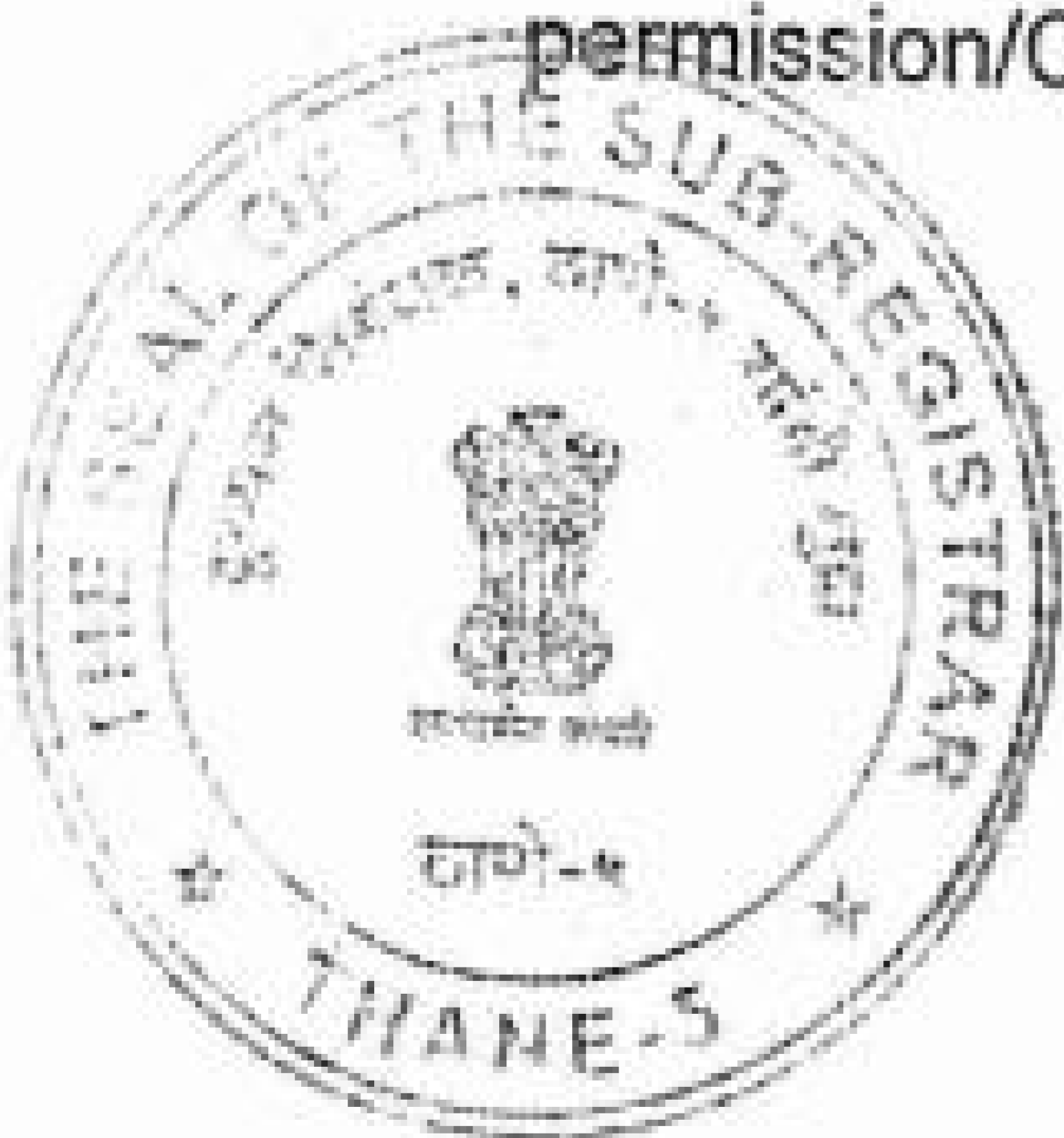
दस्तावेज - ५
क्रमांक ६००४ / २०१६
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transferred said Land to and in favour of M/s D. D. Associates, for consideration and terms and conditions as contained therein, and delivered the legal and physical possession of said Land to said M/s D. D. Associates, and accordingly said M/s D. D. Associates become the absolute owner of said Land, and by virtue of said Conveyance Deed the name of M/s D. D. Associates is recorded on 7/12 extract of said Land vide Mutation No. 2887, dated 09/04/2014, certified on 25/04/2014.

10. Vide Deed of Mortgage, registered at Sr. No. TNN-5/12352 of 2016 on 03/11/2016, the Owners have availed the loan facility by mortgaging their larger portion of property including the said land with Aditya Birla Finance Ltd. & Aditya Birla Housing Finance Ltd. (the portion of land area mortgaged and detail terms and conditions are more particularly described in the said Deed of Mortgage).

11. Vide Vinishiti No. Mahasu/K-1/T2/zaminbab/KV-8920/SR-Taha-93/2016, dated 30/05/2016 issued by the Tahasildar, Thane and letter No. Mahasu/K-1/T2/zaminbab/KV-10048/SR-93/2016, dated 02/06/2016 issued by the Tahasildar, Thane, the Owners have paid Conversion and N.A. Tax in respect of their larger property including the said land vide Challan No. MH 00 1508943, dated 02/06/2016.

12. The Thane Municipal Corporation has sanctioned the plans submitted by the Developers and has issued Development permission/Commencement Certificate (Amended) vide V.P. No.



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KIRAN BADGUJAR
Advocate

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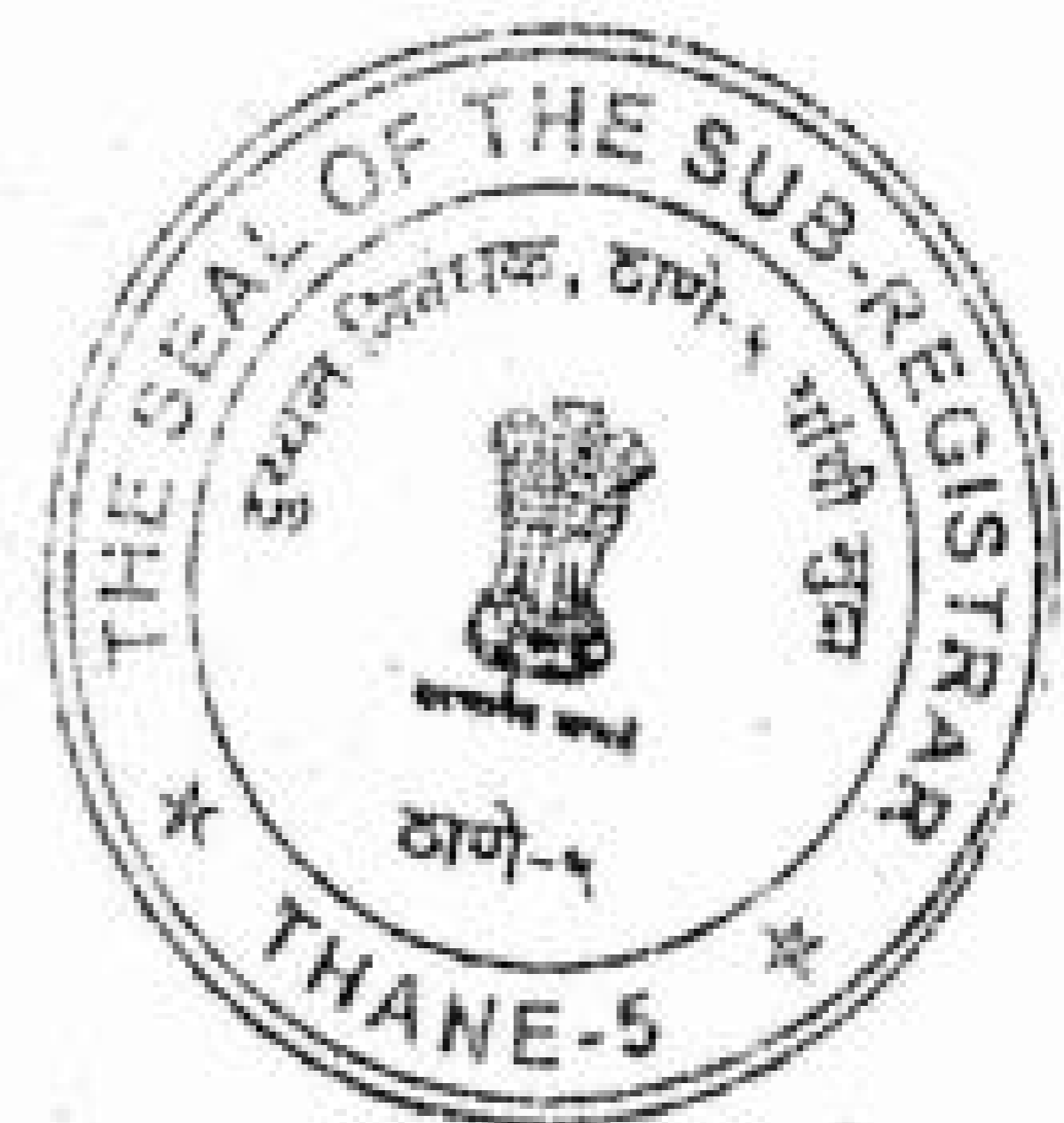
S05/0079/14, TMC/TDD/2152/17, dated 19/04/2017 on the terms and conditions as contained therein.

13. That five Notice of Motions bearing Nos. 2501, 2075, 2494, 2495 and 2016 of 2016 have been filed before Hon'ble Bombay High Court, Mumbai in Original five Suits bearing No. 121 to 125 of 1975, by one Niranjana Kanchan Nanavati against Dhan Sorabji Kharas and 6 others for reliefs as prayed therein. In said Notice of Motions no adverse orders has been passed so as to affect the title of the Owners.

14. In view of above, in my opinion, the title of the Owners to the said Land is clear, marketable and free from all encumbrances and reasonable doubts.

Date : 1.8 JUL 2017

(KIRAN BADGUJAR)
ADVOCATE



PS (PFL)

(S/M)



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
Mobile : 7506684427/9822824181
Email : advocate_kiran2008@yahoo.com

Ref. No.: KB/DD/1095

Date: 18 JUL 2017

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दस्तावेज ६००४ / २०१६
०२ / ११४

CERTIFICATE OF TITLE

Re. :- The immovable property being land situated, lying and being at Village Kolshet, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

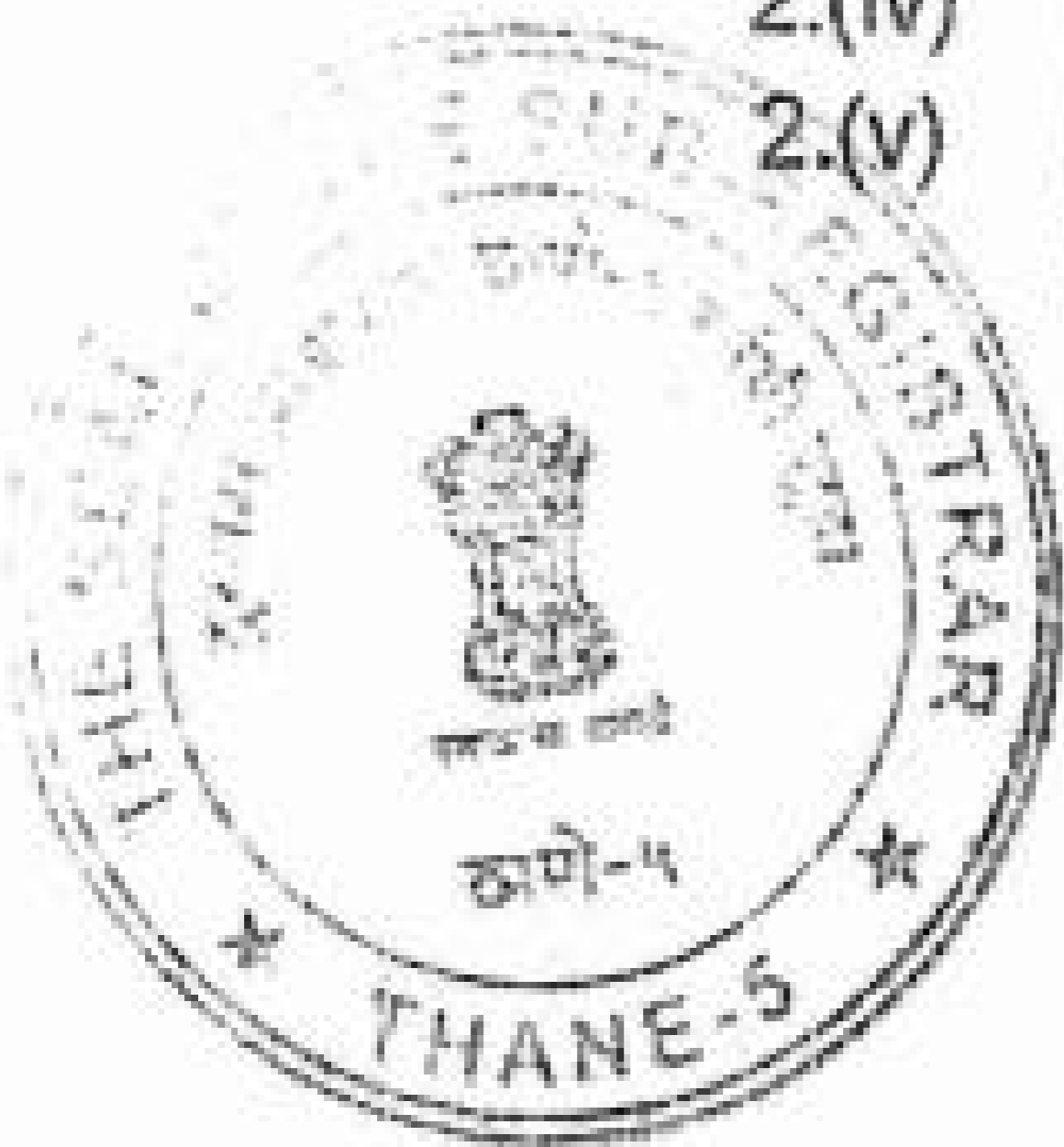
Sr. No.	Survey No.	Area (Sq. Mtrs.)
1.	96/4C	1940.00

		1940.00
		=====

(hereinafter referred to as the "SAID LAND").

M/s. D.D. Associates (Association of Persons) – Owners

1. M/s Thana Industrial Development Corporation (Partnership Firm) – (Predecessors in title No. 1)
2. M/s. Darshan Enterprises (Partnership Firm) as Constituted Attorney of :
 - 2.(i) Shri Basudeo Hanumanprasad Pasari and Shri Anilkumar Basudeo Pasari
 - 2.(ii) M/s National Engineering and Electroplating Works
 - 2.(iii) M/s Zenith Paper Products
 - 2.(iv) M/s Steel Products of India
 - 2.(v) M/s Arun Engineering Industries) - (Predecessors in title No.2).



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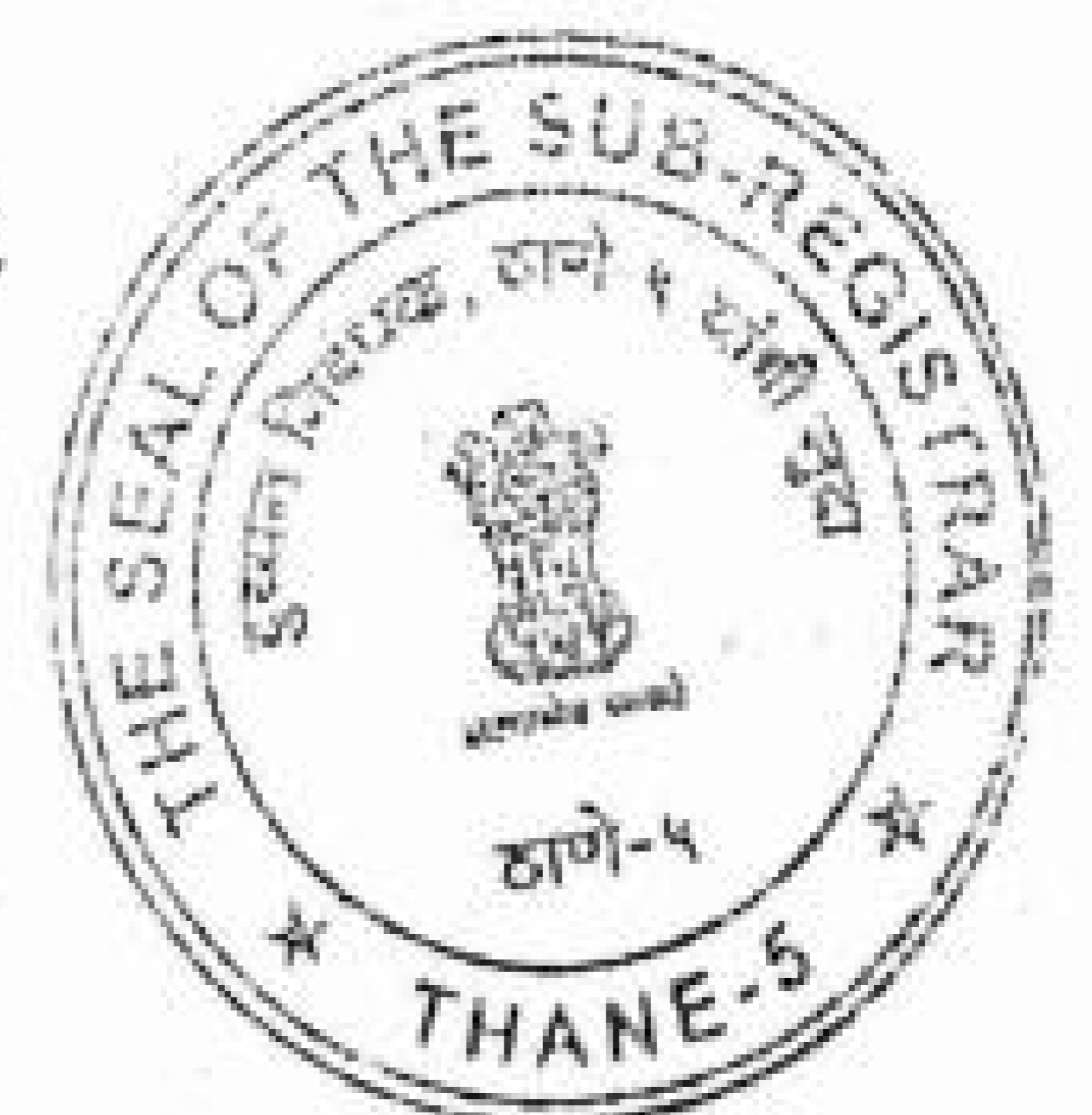
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दस्त क्र ९५०४ / २०१८
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TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of Owners to the said Land and on the basis of search caused to be taken with the office of the Sub-Registrar of Assurances, Thane; perusal of Revenue Records and documents submitted, I have observed as under :-

1. On perusal of 7/12 extract of the said Land it appears that the said Land has not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
2. Under the Consent Decrees dated 3rd September, 1998 passed by the Hon'ble High Court of the Bombay in its Original Civil Jurisdiction in 5 Suits bearing Nos. 121 to 125 of 1975 & which are registered with Sub- Registrar of Assurances, Thane at Thane at Serial No. TNN5/5549 dated 26th June, 2012 and Serial No. TNN5/5575 to TNN5/5578 dated 27th June, 2012, M/s Thana Industrial Development Corporation (TIDC), the Predecessors in title No. 1 became entitled to 62% undivided right, title, interest and claim in lands referred to in all the 5 Suits totally admeasuring 1,52,234 Sq. Yards (hereinafter referred to as "the entire land") which includes the said Land and the balance 38% undivided right, title, interest and claim in the entire lands including the said Land came to the share of No. 2 (i) to (v), the Predecessors in title No. 2, i.e. Plaintiffs in the said 5 Suits in proportion as stated herein below.

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3. As per said Decrees, the Predecessors in title No. 2, (i.e. the Plaintiffs in each of the said 5 Suits) had agreed to distribute their said share of 38%, in the following manner :

- 53.50% Shri Basudeo Hanumanprasad Pasari and Shri Anilkumar Basudeo Pasari, Plaintiffs in Suit No.121 of 1975.
- 09.00% M/s National Engineering and Electroplating Works, Plaintiff's in Suit No.122 of 1975
- 10.00% M/s Zenith Paper Products, Plaintiffs in Suit No.123 of 1975
- 08.10% M/s Steel Products of India, Plaintiffs in Suit No 124 of 1975
- 19.40% M/s Arun Engineering Industries, Plaintiffs in Suit No. 125 of 1975.

100.00%
=====

4. By and under 8 (Eight) duly registered Irrevocable Power of Attorneys, said Predecessors in title No. 2, for consideration, appointed and entitled M/s. Darshan Enterprises through its Partners, to deal with their 38% undivided right, title, interest and claim in the entire lands including the said Land as referred to in each of the said irrevocable Power of Attorneys. The details of the said registered irrevocable Power of Attorneys are as follows;

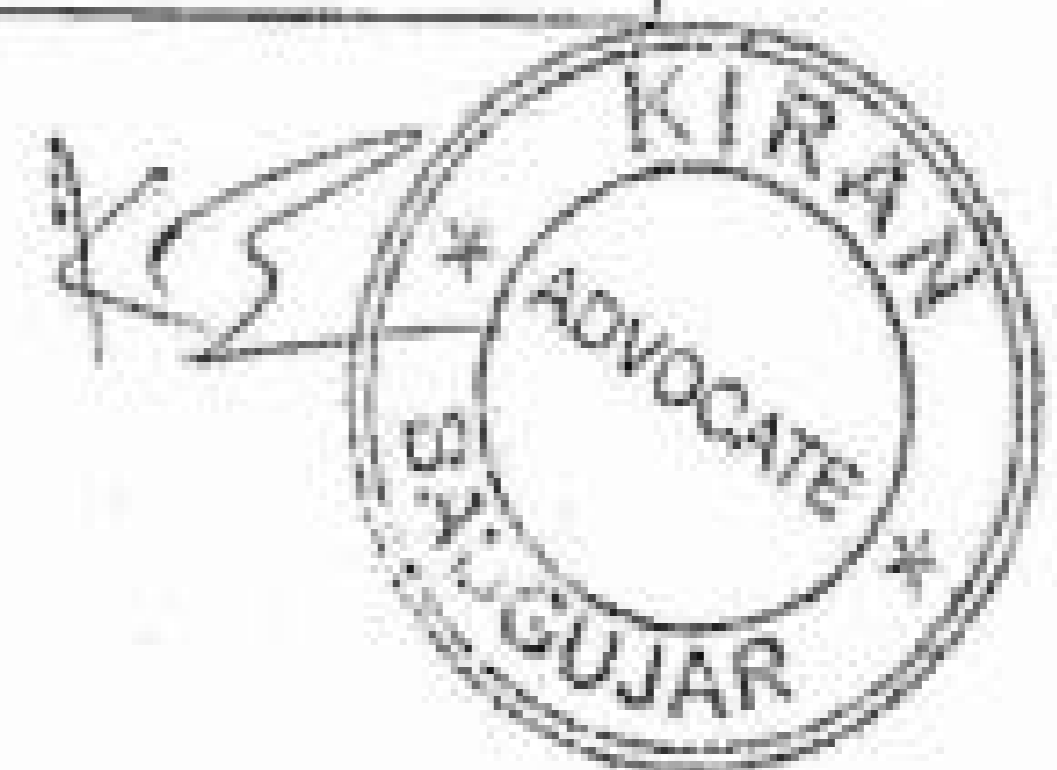


as per [Signature]

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Sr No.	Name of the Grantor	Names of the Grantee	Date of Execution	Registration No.
1.	M/s. National engineering and Electroplating works through its partner Mr. Shashikant Basudeo Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	6.12.2005	TNN-5/8064/2005
2.	Mrs. Usha A. Pasari Mr. Aditya A. Pasari Mrs. Smita More through her brother Aditya Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	17.12.2004	TNN-5/09041/2004
3.	Mrs. Usha A. Pasari Aditya A. Pasari Smita More through her brother Aditya Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	17.12.2004	TNN-5/09040/2004
4.	Basudeo H. Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	8.12.2004	TNN5/08794/2004
5.	Basudeo H. Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	8.12.2004	TNN5/08795/2004
6.	M/s. Zenith paper Products Pvt Ltd through its Director Mr. Sanjay Goyanka	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	17.02.2005	TNN5/01368/2005
7.	M/s. Arun Engineering Industries through its proprietor Mr. Arunkumar Pasari son of Radheshyam Pasari	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	20.01.2005	TNN5/00572/2005
8.	Mr. Giridharilal Modi, Partner of M/s Steel Products of India	M/s. Darshan Enterprises through its Partners 1.Mr. Naresh Khetwani & 2.Mr. Suresh Jain	17.02.2005	TNN-5/01367/2005



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5. By and under Consent Decrees, passed by the 4th Jt. Civil Judge, Senior Division, Thane in five Special Civil Suits bearing Nos. 534 to 537 of 2008 and 1 of 2009, M/s Thana Industrial Development Corporation (TIDC), the Predecessors in title No. 1, for consideration, transferred and assigned its said entire 62% undivided right, title, interest and claim in the entire lands, including the said Land, acquired under the earlier Consent Decree dated 3rd September, 1993, to and in favour of M/s. D. D. Associates, an Association of Persons consisting of M/s. Darshan Enterprises and M/s. Friends Development Corporation as members thereof. The said five Consent Decrees in said five Special Civil Suits bearing Nos. 534 to 537 of 2008 and 1 of 2009 have been registered with the Sub- Registrar of Assurances, Thane at Thane at Serial No. TNN/5/6923 to TNN/5/6927 respectively on 14th August, 2012.

6. Pursuant to said Consent Decrees passed by the 4th Jt. Civil Judge, Senior Division, Thane in five Special Civil Suits bearing Nos. 534 to 537 of 2008 and 1 of 2009 Mrs. Bakhtawar Bezan Chenoy for self and as the Partner of M/s. Thana Industrial Development Corporation (TIDC), the Predecessors in title No. 1, executed an Irrevocable General Power of Attorney for Conveyance of lands, which is registered with the Sub-Registrar of Assurances, Thane under Sr. No. TNN/ 647 of 2012 on 14/08/2012, has appointed (1) Mr. Deepak Kishan Goradia, (2) Mr. Rajul Vrajlal Vora, Partners of Friends Development Corporation and (3) Mr. Suresh Devichand Mehta alias Suresh Devichand Jain, the partner of M/s Darshan Enterprises, the constituents of M/s D. D. Associates (AOP), jointly



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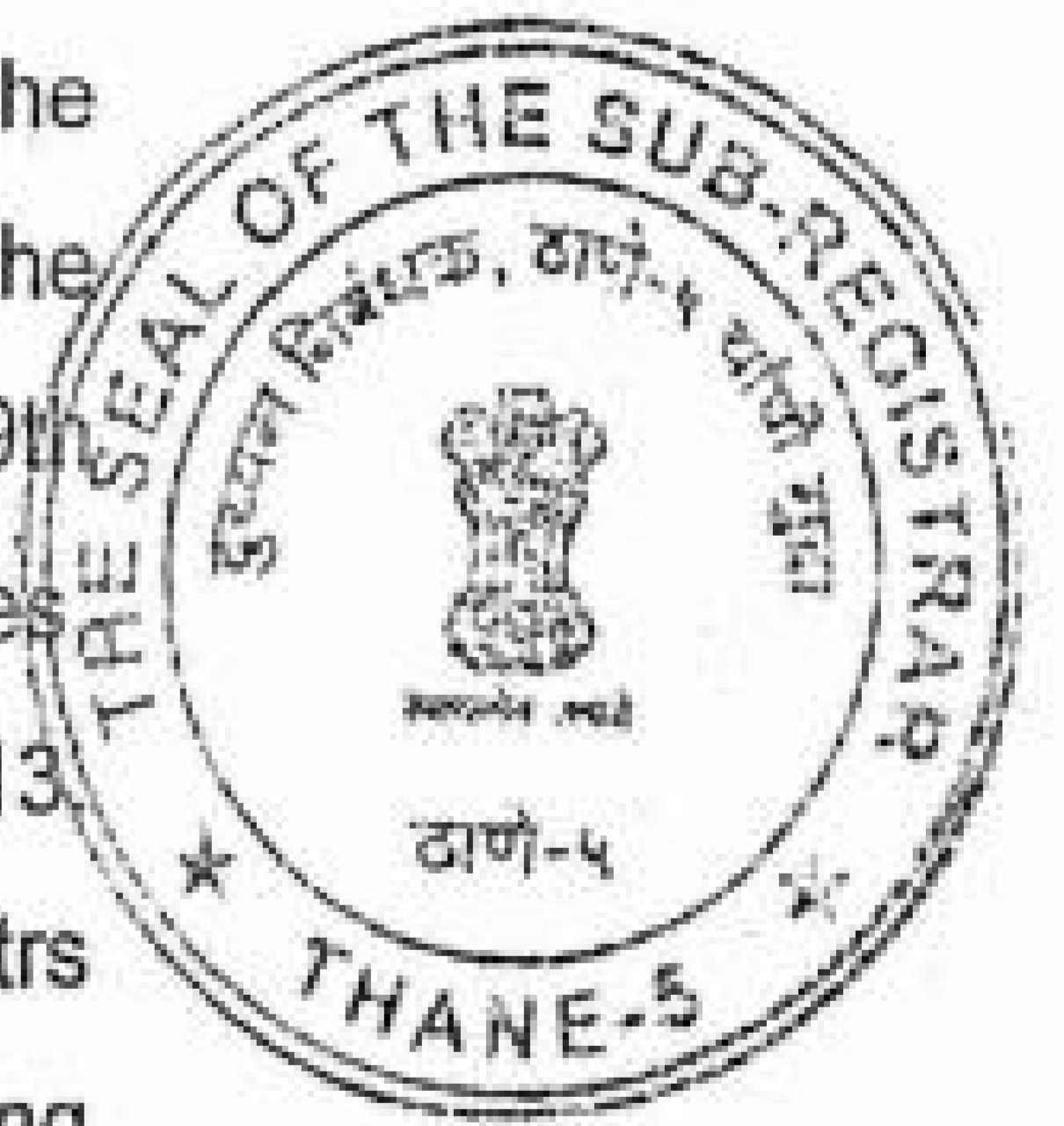
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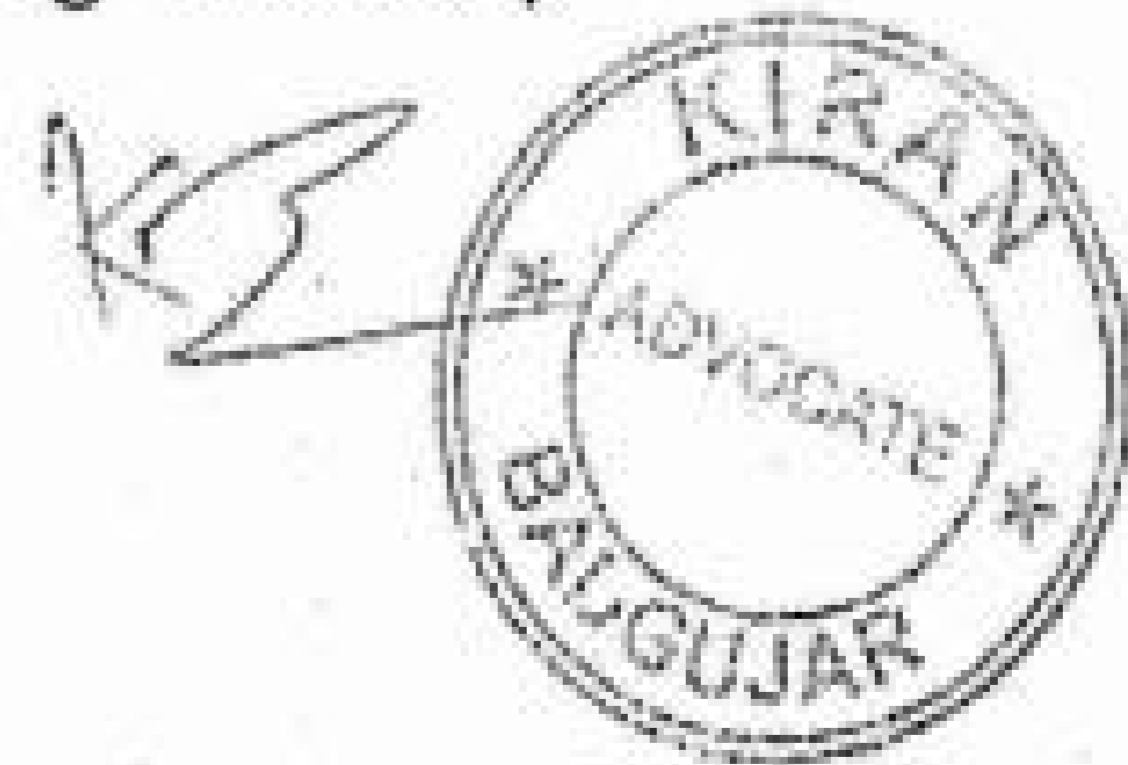
and each of them severally and individually to be true and lawful Attorneys for herself and TIDC for and on their behalf and in their names to do and execute all or any of the acts, deeds, matters and things for the lands as mentioned in the said Power of Attorney including the said Land.

7. By and under Agreement for Development and Sale dated 23rd March, 2013 registered with the Sub-Registrar of Assurances, Thane under Sr. No TNN5-7153/2013 on 8th July, 2013, both the Predecessors in title No. 1 and 2 have granted development rights, interalia of the said Land to M/s D D. Associates. Thus, the Owners M/s. D. D. Associates become entitled to 100% share in the said land.

