

दस्तावेज

324/13911

Original/Duplicate

Original/Duplicate

Friday, December 08, 2017

नोंदणी क्र. :39म

1:21 PM

Regn.:39M

पावती क्र.: 16110 दिनांक: 08/12/2017

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -13911-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजेश कुमार बाजपेयी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 6720.00

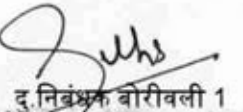
पृष्ठांची संख्या: 336

एकूण:

रु. 36720.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे

1:26 PM ह्या वेळेस मिळेल.



द. निबंधक बोरीवली 1

बाजार मुल्य: रु.15355922.86 /-

मोबदला रु.17527500/-

भरलेले मुद्रांक शुल्क : रु. 876400/-

सह दुय्यम निबंधक, बोरीवली -१,
मुंबई उपनगर जिल्हा

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008027507201718E दिनांक: 08/12/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 6720/-

मुळ दस्त : यंबनेल प्रिंट प्राप्त झाली .

REGISTRY ORIGINAL DOCUMENT
DELIVERED 11/12/2017

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201712082174			08 December 2017,01:13:49 PM	
बरल-१					
मूल्यांकनाचे वर्ष	2017				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	62-मालाड (पूर्व) (बोरीवली)				
उप मूल्य विभाग	62/2928भुभाग. मंत्रे सिरिन, ओमकार अल्टामाऊंट टॉवर, न्यू दिवोशी निसर्ग रेसिडेंन्सी, रहेजा हाईटस या संकुलातील मिळकती				
सर्व्हे नंबर /न भू क्रमांक	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	68700	152100	167300	199200	152100
	मोजमापनाचे एकक चौरस मीटर				
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	72.84चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.152100/-
उदववाहन सुविधा-	आहे	मजला	21st floor To 30th floor		
प्रकल्पाचे क्षेत्र-	10 heceter and above				
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर) * 110 %).				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ मीटर दर = Rs.167310/-				
मजला निहाय घट/वाढ	= 115% apply to rate= Rs.192406/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर) = (((192406-68700) * (100 / 100))+68700) = Rs.192406/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 192406 * 72.84 = Rs.14014853.04/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (192406 * 25/100) = Rs.1341069.82/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 14014853.04 + 0 + 0 + 0 - 1341069.82 + 0 + 0 + 0 = Rs.15355922.86/-				



Home

Print

सह मुख्य निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

बरल - १		
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CHALLAN
MTR Form Number-6

GRN	MH008027507201718E	BARCODE					Date	07/12/2017-16:00:15	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			PAN No.(If Applicable)	BBBPB5218A					
Location	MUMBAI			Full Name	MS CHETNA RAJESH BAJPAI AND OTHER					
Year	2017-2018 One Time			Flat/Block No.	FLAT NO.2605/6, 26TH FLOOR, WING C,					
				Premises/Building	SIGNET					
Account Head Details		Amount In Rs.		Road/Street		AREA 60.70 SQ.MTRS. CARPET				
0030045501 Stamp Duty		876400.00		Area/Locality		CTS NO.824 PART AND OTHERS VILLAGE				
0030063301 Registration Fee		30000.00		Town/City/District		MALAD, MUMBAI				
				PIN		4 0 0 0 9 7				
				Remarks (If Any)						
				PAN2=AABCE9746R-SecondPartyName=ERA REALTORS PRIVATE LIMITED-						
				Amount In		Nine Lakh Six Thousand Four Hundred Rupees Only				
Total		9,06,400.00		Words						
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN		Ref. No.		02300042017120788281		507589852	
Cheque/DD No.			Bank Date		RBI Date		07/12/2017-16:03:01		Not Verified with RBI	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

बरतन - १
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Chetna Bajpai

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CHALLAN
MTR Form Number-6

GRN MH008027507201718E BARCODE [Barcode] Date 07/12/2017-16:00:15 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID (If Any)	
Office Name BRL2_JT SUB REGISTRAR BORIVALI 2		PAN No.(If Applicable)	BBBPB5218A
Location MUMBAI		Full Name	MS CHETNA RAJESH BAJPAI AND OTHER
Year 2017-2018 One Time		Flat/Block No.	FLAT NO.2605/6, 26TH FLOOR, WING C
		Premises/Building	SIGNET

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	876400.00	AREA 60.70 SQ.MTRS. CARPET	CTS NO.824 PART AND OTHERS VILLAGE	MALAD, MUMBAI	4 0 0 0 9 7
0030063301 Registration Fee	30000.00				



Remarks (If Any)
PAN2=AABCE9746R-SecondPartyName=ERA REALTORS PRIVATE LIMITED-

Amount In Words
Nine Lakh Six Thousand Four Hundred Rupees Only

Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042017120788281	507589852
Cheque/DD No.		Bank Date	RBI Date	07/12/2017-16:03:01	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date	71208 , 08/12/2017		

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available

चलान केवल दृश्यम निवृत्त कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

बरल - १
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Sl. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-324-13911	0004463314201718	08/12/2017-13:13:19	IGR190	30000.00

GRN : MH008027507201718E Amount : 9,06,400.00

Bank : BANK OF MAHARASHTRA Date : 07/12/2017-16:00:15

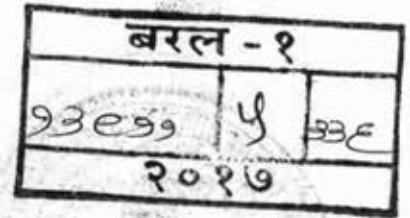
2	(IS)-324-13911	0004463314201718	08/12/2017-13:13:19	IGR190	876400.00
Total Defacement Amount					9,06,400.00



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C-2605-06


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This Agreement for Sale of Flat is made and entered into at Mumbai on this 8th day of December in the year Two Thousand Seventeen

Between

Era Realtors Private Limited a company incorporated under the Companies Act, 1956 having its registered office at Omkar House, Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai-400022 hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include 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 and administrators 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-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them 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 in case of a body corporate/company its successors and permitted assigns) of the **First Part**;


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And

Omkar Realtors & Developers Private Limited a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Omkar House, Opp. Sion-Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai-400022 hereinafter referred to as "**the Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Second Part**;

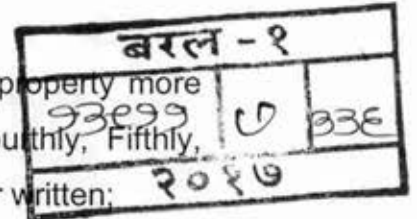
And

Mr. Rajesh Kumar Bajpai & Ms. Chetna Rajesh Bajpai having office/residing at **C-401, Ambika Tower, Jijamata Road, Near Purna House, Andheri (East), Mumbai - 400059, Maharashtra** hereinafter referred to as "**the Purchaser(s)/Allottee(s)**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns and in case of partnership firm is the purchaser then partners from time to time of the said firm, the heirs, executors, administrators of the last surviving partner) of the **Third Part**;



Whereas:-

- (a) The Confirming Party is the absolute owner of the property more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly, Sixthly and Seventhly in the First Schedule hereunder written;
- (b) The property bearing CTS No. 821(part) admeasuring 5987.60 square meters and more particularly described in the Second Schedule hereunder written is owned by and belongs to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the MCGM**"). The same is included in the scheme of Redevelopment to carry out redevelopment of the property more particularly described in the First Schedule hereunder written;
- (c) The property bearing CTS No. 825(part) admeasuring 6,980.8 square meters and more particularly described in the Third



Chetna Bajpai

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Schedule hereunder written is owned by and belongs to the Maharashtra Government. The same is also included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written;

- (d) The Confirming Party has prepared composite scheme for redevelopment of the said properties which are more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly, Sixthly and Seventhly in the First Schedule, Second Schedule and Third Schedule hereunder written. The properties more particularly described in the First Schedule, the Second Schedule and the Third Schedule hereunder written are delineated on Plan annexed herewith in **red colour** boundary line and hereto annexed and marked as **Annexure - "A"**. The properties more particularly described in the First Schedule, Second Schedule and Third Schedule are hereinafter collectively referred to as **"the Said Larger Property/Land"**;



The Promoter with a view to develop a portion of the Larger Land has executed Development Agreement dated 30th November, 2011 which is duly registered with the Sub registrar of Assurance under serial no.BDR16-1275-2012 on 14th February, 2012 (hereinafter called **"the said Development Agreement"**) with the Confirming party. Under the said Development Agreement dated 30th November, 2011, the Confirming Party has assigned and granted unto and in favour of the Promoter the full, free, unrestricted, uninterrupted, and exclusive development rights with respect to the Free Sale Land being a portion of the Said Larger Property which portion admeasures approximately 19,253.46 square meters and more particularly described in the Sixth Schedule hereunder written (which is hereinafter called **"the said Sale Plot as per the**

बरल - १		Development Agreement")
93E99	C	Component being 51,305.31 square meters or such further built-up area as may be sanctioned from time to time to be utilised in-situ on
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made thereon from time to time including the TDR benefits therefrom;

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- (f) The Larger Land was encroached upon by hutment dwellers and was a declared/notified/censused slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971. The Competent Authority has issued Annexure -II certifying the number of eligible hutment dwellers. The Promoter proposes to develop the Larger Land under Regulation 33(10) of the Development Control Regulation for Greater Mumbai, 1991 (hereinafter referred to as "DCR 1991") read with applicable laws;
- (g) Save and except as provided in Recitals (f), there are no encroachments affecting the Larger Property;
- (h) There are no mortgages or lien or charge affecting the Larger Land save and except as stated in Clause 98 hereunder;
- (i) The layout as proposed on the Said Larger Property mainly consists of three parts apart from buildable reservations and non-buildable reservations, open spaces if any, to be provided as per contemporary statutory norms within the layout. First Part of the Said Larger Property which is being redeveloped which at present consists of a Building known as "Alta Monte" comprising four residential sale towers. The said four residential sale towers are indicated on plan and delineated on the plan with green boundary line with sky blue colour wash and marked and annexed hereto being Annexure - "A". First Part of the Said Larger Property, whereon Building "Alta Monte" is being constructed is more particularly described in the Fourth Schedule hereunder written. The said First Part of the Said Larger Property shall be connected by access road / elevated road to Western Express Highway as shown on Plan which admeasures approximately 4733.81 square meters and more particularly described in the Fifth Schedule hereunder written (which is hereinafter called "the said proposed access road"). Second Part of the Said Larger Property is to rehabilitate the slum dwellers in the rehab building. The Rehab Buildings are indicated on plan being Annexure - "A" annexed



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[Signature]

herewith in **blue colour boundary** line. The Third Part of the said Larger Property which is being redeveloped which at present consists of a Building known as "**SIGNET**" presently having approvals for two wings which is now proposed to be bifurcated and will be constructed into 3 wings on the Third part of the Larger Land admeasuring 4728.29 square meters and the same is indicated on plan being **Annexure-"A"** annexed herewith in **red** colour boundary line with **yellow colour wash** marked and annexed hereto as Annexure - "A". The Third Part of the Larger Land whereon Building "**SIGNET**" is being constructed is more particularly described in the Seventh Schedule hereunder written. The Promoter has also proposed to construct Buildings ("**Proposed Buildings**") as per proposed layout plan ("**Proposed Layout**"). The Proposed Layout specifies the location of the new / future / further buildings / towers / wings to be built on the portion of said Larger Property, specifying the proposed total FSI proposed to be utilized on the said Larger Property ("**Proposed Potential**"), and also the tentative locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces inter-alia, RG, PG, Cemetery etc. are proposed to be situate. The copy of the Proposed Layout is annexed hereto and marked as **Annexure - "B"** hereto;



(j) The scheme and scale of development is proposed to be carried out by the Promoter on the Larger Land in accordance with applicable law as amended from time to time;

(k) The development / redevelopment said Larger Land comprising of Rehab Buildings and Buildings known as "**Signet**", "**Alta Monte Tower "B" & "D"** and Proposed Buildings on the said Larger Land is a phase of the Whole Project and proposed as a "**Real Estate Project**" by the Promoter and shall be registered as a 'real estate project' ("**the Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of

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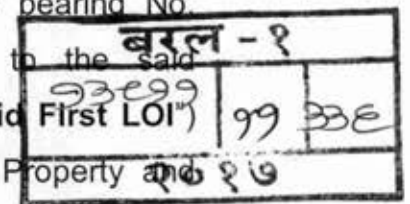
 5 Chetna Bajpai

Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("**RERA Rules**") hereinafter referred to as "**the said Act**". The Promoter has registered the Project /"real estate project" as defined in RERA with the **Real Estate Regulatory Authority at Mumbai bearing Registration No. P51800010463**. The authenticated copy of the RERA certificate for the Project is annexed hereto and marked as **Annexure - 'I'**;

(l) The Promoter is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Land in full or in part(s), as may be required by the applicable law from time to time which inter alia, includes construction of buildings in consonance with proposed lay-out in phase-wise manner on the Plot/Part of the said larger property presently reserved for buildable/non-buildable reservations, open space due to proposed changes in layout by implementing various scheme as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations, which are applicable to the development of Larger Land/Property/ Project inter alia in consonance with revised Development Control Regulations and Development Plan 2034;



(m) The Slum Rehabilitation Authority has issued LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 5th July, 2008 to the said confirming party (which is hereinafter called "**the said First LOI**") for redevelopment of the part of the Said Larger Property revised from time to time;



(n) By an Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 5th August, 2011 the Slum Rehabilitation Authority has approved the proposal of the construction of Sale Residential Building "**Alta Monte**", which is amended on 27th December, 2011 and 19th December, 2016;

(o) By its letter bearing No. SRA/ENG/2143/PN/PL/AP dated 10th August, 2011 the Slum Rehabilitation Authority has granted Commencement Certificate under Section 44 and 69 of the

Chetra Bajpai

Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of Sale Towers of Building "Alta Monte" on the Said Larger Property. The Developer has constructed Sale Residential Building "Alta Monte" comprising four Towers for the purpose of sale on part of the Sale Area of the Said Larger Property which are numbered as Sale Tower No. "A"; Sale Tower No. "B"; Sale Tower No. "C" and Sale Tower No. "D". The Commencement Certificate is re-endorsed on 10th February, 2012 and further from time to time, as per approved IOA dated 27th December, 2011;

- (p) Slum Rehabilitation Authority has accorded full Occupation Certificate to Sale Tower "A" and Sale Tower "C" of Building "Alta Monte" hence Tower "A" & Tower "C" are not registered with the Authority;



By an Intimation of Approval No. SRA/ENG/2795/PN/PL& STGL/AP dated 16.05.2017 the Slum Rehabilitation Authority has approved the proposal of the construction of the Building Known as SIGNET to be erected on the Third Part of the Larger property bearing CTS No. 824(part), 821(part) and 825 (part) totally admeasuring about 4728.29 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.. Earlier Slum Rehabilitation Authority has approved the proposal of the construction of sale building on the Third Part of the Larger property, which is revised vide aforesaid Intimation of Approval No. SRA/ENG/2795/PN/PL&STGL dated 16.05.2017;

- (r) By its letter bearing No. SRA/ENG/2795/PN/PL&STGL/AP dated 16.05.2017 the Slum Rehabilitation Authority has granted Commencement Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of the said Building Known as Signet presently consisting of two wings is now proposed to be bifurcated and constructed in to 3 wings on the said Third Part of the Larger property;

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- (s) The Promoter has thus obtained certain approvals from the concerned local authority in respect of the said Project and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Project;
- (t) While sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Project land and the said Project and upon due observance and performance of which only the completion or occupation certificates in respect of the said Project shall be granted by the concerned local authority;
- (u) The principal and material aspects of the development of the said Project have been sanctioned under the relevant laws and the Promoter has accordingly commenced construction of the said Project in accordance with the said approved/sanctioned plans.
- (v) As per the present plan prepared for the said Project, the details of the same are as under:-



I. **Details of "Alta Monte":**

The said Building presently comprising of Four Towers Sale Tower "A", Sale Tower "B", Sale Tower "C" and Sale Tower "D"

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Residential	93	33E
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The aforesaid Sale Residential Building comprising four Towers shall have common Podium comprising 02 Lower Ground + Ground + 05 upper Podium levels (hereinafter referred to as "**the base composition**") whereupon the stilt and upper floors of respective Tower will stand;

Tower/Wing No. A shall comprise of common Podium comprising 1 Lower ground + Ground + 05 upper Podium levels + Stilt on amenity Podium + 45 upper habitable floors;

Chetna Dasipuri

Tower/Wing No. B shall comprise of common Podium comprising 1 Lower ground + Ground +05 upper Podium levels + Stilt on amenity Podium + 51 upper habitable floors;

Tower/Wing No. C shall comprise of common Podium comprising 1 Lower ground + Ground +05 upper Podium levels + Stilt on amenity Podium + 55 upper habitable floors;

Tower/Wing No. D shall comprise of common Podium comprising 02 Lower ground + Ground+ 05 upper Podium levels + Stilt on amenity Podium + 54 upper habitable floors;

The common areas, facilities and amenities in the said Building Alta Monte that may be usable by the Purchasers in the Building Alta Monte and are listed in the **Nineth Schedule** hereunder written ("**Alta Monte Amenities**")



Details of "SIGNET":-

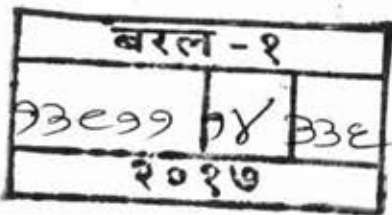
The said building SIGNET presently comprising of two wings is now proposed to be bifurcated and constructed in to 3 wings as under:-

(i) Wing No. 1 shall comprise of common Basement + Ground + 33 Upper habitable floors;

(ii) Wing No. 2 shall comprise of common Basement + Ground + 33 Upper habitable floors;

(iii) In the aforesaid Wings, Ground Floor and First Floor are sanctioned as Commercial Space for diverse use as may be permitted and Upper 2nd (Second) to 33rd (Thirty Third) Floors are sanctioned as Residential floors;

(iv) Apart from aforesaid, in the said building Signet i.e. Wing 1 and 2, as aforesaid, as per the present sanctioned plans for the said building Signet, an additional Wing, a Car Parking Tower comprising



Chetna Dasgupta

Basement + Ground + 9 parking levels + Amenity Floor on 10th level will be constructed on the Third Part of the Larger Property;

- (v) The common areas, facilities and amenities in the said Building Signet that may be usable by the Purchasers in the Building Signet and are listed in the **Tenth Schedule** hereunder written ("**Signet Amenities**")
- (vi) The Promoter has further informed to the purchaser that after seeking necessary approval pertaining to basements upto three levels below and two upper additional floors above currently approved plans, as stated herein, such additional construction may be constructed in consonance with such approvals / permissions;

The said building Signet shall comprise of building consisting of residential Flats;



III. **Details of "Rehab Buildings":**

The Confirming Party has started construction of Rehab Wing(s) on the designated portion of the Said Larger Property in consonance with approved plans;

- IV. Further, the Allotee/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed the construction of the Building/s or wings/s of the said Project may not be proportionate to the area of the physical Land on which it is being utilized for construction and/or in proportion to the total area of the Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Land/individual segment/phase as it

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thinks fit and the purchasers of the premises in such buildings (including the Allottee/s) have understood the manner of consumption of the FSI as set out herein and agree not to raise any claim or dispute thereof.

V. **Details of "Proposed Building on Existing Reservations":-**

- (i) The Promoter shall also be entitled to entire increased, additional and extra F.S.I. which may be available thereto in respect of the portion of Larger Land on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality or altering, shifting, relocating, any buildable/non-buildable reservations on the said portions of Larger Property Viz. set back area, Play Ground reservation (P.G) , Recreational Garden reservation (R.G), School, Cemetery reservation and any other reservations. Such additional and extra FSI shall absolutely and exclusively belong to and be available to the Promoter for utilisation and consumption on the portion of larger land which is at present reserved for PG/RG/ School, Cemetery a which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property in the manner as Promoter deems fit and appropriate and neither the Purchaser/s nor the Organization/Apex Body/Federation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity. The existing buildable/non-buildable reservations, open space inter alia RG, PG, School, Cemetery etc. are shown in existing layout being **Annexure - "A"** annexed herewith. The said



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Proposed Building/s on larger land inter alia on existing reservations are shown in proposed layout being Annexure - "B" annexed herewith.

- (ii) The Promoter shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the said Larger Land (including the Project Land), and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("TDR"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementation of various schemes as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations and Development Plan 2034 which are applicable to the development of Larger Land/Property/ Project or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoter for utilization and consumption on the portion of larger land which is at present reserved for PG/RG/ School / Cemetery which shall be developed as a proposed/separate phase and the same shall not affect the existing development that is proposed on the said Larger Property and that neither the Purchaser/s nor the Organization/Apex Body/Federation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation



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and/or density and environment and/or of water and electricity;

(w) The Purchaser has inspected the following:-

- (i) LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 15th July, 2008 (First LOI) issued by Slum Rehabilitation Authority;
- (ii) LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 26th March, 2010 (Second LOI) issued by Slum Rehabilitation Authority;
- (iii) LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 15th June 2011 (Third LOI) issued by Slum Rehabilitation Authority;
- (iv) LOI bearing No. LOI No. SRA/ENG/1759/PN/PL/LOI dated 21st December, 2011 (Fourth LOI) issued by Slum Rehabilitation Authority;



(v) LOI bearing No. LOI NO.SRA/ENG/1759/PN/PL & STGL/LOI dated 13th August, 2014 (Fifth LOI);

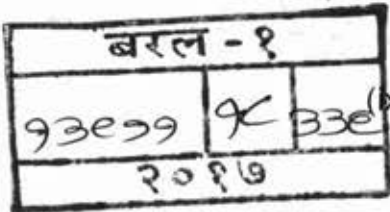
(vi) LOI bearing No. LOI NO.SRA/ENG/1759/PN/PL & STGL/LOI dated 5th December, 2016 (Sixth LOI);

(vii) Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 5th August, 2011 issued by the Slum Rehabilitation authority for Alta Monte;

(viii) Amended Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 27 December, 2011 issued by Slum Rehabilitation Authority for Alta Monte;

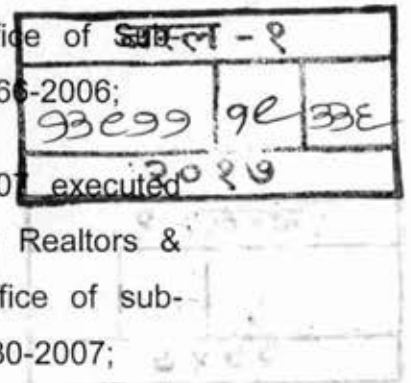
(ix) Amended Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 19th December, 2016;

(x) Intimation of Approval No. SRA/ENG/2795/PN/PL&STGL dated 16.5.2017;



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- (xi) Commencement Certificate issued by Slum Rehabilitation Authority in respect of Alta Monte on 10th August, 2011, re- endorsed on 10th February, 2012;
- (xii) Occupation Certificate issued by Slum Rehabilitation Authority in respect of Tower "A" and Tower "C" of Building "Alta Monte"
- (xiii) Commencement Certificate bearing No. SRA/ENG/2795/PN/ PL&STGL dated 16.5.2017;
- (xiv) Sanctioned plan dated 16.05.2017 in respect of the Signet to be constructed on the said Third Part of the Larger Land;
- (xv) Authenticated copies of the Property Cards of the Properties more particularly described in the First, Second and Third Schedules hereunder written;
- (xvi) Deed of Conveyance executed between the legal heirs of Janu Bhoje (Deceased) and Omkar Realtors & Developers Pvt. Ltd. dated 15th June, 2007 registered with the Office of Sub-Registrar Borivali - 6 under Sr. no. BDR12-4652-2007 on 15th June, 2007;
- (xvii) Deed of Conveyance dated 22nd October, 2010 executed between Sitaram Sukhtankar & Omkar Realtors & Developers Pvt. Ltd. registered with the office of Registrar Borivali - 6 under Sr. no. BDR-12-09866-2006;
- (xviii) Deed of Conveyance dated 5th October, 2007 executed between Malkani Dev. Pvt. Ltd. and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of sub-Registrar Borivali - 4 under Sr. no. BDR-10-07230-2007;
- (xix) Deed of Conveyance dated 10th May 2010 executed between F. E. Dinshaw Trust, Haroon Malkani and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar Borivali - 6. Under Sr. no. BDR-12-5032-2010 on 17th May, 2010;



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(xx) Deed of Conveyance dated 19th January,, 2008 between Arun Mhatre & 3 Ors. and Omkar Realtors & Developers Pvt. Ltd. registered with the office of Sub-Registrar Borivali - 1 under Sr. no. BDR-2-01421-2008 on 20th February, 2008;

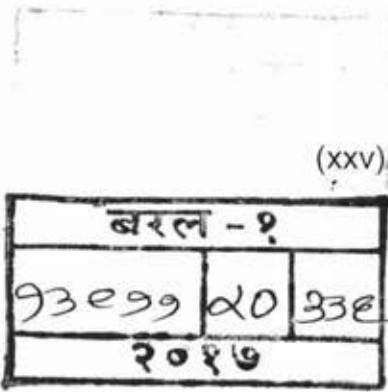
(xxi) Deed of Conveyance dated 19th September, 2015 executed between F.E. Dinshaw Trust and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar, Borivali - 6 under Sr. no. BRL-6-3786-2016.

(xxii) Deed of Conveyance dated 26th June, 2008 executed between Ramesh Mhatre & 2 Ors. and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar, Borivali - 6 under Sr. no. BDR-12-05066-2008 on 26th June, 2008;

(xxiii) Deed of Conveyance dated 4th June, 2010 executed between Ramesh Moreshwar Patil & 11 Ors. being the family members and Alka Construction Co. and Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali-6 under Sr. no. BDR-12-05651-2010 on 4th June, 2010;



(xxiv) Deed of Conveyance dated 22nd March, 2011 executed between Sara Anikat Patil and Alka construction Co. & Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali – 6 under Sr. no. BDR-12-02352-2011 on 22nd March, 2011;



(xxv) Deed of Conveyance dated 22nd March, 2011 executed between Aadit Anirudha Patil And Alka Construction Co. (Confirming Party) & Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali – 6 under Sr. no. BDR-12-02353-2011 on 22nd March, 2011;

(xxvi) Development Agreement dated 30th November 2011 between Confirming party and the Promoter;


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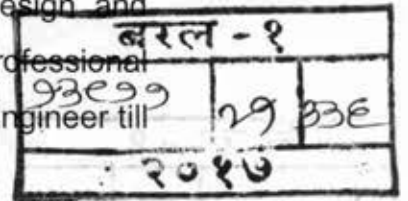
(xxvii) The Purchaser is aware that Miscellaneous Application No.125 /2014(WZ) in Appeal No.14/2014(WZ) before the National Green Tribunal, Western Zone is pending;

(x) The Promoter has through its architects submitted building plans to the Competent Authority for sanction thereof and has obtained the necessary approvals from the Competent Authority and other concerned local authorities to the plans, specifications, elevations, sections and details of the said Project;

(y) The Promoter has the right to sell the Flats in the said Project to be constructed by the Promoter, and, to enter into this Agreement with the Purchaser of the Flats to receive the sale consideration in respect thereof;

(z) Copy of the Title Certificate of Messrs. Law Firm of Khonas Advocates and Solicitor certifying the right/entitlement of the Promoter is annexed hereto and marked as **Annexure** hereto ("**the said Title Certificate**");

(aa) The Confirming Party has entered into a writing with an Architect Mr. Anand V. Dhokay, registered with the Council of Architects and such writing is as per the terms prescribed by the Council of Architects. The Promoter and the Confirming Party have appointed J+W Consultants P.P.L. as R. C. C. Consultant and also as Structural Engineer for preparation of the structural design and drawings of the Building and the Purchaser accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the said Building.



(bb) The requisite approvals and sanctions, Layout plans for the development of the said Project from the competent authorities are obtained / being obtained, the details whereof are stated herein. (ii) Further approvals and sanctions from other relevant statutory authorities will be obtained by the Promoter the details whereof are annexed hereto and marked as **Annexure - "D"**. Such further

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approvals and sanctions are applied for and/or in process of being obtained and/or obtained by the Promoter;

- (cc) The Promoter has accordingly commenced construction of the said Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove;
- (dd) The Purchaser has, prior to the date hereof, examined copies of all the aforesaid documents, plans, title certificate and has caused the same to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Purchaser has agreed and consented to the development of the entire project on the said Larger Land/Property;
- (ee) The Purchaser/s has applied to the Promoter for allotment of a **Flat No. 2605/06 of type 1BHK on 26th floor in wing "C"** situated in the said Building "Signet" being constructed on the said Third Part of the Larger Property for consideration and on the terms and conditions as set out hereinafter;



(ff) The Promoter has agreed to sell to the Purchaser and the Purchaser has agreed to purchase and acquire from the Promoter, residential **Flat No. 2605/06 in "C" Wing on the 26th floor** of the Sale Residential Building viz. "**SIGNET**" and more particularly described in the **Eighth Schedule** hereunder written and delineated on the plan thereof hereto annexed and marked as Annexure - "E" and thereon shown in **red** colour line in the said building Signet developed on the Third Part of the Larger Property at or for the price of **Rs. 17,527,500/- (Rupees One Crore Seventy Five Lakhs Twenty Seven Thousand Five Hundred and Paise Zero Only)** ("Purchase Price") and upon the terms and conditions mentioned in this Agreement.

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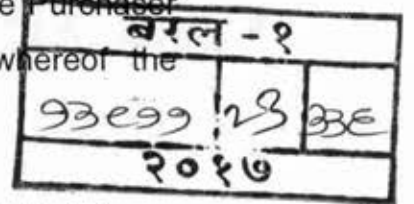
Chetna Bajpai

(gg) The **carpet area** of the said Flat(s)/Apartment(s) is **60.70 square meters** as per **RERA** and the **carpet area** of the said Flat(s)/Apartment(s) is **58.90 square meters** as per **MOFA**. The carpet area as per RERA means the net usable floor area of Flat(s)/Apartment(s), excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat(s)/Apartment(s) for exclusive use of the Purchaser(s)/Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat(s)/Apartment(s) for exclusive use of the Purchaser(s) / Allottee(s), but includes the area covered by the internal partition walls of the Flat(s)/Apartment(s). "The carpet area" as per MOFA means and includes area of all floors measured from wall to wall, including area of floors under the internal walls of the said flat and internal columns of the said flat plus area of the balcony attached to the said flat;

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

(ii) Prior to the execution of these presents, the Purchaser has paid to the Promoter a sum of **Rs. 500,000/- (Rupees Five Lakhs and Paise Zero Only)**, being part payment of the Purchase Price of the said Flat agreed to be sold by the Promoter to the Purchaser as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge);

(jj) The Purchaser/s agree/s that the size of the said Flat shall be as per the plans approved by Slum Rehabilitation Authority or concerned statutory authority which are already inspected by the Purchaser/s and have completely satisfied himself / herself / themselves in respect thereof;



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- (kk) Under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises to the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- (ll) Income Tax Permanent Account Number of the Parties are as under:-

Name Of The Party	PAN No.
Era Realtors Private Limited	AABCE9746R
Omkar Realtors & Developers Pvt. Ltd.	AAACO7919F
Mr. Rajesh Kumar Bajpai	AGFPB8557L
Ms. Chetna Rajesh Bajpai	BBBPB5218A

- (mm) In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase and acquire, the said Flat and the right to use the Common Areas and Limited Common Areas in the said Building Signet in the manner hereinafter appearing;



Now This Agreement Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Follows:-

The parties herein agree and declare that the recitals as incorporated hereinabove shall form the integral part of operative part of this agreement.

2. The Promoter shall construct the Sale Residential Building/s "SIGNET" as stated in Recitals herein on the said Third Part of the Larger Property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or

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due to change in law. The Promoter may also make such minor additions and alterations as may be required by the Purchaser/s, within the said Flat / Apartment or as may be required by any other allottee of the said Project within his/her/their/its Flat/ Apartment without the written permission of any other allottee of premises in the Project or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an Authorized Architect or Engineer.

Provided Further That the Promoter shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoter from time to time, by obtaining 2/3rd consent of concerned affected person/s in the said new Building/floor as the case may be. It is clarified that the consent of those Purchaser/s who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoter as aforesaid shall not be required.

3. **Purchase Of The Premises And Purchase Price:-**

3.1 The Promoter hereby agrees to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase the Promoter on "ownership basis" one residential **Flat No. 2605/06** of the **type 1BHK on the 26th floor in "C" Wing** in the building called "**SIGNET**" ("**the said Building**") admeasuring:-

- (a) **58.90 sq. mtrs.** Carpet area as per **MOFA**;
- (b) **60.70 sq. mtrs.** Carpet area (net usable area) as per **RERA**;
- (c) **NIL sq. mtrs.** area of Appurtenant/Exclusive Area for use of Allottee as per RERA in the said sale Building as shown in the Floor plan thereof hereto annexed and marked **Annexure - "E"** for the consideration of **Rs. 17,527,500/- (Rupees One Crore Seventy Five Lakhs Twenty Seven Thousand Five Hundred and Paise Zero Only)** inclusive of proportionate price of the common areas and facilities appurtenant to the



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said Flat. The aforesaid consideration/purchase price is charged only for the area as aforesaid.

3.2 The said Sale Building shall be constructed on Third Part of the Larger Property" more particularly described in the **Seventh Schedule** hereunder written. The **Flat No. C-2605/06** is more particularly described in the **Eighth Schedule** hereunder written and hereafter called as "**the said Flat**";

3.3 As an amenity provided alongwith the said Flat / Apartment, the Promoter have earmarked for the exclusive use of the Allottee **2(In Stack)** car parking space in Car Parking Tower, comprising of 2 or more Basement + Ground + 9 parking levels + Amenity Floor on 10th level / any other arrangement in the said Building known as "**Signet**" (hereinafter referred to as "**said Car Parking/s**"). The said Car Parking/s is/are provided as an irrevocable amenity without consideration. However the Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the Society (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Organisation. Further, the Allottee/s shall not in the future raise any dispute about the suitability of the said Parking Space as constructed by the Promoter;



The said Flat and the Car Parking Space are more particularly described in the **Eighth Schedule** hereunder written and are collectively referred to as the "**said Premises**";

The Purchase Price i.e. Sale Consideration is escalation-free, save and except escalations/increases, due to the increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the SRA or any other

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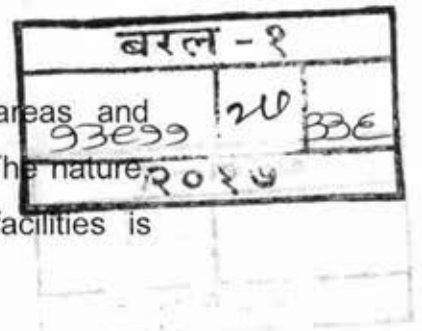
Competent Authority, Local Bodies and/or the Government from time to time. The Promoter undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the Competent Authorities, etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published / issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments;

3.5 The sale consideration to be paid under this Agreement and the manner of Installments agreed between the parties in respect of the said Premises has been arrived at, after providing a rebate to the Allottee/s and the same has been agreed and accepted by the Purchaser; **(if applicable in specific case as may be mutually agreed)**

3.6 It is further clarified that in the event the Promoter obtains the Occupation Certificate in respect of the said Premise and offers the Allottee/s to take possession of the said Premises prior to the Possession Date (as defined hereinbelow), then in such case the Allottee/s agrees that the Promoter shall be entitled to demand the outstanding installments of the Sale Consideration and the Allottee/s agrees and undertakes to pay the same, without any delay and/or demur.



4. The Promoter agrees to provide certain common areas and facilities in the said Third Part of the Larger Property. The nature, extent and description of the common areas and facilities is described herein below.



5. The Purchaser/s has paid on or before execution of this agreement a sum of **Rs. 500,000/- (Rupees Five Lakhs and Paise Zero Only)** (not exceeding 10% of the total consideration) as Earnest Money Deposit or application fee and hereby agrees to pay to the Promoter the purchase price i.e. sale consideration of **Rs.**

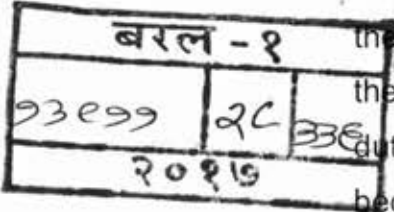
Chetna Deshpande

17,527,500/- (Rupees One Crore Seventy Five Lakhs Twenty Seven Thousand Five Hundred and Paise Zero Only) in the following manner:-

Payment Schedule	
On Booking	5.00%
Within 21 days of booking	20.00%
Initiation of Basement	5.00%
Initiation of Plinth	3.75%
Initiation of 2 nd Slab	5.00%
Initiation of 4 th Slab	3.75%
Initiation of 6 th Slab	3.75%
Initiation of 8 th Slab	3.75%
Initiation of 10 th Slab	3.75%
Initiation of 12 th Slab	3.75%
Initiation of 14 th Slab	3.75%
Initiation of 16 th Slab	3.75%
Initiation of 18 th Slab	3.75%
Initiation of 20 th Slab	3.75%
Initiation of 22 nd Slab	3.75%
Initiation of 24 th Slab	3.75%
Initiation of 26 th Slab	3.75%
Initiation of 28 th Slab	3.75%
Initiation of 30 th Slab	3.75%
Initiation of Terrace	3.75%
On receipt of Occupation Certificate in respect of the said Flat	5.00%
TOTAL	100.00%



The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods & Service Tax (GST), sur-charge and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount



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legal charges and shall utilize the amounts only for the purposes for which they have been received. Purchase Price shall be payable by the Purchaser in the **Bank Account No. 03790200001054** maintained with **Bank of Baroda, Malad, Mumbai Branch** with IFSC Code **BARB0ALTAMO** ("the said Account").

8. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser(s)/Allottee(s) after the construction of the Sale Residential Building is completed and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser(s)/Allottee(s). If there is any increase in the carpet area allotted to Purchaser(s)/Allottee(s), the Promoter shall demand additional amount from the Purchaser(s)/Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed herein.



All the aforesaid amounts paid by the Purchaser will be proportionately adjusted by the Promoter towards the total Purchase Price payable by the Purchaser to Promoter under this Agreement. The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Time shall be essence of the contract as to aforesaid payments to be made by the Purchaser to the Promoter.

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10. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before

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handing over possession of the Flat to the Purchaser/s, obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat.

11. Time is of essence for the Promoter as well as the Purchaser/s. The Promoter shall abide by the time schedule for completing the project and handing the Flat to the Purchaser/s and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 5 herein above. ("**Payment Plan**").
12. In this agreement, the word Floor Space Index (**F.S.I.**) or Floor Area Ratio (**F.A.R**) shall have the same meaning as understood by the Planning Authority under its relevant building regulations or byelaws. The Promoter shall be entitled to float the F.S.I. of the Larger Land for carrying out any permissible construction in the said Project.
13. **FSI OF the Larger Land:-**

The area of the Larger Land to be developed in a phase-wise manner include sale component, rehab component, buildable and non-buildable reservations etc.;

Out of the total proposed Sale FSI of 2,72,508.10 (approx) including fungible FSI (Total Sale FSI) in respect of the Larger Land, presently Sale FSI of 1,64,508.10 sq. mtrs. (including fungible FSI) is sanctioned for the Sale Component.

Balance Sale FSI of 1,08,000.00 sq. mtrs (approx.) including fungible FSI in respect of the larger land may further be available in future on account of clubbing, amalgamation or otherwise including proposed changes in Development Control Regulations and/or implementation of various schemes thereunder etc.



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Out of the Total Sale FSI, Sale FSI of 27,247.88 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Signet;

Out of the Total Sale FSI, Sale FSI of 1,37,260.22 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Alta Monte;

In terms of the existing Development Plan some portion of the Project Land are reserved for various public purposes e.g. RG/PF/Municipal School etc. and which may be relocated in the larger layout thereby making the land available for construction of Free Sale Building/Rehab Building to the Developer/Promoter and accordingly the Developer/Promoter shall be entitled to change/modify/revise/amend the larger layout Plan including of Project Land for better and efficient planning and optimum utilisation of the available FSI/TDR (by whatever name called) and/or on account of increase FSI becoming available due to change in Development Plan/DCR, Government Policy, etc. without changing the locations of the Real estate project on the Project Land.



Out of the total proposed Sale FSI as aforesaid of the Larger Land the Developer/Promoter reserves their right to utilize such additional/proposed FSI of 80,000 sq. mtrs. (excluding fungible FSI) approximately on the balance portion of the Larger Land becoming available due to relocation/change of RG/Reservations on Project Land and/or change in Development Control Regulation, D.P. Plan (2034) or any other changes in Government Policies on the portion of larger layout, at their absolute discretion as shown in proposed layout plan being Annexure - "B" hereto. Any balance FSI remain to be utilized on the aforesaid portion shall be available to the Promoter for utilization and consumption on the said Larger Property and/or on the clubbed/ amalgamated plot/s of land in vicinity in the same scheme or any other clubbed Slum

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Rehabilitation Scheme and which shall be developed as a proposed /separate phase;

Further, the Purchaser/s has/have been informed and acknowledge(s) that the Total Sale FSI proposed to be consumed in the construction of the building/s or wing/s of the said Project may not be proportionate to the area of the physical land/foot print of the building/s or wing/s on which it is being constructed in proportion to the total area of the Larger Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for any of the buildings being constructed on the Larger Land as it thinks fit and the purchasers of the flat(s)/premises/units in the said Project/such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the buildings or the Larger Land.

14. The Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said development of Larger Property/Land. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the said Third Part of the Larger Property in the said Project and Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of Flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

15. The Purchaser hereby agrees, accepts and confirms that the Promoter proposes to develop the said Project (including by utilization of the full development potential) in the manner more particularly detailed herein and as depicted in the layout plan annexed hereto and Purchaser has agreed to purchase the said



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Flat based on the unfettered and vested rights of the Promoter in this regard.

16. The Purchaser hereby agrees, accepts and confirms that the Promoter proposes to develop the said Project of the Larger Land (by utilization of the full development potential) and develop the same in phase-wise manner and undertake multiple projects therein in the manner more particularly detailed in this Agreement and as depicted in the layout plans, proformas and specifications at Annexure - "B" hereto constituting the Proposed Layout Plan and the Proposed Potential and Purchaser has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

17. **FSI, TDR And Development Potentiality With Respect To The Proposed Development Of The Said Project Land:-**



The Allottee/s hereby agrees, accepts and confirms that the Promoters propose to develop the Project on the said Project Land (by utilization of the full development potential) and develop the same in phase-wise manner and undertake multiple projects therein in the manner more particularly detailed in this Agreement and as depicted in the layout plan at Annexure - "B" hereto constituting the Proposed Layout Plan and the Proposed Potential and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoters in this regard;

- (ii) The Purchaser/s acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the Larger Land including the existing and future and extra FSI on account of or due to any reason whatsoever, including but not limited to, under Regulation 33(5), 33(7), 33(9), 33(10), 33(24) or any other regulations as per the proposed D.P. Plan 2034 and/or due to change in building laws, regulations, policy, notification, order/approvals from concerned competent authorities and any other Applicable

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Law and/or on account of handing over to the Government or the Municipality or altering, shifting, relocating, any buildable/non-buildable reservations of the said Larger Land or due to clubbing of any other scheme on the said Larger Land or otherwise and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part/phase of the larger Land/Project or elsewhere as may be permitted and in such manner as the Developer deems fit. Accordingly, the balance development of the Larger Land comprising Rehab component and/or free sale component and/or amenities/facilities and/or buildable and non-buildable reservations etc. may be located anywhere within the Larger Land at the discretion and as may be deemed fit by the Promoter without requiring consent of Allottee/s and/or the society/limited company/ association of Allottee/s and also the additional FSI/TDR that may be generated due to amalgamation/clubbing of such rehab schemes may be utilised by the Promoter either anywhere within the Larger Land or outside, however, the same shall not affect the existing development on the Project Land and neither the Purchaser/s nor the Organisation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or light and ventilation and/or density and environment and/or of water and electricity;



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- (iii) The Promoter shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the said Larger Property including the said Project Land whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("TDR"),

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availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various schemes as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations, and Development Plan 2034 which are applicable to the development of said Larger Property including the said third part of Larger Property or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoter for utilization and consumption on the said Larger Property and/or on the clubbed/ amalgamated plot/s of land in vicinity in the same scheme or any other clubbed Slum Rehabilitation Scheme and which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property and neither the Allottee nor the Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;



(iv) Notwithstanding anything to the contrary contained herein, the Promoters shall also have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign the residual FSI, if any (by whatever name called) after completion of the Project and permitted by the concerned authorities under the applicable laws and regulations, to or in favour of any person/s whatsoever, for such consideration and on such terms, conditions and provisions as may be desired and deemed fit by the

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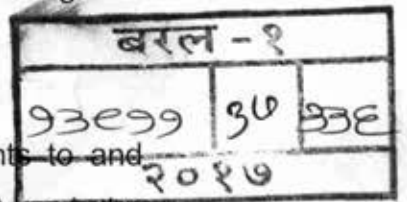
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Promoters in their sole and unfettered discretion and as may be permitted by law.

18. The Promoter may develop the lands adjacent to the said Larger Property (hereinafter referred to as the "Adjoining Land/Properties") in accordance with Rule 4(4) of the Real Estate (Regulation and Development) Act, 2016. The Promoter shall also be entitled to/required to club/ amalgamate the development of the said Larger Property (or part thereof) with the Adjoining Properties, whether as a common integrated layout with the said Property (or part thereof) or otherwise, in a phase wise manner subject to necessary approvals / sanctions from the concerned authorities. The total FSI and the said Larger Land shall accordingly be increased For this purpose, the Promoter shall be entitled to/required to undertake the following as it may deem fit:-

- i. Amalgamate schemes of development, land parcels (lands) land composition and land mix.
- ii. Float FSI/TDR from the said Larger Property onto the Adjoining Land/Properties and from the Adjoining Land/Properties onto the said Larger Property and undertake consequent construction, development, sale, marketing and alienation.
- iii. Provide common access and entry and exit points to and from the said Larger Property (or part thereof) and the Adjoining Properties, which may be used in common by the occupants of units/premises constructed on the said Larger Property (or part thereof) and the Adjoining Properties.



19. The Developer and/or Promoter also intend to develop the Project Land as part of larger layout under slum scheme comprising of adjacent lands being land bearing CTS NO. 784, 784 /1 TO 6, 787, 788, 800, 801, 802, 803, 804, 804/1 to 2, 805, 805/1 TO 70, 806, 806/1, 807, 807 / 1 TO 11, 808, 808 / 1 TO 16, 809, 809 / 1 TO 6,

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839 AND 839 / 1 TO 2 of Village Malad (E), Mumbai - 400 097 (known as "Kokanipada") and land bearing CTS No. 328, 328/1 to 9, 329, 329/1 to 7, 330, 330/1 to 4, 331, 331/1 to 4, 485, 485/1 to 29, 486, 486/1 to 20, 487, 487/1 to 22, 489, 495, 496, 497, 498, 499, 500, 500/1 to 6, 501, 502, 503, 505, 504, 506, 506/1 to 4, 507, 507/1 to 2, 508 & 560, 560/1 to 2 of Village Kurar, P/N Ward of MCGM, Andher Compound, Malad (East), Mumbai 400097 (known as "Andher Land") and such other lands in the vicinity which is permitted to be amalgamated or clubbed with the project land in a phased manner and in terms of policy laid down by SRA from time to time by obtaining revised LOI's from time to time. The Developer / Promoter as the case may be registering such phases with MahaRERA in accordance with RERA Act, 2016 and rules thereabouts from time to time.



The elevated road (bridge) constructed by the Promoter from Western Express Highway to the Signet Tower on the Project Land shall always provide permanent access to the buildings to be constructed on other parts of such revised layout inter alia, Kokanipada, Andher and future land to be included in larger layout for proposed future development.

20. The Promoter further has represented and informed the Allottee/s that Promoter may through any of its nominee/s or associate or group concern/s acquire additional land which are adjacent and/or contiguous to the said Larger Land and such acquired additional land, if any, ("additional land") may also be clubbed/merged/amalgamated (at the option and discretion of Promoter) with the said Larger Land for the purpose of developing the said Larger Land under any regulation of the applicable D.C. Regulations and applicable laws.

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Accordingly, the Promoter shall be entitled to the entire FSI and residual floor space index in respect of the such additional land and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment

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of premium or price, the change of law and policy, the purchase of transferable development rights, availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to Promoter and the Promoter may propose to utilise the same on any portion of the said Larger Land in the manner as it deems fit and appropriate and the Allottee and/or the society/limited company/association of allottees (defined hereinafter) shall not have or claim any rights, benefits or interest whatsoever including for entitlement, use and consumption in respect thereof.

22. The Allottee hereby consents to the above and the consent contemplated hereunder shall for all purposes be considered as the Allottee's consent under the provisions of Section 14 of RERA and the other applicable provision of the Maharashtra Regional Town Planning Act, 1966 and the DCR;

23. The rights retained by the Developer under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land and such additional land shall continue to vest with the Promoter as on the date of conveyance, even after the execution of the Deed of Conveyance and/or deemed conveyance and/or after the statutory vesting of the said Larger Land or part thereof in favour of the society/limited company/association of allottees (as defined hereinbelow), and the same shall be reserved therein in terms of a covenant and undertaking of the society/limited company/association of allottees to the Promoter in the title documents to be executed in favour of the society/limited company/association of allottees.

24. The Allottee is aware and informed that in the event there is any change in the layout approvals for the phase-wise development of the said Larger Land or acquisition of such additional land, the same may result in the change of the layout of the said Larger Land



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and has confirmed that the amendment to the layout of the said Larger Land at any time in future, whether by way of amalgamation of such additional lands or sub division and/or clubbing of one or more schemes and/or in any manner whatsoever and modification/variation of the sanctioned plans including the building plans as a result thereof, shall be permissible, however the same would not affect the Project Land.


25. It is an essential and integral term and condition of this Agreement, that only upon the payment of full Purchase Price and all other amounts, charges, dues, outgoing, etc. payable hereunder, having been paid on its due date/s without any default by the Purchaser(s) to the Promoter (and not otherwise), will the Purchaser(s) have or be entitled to claim any rights, against the Promoter under this Agreement and/or in respect of the said Flat.



26. The Purchaser shall pay to the Promoter the installments of Purchase Price and all other amounts payable in terms of these presents, within 15 (fifteen) days of intimation ("**Due Date**") in writing, by the Promoter that the amount has become due on their respective due dates, time being the essence of the contract. If the Purchaser fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, without prejudice to the other rights of the Promoter, the Purchaser shall be liable to pay Interest @ SBI PLR + 2% p.a. to the Promoter on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the Interest.

Without prejudice to the right of the Promoters to charge interest at the Interest Rate @ SBI PLR + 2% p.a., and any other rights and remedies available to the Promoters (a) on the Allottee/s committing any 3(three) defaults of payment on the due date of any amount due and payable by the Allottee/s to the Promoters under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned local authority and other outgoing) and/or (b) the Allottee/s committing 3(three) defaults of

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payment of the instalments of the Sale Consideration, the Promoters shall be entitled, at its own option and discretion, to terminate this Agreement. Provided that, the Promoters shall give a notice of 15 (fifteen) days in writing to the Allottee/s ("**Default Notice**"), by courier / e-mail / registered post A.D. at the address provided by the Allottee/s, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoters within the period mentioned in the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the period mentioned in Default Notice, the Promoters shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("**Promoters Termination Notice**"), by courier / e-mail / registered post at the address provided by the Allottee/s.

On the receipt of the Promoters Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled.

On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoter shall be entitled to (i) deal with and/or dispose of or alienate the said Premises and car parking space in the manner as the Promoter may deem fit without any reference or recourse to the Allottee/s; and (ii) the Promoter shall be entitled to adjust and recover from the Allottee/s (a) pre-determined and agreed liquidated damages equivalent to 10% of the total consideration/purchase price towards liquidated damages along with any losses that may accrue to the Promoters, by reason of such termination including any diminution in sale price or market value of the said Premises prevailing at the time of termination; (b) brokerage fees; (c) all other taxes and outgoings, if any, due and payable in respect of the said Premises upto the date of Promoters Termination Notice; (d) the amount of interest payable by the Allottee/s in terms of this Agreement from the date of default in payment till the date of Promoters



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Termination Notice as aforesaid; (e) In case the Allottee/s had opted for subvention scheme, the total amount of PRE-EMI interest paid and /or payable by the Promoter to the lending Bank/Financial Institution and the stamp duty and registration charges, (f) In case the Allottee/s has availed any loans (including subvention scheme), then all amounts disbursed by the lending Bank/Financial Institution to the Promoter, which amounts shall be refunded by the Promoter to such lending Bank/ Financial Institution directly and the Allottee/s authorises the Promoter to collect the original Agreement for Sale from such Bank / Financial Institution and shall not be required to take any consent / confirmation from the Allottee/s at anytime and refund the balance, if any, to the Allottee/s. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the car park/s and that the dispatch of the said cheque towards refund from the Promoter to the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents irrespective of whether the Allottee/s accept/s or encash/s the cheque or not, will tantamount to the Promoter having refunded amount due to the Allottee/s and the Allottee/s shall deemed to have accepted the same in full satisfaction of all his/her/its/their claim under this Agreement. Further, upon termination of this agreement, the Promoter shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee/s any Government Charges such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. Within a period of 30 (thirty) days of the Promoters Termination Notice, the Promoter shall after deduction of the aforesaid Amounts, refund the balance amount of the Sale Consideration to the Allottee/s simultaneously, with the Promoter and the Allottee/s executing and registering the Deed of cancellation of this Agreement, the stamp duty, registration fee and other costs and expenses whereof shall be borne and paid by the Allottee/s entirely.



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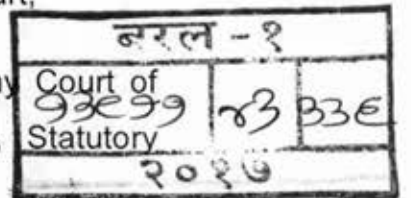
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27. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said Flat are those that are set out in **Annexure - 'H'** annexed hereto.

28. **Possession Date, Delays and Termination:-**

The Promoter shall offer possession of the said Premises to the Allottee/s on or before **30th December, 2020** subject to a grace period of **12 (twelve) months ("Possession Date")**. Provided however, that the Promoter shall be entitled to an extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors /events (force majeure events):-

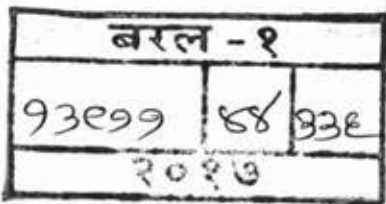
- (a) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earth Quake, Act of God or any calamity by nature affecting the regular development of the Real Estate Project;
- (b) non-availability of steel, other building material, water or electric supply;
- (c) delay in getting approvals not attributable to the Promoters;
- (d) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court;
- (e) Any stay order / injunction order issued by any Court of Law, Tribunal, Competent Authority, MCGM, Authority, High Power Committee etc.;
- (f) Any other circumstances beyond the control of the Promoter that may be deemed reasonable by the Authority;
- (g) Any delay in grant of any permissions/ approvals by any of the authorities, any orders passed by courts affecting the development of Project.



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29. If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reasons as stated in Clause 28 above, then the Allottee/s shall be entitled to either:-

(a) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by courier / e-mail / registered post A.D. at the address provided by the Promoter ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest @ SBI PLR + 2% p.a. thereon ("**Interest Rate**") to be computed from the date the Promoter receive such amount/part thereof till the date such amounts with the interest are duly repaid provided a valid Deed of Cancellation of the said Premises is duly executed and registered by parties hereto to give effect to the above termination before making any refund. On such repayment of the amounts by the Promoter (as stated in this Clause), the Allottee/s shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or the car park/s and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park/s in the manner it deems fit and proper;



OR

(b) If the Allottee/s does not intend to withdraw from the Real Estate Project, then the Promoter shall pay interest at the Interest Rate mentioned hereinabove, for every month of

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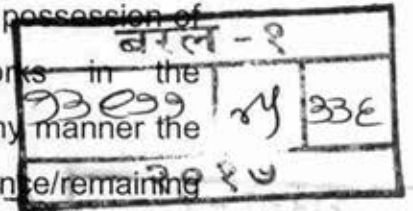
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delay from the Possession Date, on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over the possession of the said Premises by the Promoter to the Allottee/s;

- (c) The Purchaser(s)/Allottee(s) hereby acknowledges and agrees that he/she/they shall, within a period of 15 days from the date of such failure, choose either of the aforesaid remedies and not both. If the Purchaser(s)/Allottee(s) fails to choose either of the aforesaid remedies within the said period, it shall be deemed that he/she/they has/have accepted clause (b) hereinabove and shall accordingly be entitled to interest only. It is further agreed between the parties hereto that in case the Allottee/s elects his remedy under Sub-Clause 29(b) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under Sub- Clause 29(a) above.