8. The said land, admeasuring 1940 sq. Mtrs and bearing Survey No.96/4/C is the remaining part or portion of land admeasuring 3480 sq. Mtrs bearing Old Survey No. 96/4, out of which 80 sq. Mtrs. was affected by "Park Reservation No 5" and 1460 sq. Mtrs which is under HCMTR reservation as per the sanctioned development plan under Government of Maharashtra G. R. No. TPS/1297/1319/CR-148/97/UD-12 and therefore said area was surrendered by the Owners to the Thane Municipal Corporation (TMC) against the benefit of TDR, vide Declaration cum Indemnity Bond dated 9th December, 2013 registered with the Sub-Registrar of Assurances Thane under Sr. No . TNN5-12245/2013 on 10th December, 2013. Therefore, the Original Survey No. 96/4 admeasuring 3480 sq. Mtrs was split into three parts, one part or portion thereof admeasuring 80 sq. Mtrs., second part or portion thereof admeasuring 1460 sq.



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01 *[Signature]*

[Signature]

KIRAN BADGUJAR

Advocate

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Mtrs., which are surrendered to TMC, are renumbered as 96/4/A and 96/4/B respectively and the third part or portion admeasuring 1940 sq. Mtrs i.e. the said land, which is retained by the Owners is renumbered as Survey No.96/4/C.

9. By and under Conveyance Deed, registered at the office of Sub-Registrar, Thane-9, at Sr. No. 2118/2014, on 01/04/2014, said Predecessors in title No. 1 and 2 through their respective Partners and Power of Attorney holders in pursuance of Consent Decrees registered at Serial No. TNN5/5549 dated 26th June, 2012 and Serial No. TNN5/5575 to TNN5/5578 dated 27th June, 2012, and Serial No. TNN/5/6923 to TNN/5/6927 respectively on 14th August, 2012, have sold, conveyed and transferred said Land to and in favour of M/s D. D. Associates for consideration and terms and conditions as contained therein, and delivered the legal and physical possession of said Land to said M/s D. D. Associates, and accordingly said M/s D. D. Associates become the absolute owner of said Land, and by virtue of said Conveyance Deed the name of M/s D. D. Associates is recorded on 7/12 extract of said Land vide Mutation No. 2887, dated 09/04/2014, certified on 25/04/2014.
10. Vide Deed of Mortgage, registered at Sr. No. TNN-5/12352 of 2016 on 03/11/2016, the Owners have availed the loan facility by mortgaging their larger portion of property including the said land with Aditya Birla Finance Ltd. & Aditya Birla Housing Finance Ltd. (the portion of land area mortgaged and detail terms and conditions are more particularly described in the said Deed of Mortgage).



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11. Vide Vinishiti No. Mahasul/K-1/T2/zaminbab/KV-8920/SR-Taha-93/2016, dated 30/05/2016 issued by the Tahasildar, Thane and letter No. Mahasul/K-1/T2/zaminbab/KV-10048/SR--93/2016, dated 02/06/2016 issued by the Tahasildar, Thane, the Owners have paid Conversion and N.A. Tax in respect of their larger property including the said land vide Challan No. MH 00 1508943, dated 02/06/2016.

12. The Thane Municipal Corporation has sanctioned the plans submitted by the Developers and has issued Development permission/Commencement Certificate (Amended) vide V.P. No. S05/0079/14, TMC/TDD/2152/17, dated 19/04/2017 on the terms and conditions as contained therein.

13. That five Notice of Motions bearing Nos. 2501, 2075, 2494, 2495 and 2016 of 2016 have been filed before Hon'ble Bombay High Court, Mumbai in Original five Suits bearing No. 121 to 125 of 1975, by one Niranjana Kanchan Nanavati against Dhan Sorabji Kharas and 6 others for reliefs as prayed therein. In said Notice of Motions no adverse orders has been passed so as to affect the title of the Owners.

14. In view of above, in my opinion, the title of the Owners to the said Land is clear, marketable and free from all encumbrances and reasonable doubts.

Date : 1.8 JUL 2017

KS
(KIRAN-BADGUJAR)
ADVOCATE * ADVOCATE *
BADGUJAR

8



A1 *[Signature]*

[Signature]

Annexure 4

दस्तावेज क्र. १००४
 नमूना सात (अधिकार अभिलेख पत्रक)
 (महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व ठेवणे.) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७)
 १०/१९९४

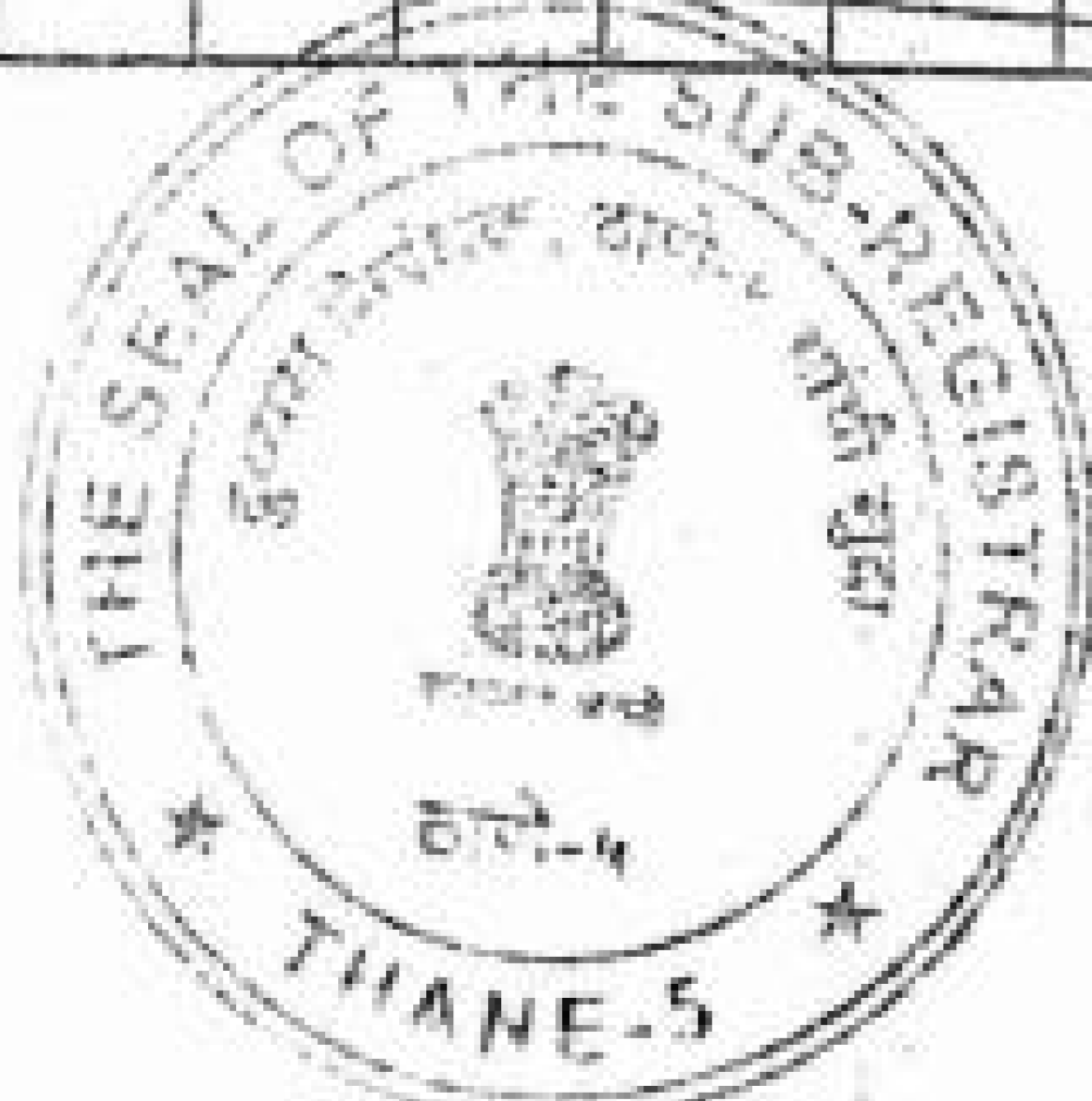
गांव : कोळेशीत
 तालुका : ठाणे

भुमापन क्रमांक	भुमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटाद्वाराचे नांव			कुळाचे नाव	
न.स. ८७	१७क		१२७	७६८	४६६	७२९४४	
			१५५	१५३	१८६	१२४००	
शेतीचे स्थानिक नांव			२१०३३	२८८०			
लागवटी योग्य क्षेत्र	हे.	आर	प्रति.	बे. प्र. प्र. ठाणे शहर			
				२८८०			
							इतर अधिकार - तुकडा
	एकूण						
प.ख. (लागवटी योग्य नसलेले)							
वर्ग (अ)							
वर्ग (ब)							
	एकूण						
आकारणी							सिमा आणि भुमापन चिन्हे
सुडी किंवा विशेष आकारणी							

गांव नमुना बारा (पिकांची नोंद वही)

(महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंद वह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९)

वर्ग	हंगाम	पिकांखालील क्षेत्राचा तपशिल									लागवटीसाठी उपलब्ध नसलेली जमीन		जलसिंचनाचे साधन	जमीन कारणाचा नाव	शेरा
		मिश्र पिकांखालील क्षेत्र			निर्भळ पिकांखालील क्षेत्र						एकर	क्षेत्र			
		मिश्रपिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पट्टक पिके व प्रत्येका खालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचित	अजल सिंचित					
१	२		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.			



बारा नमूना
 कोळेशीत
 तालुका ठाणे

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Handwritten signature or mark.

ट न न - ५
 दस्त क्र ६७०४ / २०१८
 ५१/११४
 गांव : कोठडी

गांव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवहा (तयार करणे व ठेवणे.)
 नियम, १९७१ चातील नियम ३, ५, ६ आणि ७)

तालुका : ठाणे

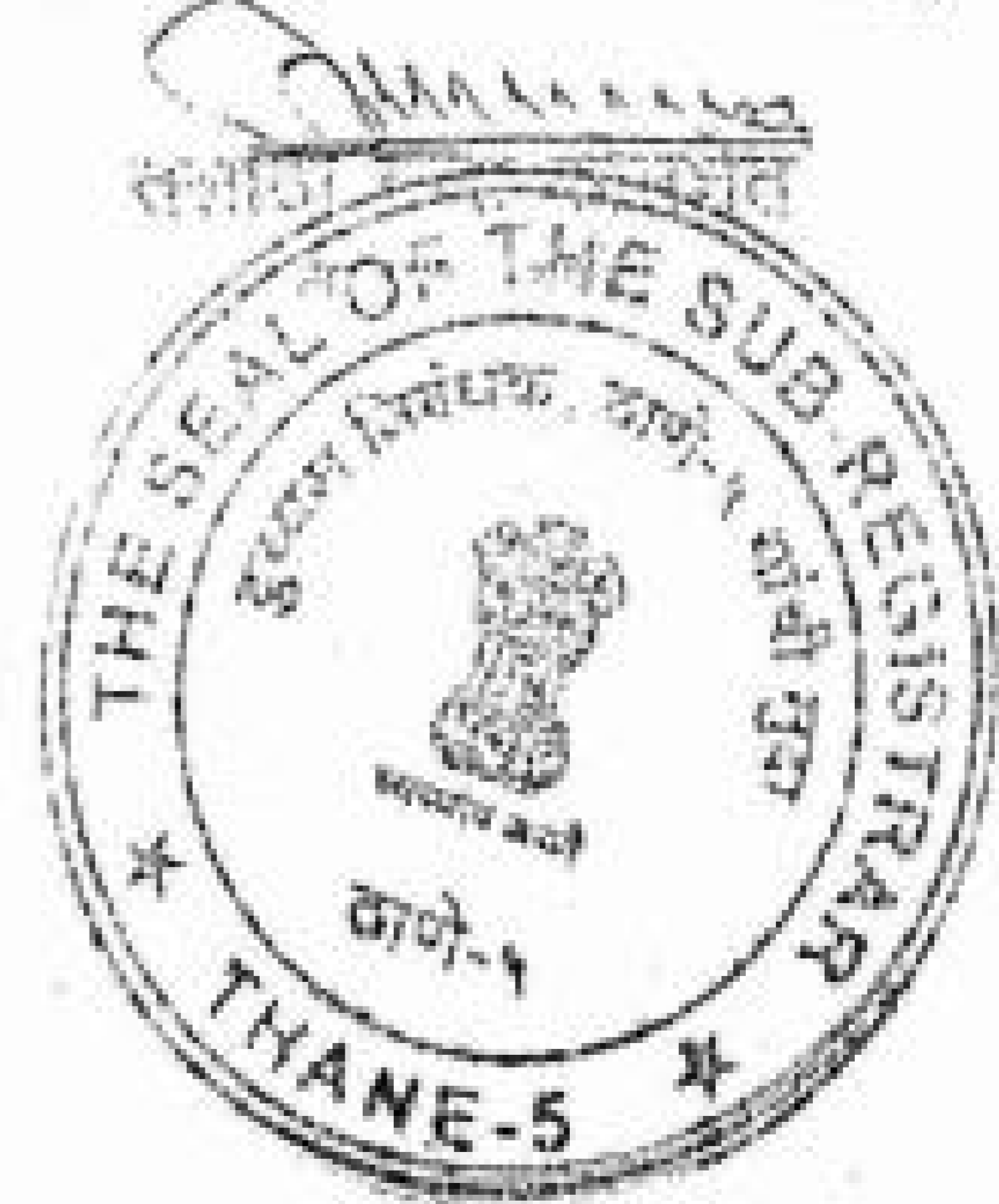
सं.स. ()

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	कुळाचे नाव
न.क्र. ९६	४क	—	३२० १३२१ १५४१ १८४३ १८६४ २४०० २६३३ ३८००	घाते क्र.
शेतीचे स्थानिक नांव			जे.डी.डी. कदोळी (२४)	
लागवडी योग्य क्षेत्र			२८७	
	हे.	आर	प्रति.	
	०-१७-८	—	—	इतर अधिकार - तुकडा ३१७ ३५४
एकूण	०-१७-८	—	—	
प.ज. (लागवडी योग्य नसलेले)				
वर्ग (अ)	०-०९-६	—	—	
वर्ग (ब)	—	—	—	
एकूण	०-०९-६	—	—	चिमा आणि भूमापन चिन्हे
आकारपणे				
जुबी किंवा विशिष्ट आकारपणे			२=७८	

गांव नमुना बारा (पिकांची नोंद वही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंद वहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम २९)

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन करधारकाचे नाव	शेरा	
		मिश्र पिकांखालील क्षेत्र			निर्भेद पिकांखालील क्षेत्र			स्वरूप	क्षेत्र	जमीन करधारकाचे साधन					
		पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित								
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.				
		एकूण ०-१७-८													



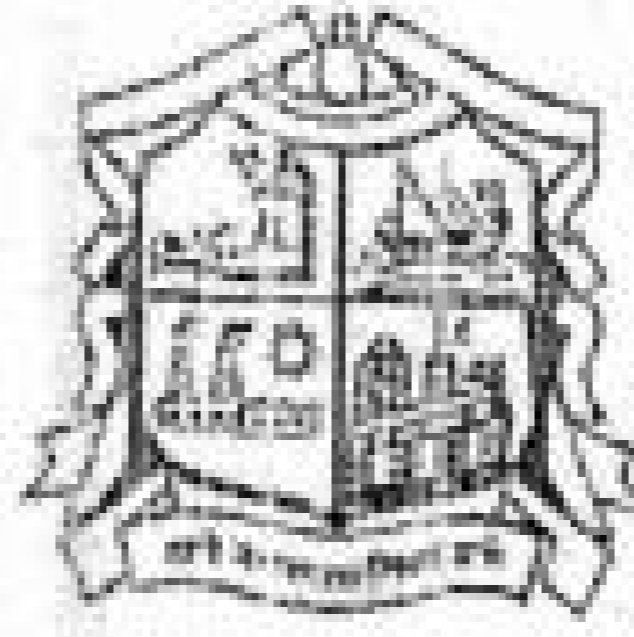
११ [Signatures]

ट न ल - ५

Annexure 5

Certificate No.

3399



THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. १ व २ : लोअर ग्राऊंड + अप्पर ग्राऊंड + अप्पर स्टिल्ट + १ ते २३ मजले + २४ वा मजला (पार्ट) (फिटनेस सेंटर सह)
इमारत क्र. ३ : तळ (पार्ट) + स्टिल्ट (पार्ट) + १ ते २३ मजले. इमारत क्र. ४ : स्टिल्ट + १ ते १७ मजले,
इमारत क्र. ५ : स्टिल्ट + १ ते १८ मजले. इमारत क्र. ६ (वाणिज्य इमारत) : तळ मजला. क्लब हाऊस : तळ + १ मजला
इमारत क्र. ६ (वाणिज्य इमारत) करीता परवानगी फक्त.

V. P. No. S05/0079/14

TMC/TDD/2152/17

Date: 19/04/2017

To, Shri / Smt. ० फोल्ड्स आर्किटेक्ट्स अण्ड कन्सल्टंट्स (Architect)

श्री. एच बरजोरजी व इतर ३ (मालक)

श्री. सुदेश डी. जैन (कु.मु.)

मे. डी.डी. असोसिएट्स तर्फे भागीदार श्री. दिपक किशन चरोडिया (कु.मु.)

With reference to your application No. १०७८० dated २४/११/२०१६ 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. वरील प्रमाणे in village कोलशीत Sector No. ५ Situated at Road/ Street: खालील प्रमाणे S.No./C.S.T.No./F.P.No.

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 Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

स.क्र.८५/१ब, ८५/१क, ८६/१/१ब, ८६/१/१क, ८७/१७ब, ८७/१७क, ८७/१८ब, ८७/१८क, ९६/४ब, ९६/४क, ९६/५ब, ९६/५क व स.क्र.९०.

- ५) ठामपा/शिविवि/१८१२/१६ दि.२०/०५/२०१६ रोजीच्या सी.सी. मधील संबंधित अटी आपणांवर बंधनकारक राहतील.
- ६) प्रस्तावांतर्गत नियोजित इमारतीमधील सदनिकाधारकांशी करावयाच्या करारनाम्यामध्ये विकासक यांनी १.०० मी. रुंद अंतर्गत रस्ता हा सार्वजनिक वापरासाठी राहिल या अटीचा समावेश करणे आवश्यक.
- ७) जोत्यापुर्वी अग्निशमन विभागाकडील सुधारीत नाहरकत दाखला 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



Office No.

THANE-5
Office Stamp

Date

Issued

THANE-5

Municipal Corporation of P.T.O.
THANE-5

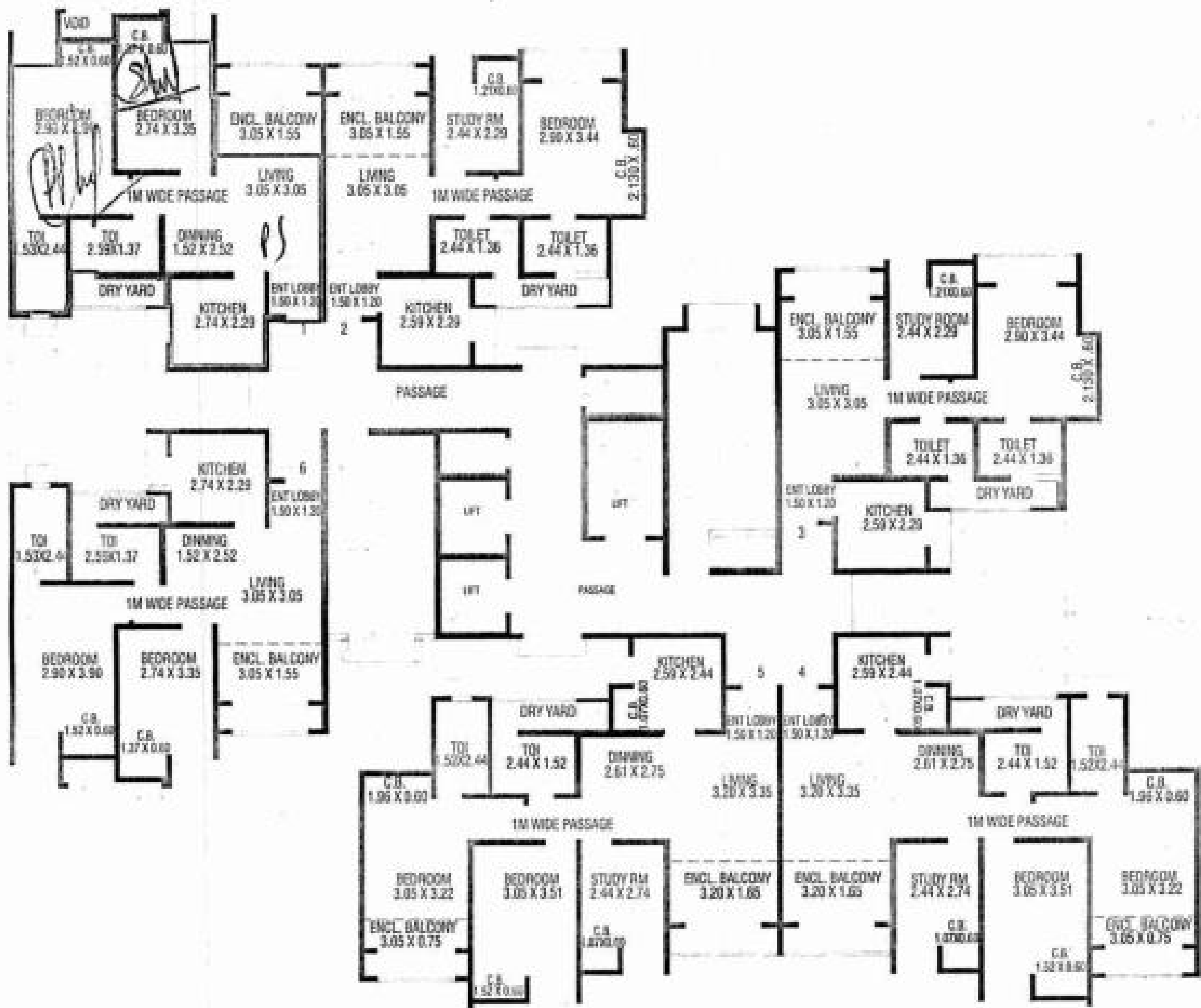
Annexure 6

DOSTI PEARL

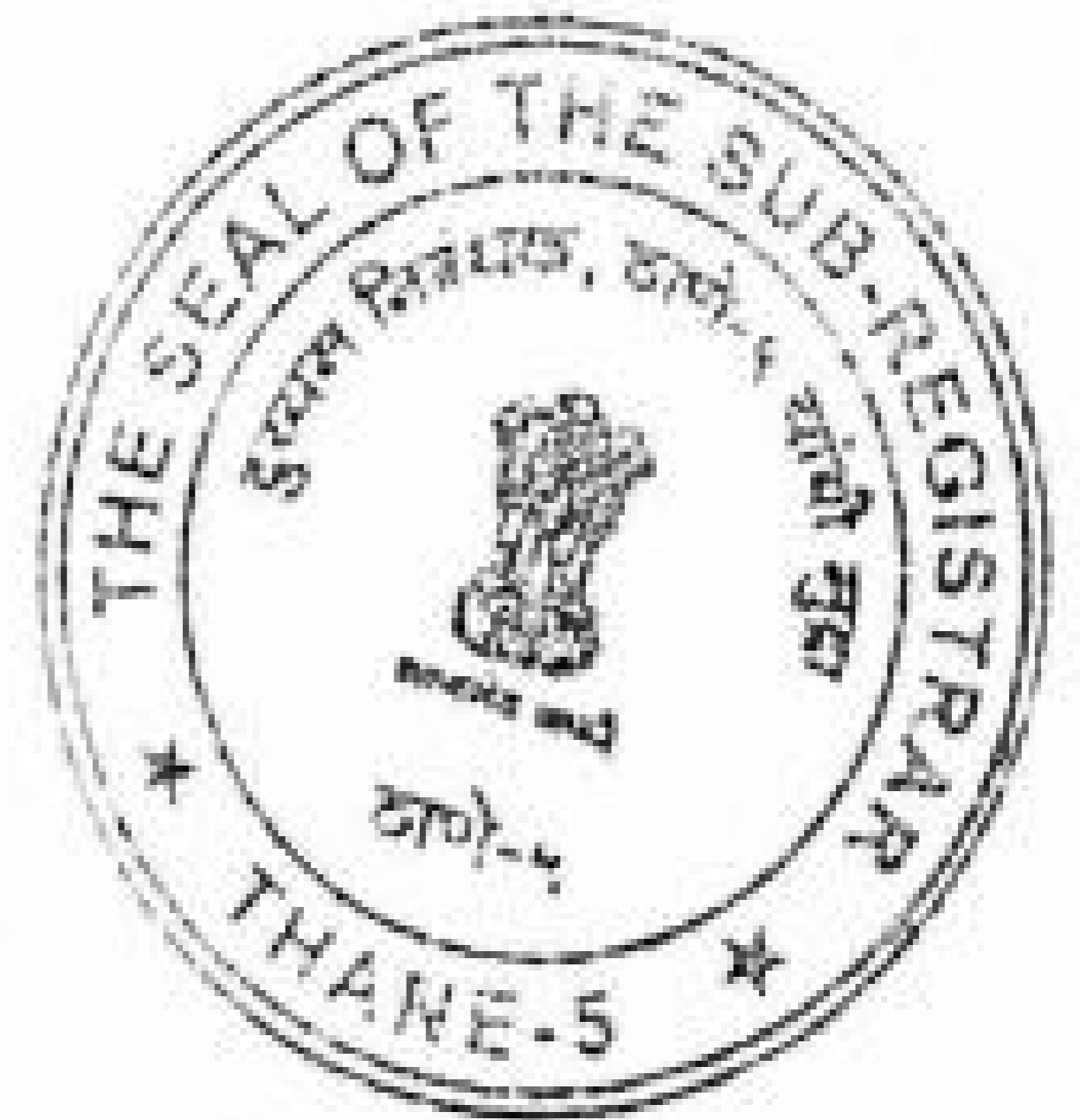
A - WING

FLAT NO: 1

टनन - ५
दस्तावेज १०४ / २०१६
८३ / ११४



TYPICAL FLOOR PLAN



FLAT / PREMISES NO 1501 ON 15th FLOOR

PS [Signature] [Signature]



D. D. ASSOCIATES

Annexure 7

TO WHOMSOEVER IT MAY CONCERN

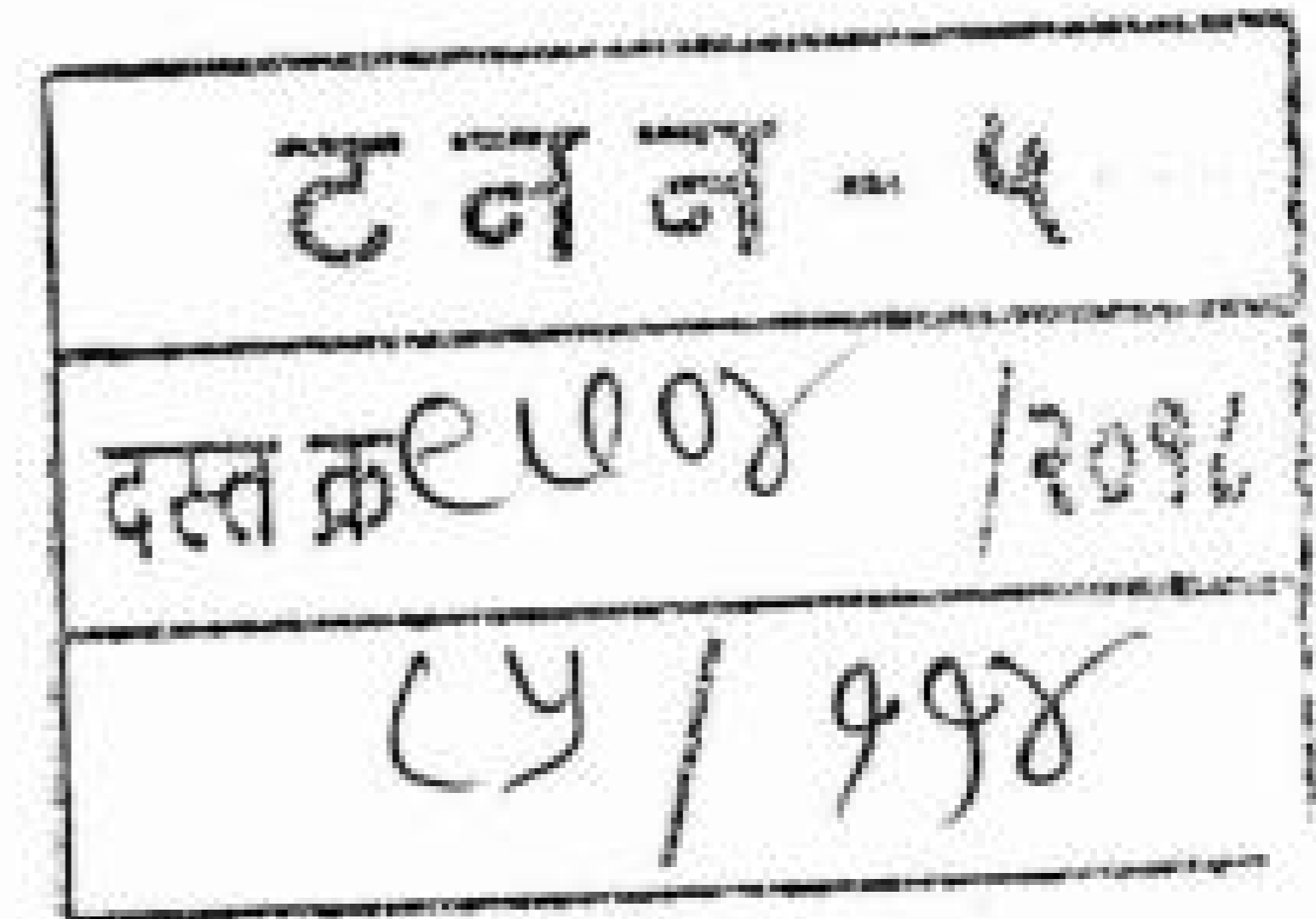
We hereby certify that Flat No. 1501 in A-Wing of 'Dosti Pearl' in Dosti Desire - Dosti Pearl Project at Village -Kolshet, Brahmmand Road, off Ghodbunder Road, Thane (West) - 400 607 is excluded from Mortgage created in favour of (i) Aditya Birla Finance Limited and (ii) Aditya Birla Housing Finance Limited ("Lender") and therefore the NOC from Lender is not required for entering into Agreement for Sale in respect thereof.

The balance receivable in respect of the above referred flat shall be deposited by the Purchaser in "D D ASSOCIATES MASTER RERA ESCROW PEARL".

For, D. D. ASSOCIATES



AUTHORISED SIGNATORY



PT 



टोल - ५

३३३३ ६००४/२०१६

LL/११४



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 :
P51700005623

Project: *Dosti Desire-Dosti Pearl, Plot Bearing / CTS / Survey / Final Plot No.: 87-17C Part and 96-4C part at Thane (M Corp.), Thane, Thane, 400607;*

1. D. D. Associates having its registered office / principal place of business at Tehsil: *Ward ABCD, District: Mumbai City, Pin: 400001.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) 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 11/08/2017 and ending with 31/08/2020 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.



Dated: 11/08/2017
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/11/2017 11:22:59 PM

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

१)

P1
P11

FURTHER PROPOSED PLAN - DOSTI DESIRE

BLDG. NO - 4
HEIGHT - 92 MT.
STILT+1ST TO 30TH FLOOR

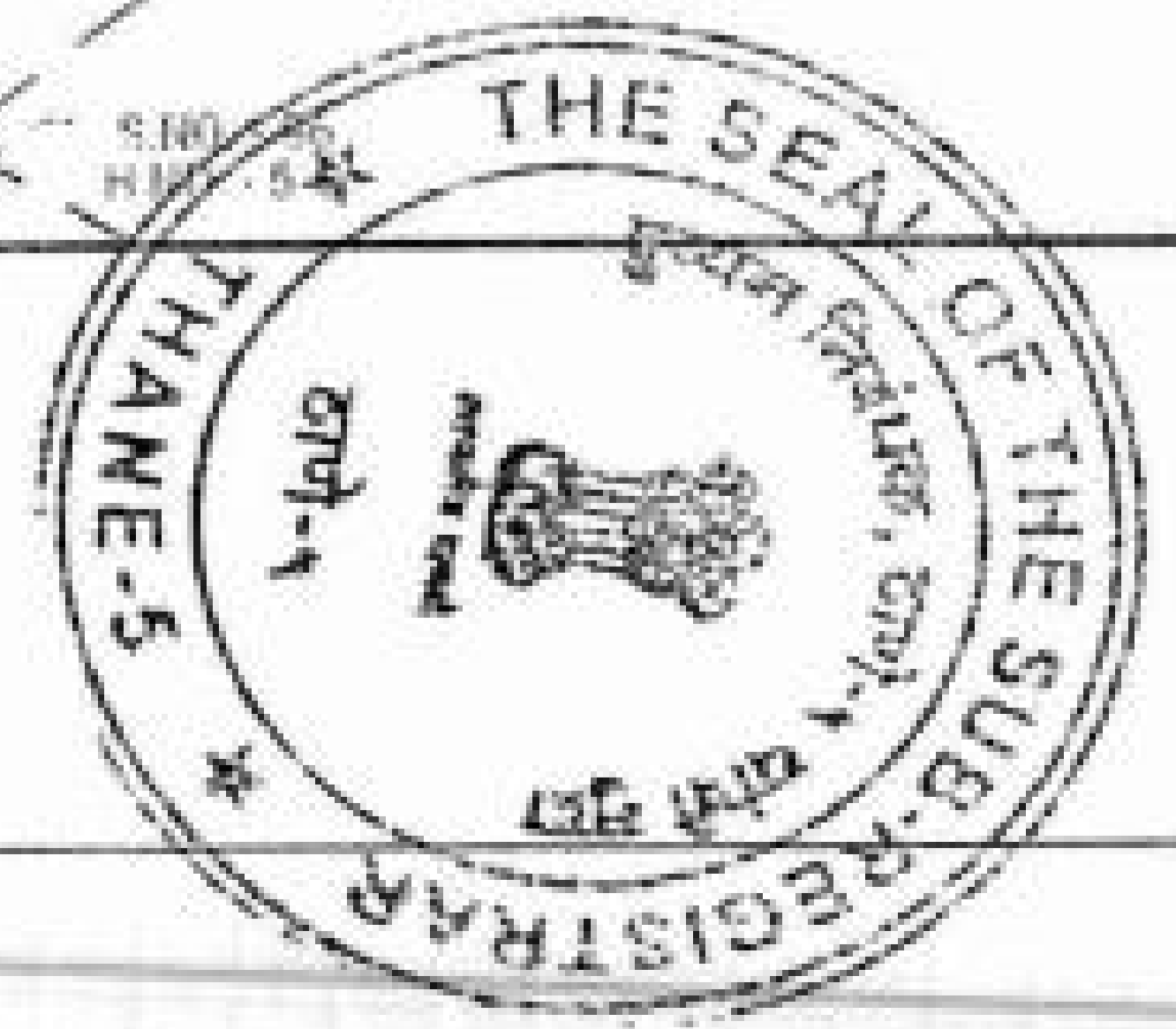
BLDG. NO - 5
HEIGHT - 92 MT.
STILT+1ST TO 30TH FLOOR

BLDG. NO - 3
HEIGHT - 69.75 MT.
GROUND/STILT+1ST TO 23RD FLOOR
(HOUSING FOR DISHOUSED BLDG.)