30. The Allottee/s shall, no later than fifteen (15) Days from the Date of Offer of Possession, make payment of all the balance/remaining Aggregate Payments and complete all formalities in respect thereof, including executing an indemnity bond (if any) in terms of a draft prepared by the Promoter.
31. The Allottee/s: (i) shall ensure that on or after taking possession of the Apartment/flat, his/her/their/its interior works in the Apartment/flat do not prejudice, affect or hinder in any manner the efforts and actions of the Promoter to obtain the balance/remaining Approvals in respect of the said Project, and (ii) undertake/s not to cause any damage to the Apartment/flat and/or the Project or any part thereof, and in the event any damage is caused, the Allottee/s agree/s and undertake/s to reimburse the Promoter all costs related to the remediation and rectification thereof.



Chetna Bajpai

32. The Allottee/s also accept/s acknowledge/s that as on the Date of Offer of Possession, the construction works in the Apartment/flat shall have been completed, but that there shall, or may, be project development and construction works ongoing at such time, including in respect of the Common Areas & Amenities and Balance Project/s.
33. Notwithstanding anything to the contrary in this Agreement the Promoter shall always be entitled, in its discretion to complete any part/portion or floor of the Project and apply for and obtain occupation/part occupation certificate/s thereof, whereby, on the Date of Offer of Possession, the Allottee/s shall be obliged and undertake/s to take possession of the Apartment/flat for occupation on the basis of such occupation/part occupation certificate which relates to the said Flat. Thereafter, the Promoter shall, without any hindrance or objection by the Allottee/s, be entitled to carry out by itself or through its contractors or otherwise all remaining development and work in respect of the Project land and/or on the Larger Land.



34. The sanctioned plan include the provisions for terrace / service area/deck area/duct of about **NIL** sq. ft. for beneficial use of the said Flat as shown in the Floor Plan thereof hereto annexed and marked **Annexure - "E"**. The Purchaser shall not be entitled to claim use of similar facilities available with other flats. The Purchaser shall use the said Duct/Service Slab for the purpose for which the same is sanctioned.

35. It is further clarified by the Promoter that any extra / additional work required to be carried out in the said Flat as per the requirement/request of the Purchaser shall not be calculated / included in the period of grant of possession of the said Flat as agreed to herein.

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The Purchaser(s)/Allottee(s) is/are aware that the area of the said Flat(s)/Apartment(s) may increase or decrease. If the area of the said Flat(s)/Apartment(s) increases or decreases, the consideration payable under this Agreement shall be proportionately adjusted.

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39. Failure of Purchaser to take Possession of Flat:

Upon receiving a written intimation from the Promoter as per clause 38, the Purchaser/s shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided in clause 38 such Purchaser/s shall continue to be liable to pay maintenance charges as applicable.

40. Within 15 (fifteen) days after the Possession Notice in writing is given by the Promoter to the Purchaser(s)/Allottee(s) that the said Premises is ready for use and occupation, the Purchaser(s) / Allottee(s) shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Flat(s) / Apartment(s), of outgoings in respect of the said Project including *inter-alia*, local taxes, betterment charges, other indirect taxes of



every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, Security Guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the Said Project. Until the Society is formed and the Society Conveyance / Lease / Sublease / Assignment is duly executed and registered, the Purchaser(s)/Allottee(s) shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Purchaser(s)/Allottee(s) further agrees that till the Purchaser's/Allottee's share is so determined by the Promoter at its sole discretion, the Purchaser(s)/Allottee(s) shall pay to the

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Promoter provisional monthly contribution of **Rs. 10,000/- (Rupees Ten Thousand and Paise Zero Only)** per month towards the outgoings. The amounts so paid by the Purchaser(s)/Allottee(s) to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance/Lease is duly executed and registered. On execution

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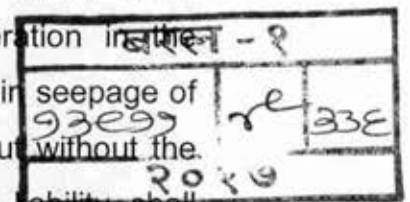
of the Society Conveyance/Lease, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society to the Limited Company as the case maybe.

41. **Defect Liability:-**

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

(ii) Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said Premises of phase/wing and in specific the structure of the said flat/unit/wing/phase of the said building which shall include but not limit to columns, beams etc., or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability shall automatically become inoperative. The word 'defect' here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of the premises by the Occupants, vagaries of nature etc.;

(iii) It shall be the responsibility of the allottee/s to maintain his unit/flat in a proper manner and take all due care needed



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including but not limiting to take all due care of the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage;

- (iv) Further where the manufacturer warranty as shown by the Promoter to the allottee/s ends before the defects liability period and such warranties are covered under the maintenance of the said flat/building/phase/wing and if the annual maintenance contracts are not done/renewed by the allottee/s, the Promoter shall not be responsible for any defects occurring due to the same;
- (v) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipments, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable;



(vi) That the allottee/s has been made aware and that the allottee/s expressly agrees that the regular wear and tear of the flat/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degree Celsius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect;

- (vii) It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee/s, it shall be decided by Project Architect/ Structural Engineer who shall survey and access the same and shall then submit a report to state the defects in materials used, in the structure built of the flat/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

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42. Rights Of The Promoter

(a) In the event of grant of additional FSI/FAR by the competent authority as a result of including but not limited to addition of extra land to layout land, increase in FSI/FAR, purchase of paid FSI/FAR by the Promoter, purchase of TDR, additional FSI as compensation or any other changes in Rules, in such event the Promoter shall be absolutely entitled to utilize such additional FSI/FAR on the Larger Land or on said Third Part of the Larger Property or part thereof either by way of construction of new building or extension of any of the building/s/ phase/s in the Entire Project. The Purchaser/s has/have hereby given his irrevocable consent for the same and shall not object to the utilization of the additional FSI/FAR by way of construction of new building or extension of any of the existing buildings and when such FSI is granted the Promoter shall be entitled to use the same on the Larger Land either by way of construction of new building or extension of the building or adding floor/s on the existing building, which are presently permitted or in any other part of Larger Land as per the discretion of the Promoter. The Purchaser has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise the plans, get the same sanctioned from the local/Competent authority and construct the additional flats/units permitted by local/competent authority and to allot/sell them to the intending purchaser/s thereof. The Purchaser shall have no objection for the said new purchaser/s to be admitted as members of the said Society;



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(b) The Promoter shall be entitled to use the present unutilized and/or additional built up area F.S.I., T.D.R. or F.S.I. obtained in any form/by any means including F.S.I. against handover of amenity space and R. P. road/ D. P. road, internal road etc. on the Larger Land/Entire Project by

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floating the same and/or in the said Project as and when the same is permitted either by way of construction of new building or adding floor/s or extension of the said building which are presently permitted. Likewise the Promoter shall also be entitled to use FSI pertaining additional lands in the Third Part of the Larger Property as and when permitted by competent authority. The Purchaser has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise the layout / building plans, get them sanctioned from the competent authority, construct the additional buildings/floors/units/flats permitted by the competent authority and to allot/sell them to intending persons. The Purchaser shall have no objection for the said new purchaser/s to be admitted as members of member society. The Association shall get the new transferees admitted as its members. Notwithstanding anything contained in this Agreement to the contrary the Promoter shall be entitled to utilise any balance and/or additional FSI and/or TDR or F.S.I. obtained in any form as stated in above paragraphs on any open space/ areas and/or on terraces above the building/s either prior to or after completion of building/s and even after conveyance of the structure of building/s. The Promoter shall also be entitled to transfer or assign the said right to any other person and the same shall be conveyed subject to the said right;



- (c) The Promoter is developing and promoting the Entire Project on the Larger Land and the construction of the same will be carried out in phased manner. Therefore, the Promoter reserves its rights to allow the purchaser of further phases to use common roads of the entire Project. This right of Promoter is and shall also be applicable for all other properties which may be amalgamated with the Entire Project/Larger Land;

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(d) The Promoter shall have exclusive right to utilise the additional F.S.I. granted to it in future on the Entire Project and the Promoter shall have also exclusive right to utilise the T.D.R. which it may receive in future, anywhere on the Entire Project. The Purchaser shall not have or raise any objection for utilization of the said additional F.S.I. or T.D.R. as the case may be and for the sale of the same. The Promoter shall have right to amalgamate the additional lands in the Entire Project/Larger Land for its future expansion scheme/s the F.S.I. so released, or any additional F.S.I. or any TDR shall belong to the Promoter and he shall be entitled to utilize the same, anywhere within or out of the said Third Part of the Larger Property;

(e) In the course of exercising the right of additional construction as envisaged hereunder, the Promoter shall be entitled to utilize the existing R.C.C. structure, beams and columns and walls of the said building as well as the restricted common areas, amenities and facilities of the said building or the said society. The Promoter shall have the rights to use the society amenities, all the permissible and unutilized F.S.I. available on the Third Part of the Larger Property and/or additionally amalgamated lands and such other facilities like water, electricity, access/roads, sewage and drainage lines and other conveniences in the Third Part of the Larger Property of the said Building for carrying out further development and construction;

(f) In case the Promoter forms the Society as agreed herein or before sale or disposal of some of the Flats in the said building, in that case the Promoter shall have the privilege and right to sell, dispose of such unsold Flats to any person/s as per his discretion at any time in future, without any objection of whatsoever nature on the part of the Purchaser or the Society. The Flat/s in respect of which concerned agreements to sell are cancelled or terminated



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as envisaged under this Agreement, shall also be treated as unsold Flats for the purpose of this clause. Such new purchaser/s shall be given membership of the Society and the same shall be given by accepting only Membership Fee without asking for any other consideration/fee. The Purchaser as well as the Society shall extend all co-operations to the Promoter and the new purchaser/s in this regard;

- (g) The Promoter shall always have right to levy and collect amounts towards taxes, betterment charges, cess and other levies to be charged and collected from the Purchaser as per prevailing laws, rules, regulations, notifications, bye-laws etc. till the conveyance/lease of the said Project in favour of the Society;



In the event any portion of the Project Land being required by any utility / service provider for installing any electric sub-station / transformer / Building gas bank machinery, plants, buildings, etc., the Promoter shall be entitled to transfer such portion to the said utility / service provider or any other body for such purpose on such terms and conditions as the Promoter deems fit and / or as per requirement of such utility / service provider or as per applicable law/ rules / regulations;

- (i) If any amount due and payable by the Purchaser remains unpaid then the Promoter at its discretion and without prejudice to its other rights shall be entitled to adjust and satisfy such dues from any other amount paid by the Purchaser or from any amount payable to the Purchaser and adjust the account accordingly and in case still there are dues from Purchaser make demand accordingly;

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- (j) All the common areas amenities and facilities of the Entire Project and the common areas amenities and facilities of the said Project shall remain under the charge and control

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of the Promoter till the Promoter formally hands over the charge and control thereof to the Apex Body or the concerned member societies, respectively;

43. **Responsibilities Of The Promoter:**

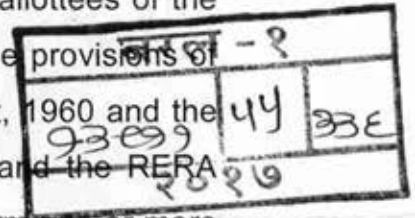
The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the concerned local authority, the Occupation Certificate subject to the Authorities imposing standard terms and conditions on the Promoter for obtaining such Occupation Certificate.

44. The Purchaser/s shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the parking space only for purpose of keeping or parking vehicle.

45. **Formation of the Society:-**

(i) The Promoter shall submit an application to the Competent Authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of the flats/premises in the said Building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules. The Promoter reserves its right to form one or more Co-operative housing societies;

(ii) The Allottee/s shall, along with other allottees of premises/flats in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises



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in the Real Estate Project alone shall be joined as members ("the Society");

- (iii) For this purpose, the Allottee/s shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority;



The name of the Society shall be solely decided by the Promoter;

The Society shall admit all allottees of flats and premises in the said Building as members, in accordance with its bye-laws;

- (vi) The Promoter shall, even after formation of the said Society be entitled to deal and dispose off such unsold units/tenements/commercial premises/ parking spaces as per its choice and on such terms and conditions and consideration as the Promoter may deem fit and proper;

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The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of the unsold premises in the Real Estate Project, if any;

- (viii) Post the execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project and the Allottee/s shall extend the necessary co-operation and

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shall do the necessary acts, deeds, matters and things as may be required in this regard;

- (ix) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the Society/Other Societies and their respective members/intended members including the Allottee/s, as the case may be, and the Promoter shall not be liable towards the same;
- (x) Till the entire development of the said Property (including additional lands) to its full development potential has been completed in all respects, the Allottee/s /the Society 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, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard and the Allottee/s shall not hinder or obstruct the Promoter in this regard or in the exercise by the Promoter of its aforesaid rights.



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46. **Formation of the Apex Body:-**

- (i) Within a period of 3 (three) months from the obtainment of the Occupation Certificate of the last building in the layout of the said Larger Property and the said Project, the Promoter shall submit application/s to the Competent Authority to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-

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operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("**Apex Body**");

- (ii) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members / intended members, and the Promoter shall not be liable towards the same.

47. **Transfer of the said building and the said Project Land:-**



The Allottee/s hereby acknowledge(s) and agree(s) that the Project is a part of a larger layout development and as such the Promoter would convey only the built-up area of the Building (except the basement and podium) to the society/association formed of the individual building(s)/wing(s), which shall not be later than 3 (three) months from the date of completion of the said building and receipt of occupation certificate in respect thereof OR handover all the Flats in the said building to respective purchasers/Allotees of the Building(s)/Wing(s) whichever is later.

In case of land owned by Government Bodies including State Govt., MCGM, MHADA, MMRDA etc., the Chief Executive Officer of the Slum Rehabilitation Authority ("**SRA**") shall pursuant to Section 15A of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 ("**Slum Act**") and upon completion of the entire development of the said Larger Land including the completion of development on the additional land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time, lease the Larger Land including the Project Land but excluding land beneath the rehab building, buildable and non-

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buildable reservations to be handed over to the Authorities in favour of the Society/Apex Body formed of the association. The Allottee/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and land as aforesaid to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Promoter from time to time.

The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and underlying Land/Project Land to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Promoter from time to time.



Accordingly, SRA shall execute Deed of Lease in favour of the Society/Apex Body after completion of the necessary formalities as contemplated under Section 15A of the Slum Act.

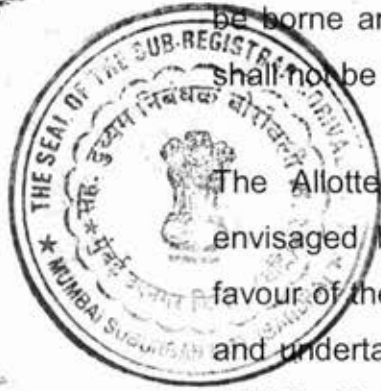
Till a Lease as aforesaid and conveyance/lease of the Building in which the building in which Flat is situated is executed in favour of the society/ Apex Body or federation, the Allottee/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land/Larger Land or any part thereof to view and examine the state and condition thereof.

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It is clarified that in case the Promoters is not the owner of the said Larger Land/Project land or part or portion thereof and does not have or hold the rights to convey or grant the lease/conveyance/transfer in respect of the said Larger Land /Project land or part or portion thereof in favour of the Society/Apex Body, then the only obligation of the Promoters in this regard shall

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be to make the requisite applications to the concerned authorities and to make reasonable endeavours for execution of the transfer as aforesaid in favour of the Society/Apex Body. The proposed lease deed and/or conveyance or other instrument of transfer in favour of the Society/Apex Body shall be in accordance with the applicable laws, provisions of the DCR and the policies pertaining to the redevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, as may be adopted from time to time by the SRA/Government of Maharashtra. All the costs, charges and expenses, penalties, goods and service tax and other central government/state government taxes imposed, including but not limited to stamp duty and registration fees in respect of such documents/instruments for effectuating the aforesaid transfer shall be borne and paid by the Society/Apex Body; and the Promoters shall not be liable to bear and pay any amounts towards the same.



The Allottee/s has/have understood the aforesaid scheme as envisaged by the Promoters regarding the aforesaid transfer in favour of the Society/Apex Body; and the Allottee/s hereby agree/s and undertake/s with the Promoters that the Allottee/s shall never hold the Promoters responsible or liable if the concerned authorities do not execute or approve the lease deed for the aforesaid transfer in favour of the Society/Apex Body or any other document of transfer in respect of the building/Composite Building/free sale building in favour of the Society. Moreover, the execution of the documents for effectuating the transfer in favour of the Society shall be subject to such terms and conditions as may be prescribed by the SRA, the MCGM and/or any other concerned authorities and/or the Government and the Allottee/s hereby agree/s and undertake/s

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that the Allottee/s shall not challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature.

In case of land owned by the Promoter, the Promoter shall notwithstanding any provision of law to the contrary subject to the approval of or as may be directed by the Slum Rehabilitation

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Authority, execute in favour of the Society/Apex Body a lease or conveyance of the Project Land or portion thereof, as the case may be, as the Promoter may deem fit. The Promoter shall cause to convey/lease the title in respect of the Project Land or portion thereof to the Society/Apex Body within such period as the Promoter may deem fit, however such conveyance/lease shall not be later than 3 (three) months from date of the completion of the entire development of the said Larger Land including the completion of development on the additional land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the flats/premises / commercial office / units in the said Building/s / Wing/s and receipt of the entire consideration in respect thereof.



48. The Society shall admit all purchasers of Flats and premises in the said Tower/Wing as members, in accordance with its bye-laws.
49. The Promoter may sell, transfer or assign all their rights, title and interest in the said Project (subject to the rights and interests created in favour of the Purchaser under this Agreement) including in respect of the unsold Flats in the said Building but without in any manner affecting the Purchaser's rights. The Purchaser/s hereby irrevocably and unconditionally declare/s, agree/s, undertake/s, covenant/s, confirm/s and assure/s that it shall not raise objection to the aforesaid right of the Purchaser in any manner;

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50. The following expressions used herein shall mean the following, namely:-

- (a) "The said Flat" shall mean the Flat No. 2605/06 of the type 1BHK on the 26th floor, in "C" wing of the said Building viz. "SIGNET";
- (b) "Possession Date" shall mean 30th December, 2020 subject to grace period of 12 months as stated herein;

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- (c) "Address of the Purchaser" shall mean - C-401, Ambika Tower, Jijamata Road, Near. Pump House, Andheri (East), Mumbai - 400059, Maharashtra;
- (d) "Building Name" shall mean "SIGNET";
- (e) "Monthly Contribution" shall mean Rs. 10,000/- (Rupees Ten Thousand and Paise Zero Only) per month;
- (f) The term "Purchaser/s" herein may include the female gender or in the event there is more than one Purchaser, the derivative term used herein with reference to the said expression shall be construed accordingly. If the Purchaser is a Partnership Firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm and the heirs, executors and the executors of the last surviving partner. If the Purchaser is a Company or Society, the said term shall wherever appropriate mean and include its successors and assigns. In other cases, the said term wherever appropriate shall mean and include all persons claiming right, title and interest through such Purchaser including his/her/their successors in interest.



51. The Purchaser shall have pro rata undivided share in the common area and facilities in the aforesaid Third Part of the Larger Property and also in the limited common area and facilities.

52. The common area and facilities for the whole of the Third Part of the Larger Property are as under:-

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Compound lights and entrance lobby;

Passenger Lifts;

(iii) The installation of Central Services such as Electricity, , Tanks/Pumps, motors, and in general all apparatus and all

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installations fittings and fixtures which may be provided for common use;

- (iv) Addressable fire alarm systems with smoke detectors in common area, sprinkler system and corridors, Boom Barriers;
- (v) D.G Back-up for common area lighting and common services;
- (vi) R.C.C. underground, overhead tanks and rain water harvesting tanks with required number of pumps of approved capacity and make;
- (vii) RCC Staircase with tread and riser finished in lower ground floor and above M.S. Railings in basement portion;
- (viii) All of the above facilities are subject to approval from MCGM.

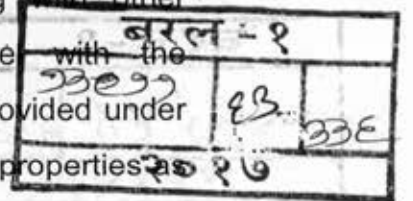


53. The limited common facilities for said Flat are as under:-

- (i) Terrace on Top Floor;

54. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware and hereby accepts and agrees and give irrevocable Consent to the Promoter as under:-

- (i) to develop the Said Larger Property along with other adjacent property / contiguous land parcels with the development of the said Larger Property, as provided under the Proviso to Rule 4(4) of the RERA Rules or properties an integrated development of larger complex;



- (ii) to revise the boundary or area of the layout in respect of the Said Larger Property and to submit any revised layout or amended building plans for the purpose of revision of the

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layout in respect of the Said Larger Property as the Promoter may desire or deem fit from time to time;

(iii) to amalgamate or sub-divide or club the aforesaid scheme with the other scheme/s on the Said Larger Property under any other D.C. Regulation or any other adjoining property or properties as the Promoter may desire or deem fit in their absolute discretion;

(iv) to take benefit of any approval of development rights which may become available in respect of the Said Larger Property with any other property or properties either adjoining the Said Larger Property or otherwise as may be permissible in law;

(v) that the right of the Purchaser/s shall be restricted only to the said Flat and the Purchaser/s shall have no right to any space, area or inside or outside the building and the same shall continue to belong to the Promoter;



(vi) it is repeated for the sake of clarity that the right of the Promoter to revise the layout and redevelop any portion(s) of the Said Larger Property is neither affected nor restricted in any manner on account of the execution of this Agreement in favour of the Purchaser/s herein and all such rights are reserved unto the Promoter without any restriction in any manner whatsoever;

(vii) notwithstanding what is contained herein to the contrary, the Purchaser/s do hereby irrevocably authorize the Promoter and/or the Confirming Party to submit any revised plan for the purpose of making any amendment, change or modification in the Building Plans in respect of the said Building in which the Purchaser/s has/have agreed to purchase the said Flat as the Purchaser/s is/are aware that the Promoter and/or the Confirming Party has balance Floor Space Index (FSI) and/or development rights in respect of

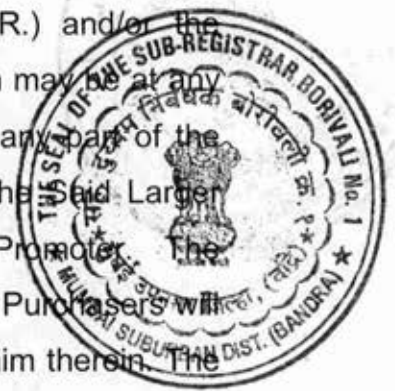
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the Said Larger Property and/or the Promoter and/or the Confirming Party may become entitled to any additional development rights or FSI in future and the Promoter intend to construct either additional floor or floors, annex structures or additional wings to the said Building and the Purchaser/s has/have no objection or dispute regarding the same in any manner whatsoever;

(viii) the Confirming Party may construct a separate Rehab Wing or building or additional floors for the accommodation of eligible slum dwellers on the said Larger Land/Property who may become eligible in a future date on the rehab portion of the larger lay out;

(ix) the Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) which may be at any time issued for the said Larger Property or any part of the property or arising out of Development of the Said Larger Property shall always belong to the Promoter. The Purchaser or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) and/or Development Rights Certificate (D.R.C.) of the Said Larger Property or any part thereof including the Third Part of the Larger Property to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter and/or the Confirming Party, requisite provision will be made in Conveyance or Lease of the property in favour of the common organization of all the Flat Purchasers;



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(x) if any, further FSI is granted or any further FSI is available by use of any T.D.R. or otherwise hereafter even after execution of Conveyance or Lease in favour of Society, then the Promoter shall have exclusive right to use such FSI/TDR and to carry out such construction on the Said Larger Property or on the building constructed on the said Third Part of the Larger Property or in the said larger property or on any amalgamated or clubbed land or in any clubbed Slum Rehabilitation Scheme(s). The Purchaser/s and the Society will not have right to carry on any further construction if possible by use of any T.D.R. or otherwise any further F.S.I. is granted or to consume any F.S.I. even permitted in future. However, the costs, charges and expenses of such construction shall be borne and paid by the Promoter. The Purchaser/s and the Society will not object to carrying on such construction by the Developers;



if any time further construction is carried on, as herein before provided, by the Promoter, then he/they shall be entitled to sell Flats/flats in such further construction on ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for their own use and benefit. The Purchaser/s and the said society will not have any share, right, title, interest or claim therein. The Society/ Association of Purchasers or Limited Company shall admit the Purchasers as a members of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs. 600/- from each of them to acquire shares of Society;

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the aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society/ Association of Purchaser or Limited Company to admit such Purchaser as member shall continue to remain in effect even after the project is completed;

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(xiii) the Purchaser/s declare and confirm that he/she/they/it are aware that the said Sale Residential Building in which the said Flat(s) is/are situate may be interconnected building alongwith other building/s under development by the Promoter and the Purchaser/s have nothing to do with the ground area and the same are not in proportion to each other and the Purchaser/s shall not be entitled to claim any further or other right to the area other than the ground area under its Sale Sale Residential Building and the plinth area and/or the said Third Part of the Larger Property beneath the plinth area of the Sale Sale Residential Building Signet;

(xiv) so long as it does not in any way affect or prejudice the right of the Purchaser/s in respect of the said Flat(s), the Promoter shall be at liberty to sell, convey and transfer or otherwise to deal with all other Flat(s) and spaces in the Building and Promoter are entitled to deal with its right title and interest in the Said Larger Property including the Third Part of the Larger Property in any manner they may deem proper;

(xv) there are separate accesses to the building(s) for the occupants of the Rehabilitation Building(s) and for the Purchasers of Flats in the said the Sale Residential Building emerging from DP Road. The Promoter may grant right of way to the other Rehab residents and users, inter alia, prospective Purchasers of other sale wing / building in the revised layout as aforesaid, from the access which will be used by the Purchaser/s;

(xvi) the Purchaser/s is/are aware that the total sanctioned FSI for the Said Larger Property may not be fully consumed in-situ and the balance FSI may be consumed on the said Sale Residential Building by constructing additional Flats or additional wings or building/s or by carrying out construction on the said Project Land or in the said larger property or on



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any amalgamated or clubbed land or in any clubbed Slum Rehabilitation Scheme(s). The Purchaser/s hereby gives his/her/their/its consent and No Objection for any such further construction to be carried out on the Said Larger Property and the said Third Part of the Larger Property and/or on the said Building, by way of further levels or by way of new Wing or Wings or separate structure or building by the Promoter in future;

(xvii) the Purchaser/s shall not let, sub-let, transfer assign or part with the said Flat(s), interest or benefit of this Agreement or part with the possession and/or personal license of the said Flat(s) until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up till possession and only if the Purchaser/s have/had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Promoter have permitted in writing to the Purchaser/s in that behalf. The Promoter will be entitled to impose such condition including payment of administrative charges as may be decided by the Promoter for giving Consent for such Transfer;



(xviii) the Purchaser/s shall observe and perform all the rules and regulations which the Society/Common Organization of Purchasers of Flats may frame at its inception and the addition, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Flat(s) and on the observance and performance of the Building Rules, Regulations and Laws for the time being of the concerned authority/authorities. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society/Common Organization of Purchasers of Flats regarding the occupation and use of the said Flat(s) and shall pay and contribute regularly and punctually towards the

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taxes, expenses or other outgoings in accordance with the terms of this Agreement;

(xix) the Promoter has furnished to the Purchaser/s the particulars of estimated outgoings of the said Flat;

(xx) till a Conveyance or Lease Deed of the said Third Part of the Larger Property and the said Sale Residential Building is executed, the Promoter shall be entitled with or without workmen, surveyors agents and others, at all reasonable times, to enter into the said Flat(s) and the said Sale Residential Building or any part thereof to view and examine the state and conditions thereof;

(xxi) the Promoter may sell, transfer or assign all their rights, title and interest in the said Third Part of the Larger Property (subject to the rights and interests created in favour of the Purchaser/s) including in respect of the unsold Flats in the said Building but without in any manner affecting the Purchaser's rights;



(xxii) the Purchaser/s has/have already inspected the site and acquainted himself/herself/themselves with the nature of the Promoter's title to the Said Larger Property and in the Third Part of the Larger Property and the right of Promoter to sell the said Flat on "Ownership basis" and shall not raise any requisition or objection thereto hereafter;

(xxiii) the possession of the Common Areas in the said Sale Residential Building shall remain with the Promoter whose responsibility shall be to supervise (through the Maintenance Agency) the maintenance and upkeep of the same until the same is taken over as per applicable laws or directions of the Government/ Statutory body, by the common organization of the purchasers/Purchasers or any other body or Association formed as per provisions of the law;

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(xxiv) if the building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoter, such losses and damages incurred to the structure after the possession of the Flat is handed over to the Purchaser/s will be fully sustained by the Purchaser/s along with the Purchasers of other Flats and the Promoter shall not be responsible for such loss/damage. The Purchasers/ Purchaser/s shall have to make good the loss so sustained by them;

55. The Purchaser is aware that the Promoter or the Maintenance Agency nominated by the Promoter shall provide certain Maintenance Services in the said Building until expiry of 2 years from the date of obtaining full Occupation Certificate. The Purchaser/s hereby agrees to pay his share of costs, charges, expenses and fees payable for the said services to the promoter or the Agency as the case may be. Thereafter the said Society/Common Organization of Flat Purchaser/s shall enter into Maintenance and Service Agreement with the Promoter and/or the said Agency appointed by the Promoter for Maintenance and Services in the said Building for such fees and on such terms and conditions as may be agreed upon. This condition is on essence of the contract.

56. The Purchaser/s state that it is in his/her/its/their interest to help the Maintenance Agency in effectively keeping the Flat(s) and the said Building secured in all ways. The Purchaser/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/ visitors to the same building. However, it has been made clear to the Purchaser/s that the entire internal security of the Flat shall be sole responsibility of the owner/ Purchaser/s / occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/ Purchaser/s / occupant.



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57. The Promoter has informed the Purchaser that there are several amenities which are proposed to be provided by the Promoter on the Larger Land. All the amenities have been divided between the various sub-projects within the common layout. The Purchaser will not insist upon access to amenities on the larger layout other than the amenities expressly provided in the agreement and forming part of the Third Part of the Larger Land. The Purchaser is aware that the said Building Signet forms part of the larger layout and the larger layout maybe developed by the Promoter or any other developer. Accordingly, the present layout sanctioned by the MCGM/ SRA may be altered from time to time and the Promoter cannot guarantee the nature of development in the remainder of the layout. The Promoter has informed the Purchaser(s)/Allottee(s) that there are several amenities which are proposed to be provided by the Promoter on the Larger Land. All the amenities have been divided between the various sub-projects within the common layout. The Purchaser(s)/Allottee(s) will not insist upon access to amenities on the larger layout other than the amenities expressly provided in the agreement and forming part of the Third Part of the Larger Land. The Purchaser(s)/Allottee(s) is aware that the said Building Signet forms part of the larger layout and the larger layout maybe developed by the Promoter or any other developer. Accordingly, the present layout sanctioned by the MCGM/ SRA may be altered from time to time and the Promoter cannot guarantee the nature of development in the remainder of the layout.



58. The Purchaser/s agrees that the Purchaser/s shall from time to time sign all relevant applications, papers, documents, and do all the acts, deeds and things in pursuance to the transaction as the Promoter may require for safeguarding the interests of the other Purchasers of Flats of the said Building including the Purchaser/s. The Purchaser/s shall ensure that in the event the Purchaser/s gives possession of the said Flat(s) to any third party by way of lease or Licensee or otherwise, such person shall from time to time,

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sign all applications, papers and documents and do all other acts, as may be necessary for safeguarding the interests of the Purchasers of the Flats of the said Sale Residential Building.

59. The Flat Purchasers/ Purchaser/s is aware that there is going to be building(s) / wing(s) which shall be constructed on the rehab portion of the larger lay out for accommodating the eligible slum dwellers of the Said Larger Property and the Third Part of the Larger Property and the building where they will be accommodated will be called Rehab Building/Wing(s).

60. The Flat Purchaser/ Purchaser/s is also aware that there may be some shops/commercial units in the sale building as per the Scheme which may be sanctioned from time to time. In that event, subject to what is stated elsewhere in this Agreement, the Promoter shall form a composite society of the Building inter alia, including the shops as set out hereinabove.

Each of the Purchaser/s and/or the Society/Common Organisation shall be liable to maintain, repair, renovate, reconstruct, re-build, on the Said Larger Property the electric sub-station, drainage line, electric cables, common water pipeline, or any other common facilities to be used and enjoyed by the Flat purchasers of the Sale Residential Building. The liabilities shall arise to do so from the date of the Purchaser/s is offered the possession on obtaining Occupation Certificate of his/her/their said Flat or on execution of the Conveyance or Lease Deed of the said Third Part of the Larger Property and the said Sale Residential Building in favour of the society/Common Organisation of which he/she/they may become member, whichever is earlier. Thereafter, the Promoter will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to this effect shall be made in the Conveyance or Lease Deed of the said Third Part of the Larger Property and the said Sale Residential Building to be executed in favour of the Society/Common Organisation.



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62. Under no circumstances, shall the Purchaser/s get possession of the said Flat without first paying to the Promoter all the amounts due under this Agreement and also including interest due thereon. The Promoter shall give possession of the said Flat to the Purchaser/s on or before the possession date mentioned on receipt of Occupation Certificate in respect of the said Flat, subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Promoter. The Purchaser/s shall be liable to take possession of the Flat within a maximum period of 15 days from the date of receipt of the notice thereof from the Promoter for this purpose against payment of balance purchase price, deposits and other balance payments including inter alia if any, time being essence of the contract.
63. The stamp duty and registration charges, including penalty, if any, payable in respect of this Agreement shall be borne and paid by the Purchaser/s alone. The Promoter shall not be liable to contribute any amount towards the same.
64. The Purchaser/s shall, in addition to all the other amounts due and payable under this Agreement, pay the stamp duty, registration charges and all other costs, charges and expenses relating to all other documents to be executed by the Purchaser/s and/or the Promoter or the Society till Conveyance or Lease of the said Third Part of the Larger Property and the said Building on the Project land in favour of the Society and other outgoing. The Purchaser/s shall also pay to the Municipal Corporation, Government or other public body or authority his/her/their share of development or betterment charges or any other cess, sur charge, tax levy or payment that may hereafter be charged, levied or sought to be recovered in respect of the said Third Part of the Larger Property, the said Building and other structures standing thereon or any part thereof or the said Flat and car parking space. The sale price of the said Flat is calculated on the aforesaid basis.



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65. In the event of any stamp duty, registration charges or any other levy, cess, sur charge, tax or payment becoming due or payable at any time before the Conveyance or Lease Deed of the said Third Part of the Larger Property and the said Sale Residential Building on the Third Part of the Larger Property to the Society/Common Organisation, the Purchaser/s shall deposit with the Promoter the amount proportionately or actually due in respect of the said Flat before the Promoter give possession of the said Flat or any time thereafter.

66. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said Flat or any part of the said Sale Residential Building or the said Third Part of the Larger Property or the said Larger Property to the Purchaser/s. However, as and when any right or interest is created in the said Flat in favour of the Purchaser/s, then the same shall be subject to the Promoter's first lien and charge on the said Flat in respect of any unpaid amount payable by the Purchaser/s under this Agreement.



Representations And Warranties Of The Promoter:-

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

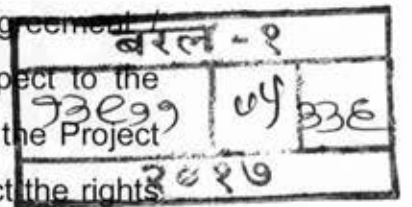
i. The Promoter has clear and marketable title with respect to the said Third Part of the Larger Property; as declared in the title certificate / report annexed to this agreement and has the requisite rights to carry out development upon the said Third Part of the Larger Property and also has actual, physical and legal possession of the said Third Part of the Larger Property for the implementation of the Project;

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

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- iii. There are no encumbrances upon the said Third Part of the Larger Property or the Project except those disclosed herein and in the Title Report annexed hereto;
- iv. There are no adverse orders in pending litigations before any Court of law with respect to the said Third Part of the Larger Property or Project.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, the said Larger Property, said Third Part of the Larger Property and said Building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said Third Part of the Larger Property and said Building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Third Part of the Larger Property, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. 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 said Third Part of the Larger Property, including the Project and the said Flat which will, in any manner, affect the rights of Purchaser/s under this Agreement except encumbrances as disclosed herein;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Purchaser/s in the manner contemplated in this Agreement;



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- ix. At the time of execution of the conveyance deed of the building structure to the association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till handing over possession after obtaining Occupation Certificate in respect of the said Flat;



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

68. **The Purchaser/s shall, from the date of taking possession of his/her/their said Flat:-**

- a) maintain the said Flat at his/her/its/ their own costs as a prudent person in good and tenantable condition;
- b) not to use the same in violation of any provision of law applicable thereto;
- c) not to use or permit the same to be used for any purpose other than permissible under any law for the time being in force;

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- e) not to throw any dirt, rubbish or other refuse or permit the same to be thrown in the passage or in the compound or any portion of the said Building;
- f) not to do or suffer to be done anything in or about to the said Building or the said Flat or in the staircase and /or fire escape passage and/or the common passages which may be against the rules or regulations and bye-laws of the Municipal Corporation, MHADA and/or any other concerned authority;
- g) not to do or cause to be done any act or thing which may render void or voidable any insurance of the said Building or any part thereof or cause any increase in premium to be paid in respect thereof;
- h) not to demolish or cause to be demolished the said Flat or any part thereof or make or cause to be made any change, addition or alteration whatsoever in or to the said Flat or any part thereof nor any alteration in the elevation and outside colour scheme of the said Building and shall not crush or in any other manner damage the columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Flat or any part thereof;
- i) not to refuse or neglect to carry out any work directed to be executed in the said Building or in the said Flat after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;
- j) not to encroach upon or make use of any portion of the said Building or open space of the compound not agreed to be acquired by him/ them or otherwise not forming part of the said Flat;



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k) not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound;

l) not to restrain the Promoter or their servants and agents from entering upon the said Flat for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said Building or the said Flat for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said Building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;



become a member of the Co-operative Society, or any other association or limited company formed by all such Purchasers/ Purchasers of the Flats and from time to time sign all letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the Promoter and/or the said Co-operative Society/Associations/Limited company shall require him to do;

n) observe, perform and comply with all the bye-laws, rules and regulations of the Co-operative Society/Associations/Limited Company;

o) not to sell, transfer, assign, let, grant leave and license, dispose of or in any other manner deal with, dispose of or part with physical possession of the said Flat or any portion thereof or his right, title and interest thereto or therein or under this Agreement, including car parking spaces to any other person before paying to the Promoter all the amounts

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payable to them hereunder and without first obtaining their prior written consent in that behalf from the Promoter;

- p) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated;
- q) not to store in the said Flat(s) any goods which are of hazardous, combustible or dangerous nature or are so heavy as to danger the construction or structure of the building in which the said Flat(s) is situated or storing of which goods, is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages, which may damage or likely to damage the staircase, common passage or any other structure of the building and the said Flat(s);
- r) the Purchaser/s shall pay to the Promoter the monthly contribution as may be determined by the Promoter from time to time due for the period commencing from 15 (fifteen) days after the said Flat is offered for occupation by the Purchaser/s regularly on or before the 5th day of each and every month towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the said Flat on account of the following, inter alia, viz.:-



- (i) maintenance, repairs to the building, the compound, the compound walls, water pumps and fittings, drainage and plumbing installations and fittings, etc.;

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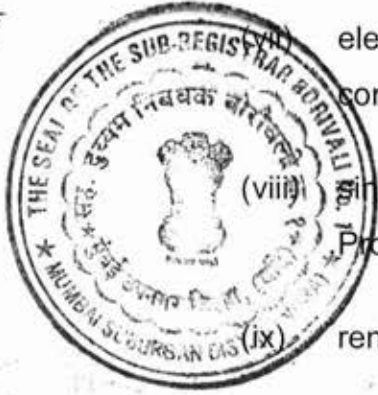
- (ii) cost of keeping the property clean and lighted;
- (iii) Decorating and/or painting the exterior of the building and passages and staircases;

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(iv) Municipal and other taxes, cesses, levies and premia in respect of the insurance of the building, the said Third Part of the Larger Property revenue, assessments, etc.;

(v) salaries and wages of persons employed for watching and/or cleaning the property, operating water-pumps, maintaining records, etc.;

(vi) water & Sewerage charges & taxes etc.;



(vii) electricity charges for lifts, central/common air conditioning and for salaries of liftmen;

(viii) sinking & other funds as may be determined by the Promoter;

(ix) rent & cost of water meter or electric meters;

(x) cost of water supplied by water tankers;

(xi) all other outgoings due in respect of the said Third Part of the Larger Property including those incurred for the exclusive benefit of a Purchaser/s and/or his tenement/ Flat;

s) to pay to the Promoter within 15 days of demand by the Promoter, his/her/their share of security deposit charges / premium demanded by the concerned local authority or Government for giving water drainage, electricity or any other service connection to the building in which the said Flat is situated;

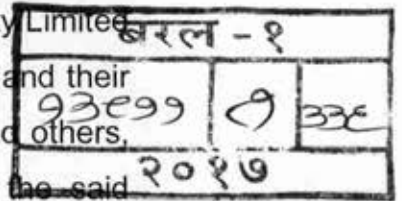
t) to bear and pay increase in, local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority, and/or Government and/or other public authority, on account of change of user of the

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said Flat by the Purchaser, viz. user for any purpose other than for residential purpose;

- u) the said Flat shall be used only for the residential purposes by the Purchaser/s;
- v) pay proportionate share of property tax to the Mumbai Municipal Corporation assessed on the whole building Provided However that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any other permitted user of the said Flat, the Purchaser/s alone shall bear and pay such special taxes and rates;
- w) shall not put any signage or board in the said building or any part thereof or outside the said Flat except as may be permitted by the Promoter;
- x) not to fix any grill(s) or any other objects outside the window(s) and/or main door of the said Flat other than what has been provided by the Promoter at the time of giving possession of the said Flat;
- y) Not to tamper with the elevation and aesthetic of the building in any manner whatsoever;
- z) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society Limited Society, the Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Buildings or any part thereof to view and examine the state and condition thereof.



69. **Promoter Shall Not Mortgage Or Create A Charge:-**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any

Chetna Bajpai

other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Flat.

70. The Purchaser/s hereby declare/s and confirm/s that the Promoter has prior to the execution hereof, specifically informed the Purchaser/s that:-

(a) The Promoter has (as disclosed herein and the Title Certificate) /may have in future an arrangement with certain Banks and Financial Institutions (hereinafter collectively referred to as "**the said Banks**"), under which the said Banks have granted/ would grant a line of credit to the Promoter to facilitate development of the said project and the projects proposed to be undertaken and carried on by Promoter on the Larger Land, and as security for repayment of loans which have been /may be advanced to the Promoter by the said Bank, the Promoter has created/ may create, cause to be created mortgages/charges on the Larger Land including the said Third Part of the Larger Property and construction thereon in favour of the said Banks created in favour of the said Banks;

(b) The title deeds relating to said Third Part of the Larger Property have been/ have to be deposited with the said Bank as security for repayment of loans advanced hereafter by the said Banks to the Promoter under the said line of credit;

(c) Till date the Promoter and the Confirming Party have an arrangement with Indiabulls Housing Finance Ltd. as stated hereinafter in clause 98 The Promoter and the Confirming Party may take further advance credit, finance or loans to the tune of Rs.500 Crores from Indiabulls Housing Finance Ltd. or from any other credit/financial institution, bank or other persons/body.



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71. The Promoter specifically reserves its right to offer the Larger Land along with the construction thereon or any part thereof, including but not limited to the said Project and all the residuary right, title and interest in the said Flat to be constructed on the said Project as security (including by way of a mortgage or charge or hypothecation of receivables of allotted flats being the installments of purchase price together with interest and other charges payable thereon.) to any other credit/financial institution, bank or other person/body, who has advanced or may hereafter advance credit, finance or loans to the Promoter, and the Purchaser/s has/have given and granted his/her/their/its specific and unqualified consent.

72. The Purchaser/s hereby irrevocably and unconditionally declare/s, agree/s, undertake/s, covenant/s, confirm/s and assure/s that he/she/they/it shall, if and whenever requested by the Promoter hereafter in this regard, and within 7 (seven) days of receiving the Promoter's written intimation in this regard, sign, execute and give to the Promoter, and in such form as may be desired by the Promoter, any letter or other document recording his/her/their/its specific, full, free and unqualified consent and permission for the Promoter offering and giving the Larger Land and/or the said Project proposed to be constructed on the said Larger Land by the Promoter, as security (save and except the said flat) in the manner mentioned hereinabove. It is expressly clarified, agreed and understood that strict compliance of this condition on the part of the Purchaser/s shall be of the essence of this Agreement, and that on the basis of the declaration, agreement, undertaking, covenant, confirmation and assurance made/given by the Purchaser/s herein, the Promoter has entered into this Agreement.



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73. **Binding Effect:-**

Forwarding this Agreement to the Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date

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of receipt of the notice to that respect by the Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 7(Seven) days from the date of its receipt by the Purchaser/s, application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever, subject to the deduction of the liquidated damages as stated hereinabove.



74. **Entire Agreement**

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

75. **Right To Amend**

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

76. **Provisions Of This Agreement Applicable On Purchaser/Subsequent Purchasers:-**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers

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of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

77. **Severability:-**

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

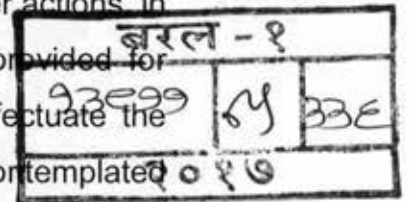
78. **Method Of Calculation Of Proportionate Share Wherever Referred To In The Agreement:-**

Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other Purchasers in Project, the same shall be the proportion which the carpet area of the Flat bears to the total carpet area of all the Flats in the Project.



79. **Further Assurances:-**

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



80. **Place Of Execution:-**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office. After the Agreement is duly executed by the

Chetna Bajpai

Purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

81. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware that; and the Purchaser/s doth hereby declare/s, confirm/s and covenant/s with the Promoter as under:-

(i) The Promoter and/or the Confirming Party may develop the Said Larger Property and the Third Part of the Larger Property along with other adjacent property or properties as an integrated development of larger complex;



The Promoter and/or the Confirming Party shall be entitled to grant any right of way or license of any right through, over or under the Said Larger Property to any person or party including occupant, purchaser, Purchaser or person entitled to any area or areas in any building(s) which may be constructed by the Promoter and/or the Confirming Party on the Said Larger Property or the Third Part of the Larger Property or any other adjoining property or properties or to any other persons as the Promoter and/or the Confirming Party may desire or deem fit;

(iii) The Promoter and/or the Confirming Party shall be entitled to revise the boundary or area of the lay out in respect of the Said Larger Property the Third Part of the Larger Property and to submit any revised lay out or amended building plans for the purpose of revision of the lay out in respect of the Said Larger Property including the Third Part of the Larger Property as the Promoter and/or the Confirming Party may desire or deem fit from time to time;

(iv) The Promoter and/or the Confirming Party will be entitled to amalgamate or sub divide or club the scheme with the other scheme under any other D.C. Regulations on the Said Larger Property and the Third Part of the Larger Property or

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any other adjoining property or properties as the promoter and/or the Confirming Party may desire or deem fit in their absolute discretion;

82. The Developer has informed the Purchaser/s and the Purchaser/s is aware that the Promoter and/or the Confirming Party and or the Society of Free sale building will be required to provide right of way to all development plan reservation of the layout till the time alternate access is made available through any other Public Road/ Municipal Corporation Road/D.P. Road.

83. The amounts of deposits and outgoings payable by different Purchaser/s have been fixed provisionally by the Promoter and the said Flat Purchasers/ Purchaser/s shall be bound by the same. After the execution of Conveyance or Lease in favour of the Society/Common Organisation, the Society/Common Organisation may revise and re-fix the amounts payable for the said Flat. The excess of collections, if any, by the Promoter over the outgoings shall be paid over by the Promoter to the Society/Common Organisation on execution of Conveyance or Lease Deed of the said Third Part of the Project and the said Sale Residential Building of the said Project Land to it as if it constituted a part of the deposit collected under this clause, subject to adjustment and treatment in the same manner as herein mentioned. If the amount of monthly contribution fixed by the Promoter is found to be short, the Purchaser/s shall pay to the Promoter such revised amount as may be fixed by the Promoter.



84. The Purchaser/s has represented and warranted to the Promoter that it has the power and authority to enter into and execute this Agreement.

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85. The Purchaser/s shall lodge the original hereof for registration with the Sub-Registrar of Assurances at Mumbai within one month from the date hereof and after due intimation the Promoter shall attend such office and admit execution of the Agreement for sale.

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86. The Promoter hereby confirms all the terms and conditions as are applicable to it.
87. The Promoter shall be entitled to and may change the name of the said Sale Residential Building once or more than once on or before obtaining completion certificate for the said Building. However the name of the said Building shall not be changed by the Co-operative Society, or association or limited company formed by all such purchasers of Flats of said Building without written consent of the Promoter.
88. The Advocates and Solicitors for the Promoter and/or the Confirming Party shall prepare and/or approve as the case may be the Deed of Conveyance or Deed of Lease, other supplemental documents to be executed in pursuance of this Agreement.

89. Waiver



The delay or indulgence on the part of the Promoter in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Purchaser/s nor shall the same in any manner prejudice any of the Promoter's rights hereunder or otherwise under law.

90. Purchaser Also An Investor

The Purchaser/s is also an Investor (or person) within the meaning of Article 5 (g-a) (ii) of Schedule I of the Bombay Stamp Act 1958 and the subsequent Purchaser/s under a subsequent sale shall within a period of one year from the date of this agreement be entitled for adjustment of duty if any paid on this agreement. Provided that this clause shall automatically lapse if no such transfer as above is made within the said period of one year.

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Further provided that in the event of any change in the provisions of law in this respect, this clause shall stand amended mutatis mutandis.

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91. All letters, receipts and/or notices dispatched by the Promoter under Certificate of Posting/courier to the Purchaser/s at his/her/their address given in the Agreement shall be deemed to have been properly delivered to him/her/them on the 7th (seventh) day of its posting. That the Purchaser/s shall have their complete and correct address(es) registered with the Promoter at the time of registration and it shall be their responsibility to inform the Promoter by registered post acknowledgement due about all subsequent changes, if any, in their address(es), failing which all demand notices and communications posted at the first registered address(es) shall be deemed to have been received by him/her/them at the time when those should ordinarily reach at such address(es) and the Purchaser/s shall be responsible for any default in payment and other consequences that might occur therefrom.

92. The term "Purchaser/s" herein may include the female gender or there is more than one Purchaser, in that event, the derivative terms used herein with reference to the said expression shall be construed accordingly. If the Purchaser/s be a partnership firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm and the heirs, executors and administrators of the last surviving partner. If the Purchaser/s be a Company, LLP or Society, the said term shall, wherever appropriate, mean and include its successors and assigns. In other cases, the said term - wherever appropriate, shall mean and include all persons claiming right, title and interest through such Purchaser/s including his/her/ their successors in interest.



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93. Even if the Conveyance or Lease of the said Third Part of the Larger Property and the said Building on the Project land is executed in favour of the Society, the Promoter will not be bound to hand over possession of the said Flat to the Purchaser/s or to the Society unless and until all the amounts which are due and payable by the Purchaser/s to the Promoter under this Agreement or otherwise are paid along with interest, if any, to the Promoter. The

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Promoter shall have lien for unpaid price along with interest, if any, payable to them as also for any other amount payable by the Purchaser/s to the Promoter. Till such amount with interest, if any, is paid to the Promoter, the Purchaser/s or the Society will not be entitled to possession of the said Flat. The possession of the Promoter shall continue till then.

94. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

(i) **Rs. 600/- (Rupees Six Hundred Only)** for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body;

(ii) **Rs. 120,000/- (Rupees One Lakh Twenty Thousand and Paise Zero Only)** deposit towards provisional monthly contribution in respect of Common Area Maintenance ("CAM"), outgoings of Society or Limited Company/Federation/ Apex body;

(iii) **Rs. 25,000/- (Rupees Twenty Five Thousand Only)** for formation and registration of the Society or Limited Company/Federation/ Apex body;

(iv) **Rs. 50,000/- (Rupees Fifty Thousand Only)** for Deposit towards Water, Electric, and other utility and services connection charges;

(v) Refundable deposit (without interest) of **Rs. 1,00,000/- (Rupees One Lakh Only)** related to building maintenance or security/safety of the said building;

Total Rs. 295,600/-

The maintenance deposit is exclusive of Municipal taxes and other Government Taxes charges which will be charged / billed to the Purchaser by the Promoter on the basis of actual as per the



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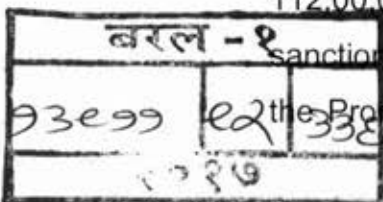
by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

98. a) The Promoter and the Confirming Party herein have executed the "Deed of Mortgage" dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-321-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include the said Third Part of the Larger Property together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 224,00,00,000/- (Rupees Two Hundred Twenty Four Crore only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;



b) The Promoter and the Confirming Party herein have executed another "Deed of Mortgage" dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-320-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include the said Third Part of the Larger Property together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 112,00,00,000/- (Rupees One Hundred Twelve Crore only)

sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated



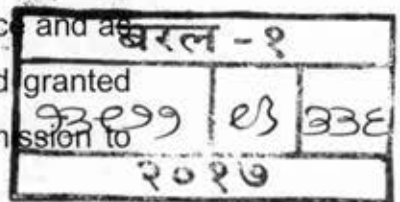
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damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

c) The Promoter and the Confirming Party herein have executed another "Deed of Mortgage", dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-319-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include said Third Part of the Larger Property together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 564,00,00,000/- (Rupees Five Hundred Sixty Four Crores) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;



The Promoter and the Confirming Party are in talk/negotiations with other credit/financial institutions to replace the aforesaid credit/finance in order to reduce cost, restructure the finance and as stated in clause 70. The Purchaser/s has/have given and granted his/her/their/its specific and unqualified consent and permission to the Promoter for doing the same.



99. The Transferable Development Right (T.D.R.) and /or the Development Right Certificate (D.R.C.) which may be at any time issued for the Said Larger Property or any part of the property or arising out of Development of the Said Larger Property shall always belong to the Promoter. The Purchaser/s or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.)

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And/or Development Rights Certificate (D.R.C.) of the Said Larger Property and the Third Part of the Larger Property or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter and/or the Confirming Party. The Purchaser/s or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter and/or the Confirming Party requisite provision will be made in Conveyance or Deed of Assignment of the Said Larger Property in favour of the common organization of all the Purchasers.

100. Notwithstanding whatever may have been mentioned hereinabove, the Flat Purchaser/s is aware that the Promoter may construct further storeys on the said Building or its wing/s as may be permissible as per relevant rules and regulations. The Flat Purchaser/s hereby gives his/her/its/their consent to the Promoter to construct such additional floors on the said Building. However, costs, charges and expenses of such construction shall be borne and paid by the Promoter. Purchaser/s and the Society of the Flat Purchasers will not object in carrying out such construction by the Promoter on ground of nuisance or on any other ground.

101. If at any time further construction is carried on, as herein before provided, by the Promoter, then he/they shall be entitled to sell the Flats in such further construction on ownership basis to others for his/their own benefit and shall be entitled to the price and consideration received from them for his/their own use and benefit. The Purchaser and the said society will not have any share, right, title, interest or claim therein. The Society shall admit the Purchaser/s as a member of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs.600/- (Rupees Six Hundred Only) to acquire shares of Society.



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102. The aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society or Association or common organization or Limited Company to admit such Purchasers as member shall continue to remain in effect even after the project is completed.

103. The Promoter shall enter into separate agreements with the Purchasers of different Flats in the said building for sale to them on ownership basis on terms and conditions substantially similar hereto and the benefit of this and such other agreements shall ensure for benefit of all Purchasers in the said Building and shall be available for enforcement not only against the respective Purchaser there under but also against all Purchasers in the building and the provisions of such agreements shall bind to the extent applicable, transferees of the said Flat from the original Purchaser/s also.