BLDG. NO - 6
HEIGHT - 8 MT.
GR+1STFLR
(COMMERCIAL BLDG.)

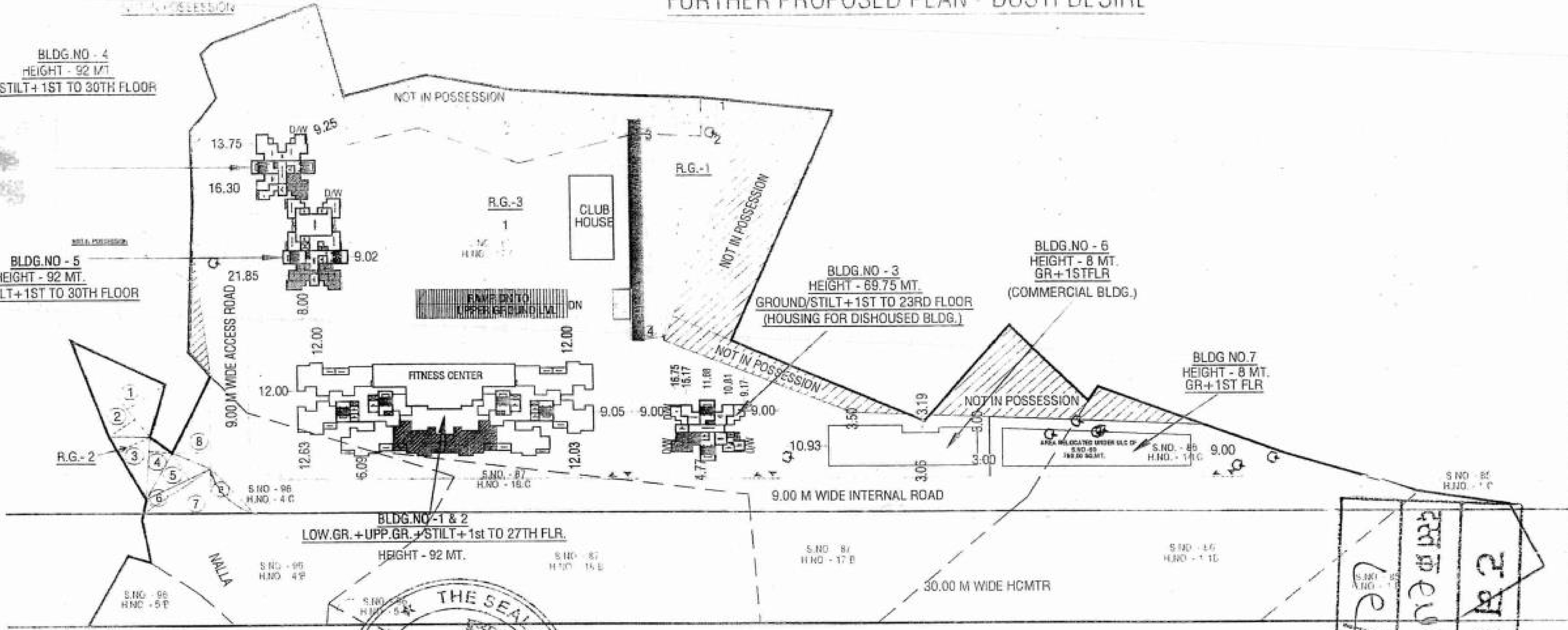
BLDG. NO. 7
HEIGHT - 8 MT.
GR+1ST FLR

BLDG. NO - 1 & 2
LOW. GR. + UPP. GR. + STILT+1st TO 27TH FLR.
HEIGHT - 92 MT.



Handwritten notes in a box:
S.No. 98
H.No. 4
S.No. 87
H.No. 15C
S.No. 85
H.No. 11C
S.No. 86
H.No. 17C
S.No. 86
H.No. 17C

Annexure 10



ट न न - ५

दस्तावेज १००४ / २०१८

६० / ११४
FLOORING

ANNEXURE 11

FIXTURES, FITTINGS AND AMENITIES OF THE PREMISES

- Vitrified tiles in living / dining, bedrooms, kitchen & passages

KITCHEN

- Quartz kitchen platform with marble support
- Stainless steel sink
- Ceramic tile dado upto beam bottom

SANITARY

- Matt finish Ceramic tile flooring in all toilets
- Concealed plumbing of standard brand. C.P brass fittings
- Ceramic tiles dado upto beam bottom
- Sanitaryware of standard make
- 15 litres boiler with hot – cold mixer
- Laminated doors in Bathroom
- Ceramic tiles in dry area
- Naturally ventilated Bathrooms with adjustable louvers
- Mirror above Wash basin

ELECTRICAL

- Electrical wiring & fitting of concealed type P.V.C conduit – good quality copper wire
- All switches of standard make
- One ELCB per flat & MCB for each room
- TV, telephone, internet, AC point, ceiling fan point & regulator in living room and bedrooms

DOORS

- Doors in living and bedrooms with laminate finish

WINDOWS

- Aluminium sliding windows of colour anodized with tinted glass
- M.S grills for bedrooms and kitchen windows
- Mosquito net for all bedrooms, living & dining room.

PAINTING

- All the walls in living, bedroom painted in plastic paint

SECURITY

- Intercom system & video door phone for security

AMENITIES OF THE BUILDING

- Security Access control with CCTV provision at podium & main entrance lobby
- Fire fighting & fire alarm system for the whole building
- Lift from leading manufacture
- Entrance lobby
- Lift Lobby on each floor
- 24 hours security
- DG Power back up for common areas lighting, elevators & water supply system
- Society's Office
- Gymnasium



11

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335/3543

पावती

Original/Duplicate

Wednesday, March 14, 2018

नोंदणी क्र.: 39M

5:27 PM

Regn.: 39M

पावती क्र.: 4345 दिनांक: 14/03/2018

गावाचे नाव: कोलशेत

दस्तऐवजाचा अनुक्रमांक: टनन5-3543-2018

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: गोविंद सोपान काकडे - -

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 340.00

पृष्ठांची संख्या: 17

एकूण: ₹. 440.00

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क. ५

वाजार मुल्य: रु. 1/-

मोबदला रु. 1/-

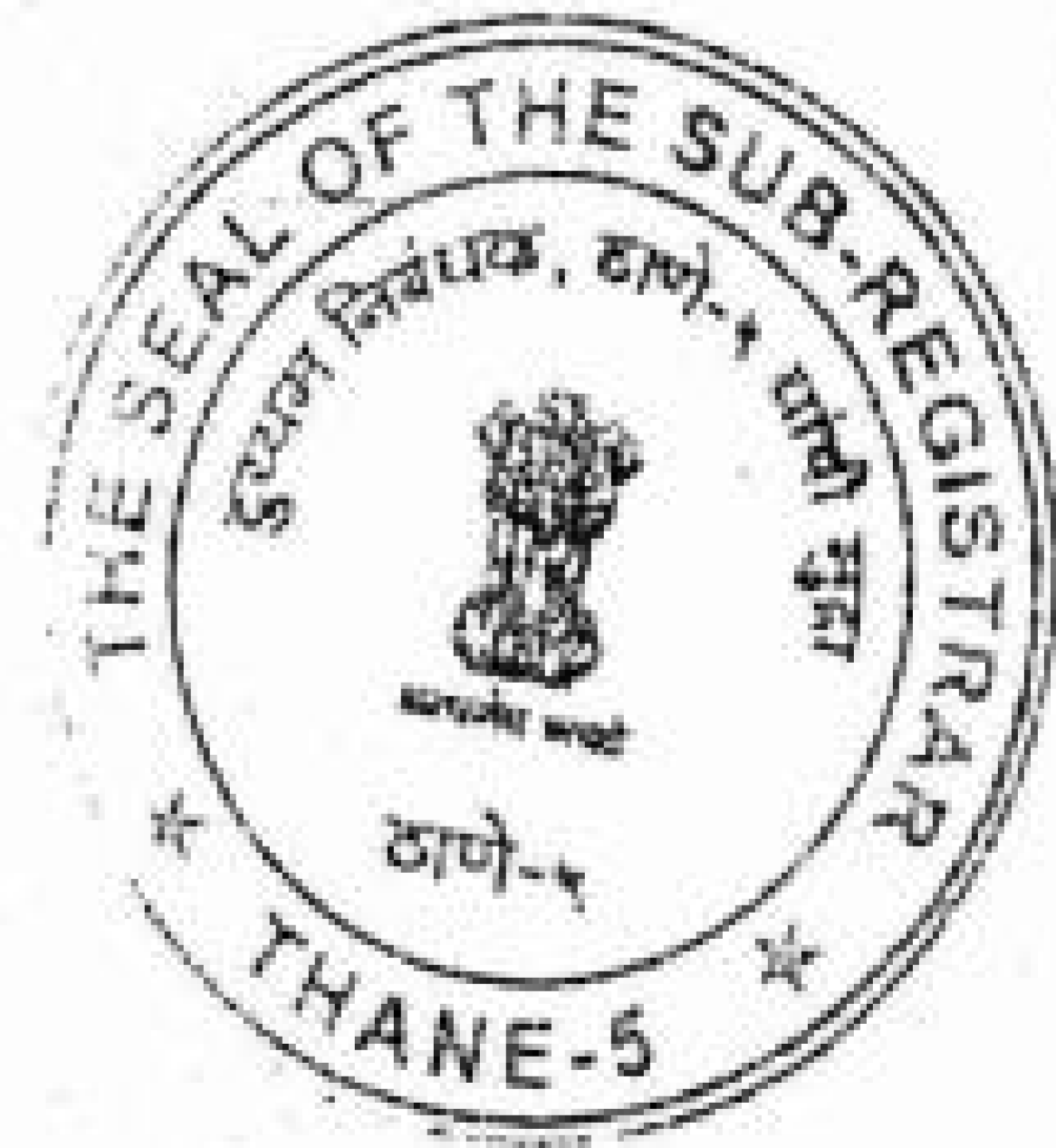
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 340/-

ट न न - ५
दस्त क्र ६००४ / २०१८
९९/९९४

Received Original Documents





महाराष्ट्र MAHARASHTRA

© 2017 ©

AH 227537



जिल्हा कोषागार कार्यालय,
ठाणे
- 9 MAR 2018
गुदाक प्रमुख लिपीक / लिपीक

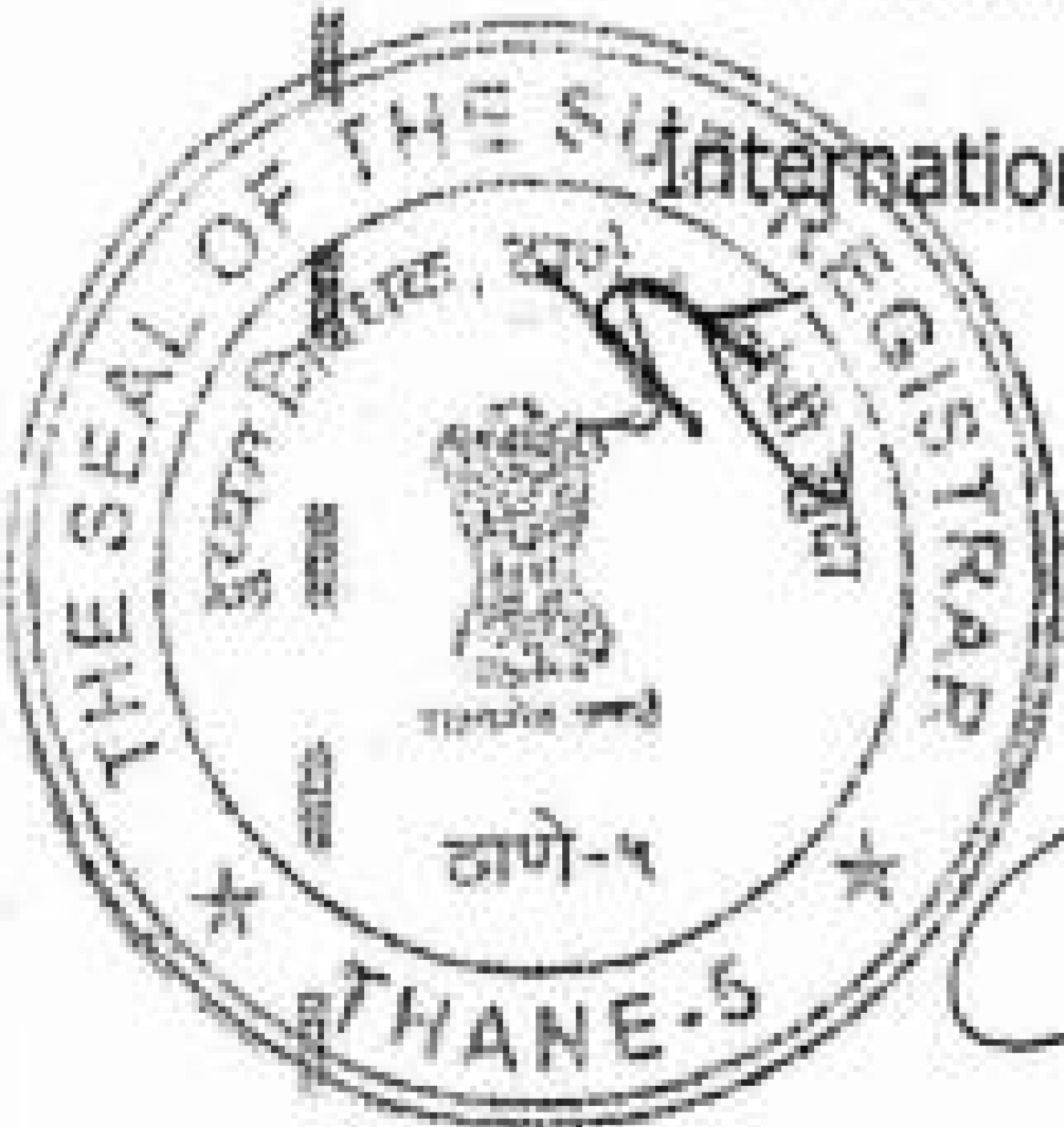
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दस्त क्र. 35 83 / 2016
9 / 9/10

ट न न - ५
दस्त क्र. e 008 / 2016
e 2 / 998

SPECIAL POWER OF ATTORNEY



TO ALL TO WHOM these presents shall come We, (1) ~~SITANE~~ RAJESH SHAH (2) MR. HEMAN NARAYANDAS ASHAR and (3) SHRI PANKAJ NAROTTAM SHAH, all Indian Inhabitants, and having our office address at D.D. Associates, Brahmand Road, off. Ghodbunder Road, behind Hiranandani Park, Near Orchid International School, Thane (W) Taluka & District Thane, SEND GREETINGS:



[Handwritten signature]

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PS

ट न न - ५

दस्त क्र. 3183 / 2016

मुद्रांक क्र. 2/910

जोडपत्र - 2

दिनांक 14 MAR 2018

मुद्रांक क्रमांक २२१५४

दस्त नोंदणी करणारे आहेत का? :- होय / ना ही

मिळकतीचे धोड्याचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव PANKAJ N. Shah

हरने असल्यास त्याचे नाव, पत्ता PAWAN SOMANI

सही *Pankaj*

दुसऱ्या पक्षाकाराचे नाव Sudhir S. Chavan

मुद्रांक शुल्क रक्कम 500/-

परवानाधारक मुद्रांक विक्रेत्याची सही - (श्री. शंकर साहेबराव यादव)

परवाना क्रमांक - १२०१०३१

मुद्रांक विक्रीचे ठिकाण/पत्ता : जिल्हा सत्र न्यायालय, ठाणे.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

ट न न - ५

दस्त क्र. ६००४ / २०१६

६३ / ११४

श्री. शंकर एस. यादव

मुद्रांक विक्रीचे ठिकाण-जिल्हा सत्र न्यायालय, ठाणे.
लायसन्स नं. ०६८/०१ नविन लायसन्स नं. १२०१०३१

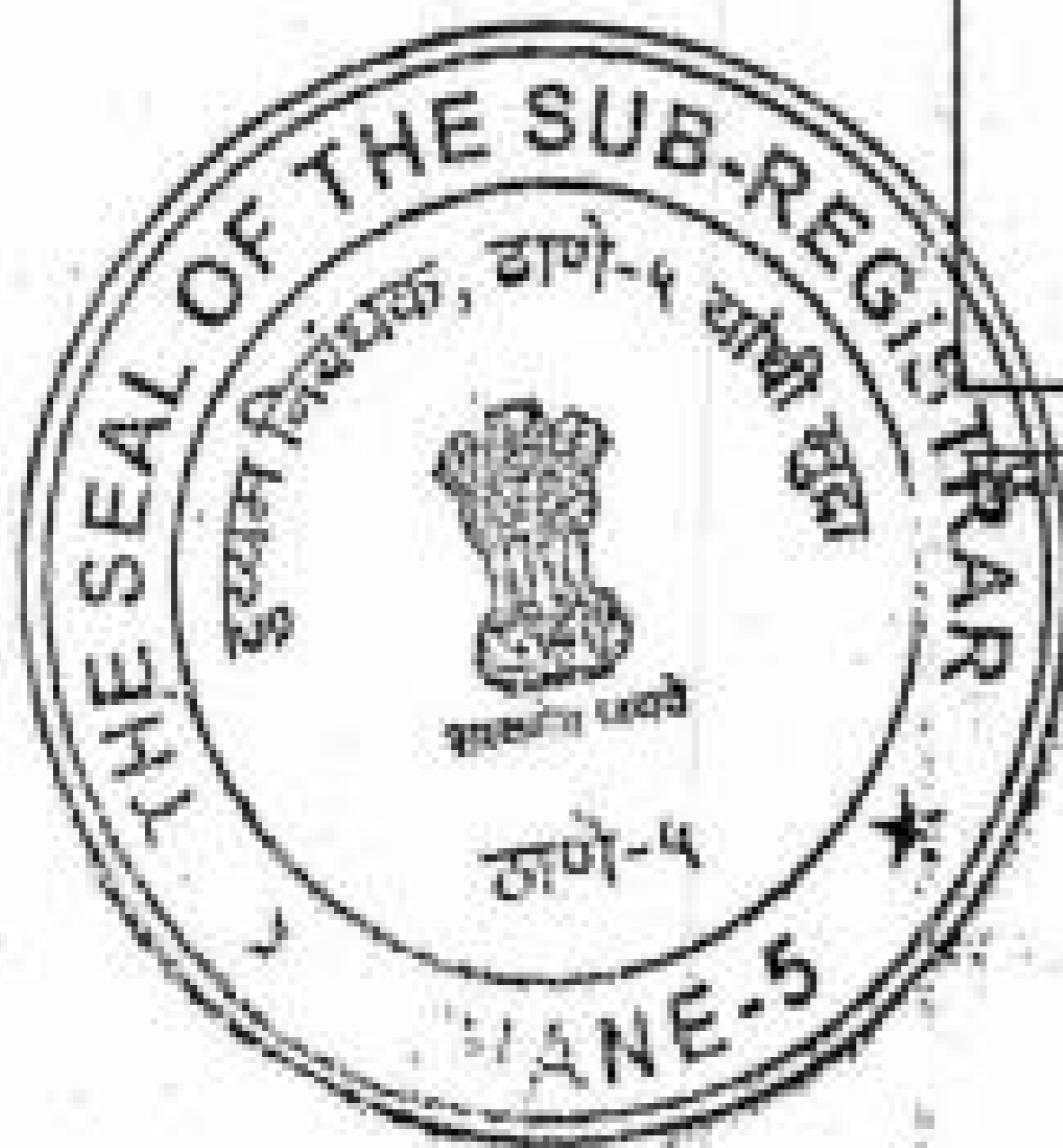
पावती

पावती क्र.

अनु क्रमांक २२१५४-५१

दिनांक 14 MAR 2018

मुद्रांक विकत घेणाऱ्या व्यक्तीचे नांव व पत्ता	मुद्रांक						विक्री केलेल्या एकूण मुद्रांकांची किंमत
	१००	५००	१०००	५०००	१००००	१५०००	
Pankaj N. Shah.		२					१०००/-



मुद्रांक नं. ३१८३६. ३१

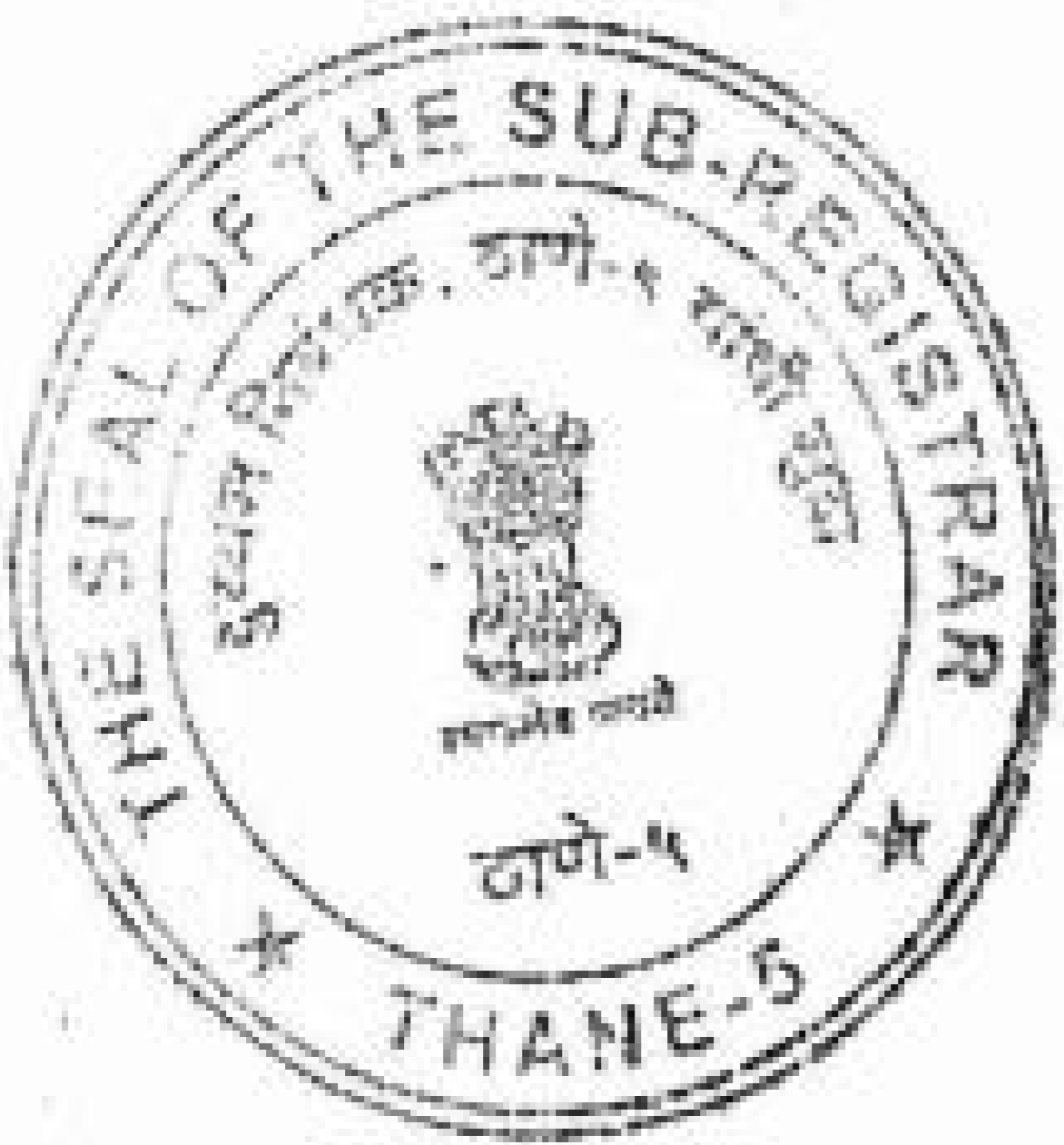
स्वाक्षरी
स्टॅम्प व्हेंडर
शंकर एस. यादव



1

ट न न - ५
दस्त क्र. ३५४३ / २०१८
३ / १७

ट न न - ५
दस्त क्र. १००४ / २०१८
१६६ / १७



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM these presents shall come We, (1) SMT. TEJAL RAJESH SHAH
(2) MR. HEMAN NARAYANDAS ASHAR and (3) SHRI PANKAJ NAROTTAM SHAH, all Indian
Inhabitants, and having our office address at D.D. Associates, Brahmand Road, off.
Ghodbunder Road, behind Hiranandani Park, Near Orchid International School, Thane (W)
Taluka & District Thane, SEND GREETINGS:

TB
PS
B. K. Kulkarni
S. Kulkarni
S. Kulkarni

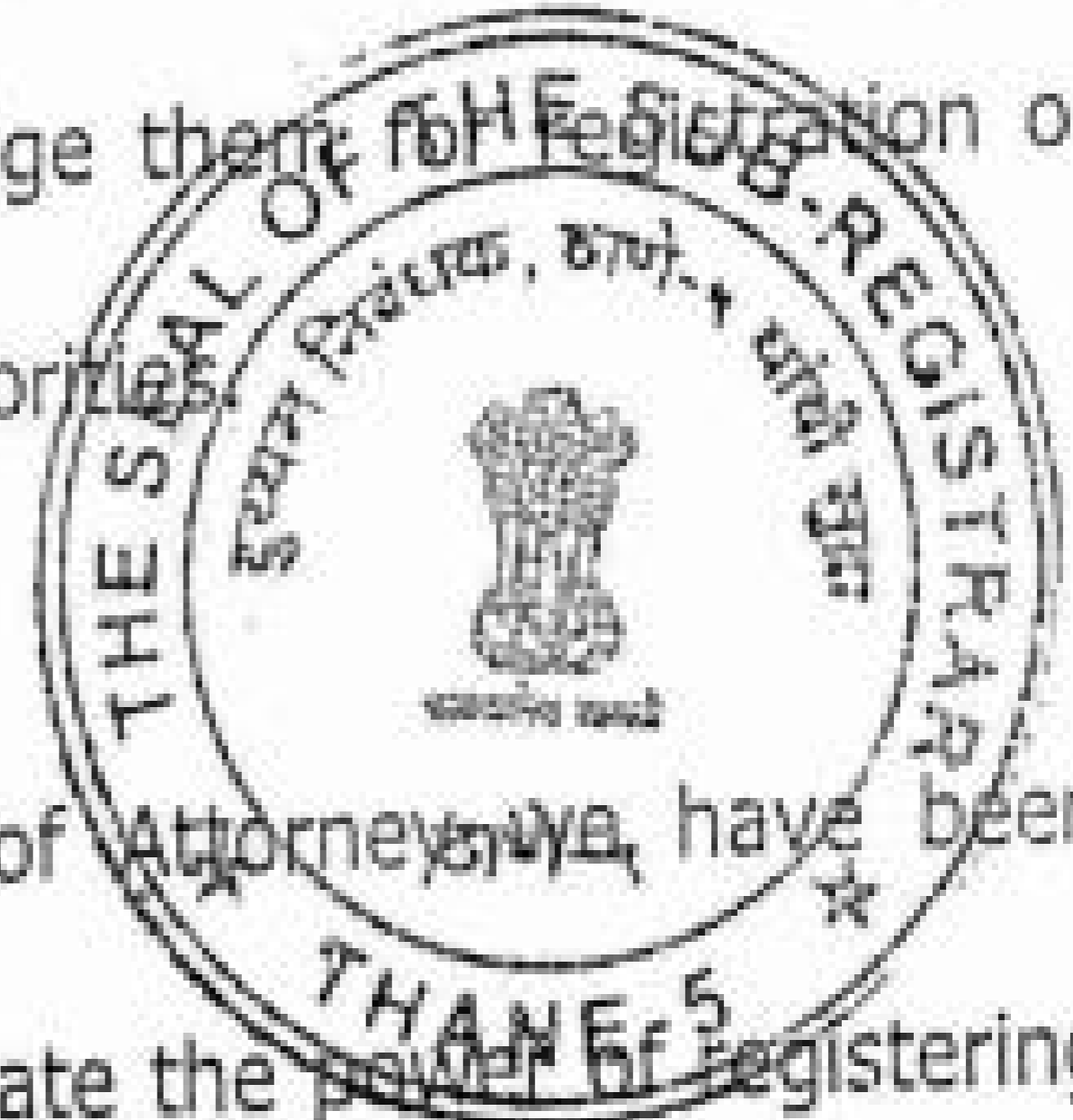
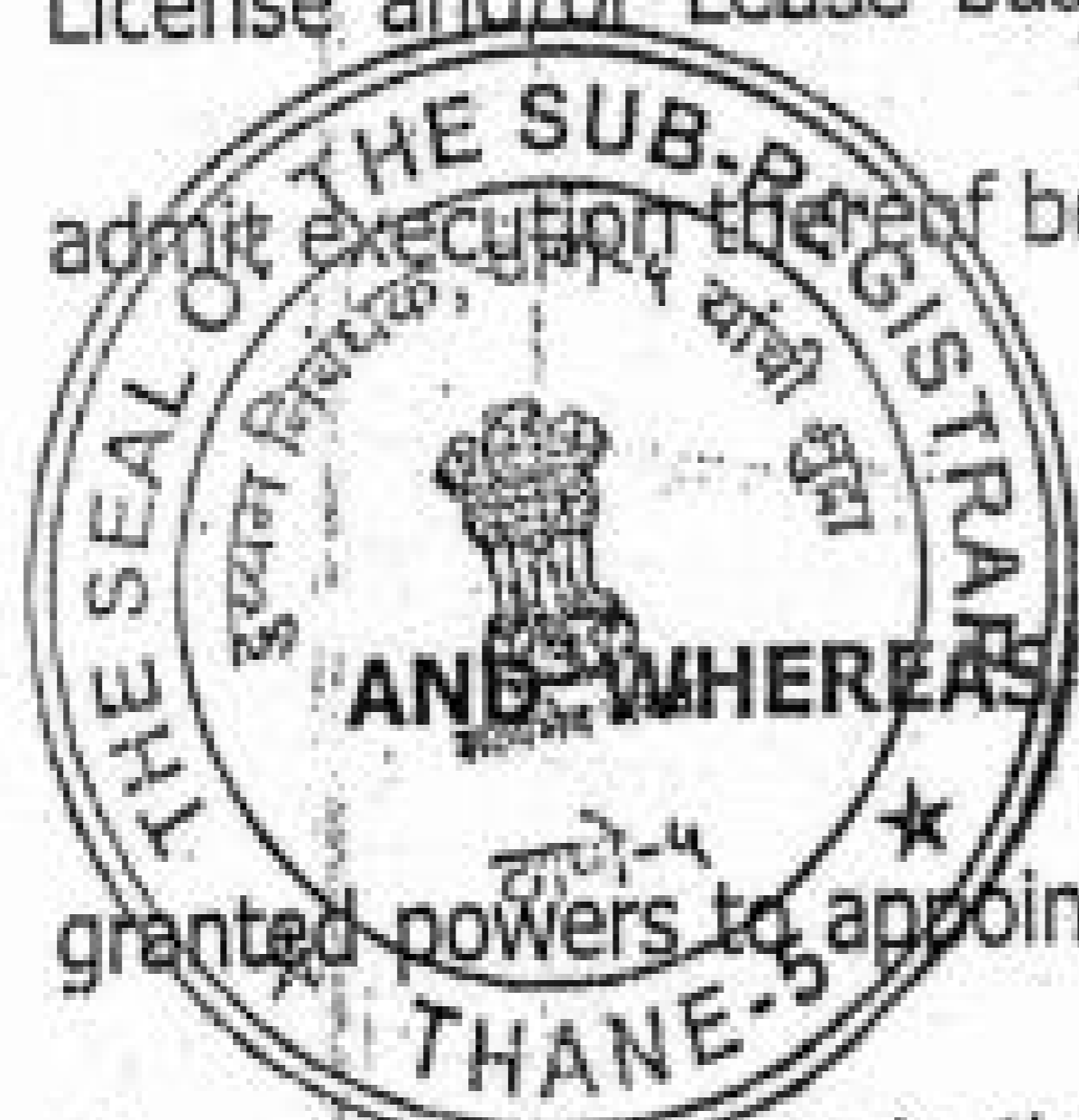
WHEREAS vide a registered Power of Attorney bearing registration no TN-5-3537/18 dated 14/3/18 we have been authorized and empowered, by M/s. D. D.

Associates (hereinafter referred to as DDA), to sign, seal, execute, register and deliver from time to time Agreement for Sale, Lease Deed, Leave and License Agreement, Deed of Rectification, Deed of Cancellation, Affidavit/s, undertaking/s, declaration/s, receipts, Possession Letters, Demand letters, Notices and all types of deeds, documents and writings (said documents) for and on behalf of DDA with regards to all or any of the residential premises and/or commercial premises, parking spaces etc constructed /to be constructed by the DDA, in their Project called Dosti Desire situated on plot bearing Survey No.85 Hissa No.1C, Survey No.86-1 Hissa No.1C, Survey No.87 Hissa No.17C, Survey No.87 Hissa No.18C, Survey No.96 Hissa No.4C, Survey No.90 lying and being at Village -Kolshet Brahmand Road, off Ghodbunder Road, Thane (West) - 400 607 (said Project) comprising of Dosti Desire- Dosti Joy and Dosti Desire -Dosti Pearl duly registered with MAHARERA under nos. P51700008886 & P51700005623 respectively and commercial premises, on their behalf, on what is known as ownership basis and/or on leave and license and/or lease basis as the case may be and to lodge them for registration and / or admit execution thereof before the concerned registering authorities.

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४/१६

ट न न - ५
दस्ता क्र. ६००४/२०१८
६५/१९४

AND WHEREAS in our capacity as Constituted Attorneys of the DDA we have executed or will be executing and/or required to execute the said Documents in respect of all or any of the residential and/or commercial premises, parking spaces etc of the said Project; from time to time on what is known as ownership basis and /or on Leave and License and/or Lease basis, as the case may be, and to lodge them for registration or admit execution thereof before the concerned registering authorities.



AND WHEREAS under the said registered Power of Attorney we have been granted powers to appoint one or more substitutes and delegate the power of registering the said Documents in the said Project, and/or admitting execution thereof and receiving it back when it has been duly registered, from the concerned authority, with the authority to remove the said substitutes or delegate at pleasure and to appoint another or others in their place.

Signature 1
Signature 2
PS
Signature 3
Signature 4
Signature 5

AND WHEREAS due to our busy schedule we are not able to personally remain present for registration of the said Documents hence we exercise our power to appoint substitutes and hereby appoint and authorise (i) Mr. Govind Sopan Kakde (ii) Mr. Suresh Vasant Thorave (iii) Mr. Sudhir S. Chavan (iv) Mr. Vivek B. Gaikwad and (v) Mr. Ram Mishra as our constituted attorneys, jointly and each of them severally to attend the office of the Sub-Registrar at Thane or elsewhere to present the said

documents for registration and admit execution thereof and to do all the following acts, deed, matters and things, as follows;

ट न न - ५
दस्तावेज ए००४/२०१६
६६/१९९

ट न न - ५
दस्तावेज क्र. ३५०३/२०१६
५/१९९

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, (1) SMT. TEJAL RAJESH SHAH (2) SHRI HEMAN NARAYANDAS ASHAR and (3) SHRI PANKAJ NAROTTAM SHAH in our capacity as the Constituted Attorneys of DDA, do hereby substitute and appoint (i) Govind Sopan Kakde having address at office no. 1, Ground Floor, Trambakeshwar Building, Charai, Thane - 400 601 (ii) Suresh Vasant Thorave office no. 1, Ground Floor, Trambakeshwar Building, Charai, Thane - 400 601 (iii) Sudhir S. Chavan (iv) Vivek B. Gaikwad and (v) Ram Mishra all having address at D.D. Associates, Brahmand Roac, off. Ghodbunder Road, behind Hiranandani Park, Near Orchid International School, Thane (W) Taluka & District Thane jointly and each of them severally to do the following acts, deeds, matters and things for us, in our name, and on our behalf, in our capacity as Constituted Attorney of DDA mentioned hereinabove, namely;

- 1) To appear before and present, all the documents including Agreement for Sale, Lease Deed, Leave and License Agreement, Deed of Rectification, Deed of Cancellation, Affidavit/s, undertaking/s, declaration/s, receipts, Possession Letters, Demand letters, Notices and all types of deeds, documents and writings for and on behalf of DDA with regards to all or any of the residential premises and/or commercial premises, parking spaces etc constructed /to be constructed by DDA, in their said Project duly executed by us in our capacity as Constituted Attorneys of DDA, to the registering authorities, having authorities to receive and register documents and/or to admit execution thereof, identify our signature thereon and



PS

Handwritten signatures of Govind Sopan Kakde, Suresh Vasant Thorave, Sudhir S. Chavan, Vivek B. Gaikwad, and Ram Mishra.

to do all acts, deeds, matters and things necessary for registration of said Documents before the Registrar/Sub-Registrar of Assurances at Thane and receive it back when it is duly registered from the concerned authorities.

2) For any of the purposes mentioned hereinabove to sign all applications, forms, petition, papers, undertakings, terms and conditions etc. as may from time to time be required by various Government or local authorities or any other person or as may be necessary or required from time to time with respect or relating to or concerning registration of the said Documents presented for registration and/or to

दस्तावेज
दस्त क्र. 3583 / 2016
6/96
TEJAL RAJESH SHAH and

दस्तावेज क्र. ६
दस्त क्र. ६००४ / २०१६
६६ / ११४

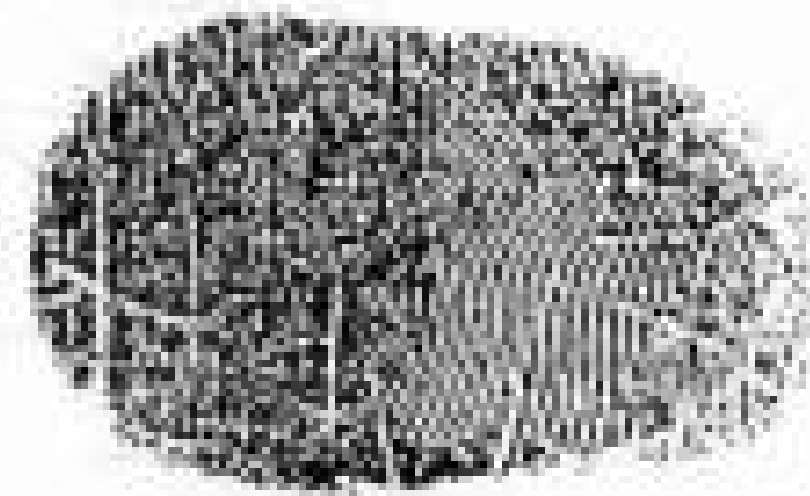
admit execution thereof on our behalf as mentioned hereinabove

IN WITNESS WHEREOF WE, (1) SHRI HEMAN NARAYANDAS ASHAR (2) SMT. TEJAL RAJESH SHAH and (3) SHRI PANKAJ NAROTTAM SHAH have hereunto set our

hands at Thane this 14th day of March, 2018.

SIGNED AND DELIVERED)

by the above named)

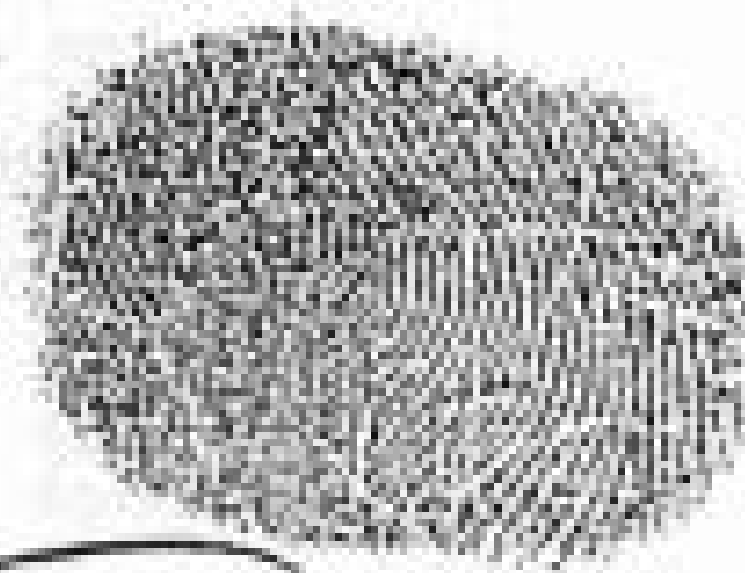


1) SMT. TEJAL RAJESH SHAH)

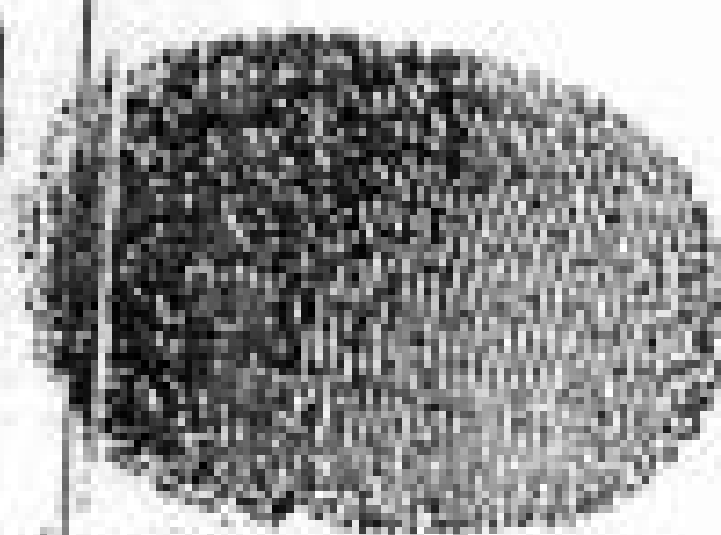
Tejal Shah



2) SHRI HEMAN NARAYANDAS ASHAR)



Heman Ashar



3) MR. PANKAJ NAROTTAM SHAH)

Pankaj Shah

In the presence of



- 1) Parin J. Popat *Popat*
- 2) Sandesh Dhopate *Dhopate*

We accept the above powers:

ट न न - ५
 दस्त क्र. ६००४ / २०१६
 ६६ / १९९४



G. S. Kakde

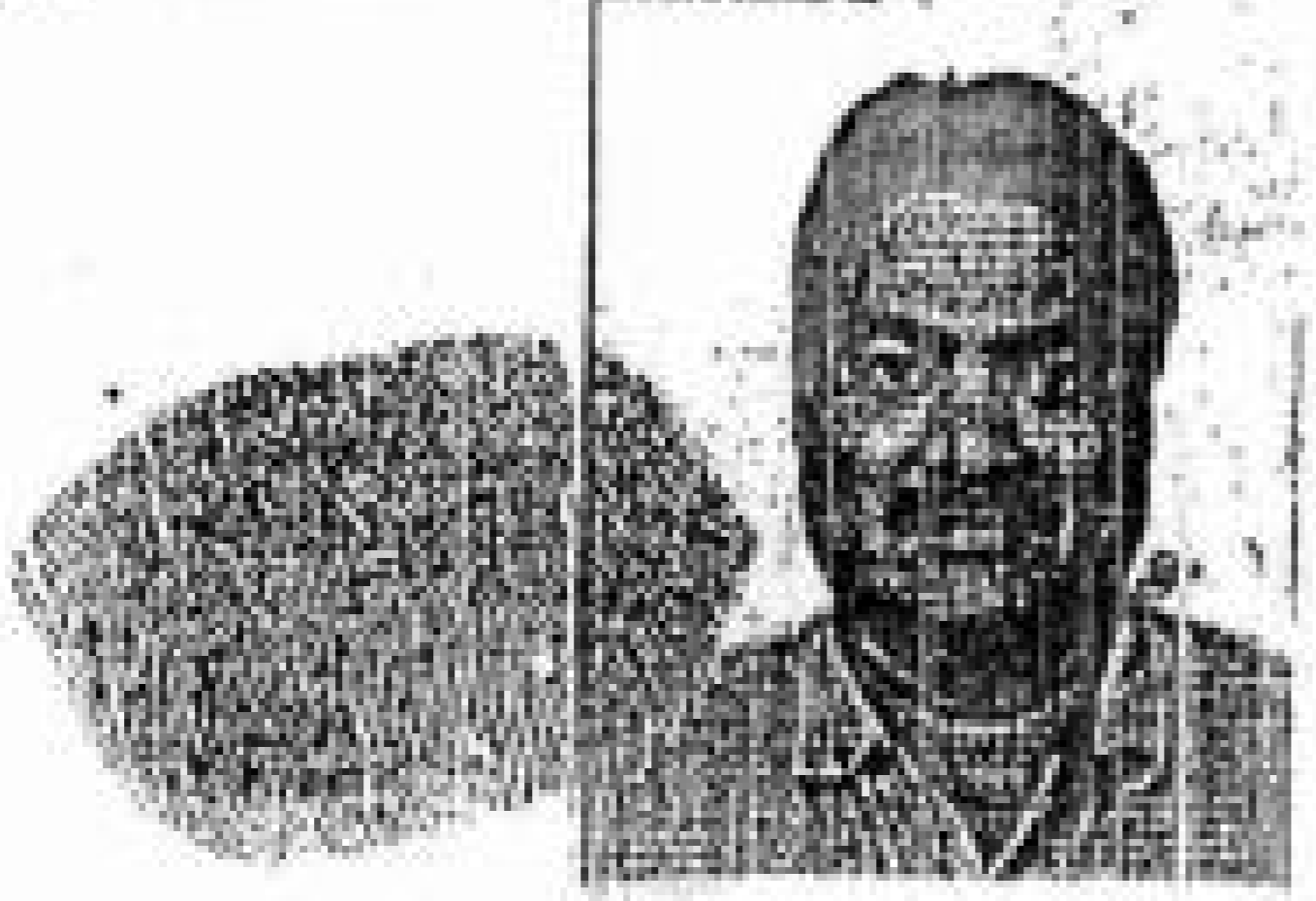
(i) Govind Sopan Kakde



Suresh

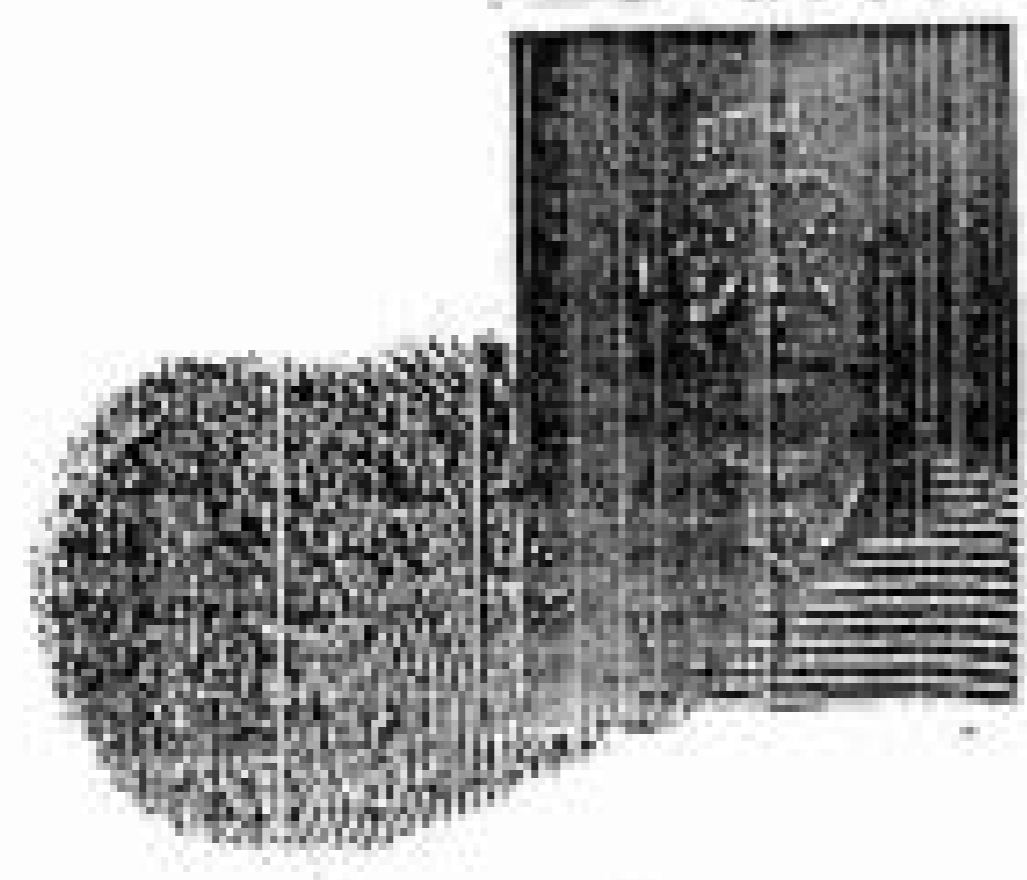
(ii) Suresh Vasant Thorave

ट न न - ५
 दस्त क्र. ३५०३ / २०१६
 ७ / १७



S. Chavan

(iii) Sudhir S. Chavan



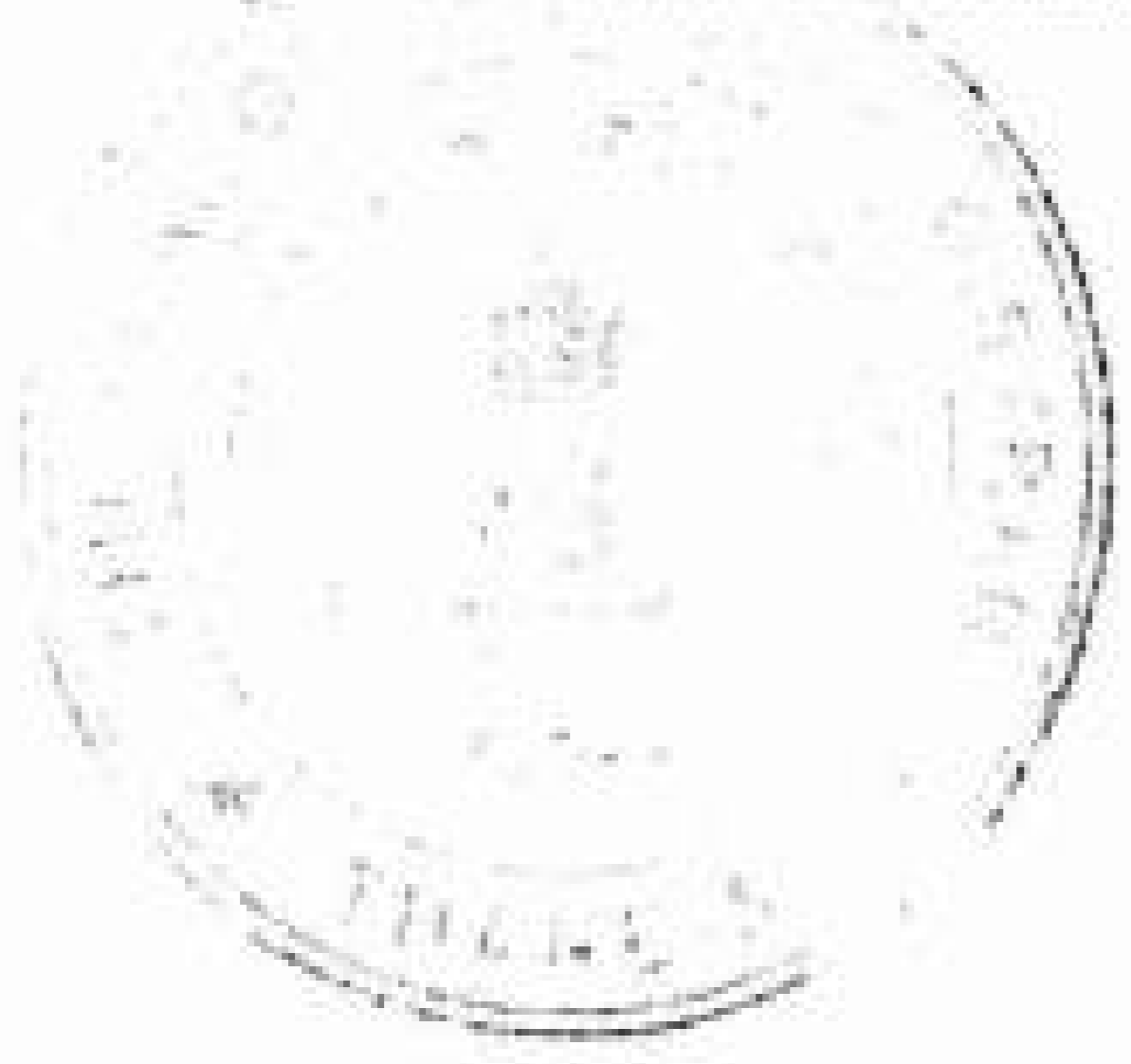
V. Gaikwad

(iv) Vivek B. Gaikwad



R. Mishra

(v) Ram Mishra





Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF :Dec 2017 No. :201712054160573
 THANE (U) CIRCLE :539 WAGLE ESTATE DIVISIO : 409 KOLSHET SUB/DVN : 541 1
 GSTIN of MSDDL 27AA ECM2933K12B HSN code 27160000 E-BILL

Consumer No. : 000087911926 D.D
 Consumer Name : D. D. ASSOCIATES(AOP)
 Address : S.NO.997 D, KOLSHET VILLAGE, BRAHMAND, GUR. ROAD, ...
 Village :
 Pin Code : 400607
 Connected Load (KVA) : 50.00 KW
 Sanct. Load (KVA) : 50.00 KW
 Contract Demand (KVA) : 63.00
 Sanct. Demand : 63.00
 50% of Con. Demand (KVA) : 31.50
 Meter No. : 065-06269111
 Date of Connection : 30-01-2014
 Tariff : 70 LT-II B
 Supply at : LT Prev. Highest
 Bill Demand : 52 Elec. Duty
 DTC : 4541140 PART B

BILL DATE : 03-01-2018
 DUE DATE : 17-01-2018 208,230.00
 IF PAID UPTO : 12-01-2018 206,560.00
 IF PAID AFTER : 17-01-2018 210,820.00
 Last Receipt No./Date : 0002343660 / 12-12-2017
 Last Month Payment : 164,380.00
 D.G. Set (KVA) : 0.00
 Scala/Sector : Small Scale /Private Sector
 Activity : COMM-OT
 Seasonal :
 Load Shed Ind :
 Express Feeder Flag :
 Feeder Voltage (KV) :
 PC-MR-ROUTE-SEQ : 0-33-9008-9999

न न - ५
दस्तावे. ३५४३ / २०१८

Reading Date	KWH	KVAH	RKVAH (LAG)	KW (MD)	KVA (MD)
Current 01-01-2018	134277.355	146197.780	29349.240	0.000	0.000
Previous 27-11-2017	117550.875	129369.715	27624.920		
Difference	16726.480	16828.065	1724.320		
Multiplying Factor	1.000	1.000	1.000	1.000	1.000
Consumption	16726.480	16828.065	1724.320	0.000	0.000
LT Metering	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000	0.000	0.000
Assessed Consump	0.000	0.000	0.000	0.000	0.000
Total Consumption	16726.480	16828.065	1724.320	0.000	0.000

Billed Demand (KVA)	25	@ Rs.	250
Assessed P.F.		Avg. P.F.	0.995
Billed P.F.	0.995	L.F.	

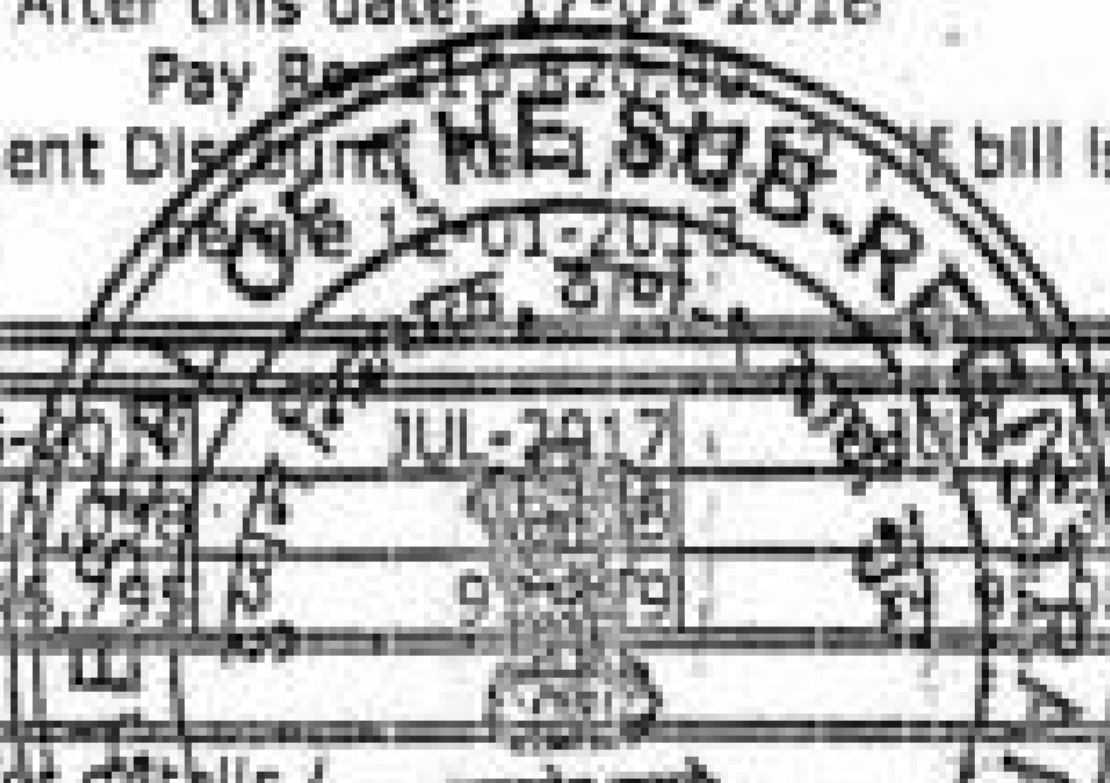
	Amount in Rs.
Demand Charges	6,250.00
Wheeling Charge	19,754.46
Energy Charges +Addl Charge	162,933.48
TOD Tariff EC	-1,428.30
FAC @ Ps/U	-7,346.70
Electricity Duty	37,834.22
Other Charges	0.00
Tax on Sale @ 9.04 Ps/U	1,475.87
P.F. Penal Charges/P.F. Inc.	-12,611.41
Charges For Excess Demand	0.00
Debit Bill Adjustment	24.59
TOTAL CURRENT BILL	206,886.21
Current Interest 30-12-2017	0.00
Principle Arrears	1,345.02
Interest Arrears	0.00
Total Bill (Rounded) Rs.	208,230.00
Delayed Payment Charges Rs.	2,586.08
Amount Payable After 17-01-2018	210820

Consumption Type	Units	Rate	Charges Rs.
Industrial	16,326	9.98	0.00
Residential	0	0.00	0.00
Commercial	0	0.00	0.00
E.D. on (Rs.)	Rate %	Amount Rs.	
	0.00	9.3	0.00
	0.00	16	0.00
	180,162.94	21	37834.22
Zone	Units	Demand	Charges Rs.
A Zone	4491	0.00	-6,736.50
B Zone	6307	0.00	0.00
C Zone	2579	0.00	2,063.20
D Zone	2950	0.00	3,245.00

TWO LAKH EIGHT THOUSAND TWO HUNDRED THIRTY ONLY
 Security Deposit Paid Rs. 54,403.69
 Addl. S.D. Demanded Rs. 0.00
 S.D. Arrears Rs. 38,470.00

Amount Rounded to Nearest Rs. (10/-)

DPC:2,586.08
 After this date: 17-01-2018
 Prompt Payment Discount If bill is on or before 12-01-2018



BILL MONTH	NOV-2017	OCT-2017	SEP-2017	AUG-2017	JUL-2017	JUN-2017	MAY-2017
UNITS	13,424	12,979	10,648	1,078	9,879	9,879	9,879
BILL AMOUNT	164,370	163,047	175,318	14,795	9,879	9,879	9,879

Message: Revised Tariff applicable wef 01-Apr-2017/Please refer hard copy of the bill for details.

BU : 4541	PC : 0	TARIFF : 70	LT-II B	BIN Amount
PC-MR-ROUTE-SEQ : 0-33-9008-9999	DTC : 4541140	UP TO : 12-01-2018	206850	
CONSUMER NO : 000087911926		UP TO : 17-01-2018	208230	
NAME : D. D. ASSOCIATES(AOP)		AFTER : 17-01-2018	210820	



Boikwaal

Chavhan

आयकर विभाग
INCOME TAX DEPARTMENT
PANKAJ NAROTTAMDAS SHAH
NAROTTAMDAS PUNJILAL SHAH



भारत सरकार
GOVT. OF INDIA

01/08/1968

Permanent Account Number

AVLPS4027P

Pankaj SL

Pankaj SL

Signature



भारत सरकार
GOVT. OF INDIA
6099 8238 6901
आधार - सामान्य भागसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
TEJAL RAJESH SHAH
RAICHAND KHONA



भारत सरकार
GOVT. OF INDIA

02/10/1962

Permanent Account Number

AAKPS9007R

Tejal Shah

Signature



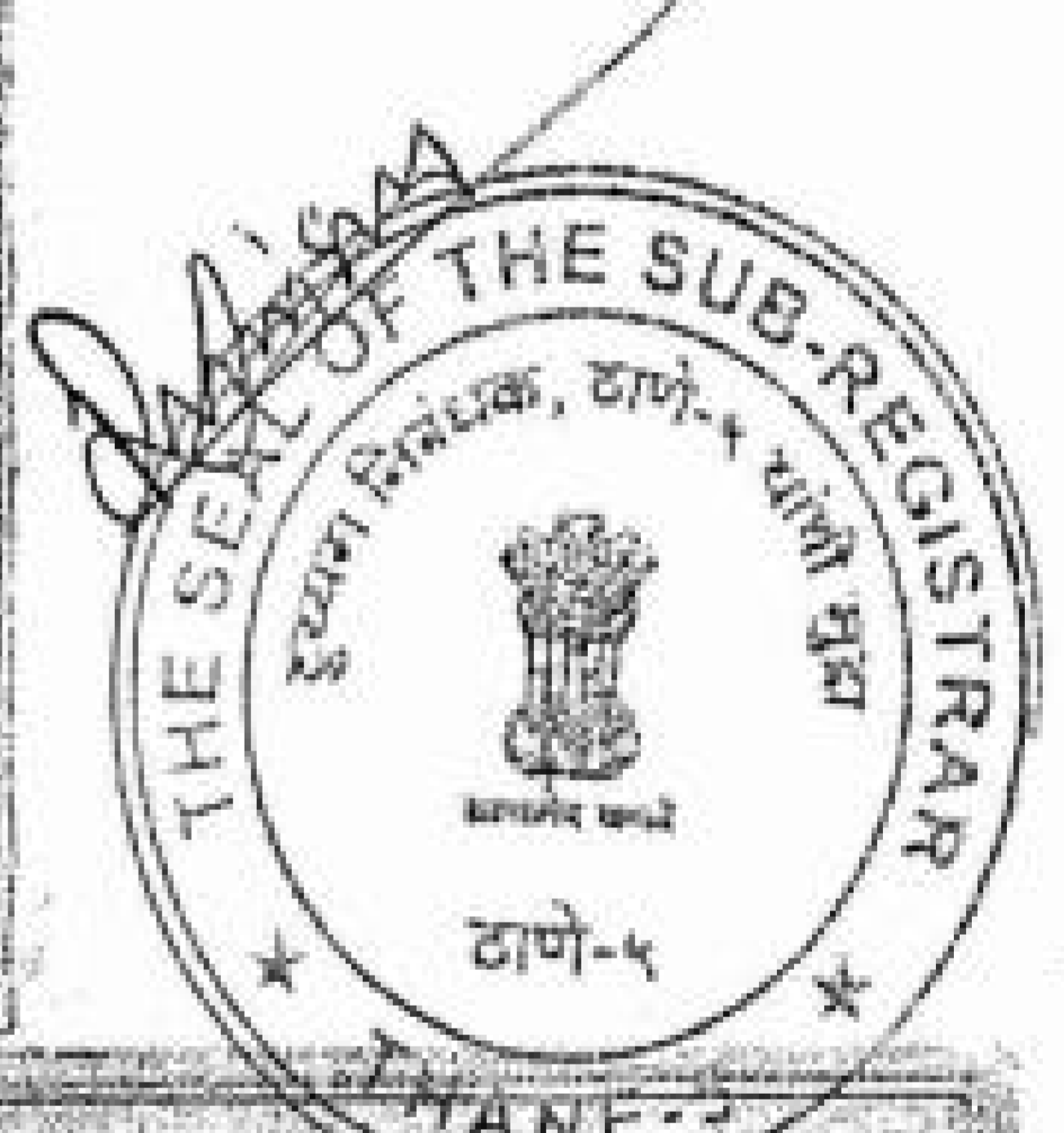
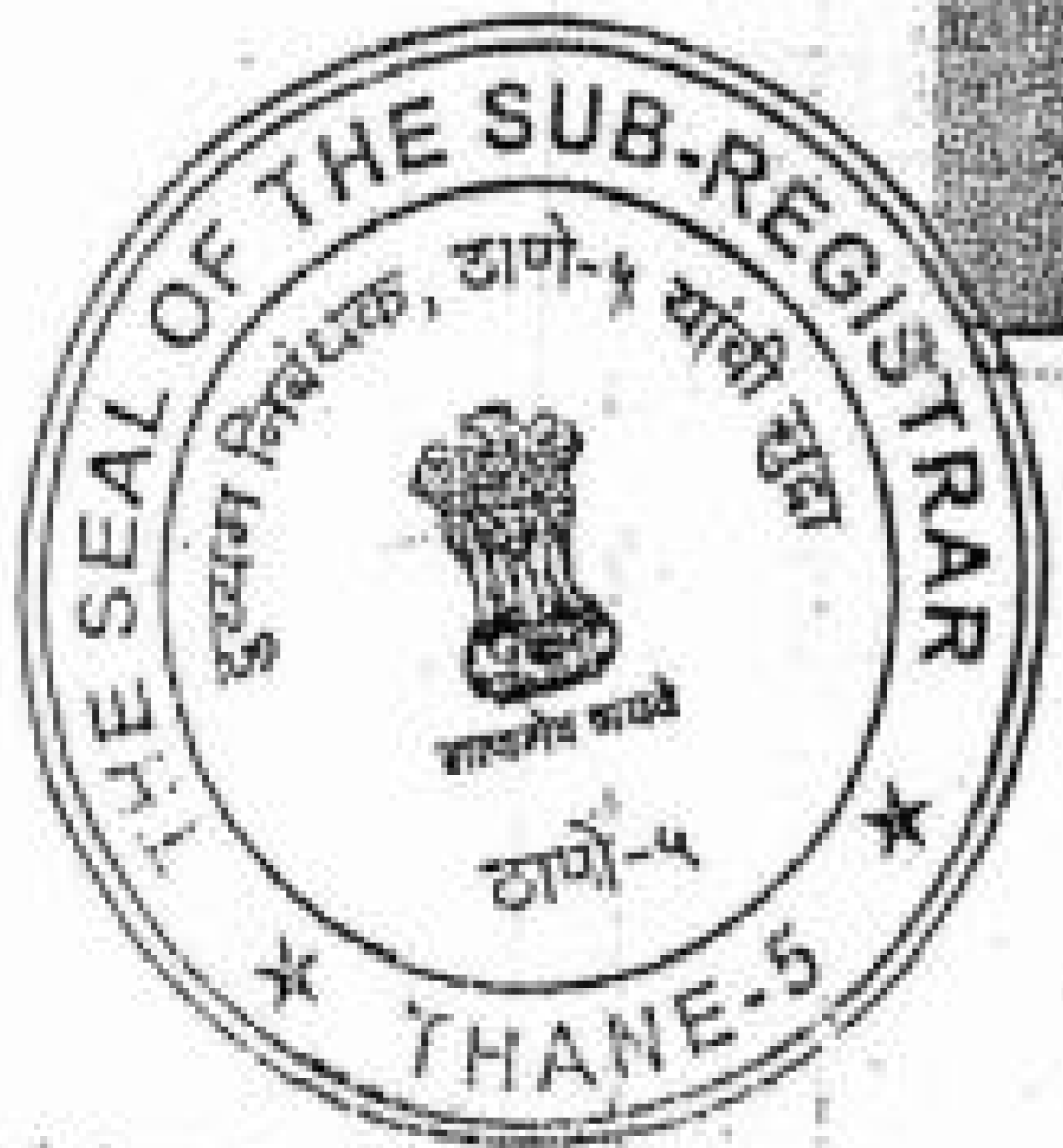
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AJAPK3751D
नाम
GOVIND SOPAN KAKADE
दत्त नं - ५
पिता / FATHER'S NAME
SDPAN BHIKU KAKADE
दस्त क्र. ९००४ / २०१६
जन्म तिथि / DATE OF BIRTH
01-09-1972
हस्ताक्षर / SIGNATURE
909 / 992
आयकर विभाग (कंप्यूटर सेल)
Commissioner of Income-tax (Computer Operations)



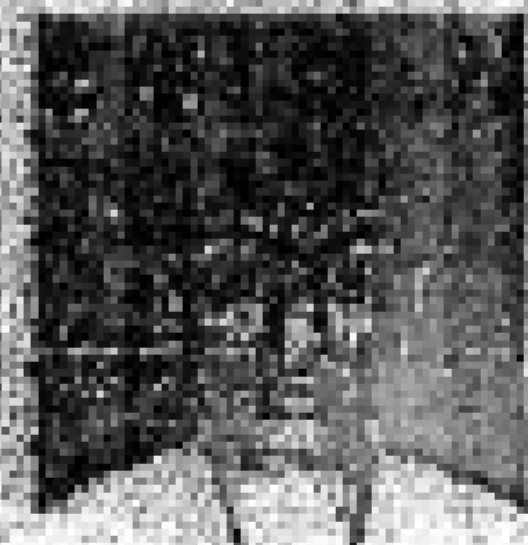
Govind Kakade

दत्त नं - ५
दस्त क्र. ३५४३ / २०१६
९० / ९६

आयकर विभाग
GOVT. OF INDIA
PRAKASH KUMAR MISHRA
HARSHA ADARSH MISHRA
02/12/2006



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACBPT6327N
नाम
SURESH VASANT THORVE
पिता / FATHER'S NAME
VASANT PARSHURAM THORVE
जन्म तिथि / DATE OF BIRTH
05-01-1974
हस्ताक्षर / SIGNATURE
आयकर विभाग (पेट्रोल सेल)
Commissioner of Income-tax (Petrol)



Suresh Thorve

DL No: MH03 20110006133
Valid Till: 30-03-2023 (NT)
DOI: 31-03-2003

OLD: 02-02-2011
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
MCWG 31-03-2003
LMV 31-03-2003

FORM 7
RULE 19 (2)



DOB: 17-12-1984 BG:

Name: PARIN POPAT
S/DW of JAYANT POPAT
Add: S. SUNDEAM C. H. S., B. P. CROSS ROAD NO. 4,
MULUND (W), MUMBAI.