104. Copy of the Certificate of Title issued by M/s. Law Firm of Khonas, Solicitors and Legal Consultants is hereto annexed and marked **Annexure - "C"**. Copy of the Property Card of the Said Larger Property is hereto annexed and marked **Annexure - "D"**. A copy of the floor plans of the said Flat delineated in Red colour is hereto collectively annexed and marked **Annexure - "E"**. A copy of the location plan of the property is annexed and marked as **Annexure - "G"**.



105. **Not A Grant**

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Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the said Project or the Larger Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Purchaser shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance/ Lease and the Apex Body

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Conveyance/ Lease, as the case may be. However, as and when any right or interest is created in the said Flat in favour of the Purchaser/s, then the same shall be subject to the Promoter's first lien and charge on the said Flat in respect of any unpaid amount payable by the Purchaser/s under this Agreement.

106. **Registration**

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

107. **Notices**

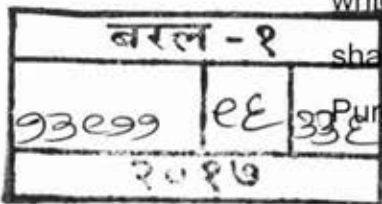
That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:



Mr. Rajesh Kumar Bajpai
Ms. Chetna Rajesh Bajpai
C-401, Ambika Tower, Jijamata Road, Near. Pump
House, Andheri (East), Mumbai - 400059, Maharashtra
Notified Email ID: bajpayee.hu@gmail.com

Era Realtors Private Limited
Omkar House, Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion (East), Mumbai-400022
Notified Email ID: omkar.maharera@omkar.com

It shall be the duty of the Purchaser/s 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.



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108. **Joint Purchasers:-**

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

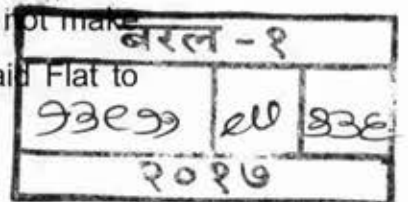
109. **Governing Law:-**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Competent Jurisdiction in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

110. At the time of taking possession of the said Flat, the Purchaser/s shall pay to the Promoter such amount as they in their turn might have paid to the Reliance Energy Limited or Tata Power Company Ltd. as deposit for electric meters to be fitted to the said Flat.

111. The Purchaser/s agree/s that the size of the said Flat shall be as per the plans approved by Slum Rehabilitation Authority or concerned statutory authority which are already inspected by the Purchaser/s and have completely satisfied himself / herself / themselves in respect thereof and the Purchaser/s shall not make any grievance alleging the inadequacy of area of the said Flat to Slum Rehabilitation Authority.

112. If any dispute, difference or question shall arise between the parties hereto or any person or persons claiming through any party hereto or between the persons claiming through the parties hereto with regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, then the same shall be referred to arbitration. Arbitration proceedings shall be under the provisions of Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof.



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113. **Dispute Resolution:**

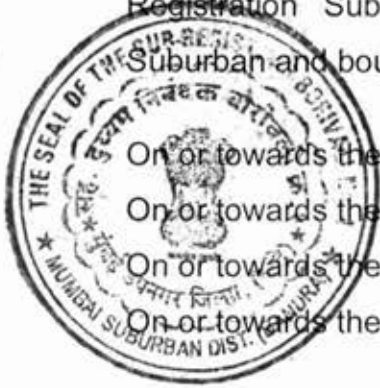
Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Arbitration.

In Witness Whereof the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

The First Schedule Above Referred To:
(Ownership Of Confirming Party)

Firstly:-

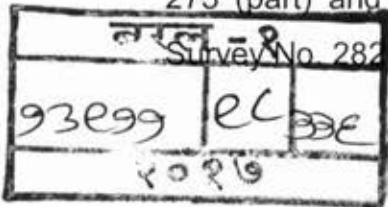
All that piece or parcel of land admeasuring about 6020 square meters or thereabout bearing CTS No. 824(Part), Malad (East), Survey No.284/1(Part) Village Malad with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-



On or towards the East : by Land bearing CTS No. 821(Part)
On or towards the West : by Western Express Highway
On or towards the North : by Land bearing CTS No.824 (Part) &
On or towards the South : by Land bearing CTS No.823 (Part)

Secondly:-

Firstly :- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 21938.2 square yards equivalent to 18342.97 square meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 281 and Tank on or towards the South by Survey No. 282, Hissa No. 1 and Survey No. 282 (part) and Survey No. 283 Hissa No. 2 (part) on or towards the East by Survey No. 273 (part) and Survey No. 283 (part) and on or towards the West by Survey No. 282 (part) Survey No. 284 Hissa No. 1 (part).



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Secondly:- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 10673 sq.yds. equivalent to 8924 sq. meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 273 (part) and on or towards the South by Survey No. 283 (part), on or towards the East by Survey No. 273 Hissa No. 1 part on or towards the West by Survey No. 282 (part).

Thirdly:-

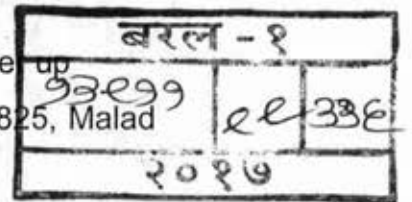
All that piece or parcel of land admeasuring 4730 square meters or thereabouts and bearing CTS no. 821(pt.), Malad (E), Survey No. 282(pt) Malad(E), Taluka Borivali, Mumbai Suburban district and situate at Malad, in the registration Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

On or towards the East : by S. No. 282(pt.) CTS No. 821(pt.) Malad (E);

On or towards the West : by S. No. 284, Hissa No. 1(pt.), CTS No.824(pt.) and 823 Malad (E);

On or towards the North : by 30 ft. wide D.P. Road further up Shantaram Tank & CTS No. 825, Malad (E)

On or towards the South : by S. No. 282(pt.), CTS No. 823(pt.) Malad (E)



Fourthly:-

All that piece and parcel of plot of land bearing Survey No. 281(pt.) Corresponding to CTS No. 811A/7 (part) admeasuring about 1530.85 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai

Suburban with hutments / structures standing thereon and bounded as follows:-

- On or towards the West : partly by CTS No. 811 A/7(pt.) with existing building thereon known as "Green Point Building";
- On or towards the East : by property of the – Malad bearing CTS No. 805;
- On or towards the North : by CTS No. 811 A/7,(part) with existing Building known as "Highway View-11 Apartments"; and
- On or towards the South : by CTS No. 821(pt.), 812 and 813 of Malad.



Fifthly:- All that piece and parcel of plot of land and admeasuring 1458.5 square meters situated at Kokani Pada, Kurar, Malad (East), Mumbai – 400 097 on a land bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Sixthly:-

All that piece or parcel of land or ground situate at Village Malad (E), Taluka – Borivali, Mumbai Suburban Dist. bearing Survey no. 283, Hissa No. 1/4, CTS No. 814 (Part) viz. 814 A/1 to A4 admeasuring 2350.5 square meters or thereabout as per 7/12 Extract and corresponding mutation entry and as per Property Card on survey of property is 2923.6 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards East : by CTS NO. 783;
- On or towards West : by CTS no. 821 and CTS no. 844(P);
- On or towards North : by CTS No. 812;
- On or towards South : by CTS No. 814 (Part)

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Chetna Bajpai

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Seventhly:-

All that piece or parcel of land totally admeasuring 1700 square meters or thereabouts bearing Survey No.282(pt.) corresponding to CTS No.821(pt.) admeasuring 891.8 square meters or thereabouts and Survey No.284(pt.) Hissa No.1(pt.) corresponding to CTS No.824(pt.) admeasuring 808.2 square meters or thereabouts of Village Malad (East), Taluka Borivali, Mumbai Suburban District and more particularly shown in Red colour boundaries in the Plan annexed hereto and situate at Malad, in the registration Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

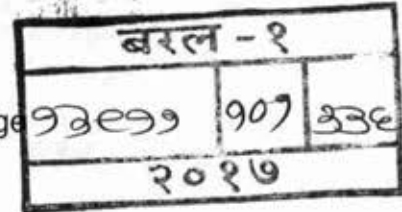
On or towards the East : CTS no.811 A/7(pt.) and 821(pt.)
On or towards the West : CTS nos.824(pt.), W.E. Highway;
On or towards the North : CTS no.825;
On or towards the South : CTS no. 821(pt.), 824(pt.);

The Second Schedule Above Referred To:-
"The said MCGM Property"

All that piece and parcel of land bearing Survey No. 824(pt.) corresponding to CTS No. 821(part) of Village Malad (E) admeasuring about 5987.60 square meters or thereabouts with the structures standing thereon within Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the West : by CTS No.821 (pt.), 824 of Village Malad (E);
On or towards the East : by CTS No.821 (pt.), 812, 813 of Village Malad (E);
On or towards the North : by CTS No.811 A/7 of Village Malad (E),
On or towards the South : by CTS No.821(pt.) of Village: Malad (E)

The Municipal Corporation is the owner of the property more particularly described in this schedule



[Handwritten signatures]
96 *Chetna Rajpuri*

The Third Schedule Above Referred To:-
"The said Maharashtra Government Property"

All that piece or parcel of land situate at village Malad (E), Taluka Borivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 6,980.8 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the East : by CTS No. 811 A/7 of Village Malad (E);

On or towards the West : by CTS No. 501 of Village Malad (E);

On or towards the North : by CTS No. 826 of Village Malad (E);

On or towards the South : by CTS No. 824 of Village Malad (E);



The Fourth Schedule Above Referred To:
("The said Alta Monte Plot")

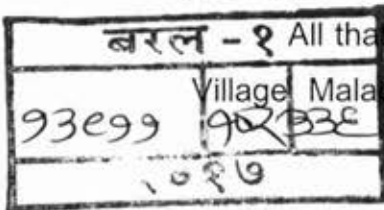
Firstly:-

All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts

Secondly:-

All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 812 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 5088 sq. meters or thereabouts.

Thirdly:-



All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 813 in the Registration District of

Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 3596 sq. meters or thereabouts.

Fourthly:-

All that piece and parcel of plot of land bearing CTS No. 811A/7 (part) admeasuring about 1148.71 square meters or thereabouts of Village Malad (E), Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban .

Fifthly:-

All that piece and parcel of plot of land and admeasuring 1075.71 square meters situated at Kokani Pada, Malad (East), Mumbai – 400 097 on a land bearing C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

Sixthly:-

All that piece or parcel of land or ground situate at Village Malad (E), Taluka – Borivali, Mumbai Suburban Dist. bearing CTS No. 814 (part) viz. 814 A1 to A4 admeasuring 2823.65 square meters or thereabouts within the Registration Sub District and District of Mumbai City and Mumbai Suburban.



**The Fifth Schedule Hereinabove Referred To:
"The Said Access Road"**

बरल - १		
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Firstly:-

All that piece and parcel of plot of land bearing Survey No. 281(pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 211.94 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban .

Secondly:-

All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the

limits of Greater Bombay admeasuring 2589.15 square meters or thereabouts

Thirdly:-

All that piece or parcel of land situate at village Malad, Taluka Borivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 796.90 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban

Fourthly:-

All that piece and parcel of plot of land bearing Survey No. 284/1(pt.) Corresponding to CTS No. 824 (part) admeasuring about 1,135.82 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**The Sixth Schedule Hereinabove Referred To:
The Said Sale Plot As Per The Development Agreement"**

Firstly:-

Firstly :- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts

Secondly:- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 7348.37 sq. meters or thereabouts.

Secondly:-

All that piece and parcel of plot of land bearing Survey No. 281(pt.) Corresponding to CTS No. 811A/7 (part) admeasuring about 1439.62 square meters or thereabouts of Village Malad, Taluka Borivali, in the



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 Chetna Bajwa



Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Thirdly:-

All that piece and parcel of plot of land and admeasuring 1129.7 square meters situated at Kokani Pada, Kurar, Malad (East), Mumbai – 400 097 on a land bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

The Seventh Schedule Hereinabove Referred To:
"The said Third Part of the Larger Property"

All that piece or parcel of land totally admeasuring about 4728.29 square meters or thereabout bearing CTS No. 824(Part) admeasuring 4200.89 square meters, CTS No. 821(Part) admeasuring 440.81 square meters and CTS No. 825 (Part) admeasuring 86.59 square meters of Village Malad, Taluka Borivali with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-



- On or towards the East : by Land bearing CTS No. 821 (Part)
- On or towards the West : by Western Express Highway
- On or towards the North : by Land bearing CTS No.825 (Part) &
- On or towards the South : by Land bearing CTS No.823 (Part)

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The Eighth Schedule Above Referred To:-
"The said Flat"

Flat No. 2605/06 of type 1BHK on the 26th floor in "C" Wing of the Building "Signet" alongwith 2 (In Stack) car parking space lying and located on the property more particularly described in the Seventh Schedule herein above written.

The **carpet area** of the said Flat is **60.70 square meters** as per **RERA** and **NIL Sq.mtrs** Carpet area of Appurtenant/Exclusive Area for use of Purchaser/s as per RERA (viz. Balcony/Terrace/ dry yard/ service passage/deck area etc. and the **carpet area** of the said Flat is **58.90 square meters** as per **MOFA**.

दिनांक २०१७

Chitra Desai

**The Ninth Schedule Above Referred To:-
("Alta Monte amenities")**

Alta Monte Building Amenities	
Structure	1. A formidable structure of more than 53 floors with 7 levels of podium parking and 45 habitable floors
	2. An earthquake resistant RCC structure
	3. A beautiful external façade by world renowned design consultants Callison (USA)
	4. A grand double- height reception with cross - ventilation system
	5. Synchronised automatic elevators running efficient algorithms and providing effective service
	6. For common lobby vitrified tile flooring with 4ft dado and granite architrave for lift door jams
	7. A floor-to-floor height of 3.3 metres
Special Services	1. Power backup for all common areas
	2. RFID enabled Automatic Boom Barrier System
	3. CCTV Surveillance System throughout Complex, Common Areas, Lift Lobby & in Elevators.
Painting & Plastering	Textured paint for all external walls
Door Shutters	Fire rated metallic door for stair case
Door Frames	Fire rated metallic door frame for stair case
Electrical	1. BSS system in Lobby / Parking / Common Areas
	2. Addressable Fire Detection and Public Evacuation System
Alta Monte Common / External Amenities	
Floor	Description
Amenity Floor	Women's Swimming Pool
	Joggers Track
	Toilet, wash & toilets
	Kids Play Area
	Amphitheatre
	Ladies & Gents Fitness Centre
Sports Pavilion	Reception
	Squash Court
	Badminton court
	Tennis Court
CLUB HOUSE : Level 1	Steam room
	Sauna
	Jacuzzi
	Mini Theater
	Game Room
	SPA
	Day Care

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 Chenna Bajpai



CLUB HOUSE : Level 2	Fitness Centre
	Infinity pool
	Jacuzzi
	Kids pool
	Changing, Wash & Toilets
	Pantry & kitchen
	Lawn & Barbeque Pit
	PERGOLAS
	Lounge
	Deck

The Tenth Schedule Above Referred To:-
("Signet Amenities")

SIGNET, Malad (East)	
Signet Building Amenities	
BUILDING SPECIFICATIONS	
High-Speed Elevators	
Well-designed Main Entrance lobbies with Imported Marble flooring at Ground Floor	
Vitrified Tiles in common Corridor lobbies	
OBD in all common passage and staircase area.	
High Quality external acrylic paint	
Aluminium shuttering construction technique.	
Adequate Multilevel parking facility	
Earthquake resistant structure.	
Common / External Amenities	
OUTDOOR AMENITIES - PARKING PODIUM TOP	Parking Podium Top Landscape Garden with following amenities
	Podium top swimming pool
	Senior Citizens' Garden area
	Kids play area
	Jogging track
	Acupressure therapy walk
	Outdoor Multi - activity areas
RETAIL FOREGROUND	Urban Landscape area with street furniture & convenient retail parking
BUILDING TERRACE	Well-planned walkway in landscape with outdoor seating. Multi-purpose activities paved area, kids play area, Senior citizens sitting area
INDOOR AMENITIES	Gymnasium & wellness facility
	Multipurpose/banquet hall at podium top opening in podium garden.
	Indoor Games: TT, Carrom, Chess etc.



बरल - १		
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Signed And Delivered)
by the withinnamed the Promoter)
Era Realtors Private Limited

For Era Realtors Private Ltd.

through its Director
Mr. Vaibudesh Agarwal
in the presence of



mm
Director / Authorised Signatory

1) *[Signature]*

2) *[Signature]*

Signed And Delivered)
by the withinnamed the Confirming Party)
Omkar Realtors & Developers Pvt. Ltd.

For OMKAR REALTORS & DEVELOPERS PVT. LTD

through its Director
Mr. NIKAS K. GUPTA
in the presence of



NIKA
Director / Authorised Signatory

1) *[Signature]*

2) *[Signature]*

Signed And Delivered)
by the withinnamed Purchaser(s)/Allottee(s))
(including joint buyers))



(1) **Mr. Rajesh Kumar Bajpai** *[Signature]*)

(2) **Ms. Chetna Rajesh Bajpai** *Chetna Bajpai*
in the presence of)



[Signature]

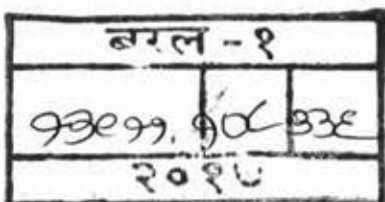
Witnesses:

1. Name *Poojita Dwari*
Signature *[Signature]*

2. Name *Vaibhav Jadhav*
Signature *[Signature]*



Chetna Bajpai




Receipt

Received on or before the execution of these presents of and from the withinnamed the Purchaser the sum of **Rs. 500,000/- (Rupees Five Lakhs and Paise Zero Only)** being the earnest money within mentioned to be paid by him/her/it/them to me.

Rs. 500,000/-

We Say Received:
Era Realtors Private Limited

mm


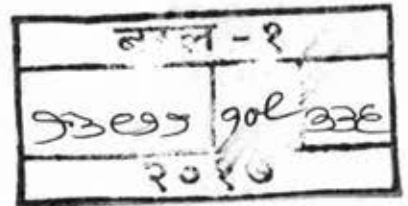
Director



Witnesses:

1. 

2. 





Dated this 8th day of Dec, 2017

Era Realtors Private Limited
... the Promoter

And

Omkar Realtors & Developers Pvt. Ltd.
... the Confirming Party

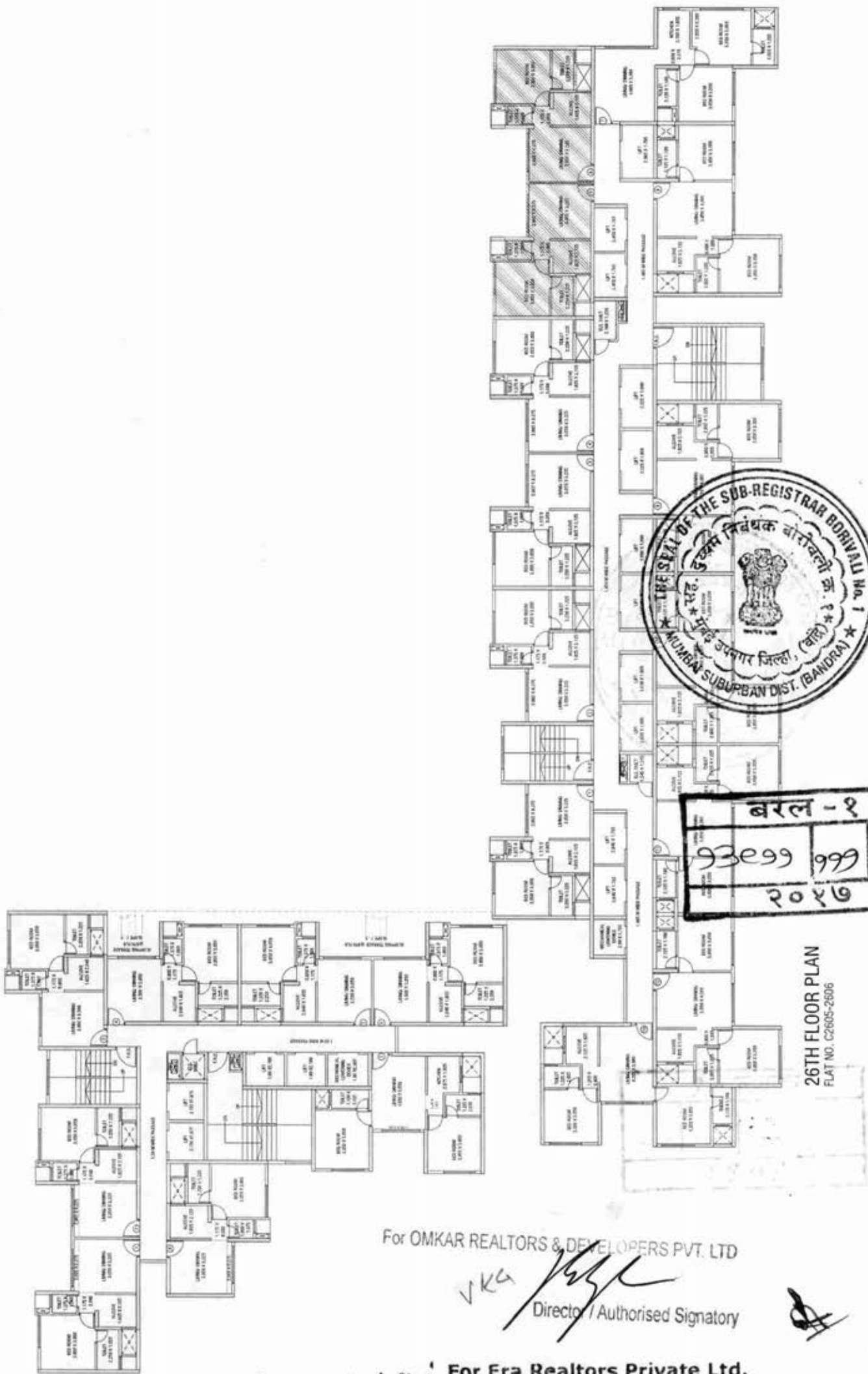
And

Mr. Rajesh Kumar Bajpai
Ms. Chetna Rajesh Bajpai
... the Purchaser



Agreement for sale of Flat No.2605/06
in "Signet" building
Wing "C"
Floor 26th

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२०४७		

26TH FLOOR PLAN
FLAT NO. C2605-2606

For OMKAR REALTORS & DEVELOPERS PVT. LTD

VKA Director / Authorised Signatory

Chetna Belspuri For Era Realtors Private Ltd.

MM Director / Authorised Signatory



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भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

क्र.: 524 दिनांक :

विक्रेती सौ. ज्योती प्र. दुआ

8, कॉडाजो रोड नं. 3, वारुदन विडनगर भाग
टाटा हॉस्पिटल जवळ, मुंबई - ४२.

श्री./श्रीमता. VIKAS...K...Gupta

गांस न्यायिकेतर मुद्राक: पेपर मिळाला.

No. ८०००००९



प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८०००००९

12 MAR 2014

सक्षम-अधिकारी

श्रीमती उलका पाटील



Sion

स्टॅम्प बँडर
परेल, मुंबई.

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GENERAL POWR OF ATTORNEY

बरल - १	
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To All To Whom These Present Shall Come I, Mr. Vikas
K. Gupta, having address at Omkar House, Off Eastern Express
Highway, Opp. Sion Chunabhatti Signal, Sion (East) Mumbai - 400
022 do hereby Send Greetings:-

1

MUMBAI THE BASIS OF ORIGINAL
INSTRUMENT PRODUCED BEFORE
ME THIS IS CERTIFIED
TRUE COPY
T.S. TENDOLKAR
NOTARY DIST. MUMBAI
REGN. NO. 331

K

M.L.

11.D.

11

Handwritten signature

THIS COPY



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APPROVED STAMP VENDOR

CASH MEMO

SMT. JYOTI P. DOOA

L.S.V. NO. 205

Kodari Chawl No. 3, Behind Tata Hospital, Parel,
Mumbai - 400 012. Tel. : 2416 2628

Date: 20/3/14

M/s. VIRGAZ K. GUPTA

Qty.	Particulars	Rs.	P.
	500 X 1	500.00	
S	730896	1	

Signature

E&O.E.

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v

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Now Know Ye All And These Presents Witnesseth that I, **MR. VIKAS K. GUPTA** on my personal capacity as also as the Director of any public or private limited company, as also as a partner of any partnership firm, as also acting as a Constituted Attorney for and on behalf of the executor vide such Power of Attorney do hereby appoint, nominate and constitute (1) **Mr. Ravi Dixit**, (2) **Mr. Vijay Kunder**, (3) **Mr. Ashok Kumar Saraogi** and (4) **Mr. Ashok Talreja**, having address at Omkar House, Off Eastern Express House Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai-400 022 to be my true and lawful Attorneys to severally do the following acts, deeds, matters and things on my behalf / on behalf of any public or private limited company / on behalf of any partnership for me, for such limited company and for such partnership firm and in my name, in name of such company and in name of such partnership and in my name as Substitute Attorney under any other Power of Attorneys granted to me by any executor in respect of the properties more specifically set out in the **Schedules 1 to 95** written hereunder (hereinafter referred to as "the said properties");



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- To appear before the Sub-Registrar of Assurance or any other Competent Authority and to lodge for adjudication and/or registration, the deeds, documents and writings executed by me in respect of the said properties.
- To admit execution of such deeds, documents and writings executed by me for self or for such Limited Company or such Partnership firm wherein I am a Director or a Partner as the case may be, before the Sub-Registrar of Assurances.
- To do all acts, deeds, matters and things for getting all such deeds, documents and writings duly registered with the Sub Registrar of Assurances or any other Competent Authority as my Lawful Attorney deems fit and proper.
- Receive back the said documents from the Sub-Registrar of Assurance and or any other Competent Authority and give effective and valid receipt and discharge thereof.



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- 5. Apply for and obtain certified copies or true copies of such documents, when duly registered.
- 6. The powers conferred upon our Attorneys are to be construed as widely as possible.
- 7. **And I Do Hereby** agree to ratify and confirm all and whatsoever my said Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these present.

SCHEDULE-1

DIGAMBAR, PAREL BHOIWADA

All that piece or parcel of land admeasuring 3975.16 sq.mtrs or thereabouts situate, lying and being at C.S. no.709 and Plot Nos. 94,95,96 and 97, Dadar Naigaum Division, Scheme 60 of Naigaum Estates situated at Jeebh Wadia Road, F/S Ward, Parel, Mumbai 400012.

SCHEDULE-2

AMBEDKAR NAGAR

All that piece or parcel of land bearing Final Plot No. 616 (part) of TPS IV, Mahim Division, off Senapati Bapat Marg, Elphistone Road, Mumbai, admeasuring 12852.07 sq.mtrs., or thereabout within the Registration Sub-District of Mumbai City and Mumbai Suburban

SCHEDULE-3

OM LEVA, MULUND

All that piece and parcel of the plot of land hereditaments and premises situated at Nanepada road, Mulund (E), Mumbai-400081 (i) admeasuring 480.9 Sq.mtrs or there about bearing CTS No.931 (Pt) Survey No.168 Hissa No.5 and (ii) admeasuring 441.6 Sq mtrs or there about bearing CTS No.932/4 Survey No.168 Hissa No. 1(Pt) and 2 (Pt) or Village or Mulund, in all admeasuring 922.5 sq.mtrs or there about and bearing new CTS No.931 -B/1 situated at Nanepada Road Mulund (E), Mumbai-400 081.



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✓ *[Signature]* *[Signature]* *[Signature]*

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SCHEDULE-4

VILE PARLE

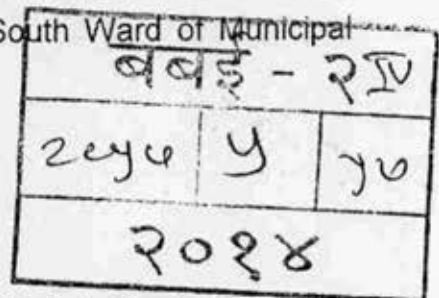
All that piece and parcel of land, hereditaments and premises situate, lying and being at Final Plot Nos. 108 and 109, T.P.S. V, K/East Ward, Sant Janbai Road, Vile Parle (East) in the Registration District of Mumbai City and Mumbai Suburban admeasuring 6149.20 sq. mtrs.



SCHEDULE-5

KHAPRIDEO

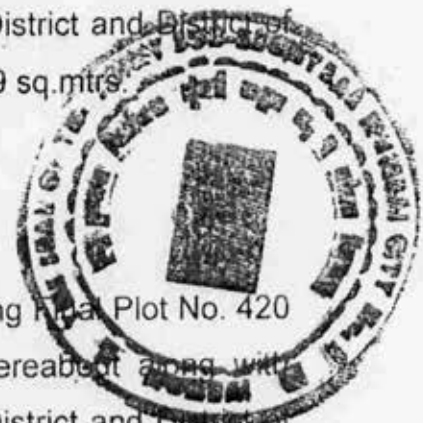
All that piece and parcel of plot of land bearing Cadastre Survey No.1/431, 431, 432, 426, 427 situate, lying and being at Parel Tank Road, Parel, Mumbai - 400 012 - Sewree Division of F/South Ward of Municipal Corporation in the District of Mumbai.



SCHEDULE-6

LOKMANYA NAGAR

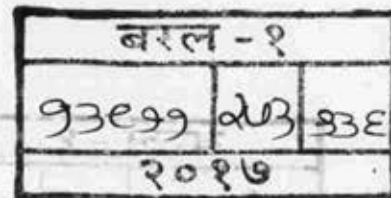
All that piece or parcel of land or ground of plot situate and lying underneath and appurtenant to Buildings Nos. 1 to 10 at Survey No.1303 of lower Parel Division and Final Plot No.580, T.P.S. IV Mahim Division, Lokmanya Nagar, Hind Mill Compound, Kakasaheb Gadgil Marg, Dadar (West), Mumbai - 400 025, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring 10189 sq.mtrs.



SCHEDULE-7

MEMON CHAWL

All those pieces or parcels of land or ground bearing Final Plot No. 420 of T.P.S. IV, Mahim admeasuring 1050 sq.mtrs. or thereabout along with structures standing thereon within the registration Sub-District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-8

SHASTRI BUILDING

All that piece or parcel of land or ground situate, lying and being at Mahim admeasuring 299.36 sq.mtrs. or thereabout with a building standing thereon known as Shastri Building, 39, Dnyan Mandir Road, Dadar, bearing

n. 256

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Final Plot No. 245 TPS IV, Mahim, Street/Plot Old No.713-New No. 39, G/Ward No.4353 (1) within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-9

PRABHADEVI, MANKAR BUILDING

All those pieces or parcels of the land with structures standing thereon, lying and being situated at New Prabhadevi Road, bearing Final Plots Nos. 944, 945 and 946 admeasuring area 616.73 sq.mtrs., 521.74 sq.mtrs. and 578.60 sq.mtrs. respectively of T.P.S. IV of Mahim, Prabhadevi within the Registration Sub District and District of Mumbai City and Mumbai Suburban and property assessed under G/South Municipal Ward.



SCHEDULE-10

WORLI ADARSH NAGAR SAGAR DARSHAN CHS

All that piece or parcel of land or ground situate, lying and being at Mahim bearing C.S. NO. 15(Pt) and 5(Pt) of Mahim Division, admeasuring 2488.75 sq. mtrs. or thereabout with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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SCHEDULE-11

KURLA - SUNDERBAUG

All that piece and parcel of land bearing C.T.S. Nos. 108, 108/1 to 108/66 (now renumbered as C.T.S. No.108 (A to E) admeasuring 26,569.08 sq. mtrs. as per P. R. Cards of Village Kurla - II, in the Registration District of Mumbai Suburban District.

SCHEDULE-12

KURLA, ACCORD PROPERTY

Firstly :

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All those pieces or parcels of land together with the structures standing thereon known as Vasant Nagar No.5, Jivawadi and Satish Nagar situate lying and being at Match Factory Lane, New Mill Road, Kurla (West), Mumbai - 400 bearing Survey No.301, Hissa No.8/1 and Survey No.301-A, Hissa No.9 corresponding to City Survey Property Register Card bearing CTS Nos.106,

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107 and 108 of Kurla IV of Village and Taluka Kurla in the Registration District and Sub District of Mumbai Suburban.

Secondly :

All those pieces or parcels of land together with the structures thereon standing known as Ambedkar Nagar and Gautam Nagar situated, lying and being at Match Factory Lane, New Mill Road, Kurla (West), Mumbai - 400 070 bearing CTS Nos.109, 110, 111 and 112 of Kurla IV of Village and Taluka Kurla in the Registration District and Sub District of Mumbai Suburban

SCHEDULE-13
JOGESHWARI, FANTASY LAND

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249/4	U	30

Firstly :

All that piece and parcel of plot of land bearing Survey No. 2 [part] Corresponding to CTS No. 234 [part], 235/298 to 362, 235/389 to 674, 235/383, 246, 246/1, 247, 247/1 to 148, 248, 249, 249/1 to 149, 249/71 to 80 & 249/107 to 130 admeasuring about 10,452.39 sq.mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



Secondly :

All that piece and parcel of plot of land bearing Survey No. 13 [part] Corresponding to CTS No. 325, 325/1 to 6, 326, 327, 327/1, 328, 328/1 to 9, 329, 329/1 to 12, 339, 339/1, 340, 340/1 to 4, 341, 342, 343, 343/1 to 11, 344, 345, 346, 346/1 to 3, 347, 347/1 to 4, 348, 348/1 to 18, 349, 349/1, 350A, 351, 352, 353A, 353/1 to 7, 354, 354/1 to 12, 355, 355/1 to 14, 356, 356/1 to 6, 375A [pt] / 950, 375 [pt] admeasuring about 21,364.25 sq.mtrs. or thereabouts excluding an area of 633 sq. mtrs. comprised of CTS No. 353 (A) & an area of 438 sq. mtrs. comprised of CTS No. 375/A (pt) / 950 of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



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Thirdly :

All that piece and parcel of plot of land bearing Survey No. 11 Hissa No. 2 [part] and Survey No. 13 Hissa No. 2 [part] corresponding to CTS Nos. 234 [pt], 235 [pt], 235/16 to 297, 363 to 368, 403 to 532 [pt], 237, 237/1 to 9, 238, 238/1 to 5, 239, 239/1 to 7, 240, 240/1 to 17, 241, 241/1 to 5, 242, 242/1 to 9, 243, 244, 245, 249/12 to 37, 249/50 to 70, 249/81 to 106, 249/131 to 132, 250, 250/1 to 44 to 56, 251, 251/1 to 42, 252, 252/1 to 27, 253, 253/1 to 18, 254, 254/1 to 8, 255, 256, 256/1 to 11, 257, 257/1 to 38, 258, 258/1 to 18, 259, 259/1 to 20, 260, 260/1 to 7, 261, 261/1 to 17, 262, 262/1 to 20, 263, 263/1 to 15, 264, 264/1 to 4, 265, 265/1 to 10, 266, 266/1, 267, 267/1, 268, 268/1 to 7, 269, 269/1 to 11, 270, 270/1 to 14, 271, 271/1 to 8, 272, 272/1 to 3, 285, 285/9 to 30, 296, 296/1 to 46, 297, 297/1 to 12, 298, 298/1 to 13, 299, 299/1 to 7, 300, 300/1 to 301, 301/1 to 173, 211 to 224, 243 to 263, 309, 309/1 to 7, 310, 310/1 to 311, 311/1 to 43, 312, 312/1 to 21, 313, 313/1 to 22, 314, 314/1 to 315, 315/1 to 23, 320, 320/1 to 24, 321, 321/1 to 24, 322, 322/1 to 37, 323, 323/1 to 21, 324, 324/1 to 17, 330, 330/1 to 6, 331, 331/1 to 10, 332, 332/1 to 32, 323/1 to 21, 324, 324/1 to 17, 330, 330/1 to 6, 331, 331/1 to 10, 332, 332/1 to 22, 333, 333/1 to 10, 334, 334/1 to 13, 335, 335/1 to 12, 336, 336/1 to 19, 337, 337/1 to 10, 338, 338/1 to 12, 357, 357/1 to 24, 358, 358/1 to 10, 359, 359/1 to 10, 359/40 to 46, 361, 361/1, 362, 362/1 to 13, 364, 364/1 to 14, 369, 369/1 to 6, 370, 370/1 to 10, 371, 371/1 to 28, 372, 372/1 to 5, 373, 373/1 to 14, 374, 374/1 to 6, 375, 375/1 to 79, 84 to 193, 207 to 418, 427 to 539, 543 to 782, 787 to 871, 885 to 976 totally admeasuring about 71,325.51 sq.mtrs or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at



Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

जोगेश्वरी - विक्रोली लिंक रोड - २३५		
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Fourthly :		
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All that piece and parcel of plot of land bearing Plot No. 24/A Corresponding to CTS No. 44, 44/1 to 11 admeasuring about 1,058.20 sq.mtrs or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

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93E99	Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.
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Fifthly :

All that piece and parcel of plot of land bearing CTS No. 45, 45/1 to 20 admeasuring about 1,237.50 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

बल - २		
२५०	९	५०
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Sixthly :

All that piece and parcel of plot of land bearing CTS No. 46, 46/1 to 30 admeasuring about 1,241.40 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

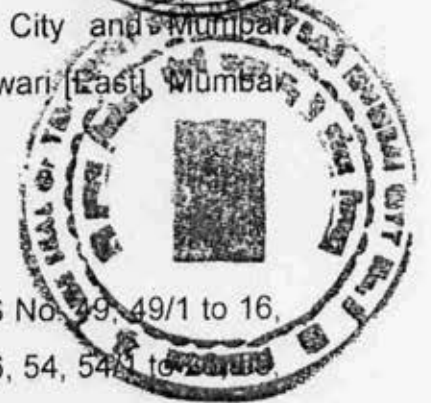
Seventhly :

All that piece and parcel of plot of land bearing CTS No. 47, 47/1 to 17 admeasuring about 1,352.20 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



Eighthly :

All that piece and parcel of plot of land bearing CTS No. 49, 49/1 to 16, 50, 50/1 to 23, 51, 51/1 to 20, 52, 52/1 to 14, 53, 53/1 to 36, 54, 54/1 to 22, 55/1 to 43 admeasuring about 8,683 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



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२०२७		

Ninthly :

All that piece and parcel of plot of land bearing CTS No. 56, 56/1 to 104 admeasuring about 3,575.50 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

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Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Tenthly :



All that piece and parcel of plot of land bearing CTS No. 57, 57/1 to 8 admeasuring about 1,315.10 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Eleventhly :



All that piece and parcel of plot of land bearing CTS No. 156C, 156C/15 to 25 admeasuring about 1,640.60 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Twelfthly :

All that piece and parcel of plot of land bearing CTS No. 160, 160/1 to 7 admeasuring about 916.60 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

2026	90	44
Thirteenthly :		
2028		

All that piece and parcel of plot of land bearing CTS No. 172, 172/1 to 11 admeasuring about 1253.80 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Fourteenthly :

93099	200	330
158, 141A, 141A/159 to 196, 141/197 to 218, 141A/220 to 239.		
2026		

All that piece and parcel of plot of land bearing CTS No. 141, 141/1 to 158, 141A, 141A/159 to 196, 141/197 to 218, 141A/220 to 239. admeasuring about 6024.90 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in

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the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

Fifteenthly :

All that piece and parcel of plot of land bearing CTS No. 178/178/1 to 35 admeasuring about 2336.90 sq. mtrs. or thereabouts of Village Majaswadi, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



SCHEDULE-14

A. K. BUILDER [MALAD]

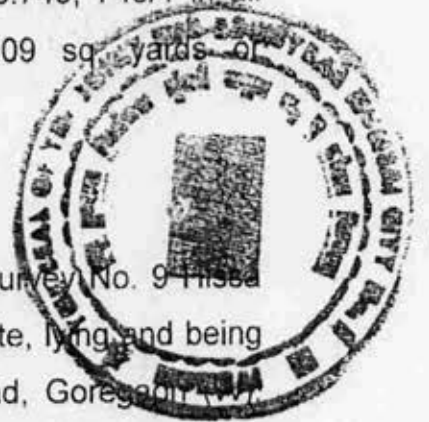
All that piece or parcel of land or ground together with the structure standing thereon situate, lying and being at Village Malad, Taluka Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 273, Hissa No.1/8, CTS No.749, 749/1 in all admeasuring about 6028.6 sq. mtrs equivalent to 7209 sq. yards or thereabout.

ब-२३ - २१४		
२५२४	११	४०
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SCHEDULE-15

GOREGAON, AUTORIDERS

All that piece or parcel of land or ground bearing Survey No. 9 Hissa No.2 (part), New C.T.S. No.38(A) (Old C.T.S. No. 38) situate, lying and being in the Village of Goregaon, 428, Swami Vivekanand Road, Goregaon (East) Mumbai-400 104 in the Registration Sub-district and District of Bombay City and Bombay Suburban and containing by admeasurements 2251.5 sq. meters or thereabouts.



Together with the buildings, structures, erections and other constructions thereon and all plant, machinery, fixtures and fittings attached permanently fastened to anything attached to the earth.

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२०१६		

SCHEDULE-16

UDUPI [MUNGEKAR] PROPERTY [GOREGAON]

ALL THOSE pieces or parcels of land or ground situate lying and being at village Pahadi, Peru Baug, Aarey Road, Goregaon (East) bearing Survey

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No. 97 (part), C.T.S. NO. 332, 332/1 TO 42 admeasuring 1004.3 square meters or thereabouts within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-17

JALDHARA/ GANESH KRUPA – DINDOSHI

All that piece or parcel of land or ground situate, lying and being at Srikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Taluka Borivali, Mumbai Suburban District, Mumbai 400 065, bearing CTS No. 827, 827-D(part), 827-D/1(part) and 827-D/2(part), Village Malad, admeasuring 22,900 sq.mtrs. or thereabout within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE-18

MALAD, KOKANIPADA

All that piece and parcel of land being, lying and situate at Village Malad, Taluka Borivali, bearing C.S. No. 805, 805/1 to 805/70, 806, 807, 808 and 809 admeasuring about 13100 sq. mtrs. within the Registration District and Sub-District of Mumbai Suburban.

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SCHEDULE-19

MALAD, ANDHER COMPOUND

All those pieces or parcels of land or ground situate lying and being at Village Kurar, Taluka Borivali bearing Survey No. 21 corresponding to C.T.S. No. 328, 328/1 to 9, 329, 329/1 to 7, 330, 330/1 to 4, 331, 331/1 to 4, 485, 485/1 to 29, 486, 486/1 to 20, 487, 487/1 to 22, 489, 495 to 500, 500/1 to 6, 501 – 508, 560, 561 admeasuring 9 Acres 38 Gunthas i.e. 40257.7 sq.mtrs. or thereabout within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-20

MALAD, KHANDERAO PATIL

All that plots of land situate at Village Malad, Taluka Borivali, Mumbai Suburban District bearing Survey No. 283 Hissa No.1/1 C.T.S. No. 814 (Part), admeasuring 2350.5 sq.mtrs. or thereabout as per 7/12 extract & corresponding mutation entries, the Consent Terms dated 29.10.1999 filed in High Court Suit No. 2921 of 1997 AND on actual measurement on site, the

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area of the land belonging to the Vendors is 2823.6 sq. mtrs. within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-21

MALAD, MORESHWAR PATIL

All that plots of land situate at Village Malad, Taluka Borivali, Bombay Suburban District bearing Survey No.283 – Hissa no.1/4 C.T. No. 814 (pt) admeasuring 2350.5 sq.mtrs. or thereabout as per 71 extract corresponding mutation entries AND the area according to Property on Survey is 2823.6 sq. mtrs. within the Registration Sub District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-22

MALAD [JANU BHOYE NAGAR]

Firstly :

All that piece and parcel of land or ground situate lying and being at Village Malad, Malad (East), Taluka Borivali bearing CTS No. 812, 813, 821 (Part), in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 27266.97 sq. meters or thereabouts.

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२०१४		

Secondly :

All that piece and parcel of land or ground situate lying and being at Village Malad, Malad (East), Taluka Borivali bearing CTS No. 821 (Part), 805, 839, 840, 844, 811-A/7 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 16250 sq. meters or thereabouts.



Thirdly :

All that piece and parcel of land situate lying and being at Village Malad (East), Taluka Borivli bearing Survey No. 284, Hissa No. 1 (pt) corresponding to CTS No 824(pt) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 6020 sq.mtrs. or thereabouts.

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Fourthly :

All that piece and parcel of land situate lying and being at Village Malad (East), Taluka Borivali bearing Survey No 282 corresponding to CTS No. 821 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 4730 sq.mtrs. or thereabouts



SCHEDULE-23

MALAD [SHANTARAM TALAV]

All that piece and parcel of land or ground situate lying and being at Village Malad, Malad (East), Taluka Borivali bearing CTS No. 825 and 825(pt) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 7112 sq. meters or thereabouts.

SCHEDULE-24

MALAD [KOKANI PADA EXPANSION]

All that piece or parcel of land or ground bearing CTS Nos. 787, 788, 792 (part), 793 (part), 794 (part), 795 (part), 796 (part), 799 (part), 800 (part), 801 (part), 781, 786, 786/1 to 15, 837, 789 (part), 789/1 to 4, 790 (part), 791 (part), 756, 752, 751, 751/1 to 751/6, 753 (pt), 766/A, 753, 753/1, to , 753/6, 784, 784/1, to 784/6, 783, 757, 755, 756(pt), 758, 758/1, 759, 759/1 & 2, 841/A, B & C, 782/B, 769, 774, 774/A/1 to 14, 774/B, 774/C, 775, 776, 776/1 to 8, 770, 768, 785, 760, 760/A, 760/B, of Village Malad (East), Taluka Borivali situate at Malad (E), Mumbai admeasuring 27825.97 square meters or thereabout within the Registration District and Sub-District of Mumbai City and



Mumbai Suburban.

SCHEDULE-25

MALAD RBI-MAHATYAGI

All those pieces or parcels of land or ground situate lying and being at Village Malad, Taluka Borivali, bearing C.T.S. No. 823, 823/1 & 818 admeasuring 51779.30 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

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२०१४	

SCHEDULE-26

MALAD KASHIBAI

All those pieces or parcels of land or ground situate lying and being at Village Kurar, Taluka Borivali, Mumbai Suburban District bearing Survey

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२०१७	

No.20 (pt), C.T.S. No. 509, 509/1A, 509/1 to 34 and 510 admeasuring 18278.9.

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SCHEDULE-27
GOREGAON PROPERTY (NEAR FILM CITY)

Firstly :

All that piece or parcel of land bearing Survey No. 239, CTS No. 827-D/1 (pt) and 827-D/2 (pt) of Village Malad (E) admeasuring 10979.84 sq. mtrs. or thereabouts in the registration district of Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097.

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244	34	40
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Secondly :

All that piece or parcel of land bearing Survey No. 239, CTS No. 827-D/1 (pt) of Village Malad (E) admeasuring 9200 sq. mtrs. or thereabouts in the registration district of Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097.



SCHEDULE-28

BALDOTA

All those Pieces or Parcels of land with the structures standing on situate, lying and being at Village Malad and/or Village Kurar, Taluka Borivali bearing Survey No.9 (pt), 10(pt), 13, 14, 15B, 15C, 18(pt), 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 Hissa No.1, 23 Hissa No.1, 24, 25 (pt), 26(pt), 27 Hissa No.1, 28 Hissa No.1 and 7, 29 Hissa No.1(pt) and 30 Hissa No.1(pt) admeasuring 2,47,500 sq. mtrs.



SCHEDULE-29

JOGESHWARI - MAJAS [BAPTISTA]

All those pieces or parcels of land or ground bearing Survey No. 51 A Hissa No. 3, CTS No. 133, 133/1 to 44, situate, lying and being at Village Majas, Taluka Andheri admeasuring 19,580 sq.mtrs. or thereabouts within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

Village - १		
93	99	2028
2028		

SCHEDULE-30
JOGESHWARI-MAJAS
[NEAR MARUTI MANDIR - J P INFRA]

All that pieces and parcels of land bearing CTS No.139 (pt), 139/1 to 82, 139/84 to 136, 139/138 to 139, 139/143 to 225, 139/226 (pt), 139/228 (pt), 139/230 (pt), 139/232 (pt), 139/234 (pt), 139/236 (pt), 140 (pt), 140/1 to 3,

9-139		
139	139	139
2028		

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140/4(pt), 140/5(pt), 140/13 to 14, 140/15(pt), 140/16(pt), 140/17(pt), 140/18 to 26, 140/27(pt), 140/28(pt), 140/29(pt), 140/30, 140/31(pt), 140/32, 140/43 to 60, 140/61(pt), 140/62(pt), 140/63, 140/64(pt) admeasuring 7041.70 sq. mtrs. of Village Majas, Taluka Andheri, situated at Prem Nagar, Janta Colony, Opp. Kanuram Chowk, Jogeshwari (East), Mumbai-400 060.



SCHEDULE-31
CHACHAD

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Majas Part-1 bearing C.T.S. Nos. 148, 148/1, 149, 150, 150/1, 150/2, 151, 151/1 to 4, 152, 152/1 to 4, 153, 153/1 corresponding to Survey No. 51A Hissa No.2 Village Majas Part-1, Taluka Andheri, MSD admeasuring 4034.40 sq. mtrs. or thereabout, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-32
VIMAL ASSOCIATES - SHIVALIK

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Majas, Taluka Andheri, Mumbai Suburban District and bearing CTS No.140,140/1 to 140/1 to 551 adm. about 12441.3 sq. mtrs. situated at Squatters' Colony, Gandhi Nagar, Gumpha Road, Jogeshwari (East), Mumbai- 400 061.

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SCHEDULE-33
MOGRA [NEAR MUNICIPAL SCHOOL/ CHURCH]

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban District and bearing Survey no. 23A, Hissa no. 11 & 12 corresponding CTS no. 346, 346/1 to 6, 347 and 431, Survey no.9A, Hissa no.3B(pt.) corresponding to CTS no.431(pt.) total area 21,102.50 sq. mtrs. or thereabout situated at Jogeshwari (E), Mumbai.

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All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban

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District and bearing Survey no. 23A, Hissa no.1(pt) corresponding CTS no. 351, 351/1, Survey no. 23A, Hissa no. 4 corresponding CTS no. 349, 349/1-2, Survey no. 23A, Hissa no. 5(pt.) corresponding CTS no. 350, Survey no. 23A Hissa no. 6(pt.) corresponding CTS no. 352, 352/1-2, Survey no. 9A Hissa no. 3B(pt.) corresponding to CTS no. 431(pt.) total area of 10,466.60 sq. mtrs. or thereabouts situated at Jogeshwari (E), Mumbai.

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(C) Burjor A. Mistry

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban District and bearing Survey no. 23A Hissa no. 8 corresponding CTS no. 348 adm. 626 sq. mtrs., Survey No. 23, Hiss No. 9 pt corresponding CTS No. 354 pt, 354/1 & 2 area admeasuring 2428 sq. mtrs. or thereabouts situated at Jogeshwari (E), Mumbai.

**SCHEDULE-34
 JOGESHWARI MAJASWADI-GOLDEN AGE**

All those pieces and parcels of land bearing CTS No.142/1 to 142/8, 142/76 to 142/91, 146, 146/36 to 146/41, 146/89, 147, 147/97 to 147/201, 147/215 to 147/285, 142(part), 142/92 to 142/120, 142/125, 142/142, 139(part), 139/474 to 139/534, 139/610 to 139/616, 140(part), 140/280 to 140/319, 139(part), 139/535 to 139/605, 139/617 to 139/654, 141, 141/1 to 141/126, 141/134, 141/136 to 141/138, 141/148, 141/149, 141/150, 147/26 to 147/218, 147(part), 147/1 to 9, 147/10 to 25, 145(part), 145/1 to 20, 145/30 to 40, 145/52 to 145/60, 145/80 to 145/83, 142(part), 142/66 to 75, 142/121 to 123, 144(part), 144/13 to 144/32, 145, 145/165 to 168, 145/192 to 195, 145/197 to 203, 145/226 to 237, 145/251 to 254, 144/10, 144/12, 142(part), 142/9 to 12, 142/21 to 65, 144(part), 144/1 to 8, 144/10, 144/12, 145(part), 145/8, 145/9, 145/21 to 28, 145/41 to 51, 145/65 to 75, 145/78, 145/84, 145/85 and 145/87, 154/A (part), 155/B, 140 (part), 141/27 to 141/135, 141/139 to 141/147, 141/149 to 141/221, 141/222 to 141/246, 141/262 to 141/268, 141/258 to 141/295, 141/316 to 141/331, 139 (part), 139/360 to 376, 139/394 to 139/473, 139/662 of Village Majas, Taluka Andheri and CTS no. 329, 329/1 to 329/145, 329/159, 329/146 to 329/158, 329/160 to 329/305 of Village Mogra, Taluka Andheri totally admeasuring 59133.40 sq.mts. or thereabouts being lying and situate at Jogeshwari (E), Mumbai-400



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060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

SCHEDULE-35
JOGESHWARI MAJASWADI- GRACE
First Schedule



Those pieces of parcels of land or ground with structures standing thereon situate, lying and being at Village Mogra bearing Survey no.9A/1 Hissa No. 2A CTS No. 324 of Mogra Village, Taluka Andheri admeasuring 4806.10 sq.mtrs. or thereabouts within registration Sub-District & District of Mumbai City and Mumbai Suburban.

Second Schedule

All that pieces and parcels of land bearing Survey No. 9A/1, Hissa No. 2A (pt.) CTS no. 325, Survey No. 9A/1 Hissa no.2B, CTS no. 326 and Survey No. 9A/1 Hissa no.2B, CTS no. 327, 327/1 to 4 admeasuring 8,244 sq. mtrs. of Village Mogra within registration Sub-District & District of Mumbai City and Mumbai Suburban.



SCHEDULE-36
MAJAS-NIRMAN

All that pieces and parcel of lands bearing CTS No. 135(pt.), 136(pt.) & 137(pt.) totally admeasuring about 13421.65 square meters or thereabouts together with the structures standing thereon situated near Meghwadi Market, Jogeshwari (East) Mumbai - 400 060 of Village Majas, Taluka Andheri, Mumbai Suburban District.

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SCHEDULE-37
MAJAS- NIRMAN VICINITY

All those pieces and parcels of land bearing CTS no. 61, 135, 136, 137, 138, 139, 140, 141 situate at Village Majaswadi, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai

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City and Mumbai Suburban.

SCHEDULE-38
ISMALIA

All those pieces and parcels of land bearing CTS no. 3,4 situate at Village Ismalia, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

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SCHEDULE-39
MOGRA

All those pieces and parcels of land bearing CTS no. 360 situate at Village Mogra, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

SCHEDULE-40
CHEMBUR

All that piece or parcel of land or ground bearing CTS No.61 (Part) of Village Chembur, with structures standing thereon popularly known as Shramjivi Nagar, Vasantnao Naik Marg, Shell Colony Road, Chembur, admeasuring 4324.29 sq. mtrs. or thereabout within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-41
ANDHERI, PRAKASHWADI

All those pieces or parcels of lands or ground situate, lying and being at Village Gundavali with structures standing there on and bearing CTS No.265 of Village Gundavali, admeasuring 696.30 sq.mtrs and CTS Nos. 266 and 266/1 to 172, of Village Gundavali, Taluka Andheri MSD admeasuring 10847.50 sq.mts or thereabouts, as per property register cards within the Registration District and Sub District of Mumbai City and Mumbai Suburban.

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SCHEDULE-42
ANDHERI (MAROL)

All that piece of land bearing Survey No.15A, Hissa No. 13 as reflected in Composite 7/12 extracts issued by Revenue Authorities corresponding to CTS No.821, 822, 823, 823/1 to 170 and 824 in aggregate admeasuring 7283.9 sq.mtrs. or thereabout together with structure standing thereon as per Property Registrar Cards of Village Marol, Taluka Andheri, Mumbai Suburban District.



structure standing - १		
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SCHEDULE-43
MAJAS (JOGESHWARI)

1) All that piece and parcels of land bearing CTS No.206(pt) admeasuring 12,079.8 sq.mtrs. situate at Sanjay Gandhi Nagar, Gumpha Road, Jogeshwari (E), Mumbai-400 060.

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II) All that piece and parcel of land or ground situate at village Megha, Jogeshwari (East), Mumbai-400 102, Taluka Andheri, BSD bearing CTS No.360, 149, 154, 155, 156, 131, 130, 129, 128, 127, 126, 206 corresponding to Survey No.23A Hissa No.1(pt) admeasuring 11430.10 sq.mtrs. or thereabout.