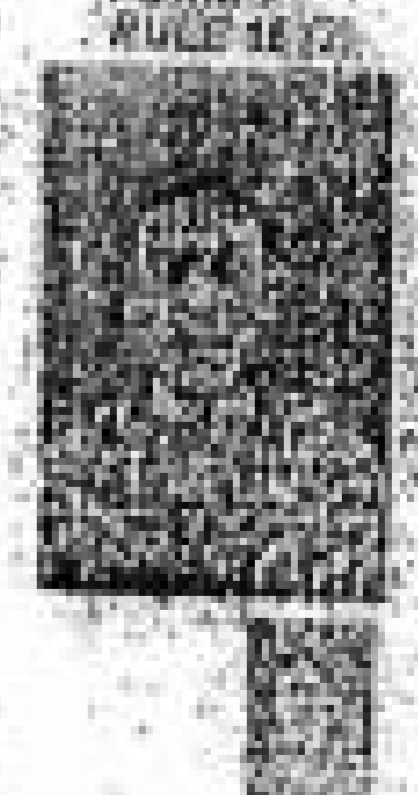
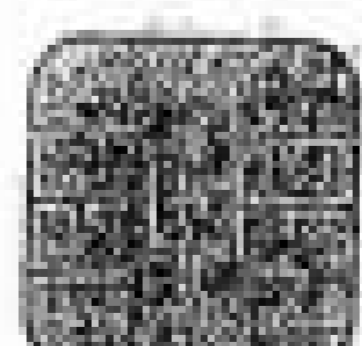
Signature & ID of Issuing Authority: MH03 2011369

Signature/Thumb Impression of Holder

Parin Popat

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No: MH04 20020038628
Valid Till: 23-08-2031 (NT)
DOI: 24-09-2002
23-09-2017 (TR)
DER: 18-06-2015
FORM 7
RULE 19 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV/TR 24-09-2002
MCWG 18-09-2006



Name: RAM PAWAR
S/DW of MARUTI
Add: KADAM CHAWC, GANESH NAGAR,
KOLSHRE RD, DHOKALI,
THANE
PIN: 400607
Signature & ID of Issuing Authority: MH04 2015530

Signature/Thumb Impression of Holder

Ram Pawar

ट न न - ५
 दस्त क्र. ९००४ / २०१६
 १०२ / ११४

ट न न - ५
 दस्त क्र. ३५४३ / २०१६
 ११ / १६

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH04 20020038623 DOI : 24-09-2002
 Valid Till : 23-09-2031 (NT) 23-09-2017 (TR)
 DLR 18-06-2015

AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV-TR	24-09-2002
MCWG	18-09-2006

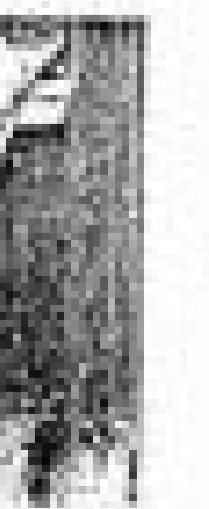
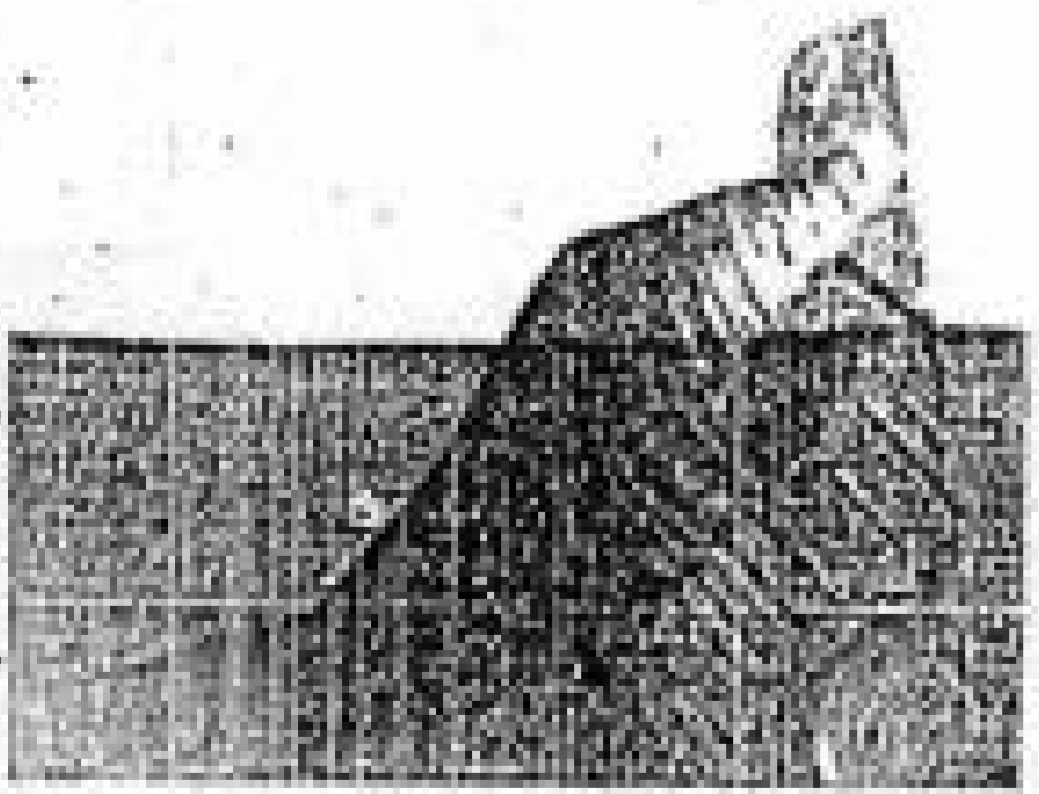
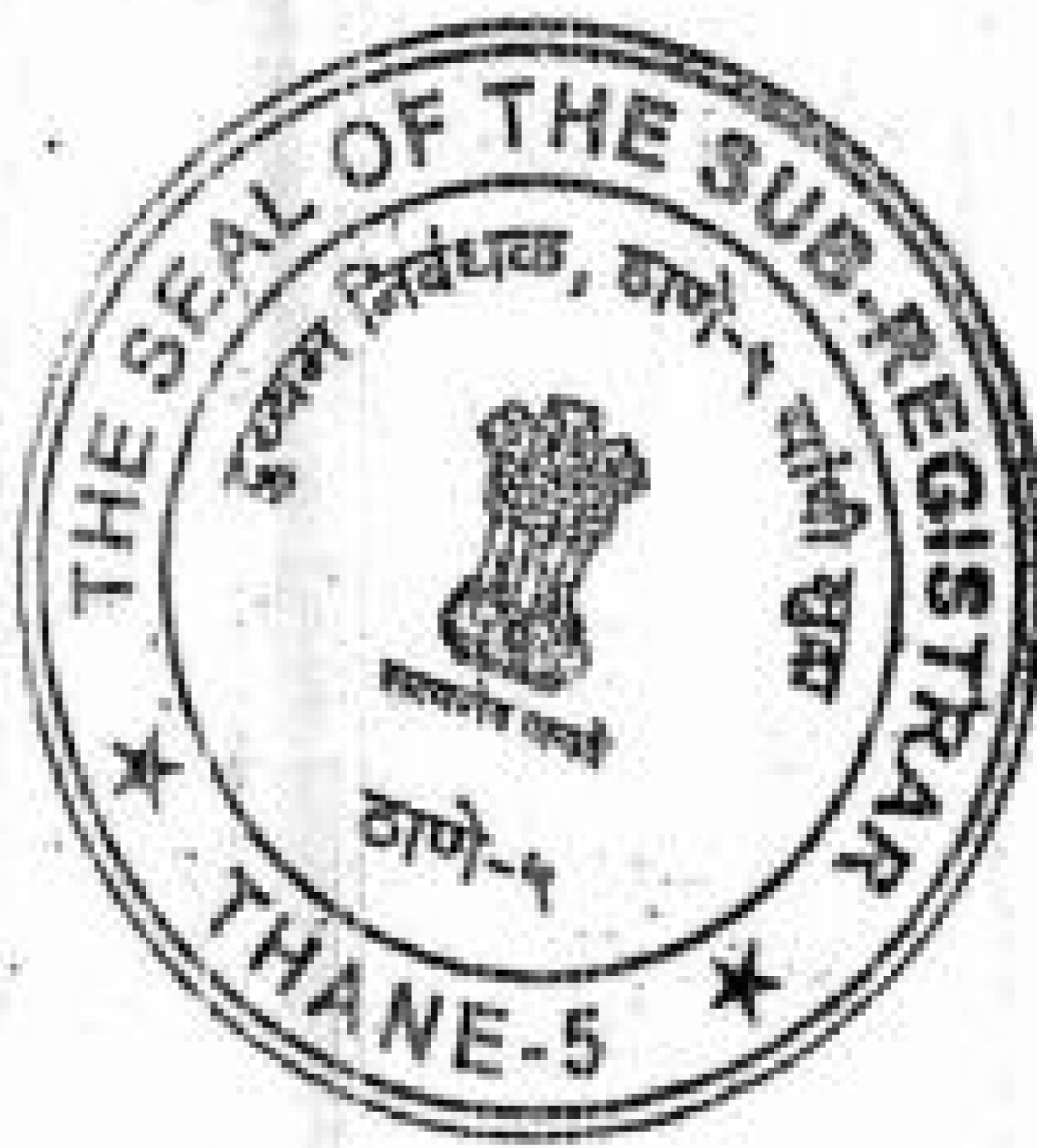
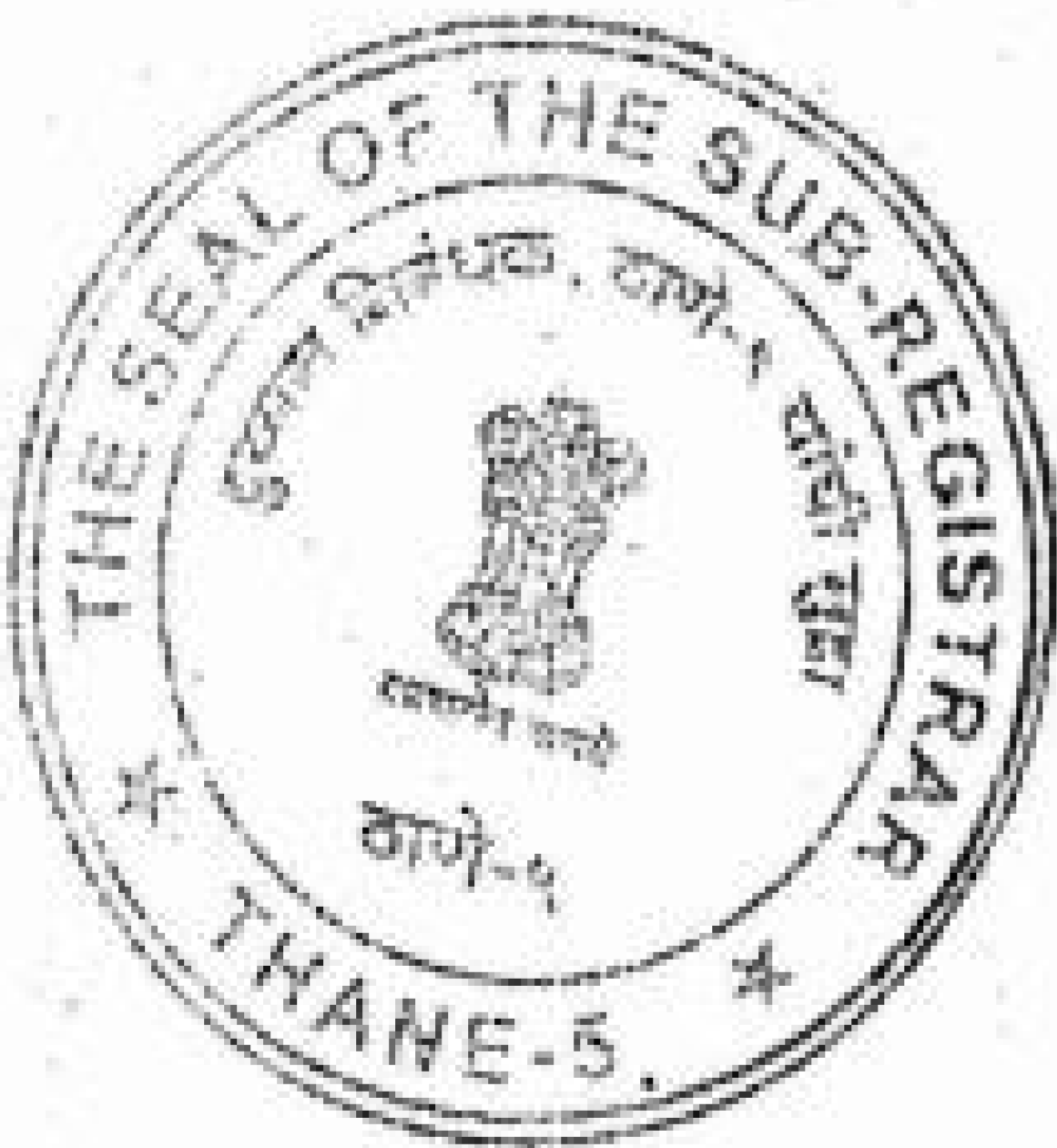
DOB : 19-07-1982 BG :

Name : RAM PAWAR
 S/O/W of MARUTI
 Add. KADAM CHAWL, GANESH NAGAR,
 KLSHET RD, DHODGALI,
 THANE,
 PIN : 400607
 Signature & ID of Issuing Authority: MH04 2011530

FORM 7
 RULE 15 (2)

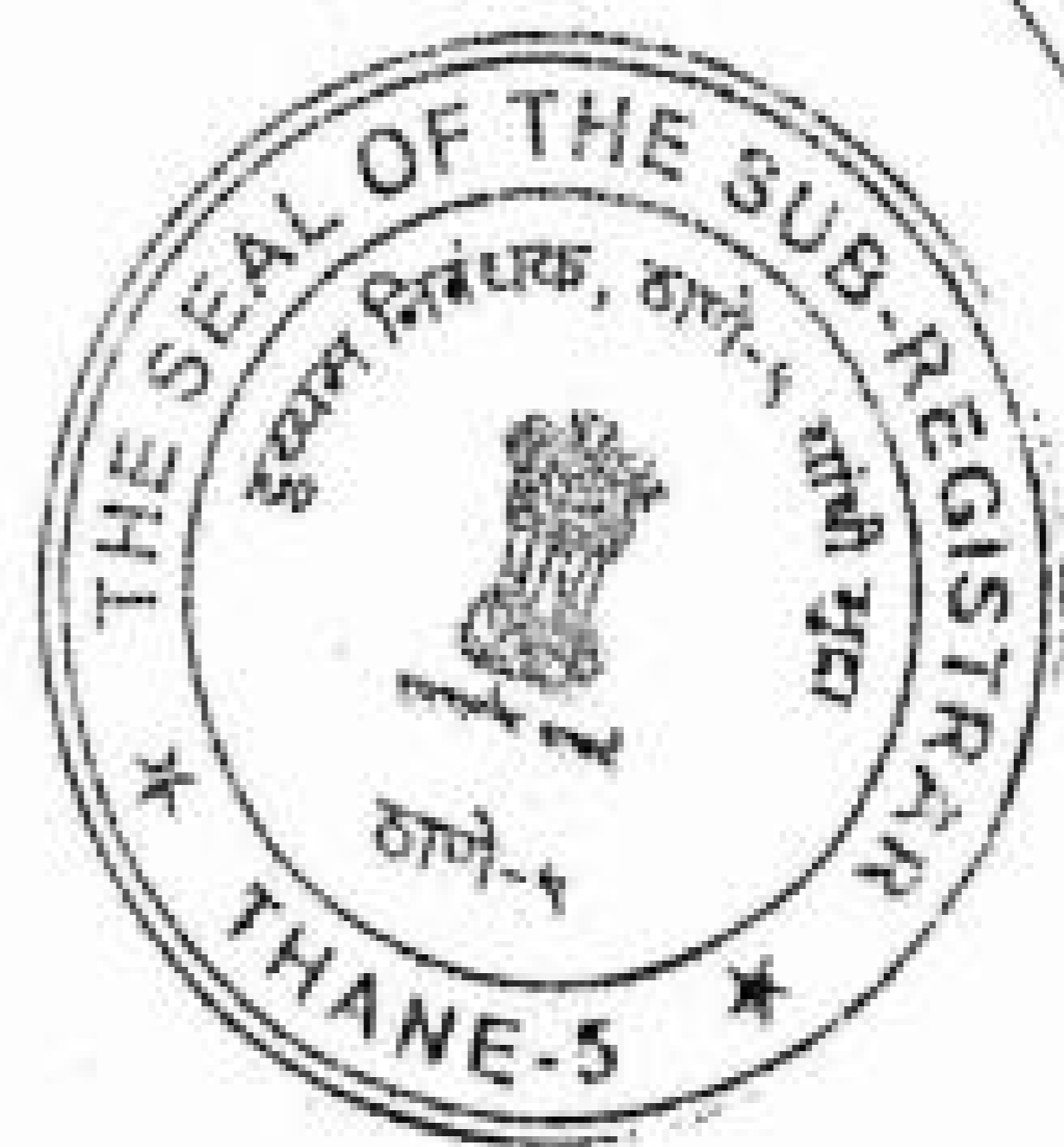
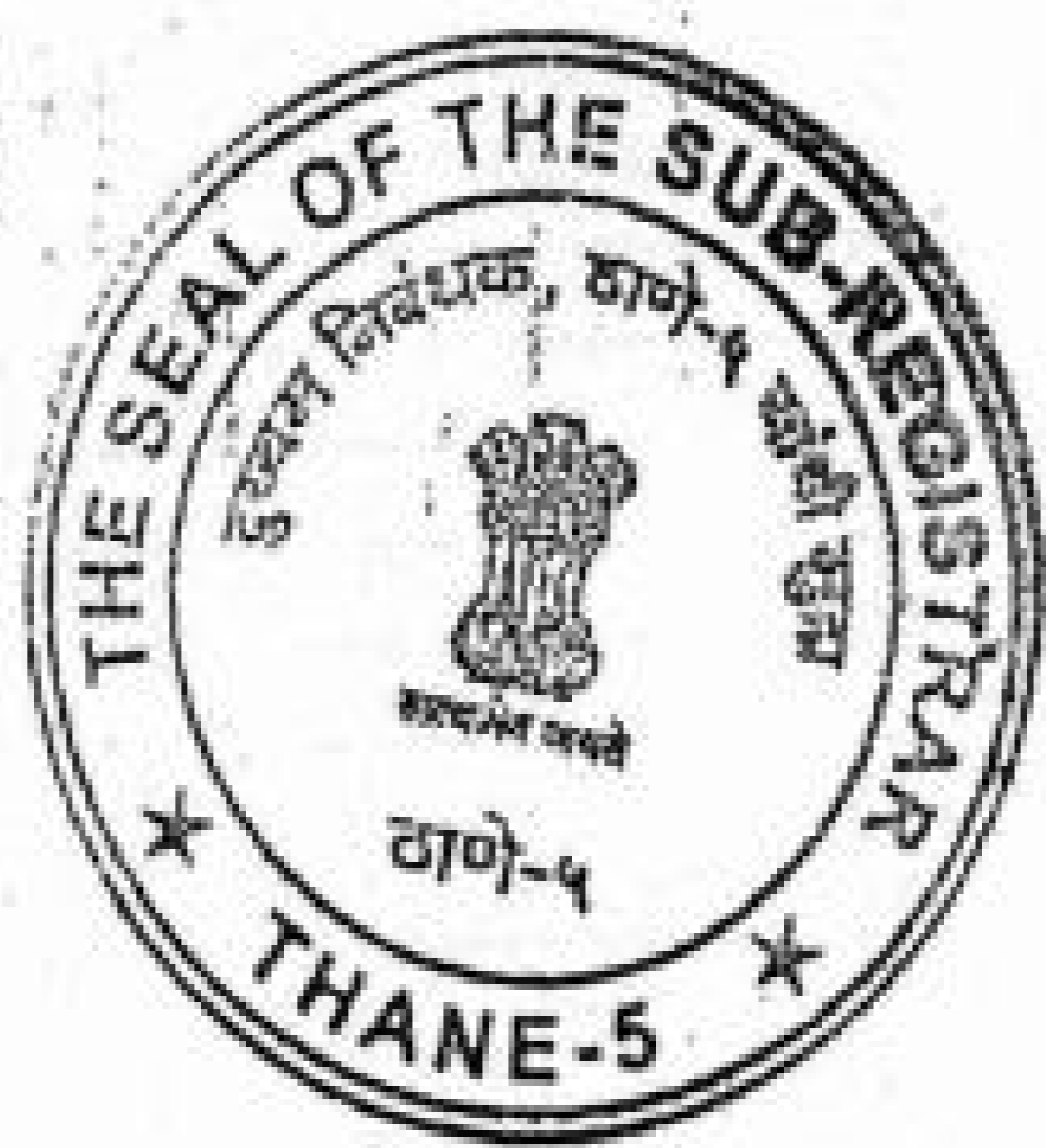
Signature/Thumb Impression of Holder

[Handwritten Signature]



ट न न - ५
दस्त क्र. 3Y83 / 2096
92 / 96

ट न न - ५
दस्त क्र. 2008 / 2096
903 / 998



335/3543

बुधवार, 14 मार्च 2018 5:32 म.नं.

दस्त गोपवारा भाग-1

टनन5

93/96

दस्त क्रमांक: 3543/2018

दस्त क्रमांक: टनन5 /3543/2018

बाजार मूल्य: रु. 01/-

मोबइला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

अ. क्र. 3543 वर दि.14-03-2018

रोजी 3:54 म.नं. वा. हजर केला.

पावती:4345

पावती दिनांक: 14/03/2018

सादरकरणाचा नाव: गोविंद सोपान काकडे -


नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17


दस्त हजर करणाऱ्याची सही:

एकुण: 440.00

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज @ इतर कोणत्याही प्रकरणात

शिक्षा क्र. 1 14 / 03 / 2018 03 : 54 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 14 / 03 / 2018 04 : 00 : 29 PM ची वेळ: (फी)

ट न न - ५

दस्त क्र ९००४/२०१८

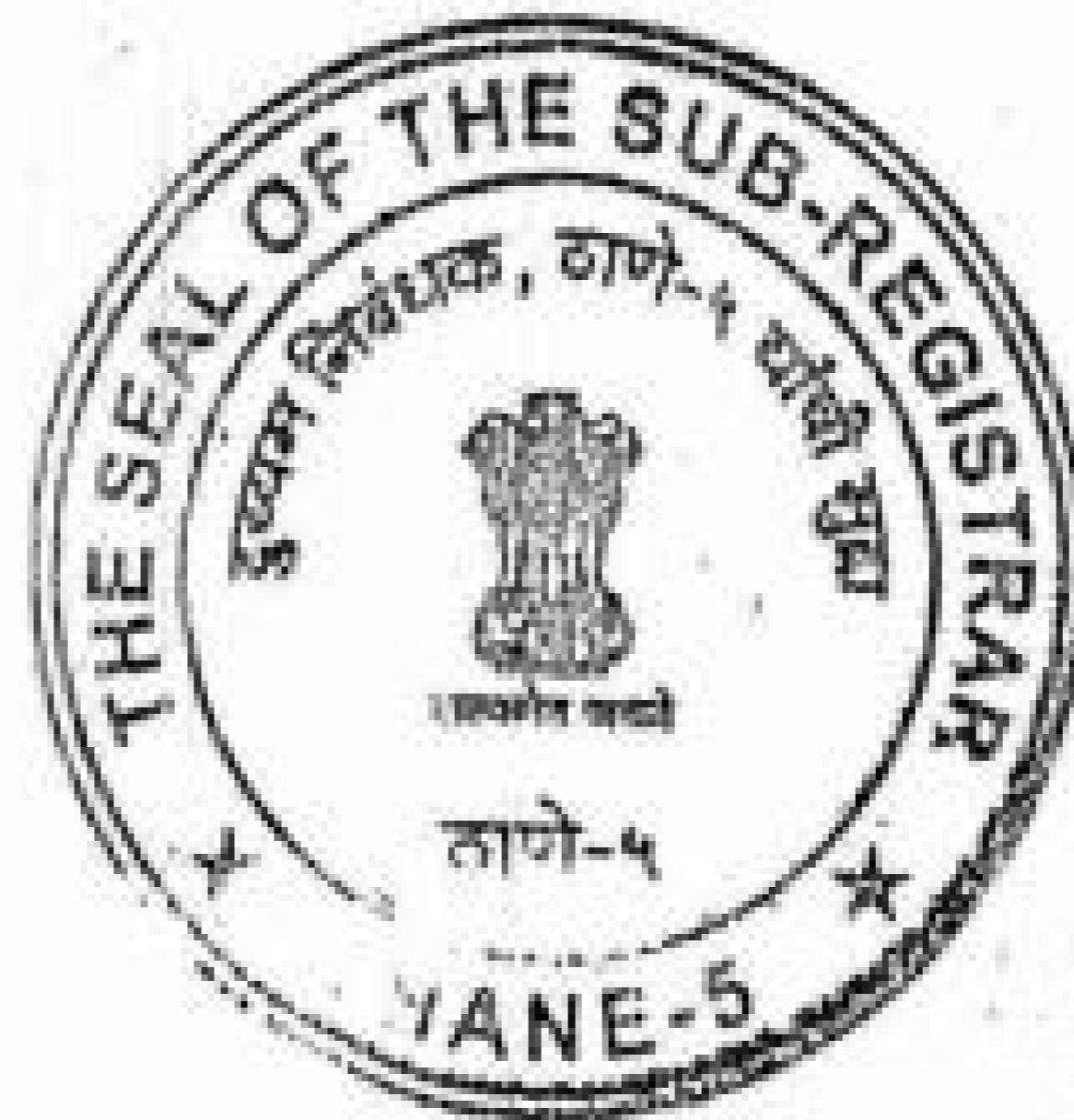
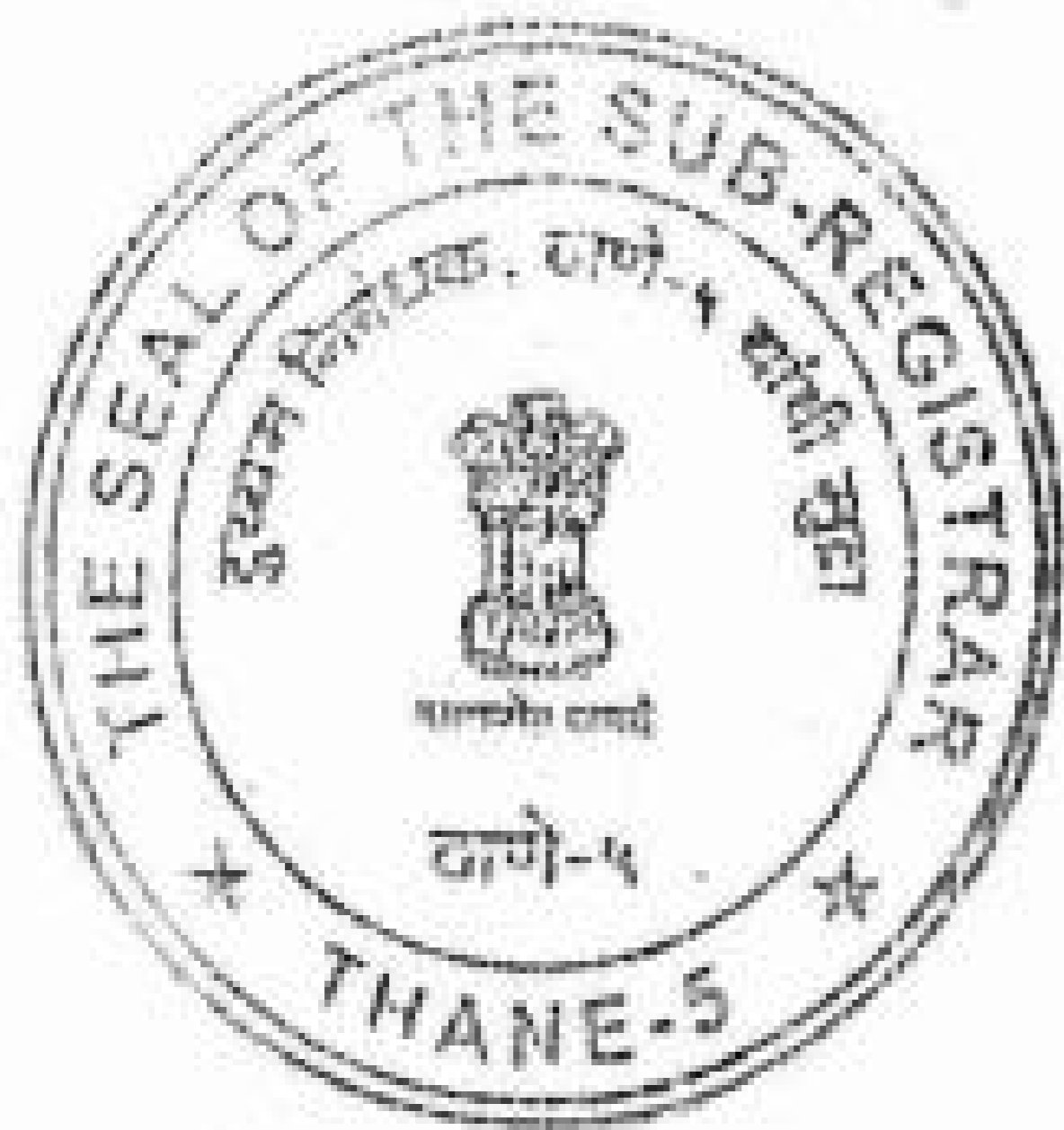
९०४ / ९९४

-प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस बळगळ केला आहे. दस्तानधील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तापी सत्यता कायदेशीर पाणी साठी आतील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे अंतर्गत राहिले नाही.