All that piece or parcel of land or ground situate, lying and being at Meghayadi, Jogeshwari (East), Mumbai-400 060, Village Majas, Taluka Andheri, bearing CTS No.133, 133/1 to 44, corresponding to Survey No.23A Hissa No.1(pt) admeasuring 11430.10 sq.mtrs. or thereabout.



All that piece and parcel of land bearing CTS No.132, bearing corresponding Survey No.47, Hissa No.1-A, admeasuring 9821.5 sq.mtrs. (declared slum) situate at Sanjay Gandhi Nagar, Gumfa Road, Jogeshwari (East), Mumbai-400 060.

SCHEDULE-44
AAMBY VALLY

All that piece and parcel of land or ground a portion admeasuring 2107 sq.mtrs. or 0.2107 Hectares out of the said Land bearing Survey / Gat No 111, Village Deoghar Taluka Mulshi, District Pune and within the limits of the Group Gram Panchayat of Village [Ambavane] and which land is part of the said Final layout sanctioned by the Office of the Collector, District Pune vide order bearing No.PMA/NA/SR/27/2003 dated 3.2.2007 in respect of lands admeasuring in the aggregate Hectares 2261 = 24 Acres situate in Villages Ambavane, Visakhar, Peth Shahapur, Kolvali, Nandgoan, Deogar, Pomgaon and Khumberi all situate, lying and being in Taluka Mulshi and which said plot

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SCHEDULE-45
MITHAIWALA CHAWL, MAHIM

land contains Plinth No 549 (as per such Final layout).
All that piece or parcel of land or ground with the structure and chawls standing thereon lying and being at the Corner of Kakasaheb Gadgil Marg and Road (South) within the Registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring 1143.44 sq.mtrs. or thereabout and registered in the books of the Collector of Land Revenue under Final Plot No. 577 of T.P.S. IV, and in the books of Assessor & Collector

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of Municipal Rates & Taxes under G(N) Ward Nos. 3400(1), (1A), (1B), (2), 3401(101A), (1B), (1C), (2), (2A), (3), Street No.864, 864B, 864C, 864A, 48-567B, 56D, 56E, 58, 58A, 60.

SCHEDULE-46
JANSHAKTI CHS, OM ANNEXE, DADAR

All that piece or parcel of land or ground bearing Final Plot No.547, T.P.S. IV, Mahim Division, Popularly known as Bikaseth Wadi, Masjid Gully, Dadar(West), Mumbai, admeasuring about 806 Square Meters, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

995 - 2IV		
240	25	74
2028		

SCHEDULE-47
OM ARCADE (SAI SIDDHI CHS)

All that piece or parcel of land or ground bearing Final Plot No.551/A, G-N Ward TPS IV, Mahim (Area) 1st (Variation) (Final) situate at Masjid Gali, of Bhavani Shanker Road, Dadar (W), Mumbai 400 028, Municipal Corporation admeasuring 1728.27 sq.mtrs. or thereabouts and within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-48
GANESHWADI UTKARSH CHS, PAREL

Firstly :

The land bearing C.S. No.200(pt) & 3/159(pt) admeasuring 1478.99 sq. mtrs. and 3745.85 sq. mtrs respectively in all 4,864.78 sq. mtrs. of Parel-Sewri Division situated at Ram Takdi Road, now known as Ganeshwadi Chandikadevi Compound, Parel, Mumbai-400 033 within the Registration Sub-District and District of Mumbai.



Secondly :

The plot of land bearing C.S. No.201 (pt) admeasuring 931.17 sq. mtrs. of Parel-Sewri Division situated at Ram Tekdi Road, now known as Ganeshwadi, Chandikadevi Compound, Parel, Mumbai-400 033, within the Registration Sub-District and District of Mumbai.

931 - 2		
93099	212	338
2029		

Thirdly :

The land admeasuring 1,172 sq.mtrs. forming part of the larger land bearing C.S. No.200(pt) & 3/159(pt) (498.32 sq. mtrs. and 673.27 sq. mtrs.

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respectively) of Parel-Sewri Division at all four roads, now known as Ganeshwadi, Chandikadevi Compound, Parel, Mumbai-400 033, in the Registration Sub-District and District of Mumbai.

SCHEDULE-49
OM SHIV SAI CHS, SION

All that piece or parcel of land or ground bearing Cadastral Survey No. 6(Pt) 8/6 (Pt), 2/24, 2/23 of Sion Division, Near Sion Fort, F/North Ward of Municipal Corporation admeasuring 5521.29 sq.mtrs. or thereabout within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



SCHEDULE-50
SION VLT

Land admeasuring 4000 sq.ft. or thereabout equivalent to 371.74 sq.mtrs. situate, lying and being at Foot of Sion Fort, Taty Toppe Marg, Sion (East), Mumbai with structures standing thereon being VLT No. F(N) 6426 (East) of the Mumbai Municipal Corporation and bearing Cadastral Survey No. 6(Part) of Sion Division within the Registration Sub District and District of Mumbai City and Mumbai Suburban



SCHEDULE-51
SION FACTORY

All that piece or parcel of land or ground admeasuring 1189 square yards lying with VLT structures standing thereon bearing C.S. No. 6 (P) of Sion Division known as Mango Garden, Sion Matunga Estate, Scheme No. IV, Sion, Behind Fish Market, Road No.1, Mumbai - 400 022 .

SCHEDULE-52
BHAGESHWAR BHAVAN

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All that piece or parcel of land bearing of Final Plot No.391 of TPS III, Mahim bearing C. S. Nos. 1A/756 and 1B/756 of Mahim Division admeasuring 1,826.10 sq. mtrs. equivalent to 2,184.00 sq. yards situate, bearing Cess Nos.

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(2A), GN-5715 (2AA) and GN-5715 (2AB) lying and being at Bhagoji Keer Marg, Mahim Mumbai - 400 016 along with the building standing thereon known as "Bhageshwar Bhavan" within the Registration Sub District and District of Mumbai City and Mumbai Suburban

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SCHEDULE-53
NIKAMWADI OM GOPAL

All that piece or parcel of land or ground bearing Final Plot No. 569 (part), T.P.S. IV, Mahim Division bearing Cadastral Survey No. 1309 (Part), 1310 (part) 1311 (Part) 1316 (Part) ,1320 (Part) , 1/1320, 1321 admeasuring about 3205.43 sq. mtrs. or thereabouts popularly known as Nikamwadi, situate at Masjid Gully, Dadar (West), within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-54
BANDRA-KURLA COMPLEX, BANDRA

All that pieces and parcel of lands bearing C.T.S. No. 7643 (pt), 7643/1 to 3 (pt), 7716 and 4207 (pt) of Village Kolkalyan, Taluka Andheri, admeasuring 4959.60 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-55
DEONAR, BMC LAND

Firstly:

Property bearing C.T.S No.93(pt) and 1(pt) situated on Village Deonar, Mahim, Mumbai known as "396 tenements" of Ekta CHS(Prop) within the district of Mumbai and Mumbai Suburban.

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Secondly:

Property bearing C.T.S No.93(pt) and 1(pt) situated on Village Deonar, Mahim, Mumbai known as "640 tenements" of Samra CHS(Prop) within the district of Mumbai and Mumbai Suburban.



SCHEDULE-56
ANTOP HILL

All that piece or parcel of land situate at Matunga Division admeasuring 810.65 sq.mtrs. or thereabout bearing C.S. No. 362 of Matunga Division with a mosque and other structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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SCHEDULE-57
ANTOP HILL SHAIKH MISRI (KAZI)

All that piece and parcel of land or Ground together with residential and structures (having carpet area of 280 sq.mtrs.) standing thereon, situate, lying and being at Shaikh Mishri Road, (west) in Matunga Division containing by admeasurements 1051.85 Sq. meters or thereabout bearing Cadastral Survey No.383 of Matunga Division and Assessment No. FN-4066(2), within Registration District and Sub District of Mumbai city & Mumbai Suburban.



SCHEDULE-58
ANTOP HILL SHAIKH MISRI (MIREKAR)

All that piece or parcel land with structures standing thereon within Registration District and Sub-District to Mumbai City and Mumbai Sub-Urban containing by admeasurements 801 sq. yds. equal to 669.74 sq. mtrs. or thereabouts bearing Cadastral Survey no.370 of Matunga Division and in the Books of the Collector F Ward, Street Nos.4039 to 4043/ 1280 to 1284 Antop Hill, Matunga.



Secondly, All that piece or parcel land with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Sub-Urban containing by admeasurements 313 sq. yards equal to 261.71 sq. mtrs. or thereabouts and bearing Cadastral Survey no.371 of Matunga Division and in the Books of the Collector F Ward, Street Nos.4020/ 1261, 4021/ 1262.

SCHEDULE-59
ANTOP HILL SHAIKH MISRI (MEHFILKHANA)

All that piece or parcel of land situate at Matunga Division admeasuring 810.65 sq.mtrs. or thereabout bearing C.S. No. 1/362 of Matunga Division with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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SCHEDULE-60
ANTOP HILL (NEW SHAIKH MISRI CHS(PROP)

Plot bearing C.T.S. Nos. 3/53, 88, 361, 362, 1/362, 363,364, 365, 366, 367, 368, 369, 370, 371, 1/371, 372, 1/372, 373, 374, 375, 1/376, 377, 380, 382, 383 Shaikh Mishree Road, Antop Hill, Mumbai- 400 037 of Matunga, Mumbai- 400037.

SCHEDULE-61
ANTOP HILL- OZA

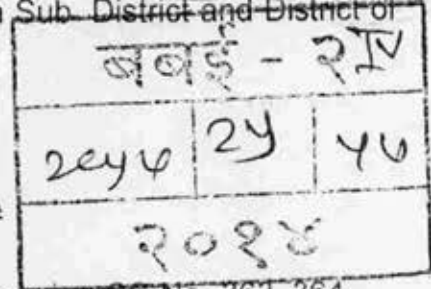
ALL those pieces or parcels of land or ground bearing C.S. No. 270, 1/371, 372, 373, 374 of Matunga Division and admeasuring 934.79 sq.mtrs., situated at Antop Hill, within the Registration Sub District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-62
ANTOP HILL- BALDOTA

Firstly :

All those pieces or parcels of land or ground bearing CS No. 363, 364, 365, 367 of Matunga Division admeasuring 4238.32 sq.mtrs. situated at Antop Hill, within the Registration Sub District and District of Mumbai City and Mumbai Suburban.



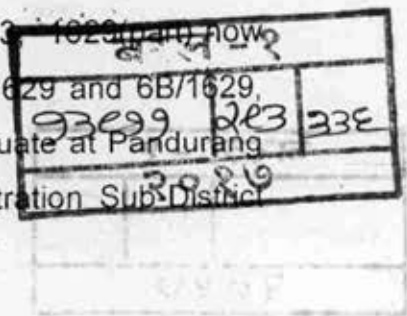
Secondly :

All those pieces or parcels of land or ground bearing CS No. 286, 793, 913, 1029, now renumbered as 7D/1629, 6/1629 now renumbered as 6A/1629 and 6B/1629, 1/914 and 3/914 of Lower Parel Division, G/South ward situated at Pandurang Budhkar Marg, Worli, Mumbai - 400 025 within the Registration Sub District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-63
WORLI MAHALAXMI

All that piece and parcel of land admeasuring 30,062 sq. mts or thereabouts and bearing C.S.Nos.286(part), 793(part), 913, 1029, now renumbered as 7D/1629, 6/1629 now renumbered as 6A/1629 and 6B/1629, 1/914 and 3/914 of Lower Parel Division, G/South ward situated at Pandurang Budhkar Marg, Worli, Mumbai - 400 025 within the Registration Sub District and District of Mumbai City and Mumbai Suburban.



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SCHEDULE-64
WORLI, SUMER

A) All that piece and parcel of lands being Collector's Old Nos. 86,15,151,153,161,162 and 412 Collector's New Nos. B/11990 and 12446 and Laughton's Survey No.300 2 (Part) bearing Cadastral Survey No.2/914 of Lower Parel Division admeasuring 2396.80 sq.mtrs. but or thereabout within the Registration Sub-District and District of Mumbai City and Mumbai Suburban together with the structure standing thereon.

All that pieces and parcels of land of Lower Parel Division bearing C.S. No. 914 admeasuring 1727.27 sq. mtrs and C.S. No.4/914 adm.494.98 sq. mtrs totally admeasuring 2222.25 sq. mts. owned by Vinod Behari Bhatia. One Ja subsidiary Industries Co. (I) Pvt. Ltd. is the lessee in respect of land bearing C.S. No. 914 and Electron House Private Ltd. is the lessee in respect of land bearing C.S. No.4/914.

All that pieces and parcels of land of Lower Parel Division bearing C.S. No. 915 admeasuring 994.15 sq. mtrs., C.S. No.1/913 admeasuring 239.97 and C.S. No.1A/913 adm.678.1 sq. mtrs totally adm. 1912.22 sq. mts. owned by M/s Kash Foods Pvt. Ltd.

SCHEDULE-65
WORLI, CREST

All that piece or parcel of land or ground situate, lying and being Hindycycle Road of Worli, Mumbai bearing Plot No.250B of Worli Estate Scheme No.52 which was formally bearing Cadastral Survey no.1629(part) and now bearing Cadastral Survey No.7E/1629 of Lower Parel Division and in a lease executed by Municipal Corporation in favour of the said Society the same is mentioned as Cadastral Survey No.7/1629 Part of Lower Parel Division admeasuring 1293 sq. yards i.e. equivalent to 1081.11 sq. mts. or thereabout within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-66
CHEMBUR MAHUL

All those pieces or parcels of land with factory & other structures

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standing thereon bearing City Survey No.490 admeasuring 1275 sq.ft. of thereabout and City Survey No.492 admeasuring 1110.60 sq.mtrs. or thereabout of Village Mahul, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-67
ANTOP HILL, SHANKHALA

All those pieces and parcels of land bearing C.S. Nos. 26, 28, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 69, 70, 71, 72, 73, 74, 81, 82 admeasuring about 19,967.68 sq. mts. or thereabouts of Salt Pan Division, Sion (Agar Kokri), Mumbai District.



SCHEDULE-68
SAMARTH NAGAR, CHUNABHATT

All that piece and parcel of land bearing (i) Survey No.292A Hissa No.1 (part) admeasuring 5,331.98 square meters or thereabouts; (ii) Survey No.293A Hissa No.1 (part) admeasuring 14,510.99 square meters or thereabouts collectively admeasuring 19,842.97 square meters or thereabouts corresponding to land bearing City Survey Nos.567, 567/1 to 4, 568A, 568B, 569, 569/1 to 3, 570, 570/1 to 72 collectively admeasuring 20,444 square meters or thereabouts as per property register cards situate, lying and being at Village Kurla, Chunabhatti, Mumbai Suburban District.

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SCHEDULE-69
SANTACRUZ - JAI SHREE KRISHNA CHS.

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.354, Hissa No.4 and Survey No.378 C and bearing CTS Nos.4110, 4110/1 to 115 admeasuring about 5123 sq. mts. or thereabouts of Village Kole Kalyan, Taluka Andheri, Mumbai Suburban District.



SCHEDULE-70
SAINATH ESTATE - CHUNNABHATTI

All that pieces and parcel of land and structures thereon, known as Sainath Estate, situate at Chunabhatti, Kurla bearing Survey No.293A, Hissa No.1(part), C.T.S. No.566, 566/1 to 34, Municipal L Ward, Nos.18, 21, 21(2), 21(1), 22(2), 23(1) and Street Nos. 196, 106B, 196A, 196B, 196E and 197

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admeasuring 1122.5 sq. mtrs. i.e. 938.52 sq. mtrs. or thereabouts within the Sub-District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-71
MULUND, HANUMANPADA

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.377 and CTS No.1-B of Village Mulund (W) admeasuring 24,251.4 sq. mts. or thereabouts at Hanuman Pada, T-Ward, Mulund (West), Mumbai - 400 082.



SCHEDULE-72
BHOIWADA

All that piece or parcel of land or ground together with the structure standing thereon situate lying and being at the Registration District and Sub-District of Mumbai City and Mumbai Suburban and admeasuring approximately 79176.95 square metres bearing Cadastral Survey Nos. 440(part), 432(part), 437(part), 645, 646, 647, 648, 649, 650, 651(part), 653(part), 654(part), 655(part), 658(part), 659(part), 854(part), 869, 870, 871, 1/437, 651 of Parel-Sewri Division and 174(part), 176(part), 1/177(part), 185(part), 155, 1038, 1039 of Dadar-Naigaon Division.

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SCHEDULE-73
SEKSARIA

All that piece or parcel of land or ground together with the structure standing thereon and admeasuring 10064.46 sq.mtrs. or thereabout known as Seksaria/ Adenwalla Compound situate, lying and being at C. S. No.425 of Parel Sewree Division situate at G. D. Ambekar Marg, Parel, Mumbai - 400 012 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE-74
PITTIE

बरल - १	
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All that piece or parcel of land or ground admeasuring 19542 sq.mtrs. or thereabout together with the structure standing thereon situate, lying and being at C. S. No.426 of Parel Sewree Division situate at G. D. Ambekar Marg, Parel, Mumbai - 400 012 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

L. L. Mehta

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SCHEDULE-75
NAIGAON

All that piece or parcel of land bearing C.S. No. 1A/714 of Scheme No.60, Dadar Naigaon Estate Division, admeasuring 815.22 sq. mtrs. bearing Plot No. 106-B at Govindji Keni Road, Naigaum, Mumbai- 400 014.

And

All that piece or parcel of land bearing C.S. No. 1B/714 of Scheme No.60, Dadar Naigaon Estate Division, admeasuring 638.80 sq. mtrs. bearing Plot No. 106-C at Govindji Keni Road, Naigaum, Mumbai- 400 014.

SCHEDULE-76
WORLI, GOLFADEVI

All that piece and parcel of land bearing C.S. No.223(pt), 224(pt) and 586(pt) of Worli Division, admeasuring about 1379.20 sq. mtrs. or thereabout within the registration Sub-District and District of Mumbai City.

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SCHEDULE-77
ARTHUR ROAD

All that piece and parcel of land or ground bearing Cadastre No.1(part) of Lower Parel Division admeasuring about 15,760 sq. mtrs. or thereabout with structures being BMC Chawl standing thereon at Arthur Road S.T. Marg Mumbai-400 011 and within the registration Sub-District and District of Mumbai City and Mumbai Suburban.

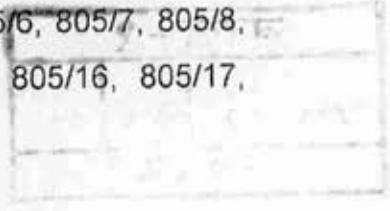


SCHEDULE-78
KOKANI PADA

All those pieces or parcels of land or ground situate lying and being at Village Malad, Taluka Borivali, bearing C.T.S. Nos. 783, 784, 784/1, 784/2, 784/3, 784/4, 784/5, 784/6, 786, 786/1, 786/2, 786/3, 786/4, 786/5, 786/6, 786/7, 786/8, 786/9, 786/10, 786/11, 786/12, 786/13, 786/14, 786/15, 841A, 766B, 782A, 839, 839/1, 839/2, 810, 810/1, 810/2, 810/3, 810/4, 810/5, 809, 809/1, 809/2, 809/3, 809/4, 809/5, 809/6, 808, 808/1, 808/2, 808/3, 808/4, 808/5, 808/6, 808/7, 808/8, 808/9, 808/10, 808/11, 808/12, 808/13, 808/14, 808/15, 808/16, 805, 805/1, 805/2, 805/3, 805/4, 805/5, 805/6, 805/7, 805/8, 805/9, 805/10, 805/11, 805/12, 805/13, 805/14, 805/15, 805/16, 805/17,



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805/18, 805/19, 805/20, 805/21, 805/22, 805/23, 805/24, 805/25, 805/26, 805/27, 805/28, 805/29, 805/30, 805/31, 805/32, 805/33, 805/34, 805/35, 805/36, 805/37, 805/38, 805/39, 805/40, 805/41, 805/42, 805/43, 805/44, 805/45, 805/46, 805/47, 805/48, 805/49, 805/50, 805/51, 805/52, 805/53, 805/54, 805/55, 805/56, 805/57, 805/58, 805/59, 805/60, 805/61, 805/62, 805/63, 805/64, 805/65, 805/66, 805/67, 805/68, 805/69, 805/70, 806, 806/1, 807, 807/1, 807/2, 807/3, 807/4, 807/5, 807/6, 807/7, 807/8, 807/9, 807/10, 808, 809, 804, 804/1, 804/2, 800, 801, 802, 802/1, 802/2, 797, 798, 799, 793, 794, 795, 796, 787, 788 and also at Village Kurar, Taluka Borivali, bearing C.T.S. No. 479, 479/1, 479/2, 479/3, 479/4, 470, 483, 484, 484/1, 484/2, 484/3, 484/4, 484/5, 484/6, 484/7, 484/8, 484/9, 484/10 admeasuring 37 102.20 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban.



SCHEDULE-79
ANDHERI MAROL SALASAR J.P. INFRA

All that pieces and parcels of land bearing CTS Nos. 828, 830, 830/1 and 1355 (pt) admeasuring 1726 sq. mtrs or thereabout together with the structures standing thereon of Village Marol, Taluka Andheri, Mumbai Suburban District.



SCHEDULE-80
INDIRA NAGAR- GOREGAON J.P. INFRA

ALL THAT piece and parcel of land admeasuring 27.508 square meters or thereabouts bearing Survey No.267, Hissa 1/1 CTS No. 610(pt) of Malad (East) with structures standing thereon situate at Indira nagar, Pathanwadi, Rani Sati Marg, Malad East, Mumbai 400 097 in the Registration Sub-District of Mumbai City and Bombay Suburban.

SCHEDULE-81
GHATKOPAR, PARKSITE

All that piece or parcel of land admeasuring 64219.76 sq. mtrs. or thereabouts bearing C.T.S. no. 1(pt) of Village Ghatkopar, Taluka Kurla, Hanuman Nagar, Park Site, Ghatkopar (West), Mumbai within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

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- On or towards the East : Proposed 90 ft. D.P. Road and MCGM Colony;
- On or towards the West : Existing slum hill
- On or towards the North : Anandgad Co-operative Housing Society (Slum)
- On or towards the North : Ramnagr Co-operative Housing Society (Slum)

SCHEDULE-82
PARKSITE - SAGAR NAGAR

All that piece or parcel of land admeasuring 1878 sq. mtrs. of thereabouts bearing C.T.S. no. 1(pt), 2(pt), 15(pt), 20(pt) of Village Ghatkopar, Taluka Kurla, known as Sagar Nagar CHS Ltd., situated at Parksite, Ghatkopar (West), Mumbai within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



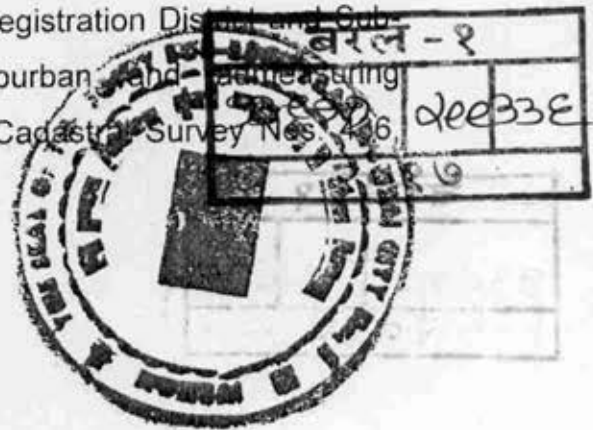
SCHEDULE-83
ADAMJI JIVAJI

All that pieces and parcel of land bearing C.S. No. 160 (part) admeasuring 657.85 sq.mtrs. or thereabouts of Dadar Naigaon Division, C.S. No. 1/160 admeasuring 278.43 sq.mtrs or thereabouts of Dadar Naigaon Division & C.S. No. 710 admeasuring 601.17 sq.mtrs. or thereabouts, of Parel Sewree Division aggregating to 1537.45 Sq. Mtrs within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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SCHEDULE-84
MANISH SHAH PLOT

All that piece or parcel of land or ground together with the structure standing thereon situate lying and being at the Registration District and Sub-District of Mumbai City and Mumbai Suburban and measuring approximately 25411.75 square metres bearing Cadastre Survey Nos. 436, 438, 439, 838 of Parel-Sewri Division.



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SCHEDULE-85
RAOJI SEJPAL CHAWAL

All that piece or parcel of land or ground together with the structure standing thereon situate lying and being at the Registration District and Sub-District of Mumbai City and Mumbai Suburban and admeasuring approximately 14,893.93 square metres bearing Cadastral Survey Nos. 209 of Parel-Sewri Division.



SCHEDULE-86
BARADEVI PLOT

All that piece or parcel of land or ground together with the structure standing thereon situate lying and being at the Registration District and Sub-District of Mumbai City and Mumbai Suburban and admeasuring approximately 14,077.00 square metres bearing Cadastral Survey Nos. 202, 203, 203, 239, 418, 434, 435, 209 (pt) of Parel-Sewri Division.

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SCHEDULE-87
VACHANPURTI CHS PLOT

All that pieces and parcel of land bearing C.S. No. 426, 432, 436 & 437 admeasuring 6070 sq mtrs sq.mtrs. or thereabouts, of Parel Sewree Division situate at Bhoiwada, Parel, Mumbai 400 012 within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-88
JUHU AIRPORT, INDIRA NAGAR

All that pieces and parcel of lands bearing C.T.S. No. 949, 1099 and surrounding area of Village Juhu and Vile Parle, Taluka Andheri, Indira Nagar, Off Juhu Tara Road, Vile Parle (W), Mumbai 400 056 admeasuring 43,919.98sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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SCHEDULE-89
JUHU AIRPORT, NEHRU NAGAR

All that pieces and parcel of lands bearing C.T.S. No. 334(part), 338(part), 339(part), 340(part), 341(part) and surrounding area of Village

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Juhu and Vile Parle, Taluka Andheri, Nehru Nagar, Vaikunthlal Mehta Marg, Vile Parle (W), Mumbai 400 056 admeasuring 1,14,722.83 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**SCHEDULE-90
MAHATMA PHULE NAGAR**

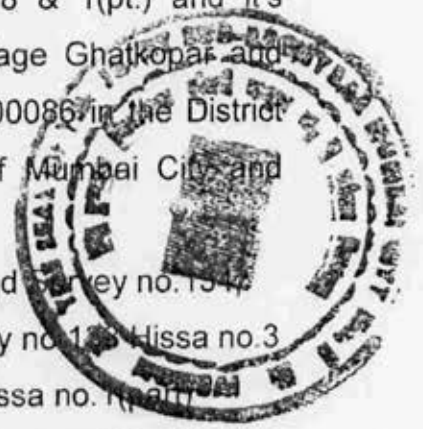
All that pieces and parcel of lands bearing C.T.S. No. 292 of Village Kanjur, C.T.S. No.68 of Village Paspoli and C.T.S. No. 5 of Village Tirandaj and surrounding area of Village Tirandaj and known as Mahatma Phule Nagar situated on MCGM pipe line and admeasuring 40786.32 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



बदल - २३		
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**SCHEDULE-91
AMRUT NAGAR- GHATKOPAR**

All that piece or parcel of plot of land admeasuring 8516 square yards i.e. 7114.36 square meters (7167.60 square meters as per P.R. Card) or thereabouts together with all the tenanted structures and the building standing thereon known as "Shashi Niwas" comprising of ground and three upper floor and the building known as "Dev Ashish Co-operative Housing Society Ltd." comprising of ground and four upper floor forming part of the land bearing S. No. 133 H.No.1(pt.), 2(pt.), S. No. 134 H. No. 2, 3, 8 & 1(pt.) and it's corresponding CTS no. 27, 27/1 to 72 of Revenue Village Ghatkopar and situate, lying and being at Ghatkopar (West), Mumbai 400086 in the District and Registration District of Mumbai and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-



- On or towards the East : Survey No.136 and Survey no.134 Hissa no.4, Survey no.134 Hissa no.3
- On or towards the West : Survey No.133 Hissa no.1, Survey no.134, Hissa no.1(part) and Survey no.132
- On or towards the North : Survey no.134 Hissa no.1(part), Survey no.135 and Survey no.134 Hissa no.3
- On or towards the North : Survey no.133 Hissa no.3

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SCHEDULE-92
VIKHROLI - GURUKURPA CHS LTD.

All that piece and parcel of land bearing Survey No. 36 admeasuring 1 acres 3 gunthas and Survey No. 42 admeasuring 7 acres and 20 Gunthas corresponding to CTS No. 250, 251, 286, 289 and 290 situate lying and being Village Hariyali, Tagore Nagar, Vikhroli (East), Mumbai- 400083.