लिट्टुन देवार सही

लिट्टुन देवार सही



Summary-2(दस्त गोषवारा भाग - २)



14/03/2018 5 26:18 PM

दस्त गोषवारा भाग-2

टनन5

98196

दस्त क्रमांक:3543/2018

टनन-4

दस्त क्रमांक 2008 / 2018

दस्त क्रमांक : टनन5/3543/2018

दस्ताचा प्रकार :- पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	अंगठ्याचा ठसा
1	नाव: गोविंद सोपान काकडे - - पत्ता: ऑफिस नं 01, -, ब्रंबकेश्वर अपार्टमेंट, -, चरई, ठाणे., ठाणे, MAHARASHTRA, THANE, Non-Government. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:- <i>G. S. Kay Kade</i>	
2	नाव: सुरेश वसंत थोरवे - - पत्ता: प्लॉट नं: ऑफिस नं 1, माळा नं: -, इमारतीचे नाव: ब्रंबकेश्वर अपार्टमेंट, ब्लॉक नं: -, रोड नं: चरई, ठाणे., महाराष्ट्र, ठाणे. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:- <i>S. Thore</i>	
3	नाव: सुधिर एस. चव्हाण - - पत्ता: -, -, -, ऑफ जी.बी. रोड, कोलशेत रोड, ठाणे, सण्दोज्बीघ, MAHARASHTRA, THANE, Non- Government. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:- <i>S. Chavan</i>	
4	नाव: विवेक बी. गायकवाड - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफ जी.बी. रोड, कोलशेत रोड, ठाणे, महाराष्ट्र, ठाणे. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-47 स्वाक्षरी:- <i>B. G. K. W. G.</i>	
5	नाव: राम मिश्रा - - पत्ता: -, -, -, ऑफ जी.बी. रोड, कोलशेत रोड, ठाणे, सण्दोज्बीघ, MAHARASHTRA, THANE, Non- Government. पैन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:- <i>R. Mishra</i>	

वरील दस्तऐवज करून देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात
शिक्षा क्र.3 ची वेळ: 14 / 03 / 2018 04 : 55 : 52 PM

ओळख:-

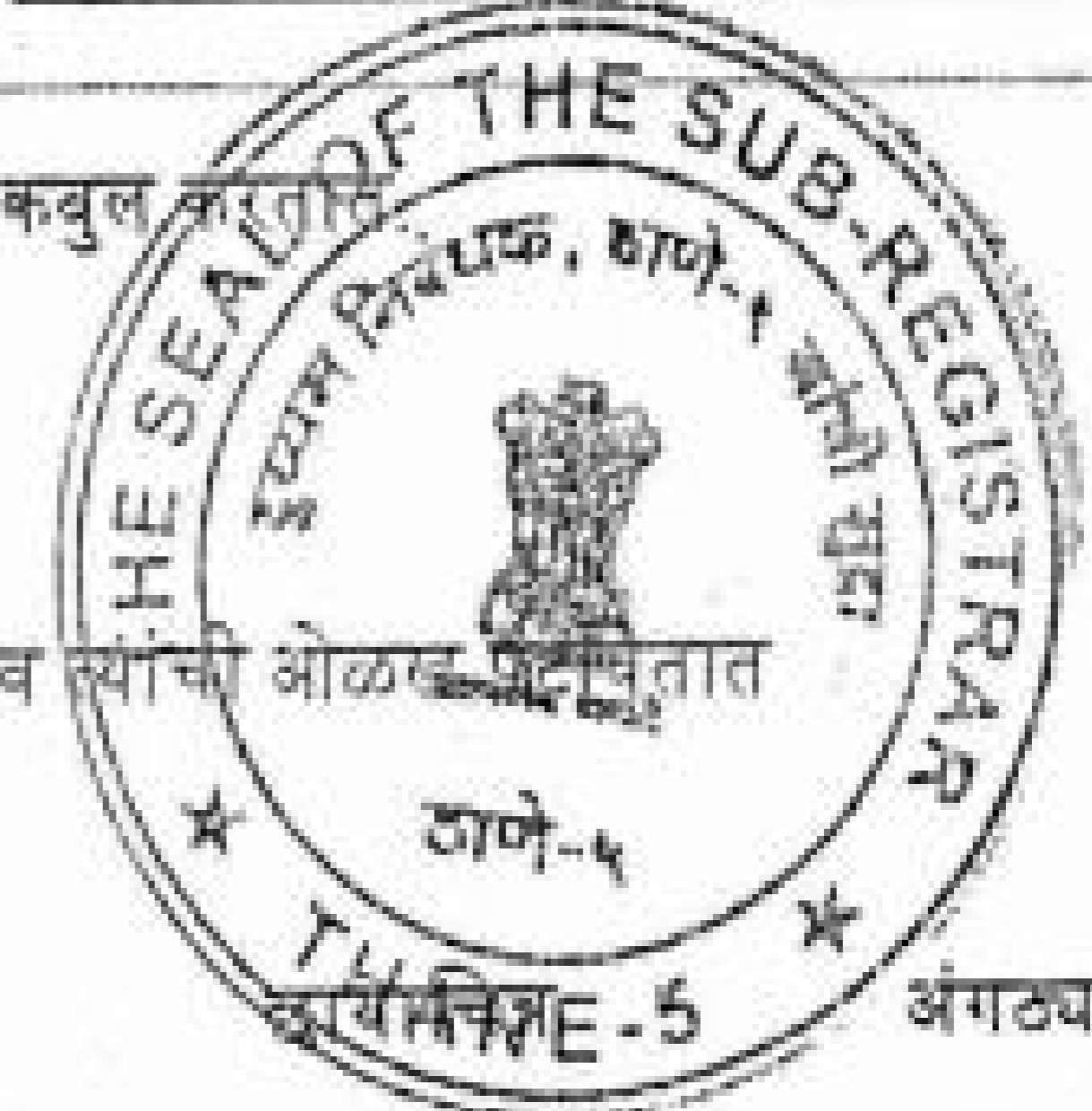
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख निवेदितात

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव: राम पवार - - वय: 28 पत्ता: चरई ठाणे पिन कोड: 400601
2	नाव: परिन पोपट --- वय: 34 पत्ता: मुलुंड मुंबई. पिन कोड: 400080.



स्वाक्षरी
R. P.

स्वाक्षरी
P. P.



खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	पंकज नरोत्तम शाह - :-

- 2 , , , , ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे., सणदोज्बौघ, MAHARASHTRA, THANE, Non-Government.
हेमन नारायणदास आशर - :-
- 3 , , , , ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे., सणदोज्बौघ, MAHARASHTRA, THANE, Non-Government.
तेजल राजेश शाह - :-
- 4 , , , , ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे., सणदोज्बौघ, MAHARASHTRA, THANE, Non-Government.

Joint Sub Registrar Thane 5

3543 /2018.

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ट न न - ५
दस्तावेज 3583 /2018
94/96

ट न न - ५
दस्तावेज 1008 /2018
866/306



Summary-2(दस्त गोपवारा भाग - २)



15/03/2018 4 11:34 PM

दस्त गोपवारा भाग-2

दनन5

9896

दस्त क्रमांक:3543/2018

दस्त क्रमांक :दनन5/3543/2018

दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तेजल राजेश शाह -- पत्ता:-, -, -, ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे., सण्दोज्बीघ, MAHARASHTRA, THANE, Non- Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-56 स्वाक्षरी:- 		
2	नाव:हेमन नारायणदास आशर -- पत्ता:-, -, -, ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे, सण्दोज्बीघ, MAHARASHTRA, THANE, Non- Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-72 स्वाक्षरी:- 		
3	नाव:पंकज नरोत्तम शाह -- पत्ता:-, -, -, ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे., सण्दोज्बीघ, MAHARASHTRA, THANE, Non- Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-53 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात
शिक्का क्र.3 ची वेळ:14 / 03 / 2018 04 : 55 : 52 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव:राम पवार -- वय:28 पत्ता:चरई ठाणे पिन कोड:400601
2	नाव:परिन पोपट -- वय:34 पत्ता:मुलुंड मुंबई. पिन कोड:400080



स्वाक्षरी

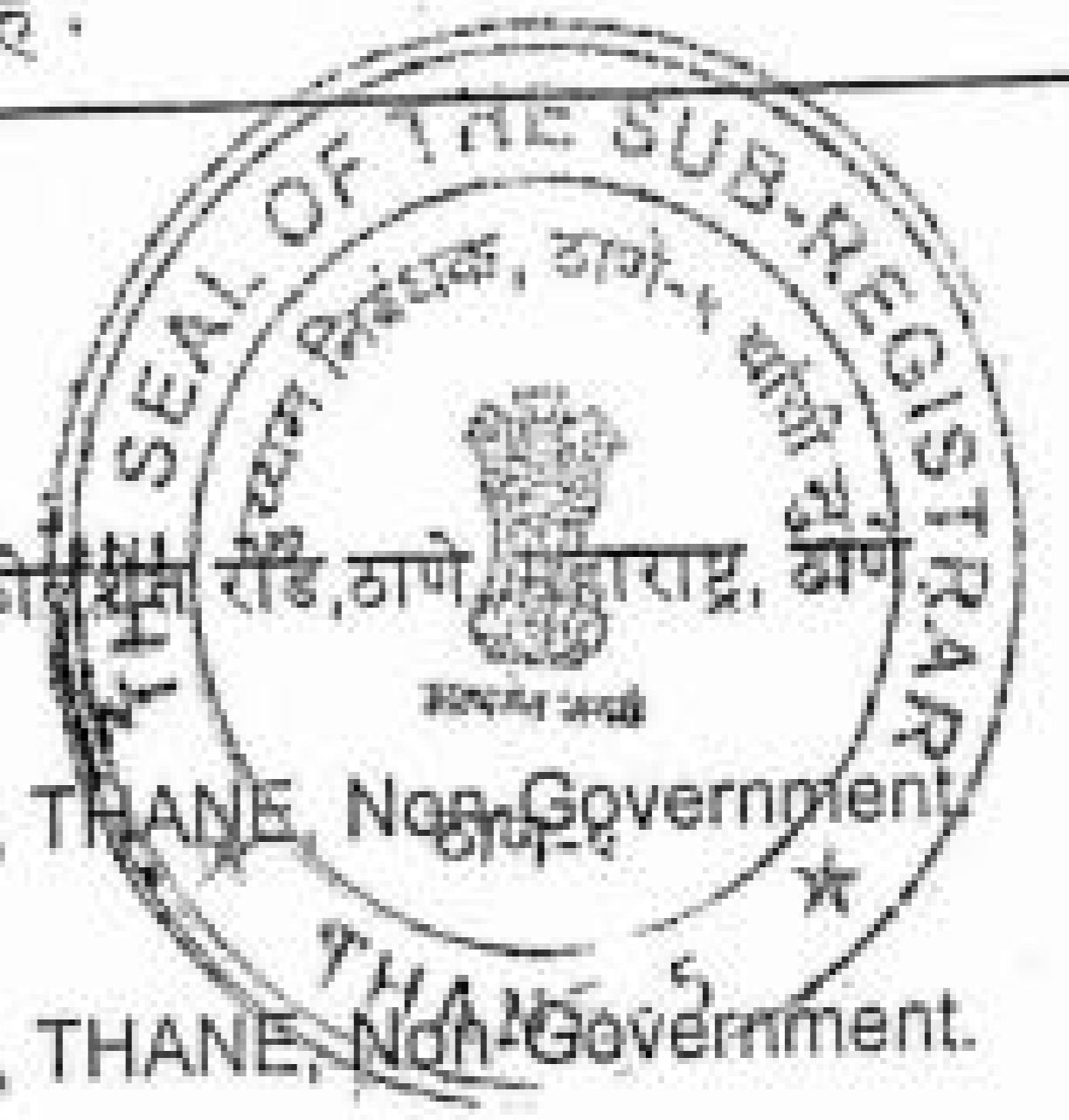
स्वाक्षरी

दनन - ५
दस्त क्र ६००४ / २०१८
१०६ छायाचित्र / ११४ अंगठ्याचा ठसा



खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	विवेक बी.गायकवाड - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे, महाराष्ट्र, ठाणे
2	सुधिर एस.चव्हाण - :- - , - , - , ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे, सण्दोज्बीघ, MAHARASHTRA, THANE, Non-Government.
3	राम मिश्रा - :- - , - , - , ऑफ जी.बी.रोड,कोलशेत रोड,ठाणे, सण्दोज्बीघ, MAHARASHTRA, THANE, Non-Government.
4	गोविंद सोपान काकडे - :- ऑफिस नं 01, -, ब्रंबकेश्वर अपार्टमेंट , -, चरई,ठाणे., ठाणे, MAHARASHTRA, THANE, Non-Government.
5	सुरेश वसंत थोरवे - :- प्लॉट नं: ऑफिस नं 1, माळा नं: -, इमारतीचे नाव: ब्रंबकेश्वर अपार्टमेंट , ब्लॉक नं: -, रोड नं: चरई,ठाणे., महाराष्ट्र, ठाणे.



शिक्का क्र.4 ची वेळ:15 / 03 / 2018 03 : 43 : 31 PM

कुलमुखत्यार पत्राचे घोषणापत्र

मी, सुरेश थोरवे / गोविंद काळे या द्वारे घोषित करतो, की दुय्यम निबंधक
ठाणे- ५ यांचे कार्यालयात काशवनीमा या शिर्षकाचा दस्त नोंदणीसाठी सदर
करण्यात आला आहे. नेजल शाह / हेमन आशर / पंकज शाह

यांनी दिनांक 15/03/18 रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या
आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब दिला
आहे, सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल
मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक -

ट न न - ५

दस्त क्र ६००४ / २०१८

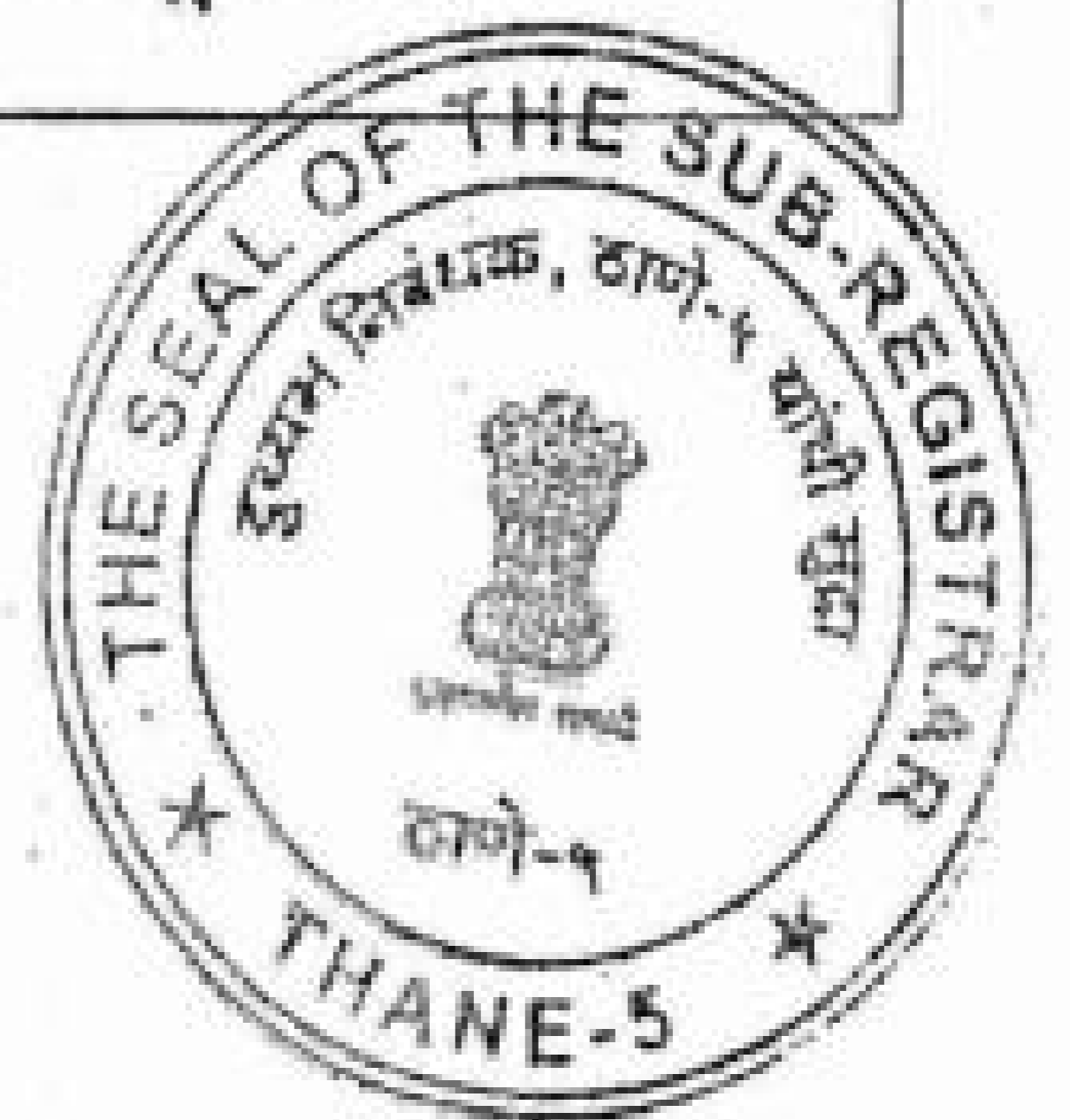
१०९ / ११४

S. S. K. K. K.

सही

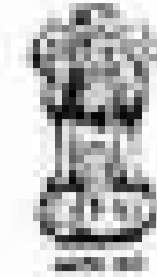
S. S. K. K. K.

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABHPD1251C



नाम /NAME

RAVIPRASAD DANNINA

पिता का नाम /FATHER'S NAME

KONDAH DANNINA

जन्म तिथि /DATE OF BIRTH

26-03-1957

हस्ताक्षर /SIGNATURE

Raviprasad

आयकर आयुक्त (कम्प्यूटर सेंटर)

Commissioner of Income-tax (Computer Operations)

Self Attested

ट न न - ५
दस्तक ए००४/२०१०
१११ /११४

आयकर विभाग
INCOME TAX DEPARTMENT
HITENDRA MOTIRAM WAGH
MOTIRAM BHAGOJI WAGH
12/01/1971
Permanent Account Number
AUPPW1313D

भारत सरकार
GOVT. OF INDIA

Motiram

Self Attested

आयकर विभाग
INCOME TAX DEPARTMENT
SAROJ MASHTA
PRATAP SINGH CHAUHAN
07/01/1975
Permanent Account Number
BHQPM7175Q

भारत सरकार
GOVT. OF INDIA

Pratap

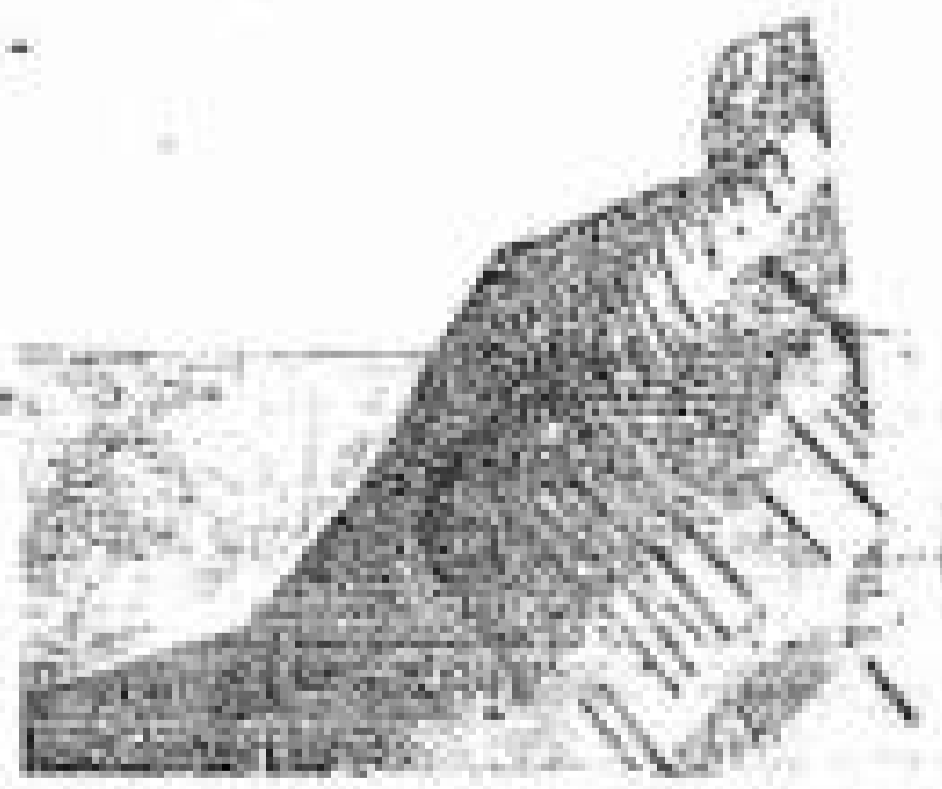
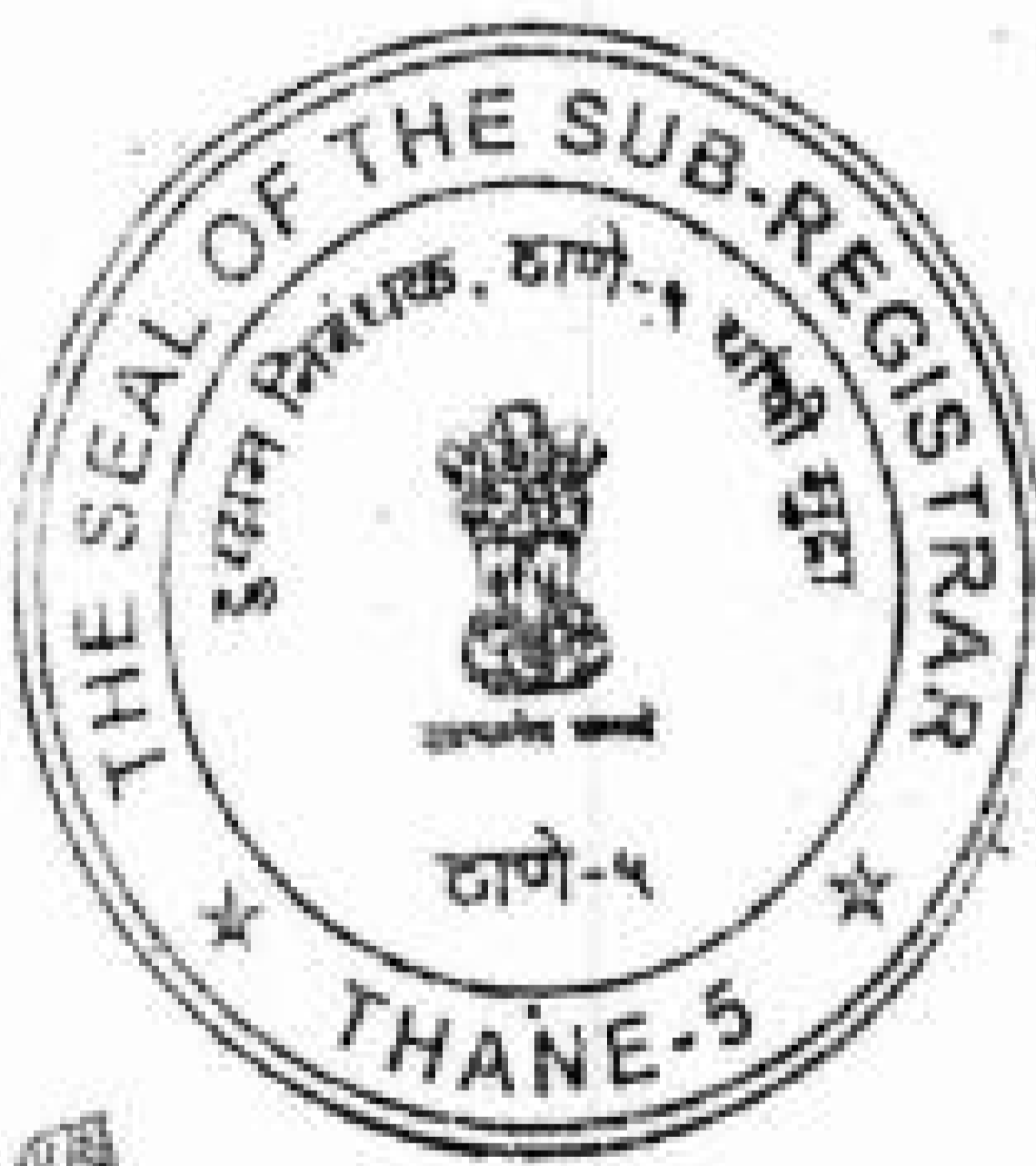
Self Attested

आयकर विभाग
INCOME TAX DEPARTMENT
PREM SINGH MASHTA
HARI NAND MASHTA
12/08/1967
Permanent Account Number
AQAPM4487F

भारत सरकार
GOVT. OF INDIA

Prem

Self Attested



Summary I (GoshwaraBhag-1)

335/9704

शनिवार, 07 जुलै 2018 4:43 म.नं.

दस्त गोश्वारा भाग-1

टनन5

993/998

दस्त क्रमांक: 9704/2018

दस्त क्रमांक: टनन5 /9704/2018

बाजार मूल्य: रु. 57,80,559/-

मोबदला: रु. 88,50,000/-

भरलेले मुद्रांक शुल्क: रु.5,31,000/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

अ. क्र. 9704 वर दि.07-07-2018

रोजी 3:56 म.नं. वा. हजर केला.

पावती:11820

पावती दिनांक: 07/07/2018

सादरकरणाराचे नाव: प्रेम सिंह माशटा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2280.00

पृष्ठांची संख्या: 114

एकूण: 32280.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 07 / 07 / 2018 03 : 56 : 01 PM ची वेळ: (सादरीकरण)

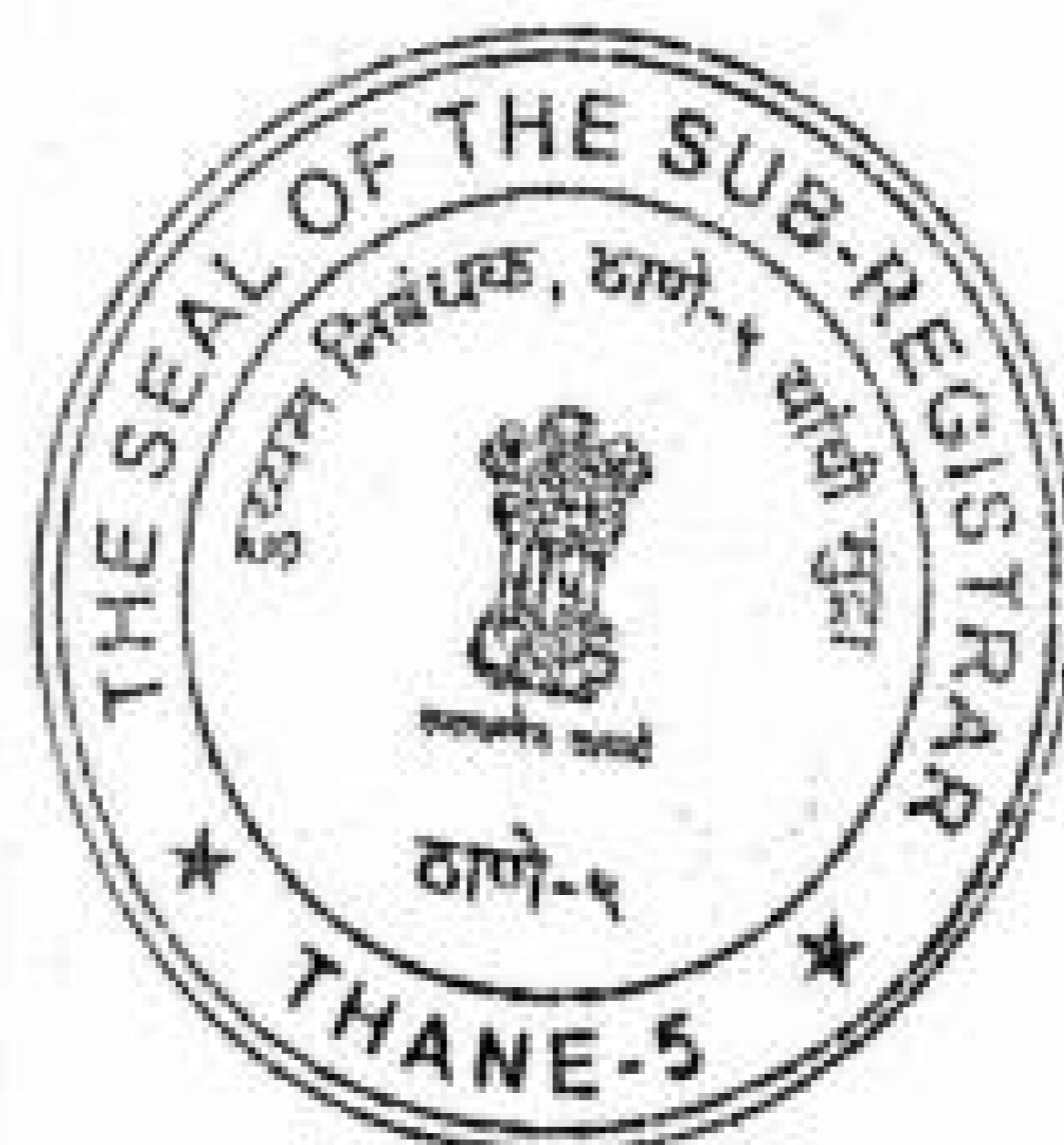
शिक्षा क्रं. 2 07 / 07 / 2018 03 : 56 : 54 PM ची वेळ: (फी)

- नसिहा पत्र -

सदर दस्तऐवज कोणी कायदा १९०८ दिवस १९६१ अंतर्गत तरतुदीनुसार कोणत्याही बाबत केला आहे. दस्तानधील संपुर्ण बाजपुर्त दिव्यादक व्यक्ती, सादरीकरण व सोपत जोडलेले कागदपत्रे दस्तानधी संपुर्णपणे नोंदणीत बाबी साठी कायदी दिव्यादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तानुळे राज्यशासन / कोषशासन यांच्या कोणत्याही बाबत / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

दस्त हजर करणाऱ्याची सही

लिहून देणार राही





07/07/2018 4 14:26 PM

दस्त गोषवारा भाग-2

टनन5

११११११११

दस्त क्रमांक:9704/2018

दस्त क्रमांक :टनन5/9704/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेमर्स. डी.डी असोसिएट्स तर्फे अधिकृत सही करणार पंकज शाह तर्फे कु.मु.म्हणुन सुरेश थोरवे - - पत्ता:प्लॉट नं: 276, माळा नं: 1, इमारतीचे नाव: लॉरेन्स आणि मेयो हाऊस , ब्लॉक नं: -, रोड नं: फोर्ट,मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAD3670J	लिहून घेणार वय :-43 स्वाक्षरी:-		
2	नाव:प्रेम सिंह माशटा - - पत्ता:प्लॉट नं: 303, माळा नं: -, इमारतीचे नाव: न्यु रचना पार्क , ब्लॉक नं: -, रोड नं: ढोकाळी,ठाणे., महाराष्ट्र, THANE. पॅन नंबर:AQAPM4487F	लिहून घेणार वय :-50 स्वाक्षरी:-		
3	नाव:सरोज सिंह माशटा - - पत्ता:प्लॉट नं: 303, माळा नं: -, इमारतीचे नाव: न्यु रचना पार्क , ब्लॉक नं: -, रोड नं: ढोकाळी,ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:BHQPM7175Q	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:07 / 07 / 2018 03 : 59 : 58 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रवीप्रसाद दत्तीना - - वय:61 पत्ता:ढोकाळी,ठाणे पिन कोड:400607		
2	नाव:हितेंद्र मोतीराम बाघ - - वय:47 पत्ता:खारटन रोड ठाणे. पिन कोड:400601		

शिक्षा क्र.4 ची वेळ:07 / 07 / 2018 04 : 00 : 44 PM

शिक्षा क्र.5 ची वेळ:07 / 07 / 2018 04 : 00 : 59 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5

EPayment Details.

sr. Epayment Number
1 MH003017812201819S

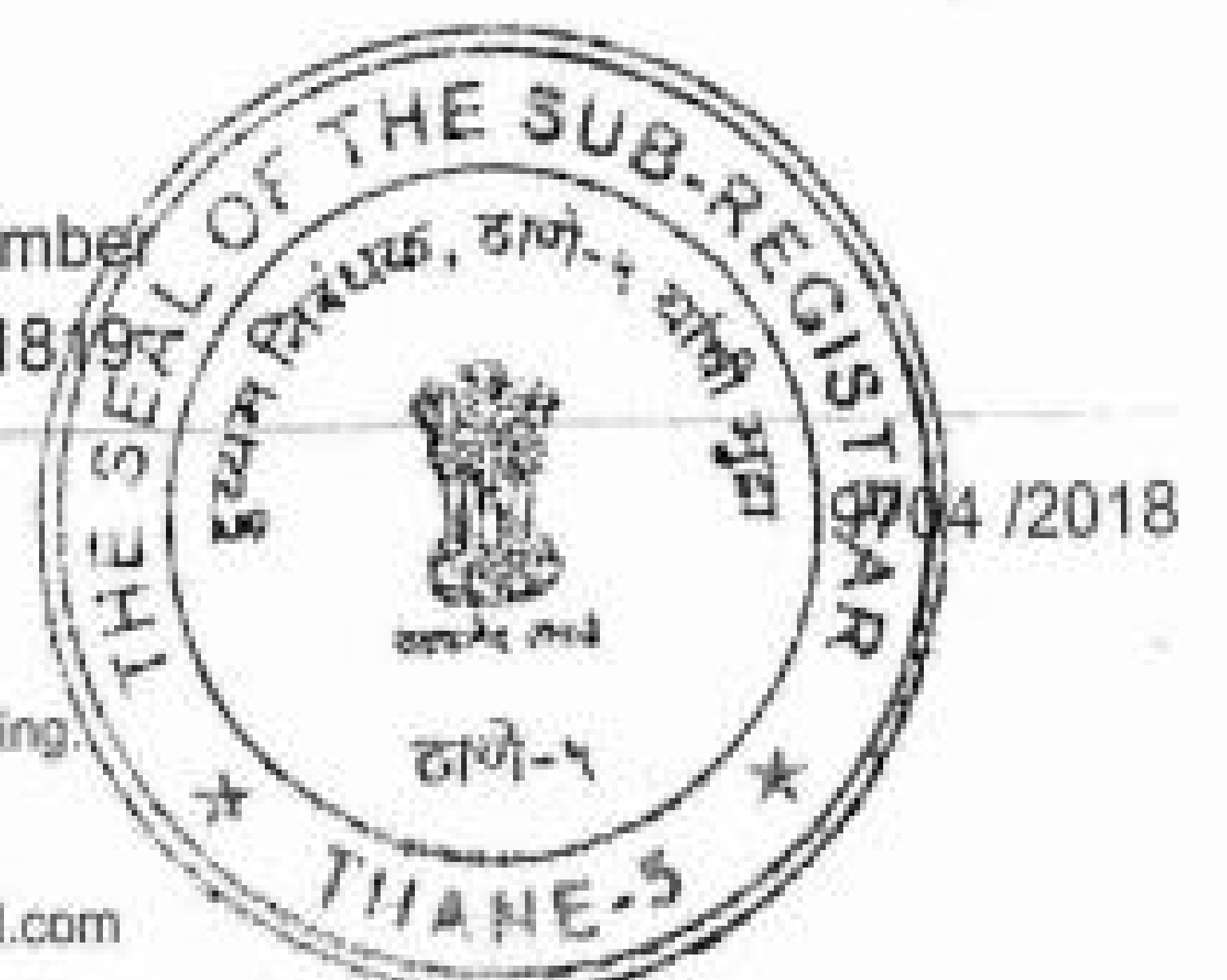
Defacement Number
0001943303201819

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

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

प्रमाणित करण्यात येते की,
सदर दस्तास...११११११११... पाने असून
सदर दस्त पुस्तक क्र...१...चे
दस्त क्रमांक...११११११११... वर नोंदवला

सह दुय्यम निबंधक वर्ग-२ ठाणे इ. ५
दिनांक :- ११/०७/२०१८



DATED THIS 27th DAY OF JUNE 2018

D. D. ASSOCIATES

AND

PREM SINGH MASHTA

SAROJ SINGH MASHTA

AGREEMENT FOR SALE

DOSTI PEARL

IN

DOSTI DESIRE - DOSTI PEARL PROJECT

Dosti Desire, Dosti Pearl, Off. Ghodbunder
Road, Behind 1 Hiranandani Park, Nr.
Orchids International School,
Thane (W) - 400 607.