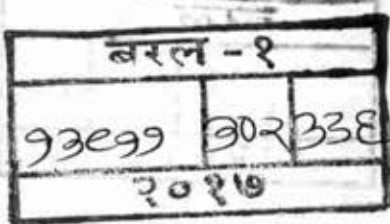
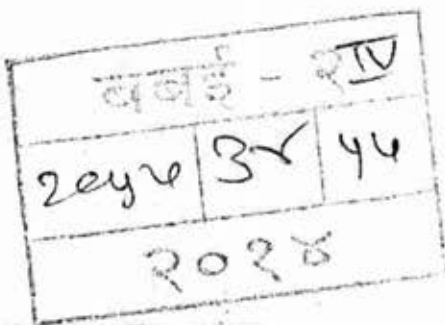


SCHEDULE-93
DEONAR (METAL BOX)

those pieces and parcels of the land bearing CTS No.74 A/3A, admeasuring 19,864.9 square meters and CTS no. 75 admeasuring 169.9 square meters of Village Deonar, Taluka Kurla within the registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE-94
HIVALE VILLAGE LANDS

All that piece & parcel of lands admeasuring approx. 270 Acres situate at Village Hivale, Taluka Malvan, District Sindhudurg, Maharashtra, within the Gram Panchayat limit of village Hirale, bearing the following Survey/Hissa numbers hereinafter appearing-



Sr No	Survey No	Hissa No
1	53	1
2	53	4
3	53	5
4	53	6
5	53	8
6	53	10
7	59	1
8	59	4
9	59	5
10	123	3
11	123	4
12	123	10
13	123	14
14	123	16



Aalreja

15	124	2
16	124	3
17	124	5
18	124	6
19	124	7
20	125	2
21	125	3
22	125	4
23	126	1
24	126	2
25	126	3
26	126	5
27	126	8
28	126	9
29	126	10
30	127	1
31	127	2
32	127	3
33	127	4
34	127	5
35	127	6
36	127	7



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SCHEDULE - 95

MULUND, HANUMANPADA

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.377 and CTS No.1-B of Village Mulund W admeasuring 24,251.4 sq. mts. or thereabouts at Hanuman Pada, T- Ward, Mulund (West) Mumbai - 400 082.

In Witness Whereof we have hereunto set our hands and seal at Mumbai on this 9th day of April, 2014.

Signed & Delivered)
 by the within named)
Mr. Vikas K. Gupta)
 in the presence of)

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1.

2.

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WE ACCEPT:-



(1) Ravi Dixit

(2) Vijay Kunder



(3) Ashok Kumar Saraogi

(4) Ashok Talreja

Photographs of

Left Hand Thumb Impression of



(Mr. Vikas K. Gupta)



(Mr. Vikas K. Gupta)



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(RAVI DIXIT)

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(VIJAY KUNDER)



(VIJAY KUNDER)



(ASHOK KUMAR SARAOGI)



(ASHOK KUMAR SARAOGI)



बबई - २३		
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(ASHOK TALREJA)



(ASHOK TALREJA)

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TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Vikas Gupta is Whole Time Director of the Omkar Realtors & Developers Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at Omkar House, Off Eastern Express Highway, Opp. Sion Chunnabhatti Signal, Sion(East), Mumbai- 400022

This letter is issued for purpose of identification of address only.



FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

Viraj Panchal

VIRAJ PANCHAL
COMPANY SECRETARY

DATE:- MARCH 26, 2014
PLACE:- MUMBAI



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119A/F.S./C/MV/C/02/20-000-4-S3-DIPG
J.S.C. 1
S. P. 21

ASSST. REGISTRAR OF COMPANIES
MUMBAI
M. JAYAKUMAR
Registrar of Companies
Maharashtra, Mumbai

Part IX of _____
I hereby certify that _____
OMCAR REALTORS & DEVELOPERS PRIVATE
LIMITED
is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the
Company is linked
to the parent of which it is a subsidiary.
MUMBAI
Given under my hand & _____
the _____
day of _____
DECEMBER
Two thousand FIVE

M. JAYAKUMAR

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CERTIFICATE OF INCORPORATION

Form 1, R.
Part IX of 1956-57



U 70100 MH 2005 PTC 157754

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Mobile no. 9004496238

MINISTRY OF CORPORATE AFFAIRS

CHALLAN

G.A.R.7

Civil

Challan No. : A99135725

Challan Date : 26/11/2010

Challan money paid into.....

11 Dec
for



23/12/2010

(BANK)

(PANCHI)

By Whom tendered

Name : VIRAJ N PANCHAL
Address : OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY
OPP. SION CHUNNABHATTI SIGNAL,
SION (EAST)
MUMBAI, MAHARASHTRA, 400022

Entity on whose behalf money is paid

CIN : U70100MH2005PTC157754
Name : OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED
Address : OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,
OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),
MUMBAI, MAHARASHTRA
INDIA - 400022

बजई - २IV
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Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs.)
Fee For Form18	Normal	500.00
Total		500.00

Head of Account : 1475001050000: Other general economic services, Regulation of Joint Stock Companies
Accounts Officer by whom adjustable : Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi

Rupees(In words): Five Hundred only

Mode of Payment: Cash Cheque Demand Draft

Cheque/Demand Draft details: No. :
Drawn on..... (Branch)

Date: 29/11/2010
Signature of the Remitter: Jambhal

Note: Cheque/Demand Draft should be locally payable and drawn in favour of "Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi"

(For Bank use only)

Received Payment Rupees(words) :

Date: Bank Officer:

(For Office use only)

Received Payment Rupees(words) :

Date: Cashier:

Disclaimer: Payment done at the bank after the EXPIRY DATE shall be rejected and the corresponding service requested shall not be accepted

Note : The defects or incompleteness in any respect in this eForm as noticed by the Registrar shall be placed on the Ministry's website (www.mca.gov.in). In case the eForm is marked as RSUB or PUCL, please resubmit the eForm or file Form 67 (Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off by the Registrar. (Please refer Regulation 17 of the Companies Regulation, 1956)

It is compulsory to file Form 67 (Addendum) electronically within the due date whenever the document is put under PUCL by the ROC, failing which the system will treat the document as invalid and will not be taken on record.

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For Omkar Realtors & Developers Pvt. Ltd.

Jambhal

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FORM 18

Notice of situation or change of situation of registered office

[Pursuant to section 146 of the Companies Act, 1956]

Form Language English हिन्दी

Note - All fields marked in * are to be mandatorily filled.

1 * This form is for New company Existing company

2 (a) * Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company

U70100MH2009PTC15775

(b) Global location number (GLN) of company

3 (a) Name of the company

OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

(b) Address of the registered office of the company

OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,
OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),
MUMBAI
Maharashtra
INDIA
400022

(c) Name of office of existing Registrar of Companies(RoC)

Registrar of Companies, Mumbai

(d) Purpose of the form

- Change within local limits of city, town or village
- Change outside local limits of city, town or village
- Change in office of RoC within same state
- Change in state within office of same RoC
- Change in state outside office of existing RoC

बचई - २५
२५/११/२०१८
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4 Notice is hereby given that

(a) The address of the registered office of the company with effect from

25/11/2010 (DD/MM/YYYY) is

The date of incorporation of the company is

*Address Line I

OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY,

Line II

OPP. SION CHUNNABHATTI SIGNAL, SION(EAST),

* City

MUMBAI

* District

Mumbai City

* State

Maharashtra-MH

Country

INDIA

* Pin code

400022

* e-mail ID

viraj.panchal@omkarcorp.com

(b) * Name of office of proposed RoC or new RoC

Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name

SION POLICE STATION

* Address Line I

NEXT TO KING CIRCLE RAILWAY STATION

Line II

DR. AMBEDKAR ROAD,

* City

MUMBAI

* State

Maharashtra-MH

* Pin code

400022



बचई - १
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For Omkar Realtors & Developers Pvt. Ltd.

Viraj Panchal

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5 (a) SRN of Form23

(b) SRN of relevant form

(Mention the SRN of related Form 1AD, 21: if applicable)

6 (a) Date of order of company law board (CLB) or any other competent authority (DD/MM/YYYY)

(b) Petition number

Attachments

1. Optional attachment(s) - if any

List of attachments



Verification

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.

I have been authorised by the Board of directors' resolution number dated (DD/MM/YYYY)

I am authorised to sign and submit this form.

To be digitally signed by

Managing director or director or manager or secretary of the company

* Designation

* Director identification number of the director or Managing Director, or Income-tax permanent account number (income-tax PAN) of the manager, or Membership number, if applicable or income-tax PAN of the secretary (secretary of a company who is not a member of ICSI, may quote his/ her income-tax PAN)

बबई - २IV
२५१० २० ५५
२०१४

Certificate

It is hereby certified that I have verified the above particulars (including attachment(s)) from the records of

and found them to be true and correct. I further certify that all required attachment(s) have been completely attached to this form.

Chartered accountant (in whole-time practice) or Cost accountant (in whole-time practice) or Company secretary (in whole-time practice)

* Whether associate or fellow Associate Fellow

* Membership number or certificate of practice number

बबई - १
३३९९ ३९५ ३३६
२०१७

For office use only:

eForm Service request number (SRN) eForm filing date (DD/MM/YYYY)

Digital signature of the authorising officer

This e-Form is hereby registered

Date of signing (DD/MM/YYYY)

TRUE COPY



वर्ष - २४		
२५५	४६	५५
२०२४		

वर्ष - १		
९३९९	३९६	३३६
२०१७		



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIKAS KAMALKISHORE GUPTA
KAMALKISHORE GOKALCHANDJI GUPTA



14/11/1981

Permanent Account Number
ADBP9240N



27022010



Handwritten notes on a stamp: TV, 24/11/81, 46, 2010



बरत - १
93299 39C 33E
२०१७

TRUE COPY

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVI KUMAR DIXIT
RANGMANNAR ANANTRAM DIXIT
12/09/1970

AGRPD9071H

वर्ष - २५

२५५	५९	५०
-----	----	----

भारत निवडणूक आयोग
ऑळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
NNX3126323



माझा/चे नाव : विजय शंका कुंदर
Elector's Name : Vijay Hanaya Kunder
बाईलाचे नाव : शरिया कुंदर
Father's Name : Hanaya Kunder
लिंग / Sex : पुरुष / M/F
जन्म तारीख / Date of Birth : 20/09/1970



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

D. No. MH06 2010 025956
Vid Tal. 25-10-2015 (NT)

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DCI
LMV 26-10-2010

DOB : 16-09-1960 BG

ASHOK KUMAR SARAOGI
S/O of GHANSHYAMDAS SARAOGI
A-703/704, PLOT-32, SECTOR-6, ADHIRAJ GARDEN,
MARGHAR, TAL-PANVEL, DIST-RAIGAD.

Signature & ID of Issuing Authority, MH06 201058C

Signature/Thumb Impression of Holder.

NNX3126323

पत्ता : 119, साई सदन, साई सदन भांड साहू रोड, भांड साहू (उ) मुंबई (पश्चिम) मुंबई उपनगर, महाराष्ट्र, भारत
Mumbai, मुंबई उपनगर (पश्चिम) - 400050

Address: 119, Sai Sadan, Sai Sadan Chawl, Nandgaon, Marg (W)
TEHSDL Kurla
DISTT. Mumbai Suburban Dist. (W)

Date: 21/08/2015

155-मुंबई विधानसभेचा भांड साहू मतदार संघासाठी

भांड साहू मतदार संघासाठी

Facsimile Signature of the Electoral Registration Officer for 155-Mulund Constituency



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARAOGI ASHOKKUMAR
GHANSHYAMDAS NATHMAL SARAOGI

16/09/1960
PAN Account Number
BSEPS8944F

वर्ष - २

९३९९९	३९९	३३९
-------	-----	-----

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAY KUNDER
HERIYA NAGA KUNDER

05/06/1969

BKQPK7907M

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAY KUNDER
HERIYA NAGA KUNDER

05/06/1969

BKQPK7907M

TRUE COPY



भारत सरकार
GOVERNMENT OF INDIA



अशोक दौलतराम तलरेजा
Ashok Doulatram Talreja
जन्म वर्ष / Year of Birth : 1962
पुरुष / Male



2003 8777 1205

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O दौलतराम तलरेजा,
ए-२/४०१, माधवी सीएचएस, प्लॉट नं. ३,
सेक्टर १९ ए, नेरुल ४००७०६, ठाणे
मुंबई, ठाणे, महाराष्ट्र, ४००६१५
Address: S/O Doulatram Talreja,
A-2/401, MADHAVI CHS, PLOT
NO.3, SECTOR 19 A NERUL
400706, NAVI MUMBAI, Thane,
Maharashtra, 400615

1947
1800 180 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 031

बंद - २१५		
२५५५	५२	५०
२०१४		

बंद - १		
९३९९९	३२०	३३९
२०१७		





२०१७	
३३६७७	३२७३३६
४११ - ४	

421202
 Wada, Dombivli West, Kalyan
 Maharashtra, 421202
 Address: S/O
 2/10, Gandhi Niwasi,
 Maharashtra, 421202



२०१७	
४०	४११ - ४
३३६७७	

संशोधन - सांख्यिक आयोग

6119 3270 9258



संशोधन
 अजय पानुदेव बर्डे
 जनम: १९८२

GOVERNMENT OF INDIA



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TRUE COPY



बवई - २IV		
२५७	५४	५७
२०२४		



बरल - १		
१३९९९	३२२	३३९
२०१७		

TRUE COPY

बुधवार, 09 एप्रिल 2014 1:35 म.नं.

दस्त गोपवारा भाग-1

बवड2

दस्त क्रमांक: 2957/2014

दस्त क्रमांक: बवड2 /2957/2014

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बवड2 यांचे कार्यालयात

पावती:3512

पावती दिनांक: 09/04/2014

अ. क्र. 2957 वर दि.09-04-2014

मादरकरणाराचे नाव: विकास के गुप्ता

रोजी 1:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

1240.00

दस्त हजर करणाऱ्याची मही:

सह दुय्यम निबंधक, मुंबई-2



दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्र. 1 09 / 04 / 2014 01 : 34 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 04 / 2014 01 : 34 : 46 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत आणलेल्या जहागिरीदुसारक नोंदणीत राखत घेतलेला आहे. *दस्तऐवज संदर्भित असलेल्या कोणत्याही संपत्ती, संपत्तीदार व ताबत कोणत्याही प्रकारच्या कोणत्याही संपत्ती, संपत्ती, वैधता कायदेशीर आहे.

लिहून देणारे:

लिहून घेणारे:



बवड-१
93099 32333E
२०१७

TRUE COPY



बदल - १	
१३९९९	३२४३३६
२०१७	

TRUE COPY



09/04/2014 1 37:19 PM

दस्त गोपवारा भाग-2

बबड2

दस्त क्रमांक:2957/2014

दस्त क्रमांक :बबड2/2957/2014

दस्ताचा प्रकार :-कुलमुखत्यारपत्र



अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:विकास के गुप्ता
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार व
हाऊस ऑफ इस्टर्न एक्सप्रेस हायवे, ब्लॉक नं: चुनाभट्टी स्वाक्षरी:
मिग्नल समोर सायन पु मुंबई, रोड नं: -, महाराष्ट्र,
मुंबई.
पिन नंबर:

द्वयाचित्र

अंगठ्याचा ठसा



2 नाव:रवि - दिक्षित
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार
हाऊस ऑफ इस्टर्न एक्सप्रेस हायवे, ब्लॉक नं: चुनाभट्टी
मिग्नल समोर सायन पु मुंबई, रोड नं: -, महाराष्ट्र,
मुंबई.
पिन नंबर:

पांवर ऑफ अटॉर्नी
होल्डर
वय :-44
स्वाक्षरी:



3 नाव:अशोक - तलरंज
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार
हाऊस ऑफ इस्टर्न एक्सप्रेस हायवे, ब्लॉक नं: चुनाभट्टी
मिग्नल समोर सायन पु मुंबई, रोड नं: -, महाराष्ट्र,
मुंबई.
पिन नंबर:

पांवर ऑफ अटॉर्नी
होल्डर
वय :-45
स्वाक्षरी:



4 नाव:अशोक - तलरंज
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार
हाऊस ऑफ इस्टर्न एक्सप्रेस हायवे, ब्लॉक नं: चुनाभट्टी
मिग्नल समोर सायन पु मुंबई, रोड नं: -, महाराष्ट्र,
मुंबई.
पिन नंबर:

पांवर ऑफ अटॉर्नी
होल्डर
वय :-54
स्वाक्षरी:



5 नाव:अशोक - तलरंज
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार
हाऊस ऑफ इस्टर्न एक्सप्रेस हायवे, ब्लॉक नं: चुनाभट्टी
मिग्नल समोर सायन पु मुंबई, रोड नं: -, महाराष्ट्र,
मुंबई.
पिन नंबर:

पांवर ऑफ अटॉर्नी
होल्डर
वय :-52
स्वाक्षरी:



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:09 / 04 / 2014 01 : 36 : 09 PM

ओळख:-

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

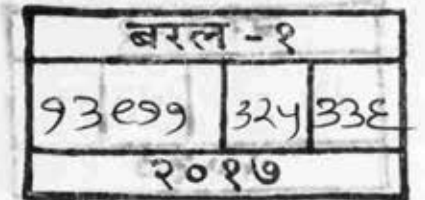
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अजय पाडुरंग वेंडे
वय:32
पत्ता:३८ ए ऑनलुकर विल्डींग ५ वा मजला फोर्ट मुंबई
पिन कोड:400001

स्वाक्षरी

द्वयाचित्र

अंगठ्याचा ठसा



True Copy



सिंहारा
स्वाक्षरी



शिक्का क्र.4 ची वेळ: 09 / 04 / 2014 01 : 36 : 51 PM

शिक्का क्र.5 ची वेळ: 09 / 04 / 2014 01 : 37 : 01 PM नोंदणी पुस्तक 4 मध्ये

सह. दुय्यम निबंधक, मुंबई-2

2957 / 2014

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बवई - २		
२८५८	५८	५८
२०१४		



प्रमाणित करणेत येते की
 दस्तामध्मे एकूण ५८ पाने आहेत
 पुस्तक क्रमांक बवई-२ / २८५८ / २०१४
 नोंदला **9 APR 2014**
 दिनांक

सह. दुय्यम निबंधक मुंबई शहर-२.

बरल - १		
९३८९९	३२६	३२६
२०१३		




२०१७	१२२९९	३३३३३३
४-१२२९		



Handwritten mark



आयकर विभाग
 INCOME TAX DEPARTMENT
 CHETNA RAJESH BAJPAI
 SURENDRA MOHAN TRIPATHI
 09/08/1972
 Permanent Account Number
 BBBPB5218A
 Chetna Bajpai
 Signature

Chetna Bajpai



बाल - १		
७३०९९	३२८	३३६
२०१७		



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

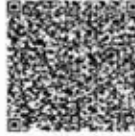
नोंदविण्याचा क्रमांक / Enrollment No 1216/01080/03754

To,
अनिल अनंत भुवद
Anil Anant Bhuwad
C/O Anil Anant Bhuwad
BEHIND PANAMA PAINT INDUSTRIES BHAGWATI
YADAV CHAWL, RD-13
Chakala Midc
Chakala Midc Mumbai
Maharashtra 400093
9768801294

Ref: 15 / 17F / 29274 / 29925 / P



UE578239097IN



आपला आधार क्रमांक / Your Aadhaar No. :

3641 7827 3559

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अनिल अनंत भुवद
Anil Anant Bhuwad
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male



3641 7827 3559

आधार - सामान्य माणसाचा अधिकार



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

17F / 29274

- आधार देशभरात मान्य आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता C/O अनिल अनंत भुवद, पत्तापान पेट
इंद्रप्रीत माणे, मधवती पावर प्लांट, रोड
ज-२ ३, चकला मध.अव.टी.सी, चकला
एम.अव.टी.सी, मुंबई, महाराष्ट्र, 400093
Address: C/O Anil Anant Bhuwad
BEHIND PANAMA PAINT
INDUSTRIES, BHAGWATI
YADAV CHAWL, RD-13, Chakala
Midc, Chakala Midc, Mumbai,
Maharashtra, 400093



Abhimata

भारत - १
93099 6300
2010



बरेल - १		
१३९११	३३०	३३६
२०१७		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TIKA SANGRAM BOHRA
SANGRAM BOHRA
16/04/1990

Permanent Account Number

CMPPB0841R

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAVIN C DHURI
CHANDRAKANT LAXMAN DHURI

10/08/1986

Permanent Account Number

AJAPD5007D

Signature



21022006

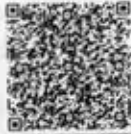


भारत सरकार
GOVERNMENT OF INDIA



सुशांत प्रकाश पाटेकर
Sushant Prakash Patekar
जन्म तारीख / DOB : 14/10/1996
पुल्लिंभी / MALE

5412 3356 4057



अधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VAIBHAV VASANT JEDHE

VASANT JEDHE

19/07/1990

ASZPJ4145J

Signature



06/22/2012

भारत सरकार
GOVERNMENT OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH03 20030014975
Valid Till 29-04-2023 (NT)

DOI 30-04-2003
26-10-2018 (TR)
DLR 23-12-2015

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 30-04-2003
LMV-TR 14-02-2008



DOB : 19-02-1979 BG

Name SUNIL BHUWAD
S/DW of SURESH BHUWAD
Add AMAR SINGH CHAWL,
RAMABAI NAGAR, OPP. I I T MAIN GATE,
POWAI, MUMBAI
PIN 400075
Signature & ID of
Issuing Authority: MH03 2015436

Signature/Thumb
Impression of Holder

Signature/Thumb
Impression of Holder



वरल - १
१३८९९ ३३० ३३६
२०१७



ताल-१		
93099	330	33E
२०१७		

आयकर विभाग

INCOME TAX DEPARTMENT

VAIBHAV VASANT JEDHE

VASANT JEDHE

19/07/1990

Permanent Account Number

ASZPJ4145J

Vasant
Signature

भारत सरकार

GOVT. OF INDIA



09022012



बरल - १		
१३२९९	३३३	३३६
२०१७		

Summary I (GoshwaraBhag-1)

324/13911

शुक्रवार, 08 डिसेंबर 2017 1:22 म.नं.

दस्त गोषवारा भाग-1

बरल-१

दस्त क्रमांक: 13911/2017

दस्त क्रमांक: बरल-१ /13911/2017

बाजार मुल्य: रु. 1,53,55,923/- मोबदला: रु. 1,75,27,500/-

भरलेले मुद्रांक शुल्क: रु.8,76,400/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात

पावती:16110

पावती दिनांक: 08/12/2017

अ. क्रं. 13911 वर दि.08-12-2017

सादरकरणाचे नाव: राजेश कुमार बाजपेयी - -

रोजी 1:05 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 6720.00

पृष्ठांची संख्या: 336

दस्त हजर करणाऱ्याची सही:

एकुण: 36720.00

सह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

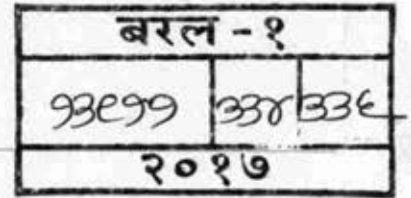
सह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

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 08 / 12 / 2017 01 : 05 : 47 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 08 / 12 / 2017 01 : 06 : 35 PM ची वेळ: (फी)



प्रतिज्ञापत्र

* सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षरदार व सोबत जोडलेल्या क्वाट्रन्सची सत्यता सापत्ता आहे. * दस्ताची सत्यता, वैधता व कार्यक्षमता बाबत कोणत्याही प्रकारचा विचार करणे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

Chama Bajpe





08/12/2017 1 37:22 PM

दस्त गोषवारा भाग-2

वरल-१

दस्त क्रमांक:13911/2017

दस्त क्रमांक :वरल-१ /13911/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मान्यता देणार ओमकार रीयल्टर्स अॅन्ड डेव्हलपर्स प्रा लि चे संचालक विकास के गुप्ता तर्फे मुख्यत्यार अशोक सरावगी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई , रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACO7919F	लिहून देणार वय :-57 स्वाक्षरी:- <i>Ay</i>		
2	नाव:इरा रीयल्टर्स प्रा लि चे संचालक ब्रीन्देश अगरवाल तर्फे मुख्यत्यार अशोक सरावगी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई , रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AABCE9746R	लिहून देणार वय :-57 स्वाक्षरी:- <i>Ay</i>		
3	नाव:राजेश कुमार बाजपेयी - - पत्ता:प्लॉट नं: सि 401, माळा नं: -, इमारतीचे नाव: अंबिका टॉवर , ब्लॉक नं: पंप हाउस जवळ अंधेरी पुर्व मुंबई , रोड नं: जिजामाता रोड मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AGFPB8557L	लिहून घेणार वय :-49 स्वाक्षरी:- <i>R</i>		
4	नाव:चेतना राजेश बाजपेयी - - पत्ता:प्लॉट नं: सि 401, माळा नं: -, इमारतीचे नाव: अंबिका टॉवर, ब्लॉक नं: पंप हाउस जवळ अंधेरी पुर्व मुंबई, रोड नं: जिजामाता रोड मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:BBBPB5218A	लिहून घेणार वय :-45 स्वाक्षरी:- <i>Chetana Raj</i> <i>pur</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 12 / 2017 01 : 19 : 06 PM

ओळख:-

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

वरल - १

93E99 33A 33E

२०१७

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनिल भुवड - - वय:30 पत्ता:एम आय डी सी अंधेरी पु मुंबई पिन कोड:400093	स्वाक्षरी <i>Anil</i>	
2	नाव:वैभव वसंत जेधे - - वय:28 पत्ता:38 ऑनलुकर बिल्डिंग सर पी एम रोड फोर्ट मुंबई पिन कोड:400001	स्वाक्षरी <i>Vai</i>	

शिक्का क्र.4 ची वेळ:08 / 12 / 2017 01 : 20 : 06 PM



द. निबंधक बारीवली 1
सह दुय्यम निबंधक, बारीवली क्र.-१,
मुंबई उपनगर जिल्हा

EPayment Details

sr. Epayment Number
1 MH008027507201718E

Defacement Number
0004463314201718

13911 /2017

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बरल - १		
93E99	B3E	B3E
२०१७		

प्रमाणित करणेत वेते, की वा
दस्तामधे एकूण ३३६ पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.



बरल १/93E99 / २०१७
पुस्तक क्रमांक-१, क्रमांक.....वर
नोंदला. ०१/१७
दिनांक :

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा



08/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 13911/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	17527500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15355922.86
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: सदनिका क्र 2605/06, माळा नं: 26 वा मजला सि विंग, इमारतीचे नाव: सिगनेट विल्डिंग, ब्लॉक नं: कोकणी पाडा कुरार,, रोड : मालाड पूर्व मुंबई 400097, इतर माहिती: व्हिलेज मालाड पूर्व व सोबत 2 कार पार्किंग व इतर माहिती व मिळकतीचे वर्णन दस्तात नमुद केल्याप्रमाणे((C.T.S. Number : 811A/7, 812, 813, 814, 821, 824 Part, 825 Part 844 . ;))
(5) क्षेत्रफळ	1) 72.84 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-इरा रीयल्टर्स प्रा लि चे संचालक व्रीन्देश अगरवाल तर्फे मुख्यत्यार अशोक सरावगी - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्रल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AABCE9746R 2): नाव:-मान्यता देणार ओमकार रीयल्टर्स अॅन्ड डेव्हलपर्स प्रा लि चे संचालक विकास के गुमा तर्फे मुख्यत्यार अशोक सरावगी - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्रल समोर सायन पूर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAACO7919F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजेश कुमार वाजपेयी - - वय:-49; पत्ता:-प्लॉट नं: सि 401, माळा नं: -, इमारतीचे नाव: अंबिका टॉवर, ब्लॉक नं: पंप हाउस जवळ अंधेरी पूर्व मुंबई, रोड नं: जिजामाता रोड मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AGFPB8557L 2): नाव:-चेतना राजेश वाजपेयी - - वय:-45; पत्ता:-प्लॉट नं: सि 401, माळा नं: -, इमारतीचे नाव: अंबिका टॉवर, ब्लॉक नं: पंप हाउस जवळ अंधेरी पूर्व मुंबई, रोड नं: जिजामाता रोड मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-BBBPP5218A
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	08/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	13911/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	876400
(13)बाजारभावाप्रमाणे 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, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.