FLAT NO. 1501 ON FLOOR 15th IN WING A

Prem Mas...

74/0

इतर पावती

Original/Duplicate

Saturday, 21 July 2018 2:25 PM

नोंदणी क्र. 39म

Regn.:39M

पावती क्र.: 13998

दिनांक: 21/07/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन2-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड शिरीष लाड

वर्णन अर्जक्र- 2195 सर्वे नं 87/ 176 कोलशेत 1989-2018

सह दुय्यम निबंधक, ठाणे क्र. २

शोध व निरीक्षण

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक, ठाणे क्र. २

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004156382201819E दिनांक: 21/07/2018

बँकेचे नाव व प्रत्ता:

Rent Income

1700

Flat No. 303

Building No. ONE

AGREEMENT FOR
SALE OF FLAT

No. 303

On 3rd Floor

In Building No. ONE

ON
OWNERSHIP BASIS

IN

VERIFIED WITH ORIGINAL
तर्फे/कृते भारतीय स्टेट बँक/बँक
FOR STATE BANK OF INDIA

शाखा प्रबंधक / Br. Manager
मझगाँव शाखा / Mazgaon Br.

RACHANA PARK

AT
Plot of land bearing Gut No. 9
Hissa Nos. 1 and 2 Village Chitalsar,
Manpada, Near Dhokali Village Naka,
Dist. Thane

By
RACHANA ENTERPRISES
G-1, Vihar Darshan,
7th Road, Rajawadi,

Act, 1960.

SCHEDULE ABOVE REFEREED TO

ALL THAT PREMISES bearing Flat No.303, admeasuring 500 Sq.ft. (Built-up) area on Third Floor, of Building No.1 known as New Rachana Park Co-opertive Housing Society Ltd. standing on the plot of land bearing Gut No.9, Hissa No.1 and 2, lying being and situate at Dhokali, Kolshet Road, Revenue Village Chitalsar Manpada, Thane (W) 400607, within the limits of Thane Municipal Corporation and within the Registration District & Sub-District Thane.

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

SIGNED SEALED AND DELIVERED

by the withinnamed TRANSFEREE

MR. THOMAS CHANDY

in the presence of ...

1. 

2. 

SIGNED SEALED AND DELIVERED

by the withinnamed TRANSFEREE

MR PREM SINGH MASHTA

in the presence of ...

1. 

2. 



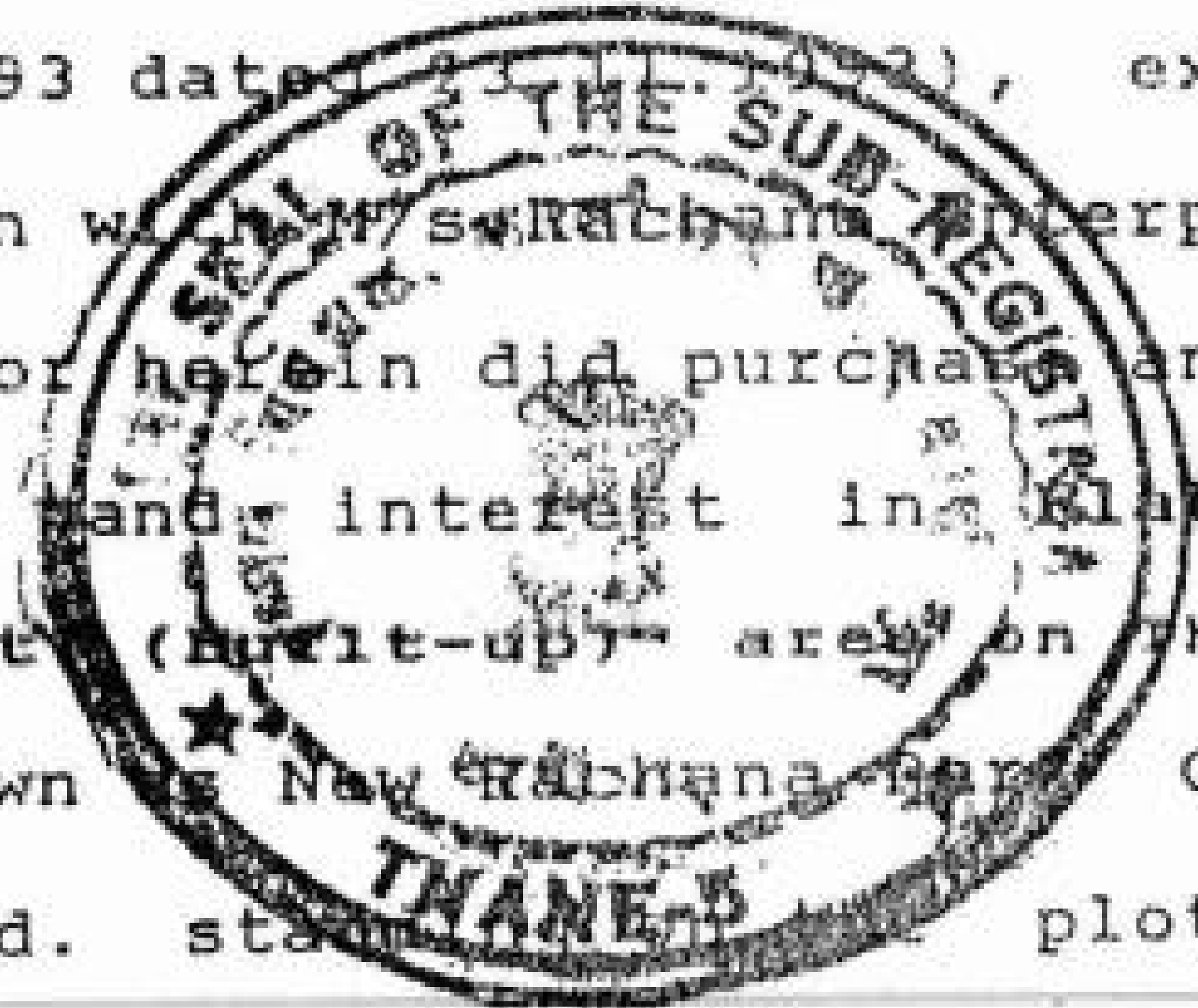


93130
93130
93130

AND

MR PREM SINGH MASHTA, aged 40 Years, Occ. Service, Indian Inhabitant, residing at Flat No.204, Bldg.No.2, New Rachana Park Co-operartive Housing Society Ltd., Manorama Nagar, Kolshet Road, Dhokali, Thane (W) 400607, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the contexts or meaning thereof be deemed to mean and include his heirs, executors, administrators, assigns, etc.) of the party of the OTHER PART;

WHEREAS by virtue of an Agreement named "Agreement for Sale" dated 15.11.1993 (duly registered with the Office of the Sub-Registrar of Assurances, at Thane at Doc.Serial No.3819/93 dated 23.11.1993), executed by the Transferor herein with M/s. Rachana Enterprises, of Mumbai, the Transferor herein did purchase and acquire all rights, title and interest in Flat No.303, admeasuring 500 sq.ft. (built-up) area on third floor, of Building No.1 known as New Rachana Park Co-opertive Housing Society Ltd. situated on a plot of land bearing Gut No.9, Hissa No.1 and 2, lying being and situate at Dhokali, Kolshet Road, Revenue Village Chitalsar Manpada, Thane (W) 400607, which flat hereinafter referred to as the "SAID PREMISES"



AND WHEREAS the Transferor herein was also become the bonafide member of said NEW RACHANA PARK CO-OPERATIVE HOUSING SOCIETY Ltd., a Society registered under



हस्त लिखित
3130
1992/1200C

RECEIPT

Received of and from the withinnamed the Transferees herein a sum of Rs.1,25,000/- (Rupees One Lakhs Twenty Five Thousand Only) being part payment of consideration as per these presents, in the following manner:-

Amount Rs.	Cash/ Cheque No.	Dated	Drawn on
50,000/-	294296	03.02.2008	State Bank of India,
75,000/-	294297	06.02.2007	State Bank of India,

Witnesses

- 
- 



एनन - ६
१४१३०
१३८२/२००६

REF

TID

SBINR52018061800016556

SBINR 52018061800016556

Receipt for RTGS / NEFT
State Bank of India
SPL Personal Banking Branch (Code 4205)

Date: 18/06/2018

Received the sum of

Rs. FIVE Lakh Sixty one
Thousand Sixty nine only

RTGS / NEFT ON

Bank P.M.B.

Branch NAVAPADIA THANE

Favoring MATTA GOVT STATUTORY

A/c No. 373900MG0000001

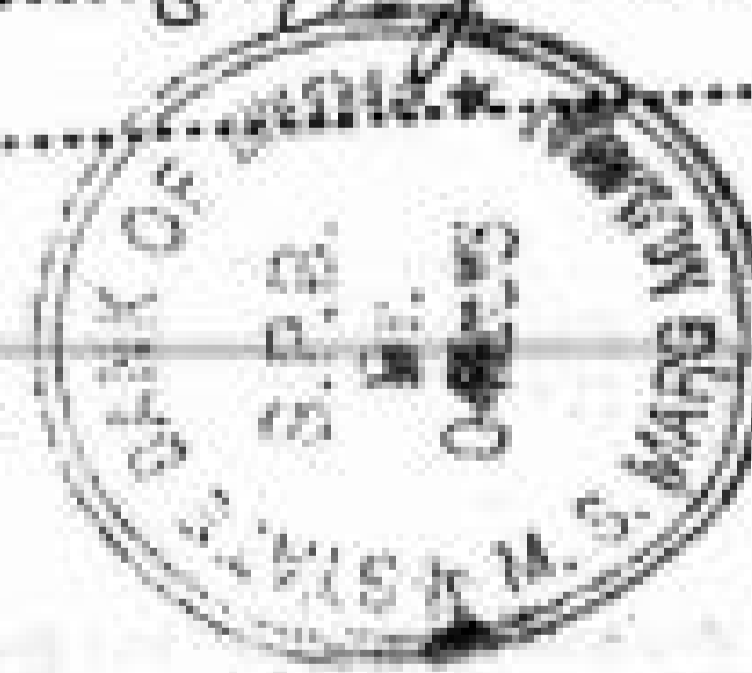
Amount Rs. 5,01,000/-

Charges Rs. 59/-

Total Rs. 5,01,059/-

(Rupees FIVE Lakh Sixty one
Thousand Sixty nine only)

UTR No.



D.D. ASSOCIATES



RECEIPT

Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001.
Tel.: 2219 8500 • Fax : 2205 5556 • E-mail : sales.desire@dostirealty.com

Date 14/06/2018

Received with thanks from Mr. Prem Singh Mashta.
& Mrs. Saroj Singh Mashta.

a sum of Rs. 6,76,150 /Rupees Six Lakh Seventy Six thousand


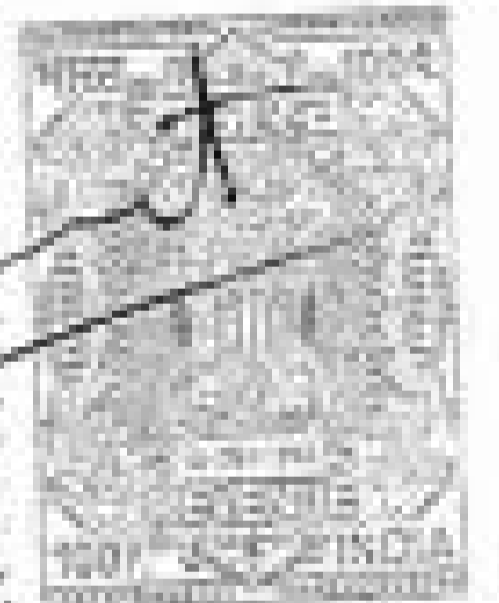
one hundred fifty only only) by Cash/Draft *Cheque No. 845759

dated 14/06/2018 drawn on (Bank) State Bank of India
(Branch) Mumbai being deposit for reserving / part payment of consideration payable for Flat

No. 1501 on 15th floor in A wing in **Dosti Pearl** building in **Dosti Desire-Dosti Pearl**

Project, MAHARERA Registration No. P51700005623, at Village Kolshet, Off Ghodbunder Road, Thane - 400 607.

For **D. D. ASSOCIATES**


Auth.  lory



Rs. 6,76,150/-
*(Receipt issued subject to replication of Cheque)

VERIFIED WITH ORIGINAL
तक / कुते भारतीय स्टेट बैंक / बैंक
FOR STATE BANK OF INDIA
श्रीमान प्रमोद / Br. Manager
भारतीय स्टेट बैंक / Mazgaon Br.



D.D. ASSOCIATES

Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001.
Tel.: 2219 8500 • Fax : 2205 5556 • E-mail : sales.desire@dostirealty.com

RECEIPT

Date 03-06-2018

Received with thanks from Prem Singh Mashta

Saroj Singh Mashta

a sum of Rs. 2,00,000 /Rupees Two lakhs only

only) by Cash/Draft/*Cheque No. 815-88

dated 03-06-2018 drawn on (Bank) SBI

(Branch) FORE

being deposit for reserving / part/payment of consideration payable for Flat

No. 1501 on 15th floor in A wing in **Dosti Pearl** building in **Dosti Desire-Dosti Pearl**

Project, MAHARERA Registration No. P51700005623, at Village Kolshet, Off Ghodbunder Road, Thane - 400 607.

Rs. 2,00,000/-
*(Receipt issued subject to realisation of Cheque)

DOSTI
DESIRE
OFF GHODBUNDER ROAD, THANE (W)

For D. D. ASSOCIATES

Authorized signatory

VERIFIED WITH ORIGINAL
FOR STATE BANK OF INDIA
शुभम शंकर
शुभम शंकर / Mazgaon B.
शुभम शंकर / Mazgaon B.
शुभम शंकर / Mazgaon B.



Ref.No. C1501

Date :24.07.2018

TO,
PREM SINGH MASHTA
SAROJ SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

Dear Sir / Madam,

Sub: Amount Due For Flat No.1501 on 15th Floor in A Wing
in Dosti Pearl Tower at Dosti Desire Project, Thane (West).

It is indeed our pleasure to intimate you that as desired and selected by you and your family members, we have earmarked above said Flat. At present 45% of the total consideration is due together with GST mentioned below.

		<u>Due Amt</u>	<u>Recd Amt</u>	<u>Balance Amt</u>
45% of Total Consideration:	Rs.	3982500.00	876150.00	3106350.00
GST :	Rs.	318600.00	70092.00	248508.00
		=====	=====	=====
TOTAL :	Rs.	4301100.00	946242.00	3354858.00

We expect fullest co-operation from you in payment of dues Rs. 3354858.00 at the earliest.

Thanking You,
Yours Faithfully,
D. D. ASSOCIATES

Notes :-

1)This is computer generated letter doesn't require Signature.

2)Please draw a separate cheque for installment due towards consideration in favour of D D ASSOCIATES MASTER RERA ESCROW PEARL HDFC BANK LTD A/c No. 57500000055810.

HDFC0000060

3)Please draw separate cheques for GST in favour of D D ASSOCIATES PEARL HDFC BANK LTD A/C NO.57500000058855.

4)In case of RTGS payment,Please inform the RTGS details to our CRM Team.

5)According to the provisions of Income tax Act with effect from 01/06/2013 you have to deduct a sum @ 1% of the amount being paid by you towards the flat cost as Tax Deduction at Source (TDS) and remit it to the Government. This deduction is required to be made if the total cost of the flat is Rs.50 lakhs or more.The credit of 1% amount will be given to you only when you will submit the payment challan along with copy of form 26QB and TDS certificate in form 16B.



Schub

28 AUG 2018

Date: 16/05/2018

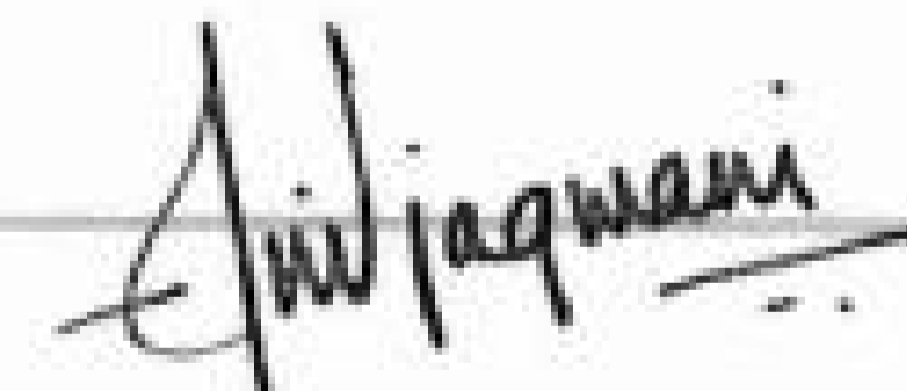
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti Desire" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation vide V.P. No. S05/0079/14 under TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – Building No.1, Wing A knows as "Dosti Pearl" : 2nd floor Slab is completed on Dt. 30/04/2018.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



(ARCHITECT)
Reg. No. CA/2001/27699.



Ref.No. C1501

Date :- 10.09.2018

TO,
PREM SINGH MASHTA
SAROJ SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

Dear Sir / Madam,

Sub: Amount Due For Flat No.1501 on 15th Floor in A Wing
in Dosti Pearl Tower at Dosti Desire Project, Thane (West).

It is indeed our pleasure to intimate you that as desired and selected by you and your family members, we have earmarked above said Flat. At present 50% of the total consideration is due together with GST mentioned below.

		<u>Due Amt</u>	<u>Recd Amt</u>	<u>Balance Amt</u>
50% of Total Consideration:	Rs.	4425000.00	4071000.00	354000.00
GST :	Rs.	354000.00	70092.00	283908.00
		=====	=====	=====
TOTAL :	Rs.	4779000.00	4141092.00	637908.00

We expect fullest co-operation from you in payment of dues Rs. 637908.00 at the earliest.

Thanking You,
Yours Faithfully,
D. D. ASSOCIATES



Notes :-

- 1) This is computer generated letter doesn't require Signature.
- 2) Please draw a separate cheque for installment due towards consideration in favour of D D ASSOCIATES MASTER RERA ESCROW PEARL HDFC BANK LTD A/c No. 57500000055810.
- 3) Please draw separate cheques for GST in favour of D D ASSOCIATES PEARL HDFC BANK LTD A/C NO.57500000058855.
- 4) In case of RTGS payment, Please inform the RTGS details to our CRM Team.
- 5) According to the provisions of Income tax Act with effect from 01/06/2013 you have to deduct a sum @ 1% of the amount being paid by you towards the flat cost as Tax Deduction at Source (TDS) and remit it to the Government. This deduction is required to be made if the total cost of the flat is Rs.50 lakhs or more. The credit of 1% amount will be given to you only when you will submit the payment challan along with copy of form 26QB and TDS certificate in form 16B.

Release Payment of Rs. 3,54,000 by
Debit to Home Loan A/c 37860963821
and Margin Fis. _____ by Debit
to SB A/c _____ /Paid directly,

Customer's
consent is given

23 OCT 2018

Date: 12/09/2018

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti Desire" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P. No. S05/0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – Building No.1, Wing A known as "Dosti Pearl": 5th floor Slab is completed on Dt. 11/08/2018.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.


(ARCHITECT)
Reg. No. CA/2001/27699.



Ref.No. C1501

Date :-26-12-2018

TO,
PREM SINGH MASHTA
SAROJ SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

Dear Sir / Madam,

Sub: Amount Due For Flat No.1501 on 15th Floor in A Wing
in Dosti Pearl Tower at Dosti Desire Project, Thane (West).

It is indeed our pleasure to intimate you that as desired and selected by you and your family members, we have earmarked above said Flat. At present 55% of the total consideration is due together with GST mentioned below.

		<u>Due Amt</u>	<u>Recd Amt</u>	<u>Balance Amt</u>
55% of Total Consideration:	Rs.	4867500.00	4425000.00	442500.00
GST :	Rs.	389400.00	354000.00	35400.00
		=====	=====	=====
TOTAL :	Rs.	5256900.00	4779000.00	477900.00

We expect fullest co-operation from you in payment of dues Rs. 477900.00 at the earliest.

Thanking You,
Yours Faithfully,
D. D. ASSOCIATES

Notes :-

- 1) This is computer generated letter doesn't require Signature.
- 2) Please draw a separate cheque for installment due towards consideration in favour of D D ASSOCIATES MASTER RERA ESCROW PEARL HDFC BANK LTD A/c No. 57500000055810.
- 3) In case of RTGS ,Please inform on vinayak.sawant@dostirealty.com @ 022-2589697
- 4) According to the provisions of Income tax Act with effect from 01/06/2013 you have to deduct a sum @ 1% of the amount being paid by you towards the flat cost as Tax Deduction at Source (TDS) and remit it to the Government. This deduction is required to be made if the total cost of the flat is Rs.50 lakhs or more. The credit of 1% amount will be given to you only when you will submit the payment challan along with copy of form 26QB and TDS certificate in form 16B.

We have brought to your notice that you have to make Prompt payment failing which you are required to pay interest as provided in the Allotment / Agreement and without prejudice we have right to terminate the Allotment / Agreement.

Release Payment of Rs. 442500
Debit to Home Loan A/c. 37860563821
and Margin Rs. _____
to SB A/c _____
as per builder's Demand Letter. _____
Consent is on record _____
Paid directly,
Customer's
-5 JAN 2019

Date: 01/12/2018

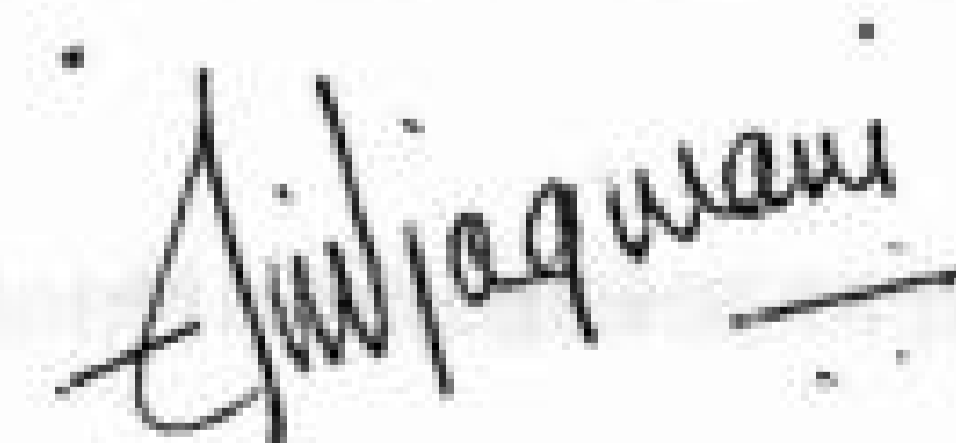
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti Desire" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P. No. S05/0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – Building No.1, Wing A knows as "Dosti Pearl": 10th floor Slab is completed on Dt. 16/11/2018.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



(ARCHITECT)
Reg. No. CA/2001/27699.



Ref.No. C1501

Date :18.02.2019

TO,
PREM SINGH MASHTA
SAROJ SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

Dear Sir / Madam,

Sub: Amount Due For Flat No.1501 on 15th Floor in A Wing
in Dosti Pearl Tower at Dosti Desire Project, Thane (West).

As informed to you earlier that we have got the 30% slab of the tower.
According to terms of payment, at present 60% of the total consideration is due.
we therefore request you to make the balance payment as mentioned below

		<u>Due Amt</u>	<u>Recd Amt</u>	<u>Balance Amt</u>
60% of Total Consideration:	Rs.	5310000.00	4867500.00	442500.00
GST :	Rs.	424800.00	354000.00	70800.00
TOTAL :	Rs.	5734800.00	5221500.00	513300.00

We expect fullest co-operation from you in payment of dues Rs. 513300.00 at the earliest.

Thanking You,
Yours Faithfully,
D. D. ASSOCIATES



Notes :-

1) This is computer generated letter doesn't require Signature.

2) Please draw a separate cheque for installment due towards consideration in favour of D. D. ASSOCIATES MASTER RERA ESCROW PEARL HDFC BANK LTD A/c No. 57500000055810.
IFSC CODE - HDFC0000006

3) In case of RTGS, Please inform on vinayak.sawant@dosti-realty.com or 2-2588697

4) According to the provisions of Income tax Act with effect from 01/06/2013 you have to deduct a sum @ 1% of the amount being paid by you towards the flat cost as Tax Deduction at Source (TDS) and remit it to the Government. This deduction is required to be made if the total cost of the flat is Rs.50 lakhs or more. The credit of 1% amount will be given to you only when you will submit the payment challan along with copy of form 26QB and TDS certificate in form 16B.

You are well aware of the advanced stage of construction of the project and that 60% of the consideration is due and payable by you. Please note that all outstanding amounts would continue interest at the rate specified under the said RE Rules, till the same is received in full.

A. B. G. 136 / -

By Debit
Paid directly
Customer's
MAR 2019

Date: 08/02/2019

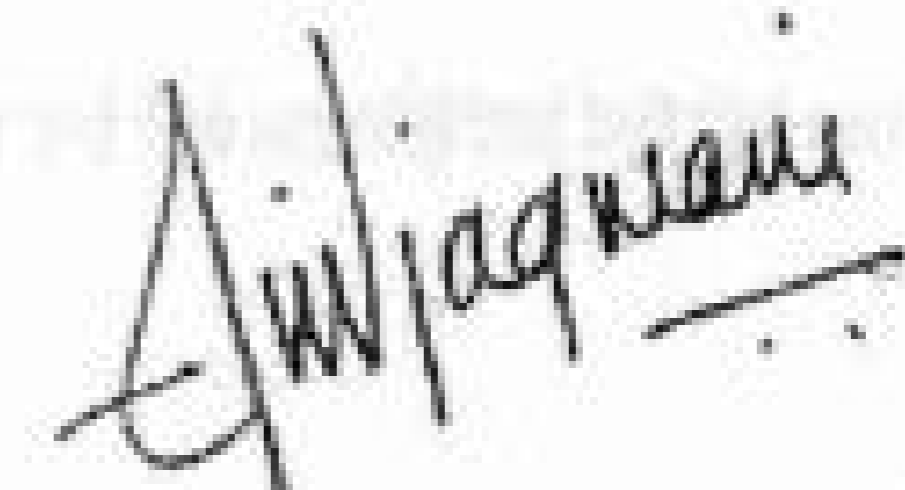
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti Desire" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P. No. S05/0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – Building No.1, Wing A knows as "Dosti Pearl": 15th floor Slab is completed on Dt. 24/01/2019.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



(ARCHITECT)
Reg. No. CA/2001/27699.

Ref.No. C1501

Date :- 06.06.2019

TO,
PREM SINGH MASHTA
SAROJ SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

Dear Sir / Madam,

Sub: Amount Due For Flat No.1501 on 15th Floor in A Wing
in Dosti Pearl Tower at Dosti Desire Project, Thane (West).

As informed to you earlier that we have cast the Top Slab of the tower. According to terms of payment, at present 70% of the total consideration is due. we therefore request you to make the balance payment as mentioned below

		<u>Due Amt</u>	<u>Recd Amt</u>	<u>Balance Amt</u>
70% of Total Consideration:	Rs.	6195000.00	5309500.00	885500.00
GST :	Rs.	<u>495600.00</u>	<u>424800.00</u>	<u>70800.00</u>
TOTAL :	Rs.	6690600.00	5734300.00	956300.00

We expect fullest co-operation from you in payment of dues Rs. 956300.00 at the earliest.

Thanking You,
Yours Faithfully,
D. D. ASSOCIATES

Notes :-

1) This is computer generated letter doesn't require Signature.

2) Please draw a separate cheque for installment due towards consideration in favour of D D ASSOCIATES MASTER RERA ESCROW PEARL HDFC BANK LTD A/c No. 57500000055810.
IFSC CODE - HDFC0000060

3) In case of RTGS, Please inform on vinayak.sawant@dostirealty.com @ 022-2589697

4) According to the provisions of Income tax Act with effect from 01/06/2013 you have to deduct a sum @ 1% of the amount being paid by you towards the flat cost as Tax Deduction at Source (TDS) and remit it to the Government. This deduction is required to be made if the total cost of the flat is Rs.50 lakhs or more. The credit of 1% amount will be given to you only when you will submit the payment challan along with copy of form 26QB and TDS certificate in form 16B.

You are well aware of the advanced stage of construction of the project and that 70% of the consideration is due and payable by you. Please note that all outstanding amounts would continue interest at the rate specified under the said RE Rules, till the same is received in full.

Date: 31/05/2019

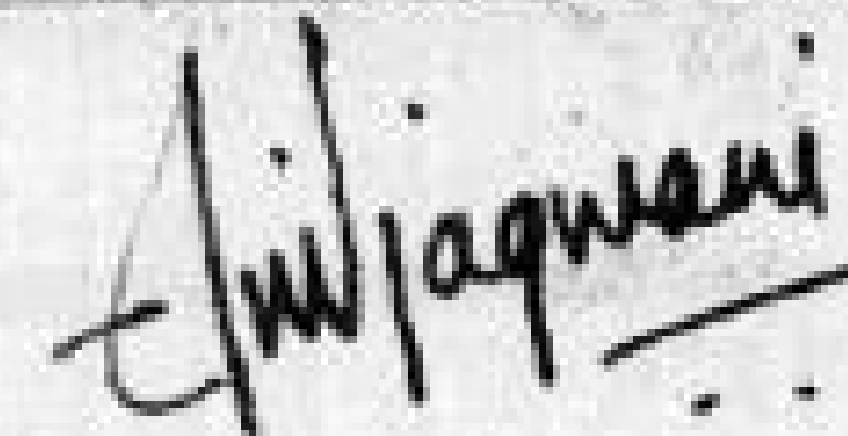
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti Desire" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P.No. S05/0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – Building No.1, Wing A knows as "Dosti Pearl": Terrace floor Slab is completed on dt.28/05/2019.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



(ARCHITECT)
Reg. No. CA/2001/27699.

Date: 15/10/2019

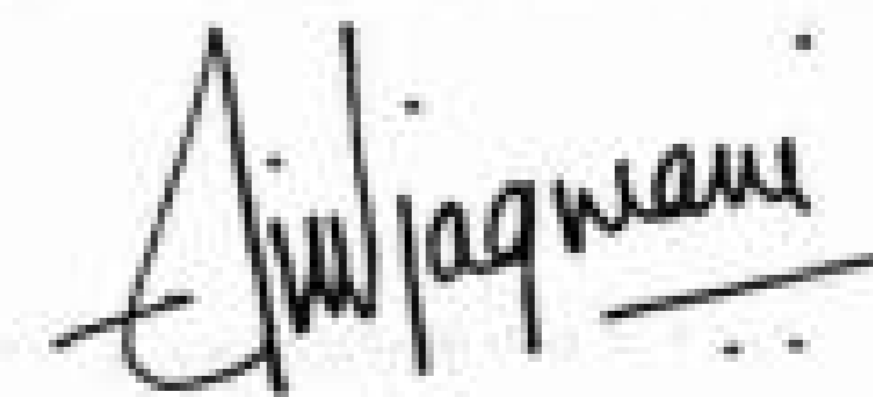
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as “Dosti Desire” is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P.No. S05/0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – Building No.1, Wing A knows as “Dosti Pearl”: Walls, Internal Plaster, Floorings, Doors & Windows overall Construction Work approx. up to 75% has been completed on site.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



(ARCHITECT)
Reg. No. CA/2001/27699.

D D ASSOCIATES AOPLawrence & Mayo House, 1st Floor 276 Dr D N Road
FortTHANE, 400001, MAHARASHTRA, INDIA

17 OCT 2019



GSTIN :- 27AAAAD3670J1ZQ

PAN :- AAAAD3670J

CERTIFICATE FOR IITF

Demand Letter / Tax Invoice

Customer Name	PREM S. MASHTA, SAROJ S. MASHTA,				Cumulative Stage	75.0000%			
Address	1/303, New rachna park, Dhokali, thane THANE, State : MAHARASHTRA INDIA				Total Consideration Amt	8,850,000.00			
					Invoice No	DDPTX/27/02089/3			
Project	DOSTI DESIRE - DOSTI PEARL				Invoice Date	15-10-2019			
Wing & Flat	A / A-1501		HSN : 995411		RERA No. P51700005623				
Current Milestone	Installment Amt	ITC Benifit Passed	Net Installment Amt	Taxable Amt	TAXES				Amount
					ST	VAT	CGST	SGST	
	A	B	C=A-B	D=(2/3)*C	E	F	G	H	H=C+E+F+G
On completion of walls internal plaster floorings doors and windows of the said premises	442500.00	0.00	442500.00	295000.00	0.00	0.00	17700.00	17700.00	477900.00
Previous Milestone Due									
POST GST MILESTONE DUE	6195000.00	0.00	6195000.00	4130000.00	0.00	0.00	247800.00	247800.00	6690600.00
Total Due Amount	6637500.00	0.00	6637500.00	4425000.00	0.00	0.00	265500.00	265500.00	7168500.00
Paid Amount	6195000.00		6195000.00		0.00	0.00	247800.00	247800.00	6690600.00
Balance Amount									477900.00

Amount In Words : Rupees Four Lakh Seventy Seven Thousand Nine Hundred Only

CHEQUE FAVOURING

D D ASSOCIATES MASTER RERA ESCROW PEARL

ACCOUNT NO.

57500000055810

BANK NAME

HDFC 57500000055810 PEARL RERA ESCROW 100%

BRANCH

FORT

IFSC CODE

HDFC0000060

AMOUNT

477900.00

1) Kindly issue all Cheques/DDs for making payment in favour of CHEQUE FAVOURING. While issuing Cheque/DD for the payment, please mention your name, flat number and project at the back of the Cheque/DD. In case payment is being made through RTGS / NEFT then kindly inform us immediately and write to us at our email address info@dostirealty.com giving complete transaction details for proper credit.

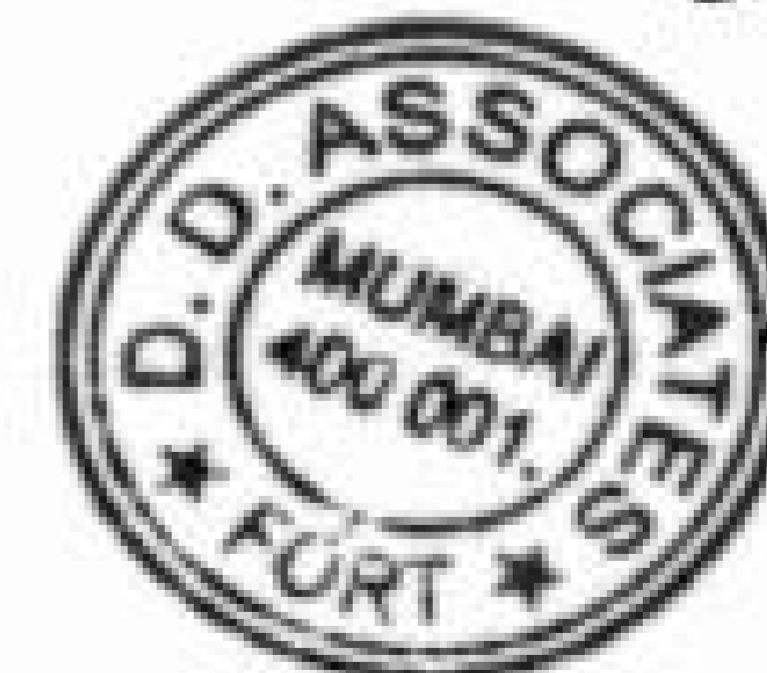
2) You are requested to make the payment of the above sum of Rs 477900.00 Demand Balance Amount within a period of 15 days from the date hereof. Please note that failure to pay the said sum within the specified period shall not only amount of material breach of terms of Agreement for Sale thereby enabling us to terminate it and forfeit 25% of the consideration amount but also make you liable to pay interest thereon from the date it is due till it is received by us. All amount received shall be appropriated in the following order, viz. (a) Interest due (b) Taxes and other levies (c) Any other previous outstanding (d) instalment/s due.

3) As per section 194IA of Income Tax Act 1961, 1% TDS is to be deducted and paid by customer for all payments w.e.f. 01.06.2013 on agreement value of Rs. 50.00 Lacs and above (excluding taxes). You are therefore requested to submit 26QB and 16B forms at our office within 7 days after making payment to government. For making Online payments and generating challan visit "tin-nsdl.com" and quote our above mentioned PAN Number. Please note that credit to customers for tax payment will be given only on receipt of timely and correct TDS Certificates.

4) As per recommendation of the GST Council dated 18/01/2018, the GST applicable to the services by way of construction of low cost houses up to a carpet area of 60 sq.mt in a housing project, which has been given infrastructure status, would be at concessional rate of 8% (instead of 12%). Subject to certain further clarification in this regard from GST Council, we have decided to charge you GST at the said concessional rate of @ 8% on the presumption that our project qualifies to get the said infrastructure status. However, please note that in case our project does not receive the requisite status as mentioned above, then you shall be liable to pay/reimburse us the differential amount of GST @ 4% or more as may be applicable. The said differential amount shall remain our lien on the said flat, till paid/reimbursed and we shall be entitled to recover the same as arrear of consideration payable in respect of the said flat.

5) Please note that if the Cheque is dishonoured for any reason then you shall be charged Rs. 1500/-, which shall be payable by you separately to us.

This is computer generated letter doesn't require Signature

D D ASSOCIATES AOP

Authorized Signatory



Date: 12/01/2020

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti Desire" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P.No. S05/0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – Building No.1, Wing A knows as "Dosti Pearl": overall Construction Work (External plumbing and external elevation, terraces with waterproofing) approx. up to 85% has been completed on site.

Yours faithfully,
for, 10 FOLDS
Architects & Consultants,

(ARCHITECT)
Reg. No. CA/2001/27699,

10 FOLDS

ARCHITECTS & CONSULTANTS

Date: 12/01/2020

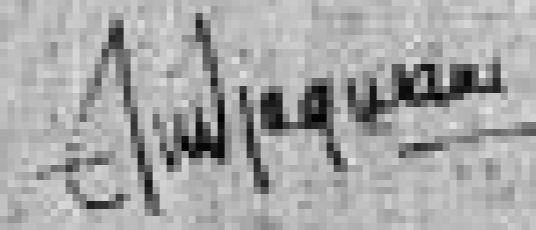
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti Desire" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D. D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P.No. S05.0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site - Building No.1, Wing A known as "Dosti Pearl": overall Construction Work (External plumbing and external elevation, terraces with waterproofing) approx. up to 85% has been completed on site.

Yours faithfully,
for, 10 FOLDS
Architects & Consultants.



(ARCHITECT)
Reg. No. CA/2001/27699.

10 FOLDS ARCHITECTS & CONSULTANTS, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



D D ASSOCIATES AOP
 Lawrence & Mayo House, 1st Floor 276 Dr D N Road
 FORTHANE, 400001, MAHARASHTRA, INDIA

GSTIN - 27AAAAD3870J1ZO
 PAN - AAAAD3870J



Demand Letter / Tax Invoice

Customer Name	PREM S. MASHTA, SAROJ S. MASHTA	Cumulative Stage	86.0000%
Address	1/303, New radha park, Dhokal, Thane THANE, State - MAHARASHTRA INDIA	Total Consideration Amt	8,850,000.00
		Invoice No	DDPTX/27/02/191/3
Project	DOSTI DESIRE - DOSTI PEARL	Invoice Date	12-01-2020
Wing & Flat	A / A-1501	HSN - 996411	RERA No. P51700005623

Current Milestone	Installment Amt	ITC Benefit Passed	Net Installment Amt	Taxable Amt	TAXES				Amount
					ST	VAT	CGST	SGST	
	A	B	C=A-B	D=C*(2/3)*C	E	F	G	H	H=C+E+F+G
On completion of sanitary fittings and water fit work (taken upto the top level of the said flat)	442500.00	1.00	442500.00	380000.00	0.00	0.00	17700.00	17700.00	477900.00
On completion of external plumbing and external fit	442500.00	0.00	442500.00	295000.00	0.00	0.00	17700.00	17700.00	477000.00
Previous Milestone Due									
DDT - GST MILESTONE DUE	6637500.00	0.00	6637500.00	4425000.00	0.00	0.00	265500.00	265500.00	7168500.00
Total Due amount	7162500.00	1.00	7162500.00	5315000.00	0.00	0.00	300900.00	300900.00	8124300.00
Paid Amount	6637500.00		6637500.00		0.00	0.00	265500.00	265500.00	7168500.00
Balance Amount									955800.00

Amount in Words - Rupees Nine Lakh Fifty Five Thousand Eight Hundred Only

CHEQUE FAVOURING	D D ASSOCIATES MASTER HERA ESCROW PEARL
ACCOUNT NO.	57500000055810
BANK NAME	HDFC 57500000055810 PEARL RERA ESCROW 100%
BRANCH	FORT
IFSC CODE	HDFC0000000
AMOUNT	955800.00

1) Kindly issue an Cheque/DDs for making payment in favour of CHEQUE FAVOURING. While issuing Cheque/DD for the payment, please mention your name, flat number and project at the back of the Cheque/DD. In case payment is being made through RTGS / NEFT then kindly inform us immediately and write to us at our email address info@ddassociates.com giving complete transaction details for proper credit.

2) You are requested to make the payment of the above sum of Rs. 955800.00 Demand Balance Amount within a period of 15 days from the date hereof. Please note that failure to pay the said sum within the specified period shall not only entitle us of external branch officers of Government for withdrawal of the consideration amount but also make you liable to pay interest thereon from the date it is due till it is received by us. All amount received shall be appropriated in the following order: (a) Tax interest due (b) Taxes and charges (c) Any other amount outstanding (d) Installments due.

3) As per section 164 of Income Tax Act, 1961, 1% TDS is to be deducted and paid by customer for all payments w.e.f. 01.06.2013 on agreement value of Rs. 3000 Lacs and above (including taxes). This are therefore requested to submit TDS and TDS forms at our office within 7 days after making payment to government. For making Online payments and generating cheque visit www.tdscert.com and quote our above mentioned PAN Number. Please note that credit to customers for tax payments will be given only on receipt of timely and correct TDS Certificates.

4) As per recommendation of the GST Council dated 16/01/2018, the GST applicable to the services by way of construction of low cost housing up to a carpet area of 30 sq. m in a housing project, which has been given infrastructure status, would be at concessional rate of 0% instead of 12%. Subject to certain further conditions in this regard from GST Council, we have decided to charge you GST at the concessional rate of 0% on the presumption that our project qualifies to get the said concessional status. Please note that in case our Project does not receive the requisite status as mentioned above, then you shall be liable to pay mentioned in the differential amount of GST @ 4% or more as may be applicable. The said differential amount shall remain our lien on the said flat, till payment received and we shall be entitled to recover the same as interest payable in respect of the said flat.

5) Please note that if the Cheque is dishonoured for any reason then you shall be charged Rs. 1500/- which shall be payable by you immediately on sight.

This is our paper generated letter doesn't require Signature



D D ASSOCIATES AOP
 Authorized Signatory

D D ASSOCIATES AOP
Lawrence & Mayo House, 1st Floor 276 Dr D N Road
FortTHANE, 400001, MAHARASHTRA, INDIA



GSTIN :- 27AAAAD3670J1ZQ
PAN :- AAAAD3670J

Demand Letter / Tax Invoice

Customer Name	PREM S. MASHTA, SAROJ S. MASHTA,	Cumulative Stage	95.0000%
Address	1/303, New rachna park, Dhokali, thane THANE, State : MAHARASHTRA INDIA	Total Consideration Amt	8,850,000.00
		Invoice No	DDPTX/27/02834/4
Project	DOSTI DESIRE - DOSTI PEARL	Invoice Date	10-09-2020
Wing & Flat	A / A-1501	HSN : 995411	RERA No. P51700005623

Current Milestone	Installment Amt	ITC Benifit Passed	Net Installment Amt	Taxable Amt	TAXES				Amount
					ST	VAT	CGST	SGST	
	A	B	C=A-B	D=(2/3)*C	E	F	G	H	H=C+E+F+G
on completion of the lifts water pumps electrical fittings electro mechanical and environment requi	885000.00	0.00	885000.00	590000.00	0.00	0.00	35400.00	35400.00	955800.00
Previous Milestone Due									
POST GST MILESTONE DUE	7522500.00	0.00	7522500.00	5015000.00	0.00	0.00	300900.00	300900.00	8124300.00
Total Due Amount	8407500.00	0.00	8407500.00	5605000.00	0.00	0.00	336300.00	336300.00	9080100.00
Paid Amount	7522500.00		7522500.00		0.00	0.00	300900.00	300900.00	8124300.00
Balance Amount									955800.00

Amount in Words : Rupees Nine Lakh Fifty Five Thousand Eight Hundred Only

CHEQUE FAVOURING	D D ASSOCIATES MASTER RERA ESCROW PEARL
ACCOUNT NO.	57500000055810
BANK NAME	HDFC 57500000055810 PEARL RERA ESCROW 100%
BRANCH	FORT
IFSC CODE	HDFC0000060
AMOUNT	955800.00

- Kindly issue all Cheques/DDs for making payment in favour of CHEQUE FAVOURING. While issuing Cheque/DD for the payment, please mention your name, flat number and project at the back of the Cheque/DD. In case payment is being made through RTGS / NEFT then kindly inform us immediately and write to us at our email address info@dostirealty.com giving complete transaction details for proper credit.
- You are requested to make the payment of the above sum of Rs 955800.00 Demand Balance Amount within a period of 15 days from the date hereof. Please note that failure to pay the said sum within the specified period shall not only amount of material breach of terms of Agreement for Sale thereby enabling us to terminate it and forfeit 25% of the consideration amount but also make you liable to pay interest thereon from the date it is due till it is received by us. All amount received shall be appropriated in the following order, viz. (a) Interest due (b) Taxes and other levies (c) Any other previous outstanding (d) instalment/s due.
- As per section 194IA of Income Tax Act 1961, 1% TDS is to be deducted and paid by customer for all payments w.e.f. 01.06.2013 on agreement value of Rs. 50.00 Lacs and above (excluding taxes). You are therefore requested to submit 26QB and 16B forms at our office within 7 days after making payment to government. For making Online payments and generating challan visit "tin-nsdl.com" and quote our above mentioned PAN Number. Please note that credit to customers for tax payment will be given only on receipt of timely and correct TDS Certificates.
- As per recommendation of the GST Council dated 18/01/2018, the GST applicable to the services by way of construction of low cost houses up to a carpet area of 60 sq.mt in a housing project, which has been given infrastructure status, would be at concessional rate of 8% (instead of 12%). Subject to certain further clarification in this regard from GST Council, we have decided to charge you GST at the said concessional rate of @ 8% on the presumption that our project qualifies to get the said infrastructure status. However, please note that in case our project does not receive the requisite status as mentioned above, then you shall be liable to pay/reimburse us the differential amount of GST @ 4% or more as may be applicable. The said differential amount shall remain our lien on the said flat, till paid/reimbursed and we shall be entitled to recover the same as arrear of consideration payable in respect of the said flat.
- Please note that if the Cheque is dishonoured for any reason then you shall be charged Rs. 1500/-, which shall be payable by you separately to us.

This is computer generated letter doesn't require Signature

D D ASSOCIATES AOP

Authorized Signatory

Date: 10/09/2020

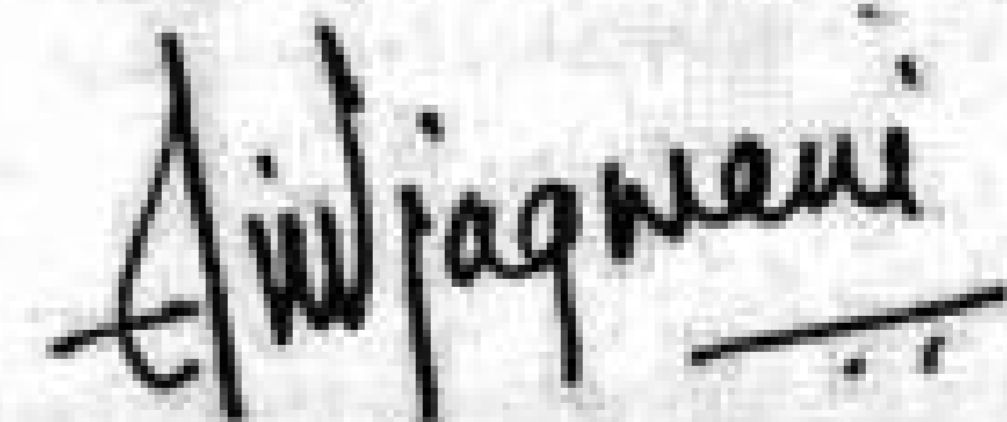
TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "**Dosti Desire**" is under construction on plot bearing S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90 at village Kolshet, Tal. & Dist. Thane, For M/s. D.D. Associates.

Amended plans on the above referred property have been approved by Thane Municipal Corporation under V.P.No. S05/0079/14 vide no. TMC/TDD/2152/17 dated 19/04/2017.

As per the progress of work on site – **Building No.1, Wing A** knows as "**Dosti Pearl**": overall Construction Work (Lifts, Water Pumps, Electrical Fittings, Electro, Mechanical and Environment Requirements, Entrance Lobby/s, Plinth Protection, Paving of Areas Appertain) up to 95% has been completed on site.

Yours faithfully,
for, **10 FOLDS**
Architects & Consultants.



(ARCHITECT)
Reg. No. CA/2001/27699.



Certificate No.:- 1769

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

इमारत क्र.१: लोअर ग्राऊंड + अप्पर ग्राऊंड + अप्पर स्टिल्ट + १ ते २३ मजले + २४ वा मजला (पार्ट) (फिटनेस सेंटरसह)
Occupancy Certificate

पार्ट वापर परवाना - इमारत क्र.२ : लोअर ग्राऊंड + अप्पर ग्राऊंड + अप्पर स्टिल्ट + १ ते २३ मजले (फिटनेस सेंटरसह)
V.P. No. S05/0079/14 TMC/TDD/0cc/0904/21 Date 26/02/2021

To,
१०फोल्ड्स आर्किटेक्ट्स अॅण्ड कॅन्सल्टंट्स

जी-२, अे विंग, देव कॉर्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (प.) - ४०० ६०१.

श्री. एरच बरजोरजी व इतर (मालक)

मे. डी.डी.असोसिएट्स तर्फे श्री. दिपक किशन गरोडिया व इतर (कुलमुखत्यारपत्रधारक)

Sub - वापर परवाना: खरील प्रमाणे

Ref. V. P. No. वि.प्र.क्र.S05/0079/14

Your Letter No.: ४९६६ दि.०२/१२/२०२०

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. खरील प्रमाणे situated at ठाणे Road / Street खालील प्रमाणे Ward No. कोलशेत Sector कोलशेत
No. ५ S. No. / C. T. S. No. / F. P. No. खालील प्रमाणे Village कोलशेत under the
supervision of १० फोल्ड्स आर्किटेक्ट्स अॅण्ड कॅन्सल्टंट्स Licensed Survey or / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. C.A./२००१/२०५९९ may be occupied on the following conditions.

S.No. 85/1B, 85/1C, 85/2B, 85/4B, 85/5B, 86/1/1B, 86/1/1C, 86/4B, 87/17B, 87/17C,
87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90.

१. ठामपा/शिविवि/२१५२/१७ दि.१९/०४/२०१७ रोजीच्या सुधारीत परवानगी/सीसी मधील सर्व संबंधीत अटी आपणांवर बंधनकारक राहतील.
२. पाणी, ड्रेनेज व वृक्ष विभागाकडील नाहरकत दाखल्यामधील संबंधीत अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Municipal Corporation of
the city of Thane

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

३. अग्निशमन विभागाकडील नाहरकत दाखल्यामधील संबंधीत अटी बंधनकारक राहतील.
४. पर्यावरण विभागाकडील नाहरकत दाखल्यामधील संबंधीत अटी बंधनकारक राहतील.
५. ड्रेनेज विभागाकडील स्ट्रॉम वॉटर ड्रेन पूर्णत्वाच्या दाखल्यामधील संबंधीत अटी बंधनकारक राहतील.
६. ड्रेनेज विभागाकडील STP पूर्णत्वाच्या दाखल्यामधील संबंधीत अटी बंधनकारक राहतील.
७. जलसंधारण योजना, सोलार वॉटर हिटिंग यंत्रणा व सी.सी. टीव्ही यंत्रणा कायमस्वरूपी कार्यान्वीत ठेवण्याची जबाबदारी विकासकावर तद्नंतर सोसायटीची राहिल.
८. पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
९. इमारत क्र.२ चे अंतिम वापर परवान्यापूर्वी यु.एल.सी. विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
१०. इमारतीचे क्र.२ करीता अंतिम वापर परवाना मंजूरीची मागणी करण्यापूर्वी अभिन्यासातील HCMTR भुखंडाची जागा मोकळ्या स्वरूपात कुंपणभित बांधून ठाणे महानगरपालिकेच्या नावे करून फलकासह ठाणे महानगरपालिकेस उपलब्ध करून देणे आवश्यक. याबाबत विकासकांनी दि.२२/०१/२०२१ रोजीचे दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
११. इमारत क्र.२ च्या अंतिम वापर परवान्यापूर्वी STP करीता MPCB कडील परवानगी/नाहरकत दाखला सादर करणे आवश्यक.
१२. इमारत क्र.२ चे अंतिम वापर परवान्यापूर्वी LBT विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
१३. इमारत क्र.२ चे अंतिम वापर परवान्यापूर्वी अभिन्यासातील आर. जी.३ व क्लब हाऊसचे बांधकाम दि.२२/०१/२०२१ रोजीच्या हमीपत्रानुसार पूर्ण करणे आवश्यक.
१४. अभिन्यासातील आर. जी.३ व क्लब हाऊसचा वापर सर्व रहिवाशांकरीता राहिल, याबाबत विकासकांनी दि.२२/०१/२०२१ रोजी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
१५. ठाणे खाडी फ्लेमिंगो अभयारण्याबाबत शासन स्तरावर जो काही निर्णय होईल तो विकासकांवर बंधनकारक राहिल अशा आशयाचे विकासकांनी दि.२२/०१/२०२१ रोजी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
१६. तात्पुरत्या बांधकामाचे नुतनीकरणबाबत ठामपा जो निर्णय घेईल तो विकासकांवर बंधनकारक राहिल अशा आशयाचे विकासकांनी दि.२३/०२/२०२१ रोजी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
१७. राष्ट्रीय वन्यजीव मंडळ (NBWL) यांचेकडील शिफारस पत्र सादर करणेबाबत शासनाचा जो काही निर्णय होईल तो विकासक यांचेवर बंधनकारक राहिल तसेच भविष्यात प्रकल्पाचे २% भरणा करणे लागू होत असल्यास त्याची पूर्तता करण्यात येईल अशा आशयाचे विकासकांनी दि.२२/०१/२०२१ रोजी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
१८. पार्किंग संदर्भात विकासकांनी दि.२३/०२/२०२१ रोजी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
१९. इमारत क्र.२ चे पार्ट वापर परवान्याचे अनुषंगाने Appendix L संदर्भात विकासकांनी दि.२३/०२/२०२१ रोजी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.

संक्षेपाने

ठाणे शहर महानगरपालिकेच्या बांधकाम व करणे तसेच वि.३०० नियोजन नियमावलीनुसार आवश्यक त्या बांधकामात व घेतले बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर स्थान अधिनियमाचे कलम ५२ अन्वयेने संपूर्णत्वात गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे किंवा रु. ५०००/- दंड होऊ शकतो"

Your's faithfully,



शहर विकास व नियोजन अधिकारी,
शहर विकास विभाग
Municipal Corporation of
The City of Thane.



D. D. ASSOCIATES

Ref.No. C1501

Date :- 01.03.2021

TO,
PREM SINGH MASHTA
SAROJ SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

Dear Sir / Madam,

Sub: Amount Due For Flat No.1501 on 15th Floor in A Wing
in Dosti Pearl Tower at Dosti Desire Project, Thane (West).

We are pleased to inform you that construction work of the above building is completed. We therefore request you to make the balance payment consideration together with the security deposit & also being 18 months advance outgoing payment as mentioned below -

	<u>Due Amt</u>	<u>Recd Amt</u>	<u>Balance Amt</u>
100% of Total Consideration:	Rs. 8850000.00	8407500.00	442500.00
GST :	Rs. 708000.00	672600.00	35400.00
SOCEITY/CLUB CHARGES& DEPOSITS	Rs. 449160.00	0.00	449160.00
SOCIETY ADVANCE O/G.	Rs. 106272.00	0.00	106272.00
GST(on NonRefundable SocietyCharges, society o/g & club o/g charges)	73617.00	0.00	73617.00
TOTAL 100% Due Details	Rs. 10187049.00	9080100.00	1106949.00

We expect fullest co-operation from you in payment of dues Rs. 1106949.00 at the earliest.

Thanking You,
Yours Faithfully,
D. D. ASSOCIATES



Notes :-

- 1) This is computer generated letter doesn't require Signature.
- 2) Please draw a separate cheque for installment due towards consideration in favour of D D ASSOCIATES MASTER RERA ESCROW PEARL HDFCRANK LTDA/c No.57500000055810
- 3) Please draw a separate cheque for Society/club charges & deposits in favour D D ASSOCIATES PEARL A/c 57500000058855, IFSC CODE - HDFC0000060
- 4) In case of RTGS ,Please inform to vinayak.sawant@dostirealty.com @ 022-25896971
sandesh.tambe@dostirealty.com & manisha.gangurde@dostirealty.com
- 5) We have received occupation certificate, Monthly outgoings will be payable by you from "1st APRIL 2021" irrespective of possession taken or not.
- 6) Electric Deposit (if applicable) is to be paid.
- 7) Please note that all outstanding amounts would continue to attract interest at the rate specified under the said RERA Rules, till the same is received in full.



D. D. ASSOCIATES

Ref.No. C1501

Date :- 01.03.2021

TO,
PREM SINGH MASHTA
SAROJ SINGH MASHTA
FLAT NO. 303, BLDG NO.1,
NEW RACHANA PARK DHOKALI,
MANORAMA NAGAR,
THANE (W) -400607

Dear Sir / Madam,

Sub: Amount Due For Flat No.1501 on 15th Floor in A Wing
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	<u>Due Amt</u>	<u>Recd Amt</u>	<u>Balance Amt</u>
100% of Total Consideration:	Rs. 8850000.00	8407500.00	442500.00
GST :	Rs. 708000.00	672600.00	35400.00
SOCEITY/CLUB CHARGES& DEPOSITS	Rs. 449160.00	0.00	449160.00
SOCIETY ADVANCE O/G.	Rs. 106272.00	0.00	106272.00
GST (on NonRefundable SocietyCharges, society o/g & club o/g charges)	73617.00	0.00	73617.00
TOTAL 100% Due Details	Rs. 10187049.00	9080100.00	1106949.00

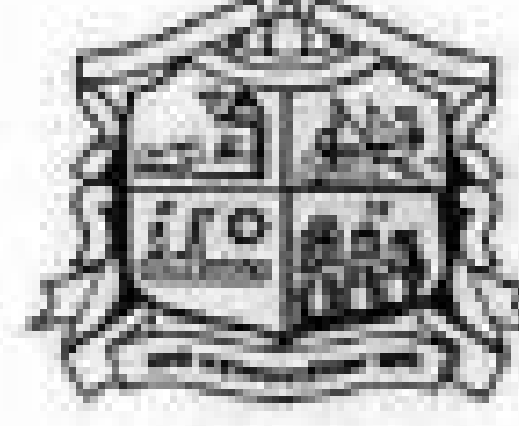
We expect fullest co-operation from you in payment of dues Rs. 1106949.00 at the earliest.

Thanking You,
Yours Faithfully,
D. D. ASSOCIATES



Notes :-

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- 3) Please draw a separate cheque for Society/club charges & deposits in favour D D ASSOCIATES PEARL A/c 57500000058855, IFSC CODE - HDFC0000060
- 4) In case of RTGS, Please inform to vinayak.sawant@dostirealty.com @ 022-25896971 sandesh.tambe@dostirealty.com & manisha.gangurde@dostirealty.com
- 5) We have received occupation certificate, Monthly outgoings will be payable by you from "1st APRIL 2021" irrespective of possession taken or not.
- 6) Electric Deposit (if applicable) is to be paid.
- 7) Please note that all outstanding amounts would continue to attract interest at the rate specified under the said RERA Rules, till the same is received in full.



Certificate No.:- 1769

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

इमारत क्र.१: लोअर ग्राऊंड + अप्पर ग्राऊंड + अप्पर स्टिल्ट + १ ते २३ मजले + २४ वा मजला (पार्ट) (फिटनेस सेंटरसह)
Occupancy Certificate

पार्ट वापर परवाना - इमारत क्र.२ : लोअर ग्राऊंड + अप्पर ग्राऊंड + अप्पर स्टिल्ट + १ ते २३ मजले (फिटनेस सेंटरसह)

V.P. No. S05/0079/14 TMC/TDD/OCC/0904/21 Date 26/02/2021

To,

१०फोल्डस् आर्किटेक्टस् अॅण्ड कॅन्सल्टंटस्

जी-२, अे विंग, देव कॉर्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (प.) - ४०० ६०१.

श्री. एच बरजोरजी व इतर (मालक)

मे. डी.डी.असोसिएटस् तर्फे श्री. दिपक किशन गरोडिया व इतर (कुलमुखत्यारपत्रधारक)

Sub -

वापर परवाना: वरील प्रमाणे

Ref. V. P. No.

वि.प्र.क्र.S05/0079/14

Your Letter No.:

४९६६ दि.०२/१२/२०२०

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

वरील प्रमाणे situated at ठाणे Road / Street खालील प्रमाणे Ward No. कोलशेत Sector

No. ५ S. No. / C. T. S. No. / F. P. No. खालील प्रमाणे Village कोलशेत under the

supervision of १० फोल्डस् आर्किटेक्टस् अॅण्ड कॅन्सल्टंटस् Licensed Survey or / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. C.A./२००४/२०६९९ may be occupied on the following conditions.

S.No. 85/1B, 85/1C, 85/2B, 85/4B, 85/5B, 86/1/1B, 86/1/1C, 86/4B, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90.

१. टामपा/शविवि/२१५२/१७ दि.१९/०४/२०१७ रोजीच्या सुधारीत परवानगी/सीसी मधील सर्व संबंधीत अटी आपणांवर बंधनकारक राहतील.
२. पाणी, ड्रेनेज व वृक्ष विभागाकडील नाहरकत दाखल्यामधील संबंधीत अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Municipal Corporation of
the city of Thane.

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC



To,
The Assistant General Manager
RACPC/RASMECC
THANE

Date: - 03.08.2018

Dear Sir,

We, M/s. **D. D. ASSOCIATES** hereby certify that:

1. We have transferable rights to property described below, which has been allotted by us to PREM SINGH MASHTA & SAROJ SINGH MASHTA herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement dated 27.06.2018.

Description of the property

Flat No.	1501
Building Name	DOSTI PEARL WING A
Project Name	DOSTI DESIRE
Street Name.	BRAMHAND ROAD
Locality Name	NEAR ORCHIDS INTERNATIONAL SCHOOL
Area Name	BEHIND 1 HIRANANDANI PARK
City Name	THANE (W)
Pin Code	400 607

2. That the total cost of the flat is Rs. 88,50,000/- (Rupees Eighty Eight Lakh Fifty Thousand Only)
3. The title to the said land the building therein is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences, mortgaging the said property to STATE BANK OF INDIA as security for the amount advanced by the bank to them subject to the due and proper performance and compliances off all the terms and conditions of the sale document by the said purchaser.
5. We have borrowed loan from Aditya Birla Finance Ltd for purchase /development of the property.
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank Of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, we note not to change the same without the written NOC of the Bank.

PS



7. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we undertake to inform the society about the Bank's charge on the said flat as and when the society is informed.

8. Please note that the payment for this transaction should be made by crossed cheque of funds favoring Please draw a separate cheque for installment due towards consideration in favour of D D ASSOCIATES MASTER RERA ESCROW PEARL HDFC BANK LTD A/c No. 57500000055810. & GST in favour of D D ASSOCIATES PEARL HDFC BANK LTD A/C NO.57500000058855., RTGS / NEFT IFSC CODE HDFC0000060, Fort Branch.

9. In case of cancellation of the sale agreement for any reason I/we shall refund the amount by cheque favoring the SBI Housing Loan Account PREM SINGH MASHTA & SAROJ SINGH MASHTA forward the same to you directly.

10. The signatory to this letter has been duly authorized by the company to sign this undertaking on behalf of the Company.

Yours faithfully,

For D. D. ASSOCIATES

AUTHORISED SIGNATORY

Name – PANKAJ SHAH
Designation – CRM HEAD
Place – THANE
Date –03.08.2018