

बुधवार, 09 ऑक्टोबर 2019 4:02
म.नं.

दस्त गोषवारा भाग-1

खवड 1 9/10
दस्त क्रमांक: 9360/2019

दस्त क्रमांक: खवड 1 9360/2019

बाजार मूल्य: रु. 10,51,502/-

मोबदला: रु. 42,11,380/-

भरलेले मुद्रांक मूल्य: रु. 1,47,500/-

दु. नि. सह. दु. नि. खवड 1 यांचे कार्यालयात

पावती: 12058

पावती दिनांक: 09/10/2019

अ. क्र. 9360 वर दि. 09-10-2019

सादरकरणाचे नाव: सुमन जटाशंकर तिवारी - -

रोजी 3:55 म.नं. या. हजर केला.

Suman Tiwari

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

1860.00

पृष्ठांची संख्या: 93

दस्त हजर करणाऱ्याची मही:

एकूण: 31860.00

[Signature]
Sub Registrar Bhivandi 1

[Signature]
Sub Registrar Bhivandi 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दान) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विक्रयपत्रातील व्यापमाण प्रभाव क्षेत्रात.

शिकका क्र. 1 09 / 10 / 2019 03 : 55 : 02 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 09 / 10 / 2019 03 : 56 : 29 PM ची वेळ: (फी)

शासन निर्णय मुद्रांक 2006/यु.ओ.आर
५३/प्र.क्र.५३६/ज९ दिनांक १५/०९/२००८ अन्वये
आवश्यक मुद्रांक शुल्कातून ५०% सवलत देण्या
आली आहे.

दस्तऐवजासोबत जोडलेले कागदपत्रे
कुलमुखत्यार पत्रे, व्यक्ती इत्यादी,
बनावट आढळून आल्यास त्याची
जबाबदारी निष्पदकाची राहिल.

प्रमाणित करण्यात येते की. या
दस्तामध्ये... *[Signature]* ...पुढे आहेत.

[Signature]
सह दुय्यम निबंधक भिवंडी १



द.क्र.२३६०/२०१९
२/१३



All Locations

All Divisions

User: Mr.DEEPAK RANE

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Accounts Bills Transfers Requests Trade Limits Upload Cash Mgmt iCashWeb Demat Mails Customize Approvals Activity

Hot Payment Successful. Your Payment Confirmation Number is 235146368

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH007178212201920R	BARCODE	Form ID : Date: 24-09-2019
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR131- BVDI_BHIWANDI NO 1 SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AAACL1490J
Year	Period: From : 24/09/2019 To : 31/03/2019		Full Name Macrotech Developers Limited
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Flat 102 Wing E1 Casa Greenville
0030046401-75	147500.00	Road/Street, Area /Locality	Upper Thane Nr Lodha Dham
0030063301-70	30000.00	Town/ City/ District	Mumbai Nashik Highway Bhiwandi Thane Maharashtra
	0.00	PIN	4 2 1 3 0 2
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
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	0.00		
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Total	177500.00	Amount in words	Rupees One Lakhs Seventy Seven Thousand Five Hundred Only
Payment Details:IDBI NetBanking Payment ID : 235146368		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332019100950349	
Cheque- DD No.		Date	24-09-2019
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



3/20

Receipt of Document Handling Charges

PRN 2109201903108	Date 21/09/2019
Received from MACROTECH DEVELOPERS LTD, Mobile number 9821912135, an amount of Rs.1860/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Bhivandi 1 of the District Thane Grm.	
Payment Details	
Bank Name IBKL	Date 21/09/2019
Bank CIN 10004152019092102658	REF No. 232689774
This is computer generated receipt, hence no signature is required.	



ब व ड-१
द.क्र.ए३६०/२०१९
४/६३

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 09th day of oct, 2019

BETWEEN:

MACROTECH DEVELOPERS LIMITED (Earlier known as **LODHA DEVELOPERS LIMITED & Earlier known as AJITNATH HI-TECH BUILDERS PRIVATE LIMITED**), a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Rd, Horniman Circle, Fort, MUMBAI 400001, hereinafter referred to as "**THE COMPANY**" (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 **One Part**;

AND

Suman Jatashankar Tiwari and Anupam Jatashankar Tiwari residing / having its address at **201,R-3,Ashimi Complex Ram Mandeer Road Near Ashirwad Industrial Estate Gate No5 Goregaon West,Mumbai-400104 India** and assessed to income tax under permanent account number (PAN) **AMOPT1826D, AMOPT1812B** hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivors of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter collectively referred to as the "**Party**" and collectively referred to as the "**Parties**".



Anupam Tiwari

WHEREAS:

4/23

- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at **Annexure 2** (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3** (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (Key Approvals). Applications for further Approvals may be under consideration of the relevant authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. **DEFINITIONS**

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.

Suman Tiwari

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Anupam Tiwari



- 1.7. **"Building"** shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
- 1.8. **"Building Conveyance"** shall have the meaning ascribed to it in Clause 14.3 below.
- 1.9. **"Building Protection Deposit"** shall mean the amounts specified in the **Annexure 6** (*Unit and Project Details*).
- 1.10. **"CAM Charges"** shall have the meaning ascribed to it in Clause 15.5.
- 1.11. **"CAM Commencement Date"** shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.
- 1.12. **"Car Parking Spaces"** shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.13. **"Carpet Area"** shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.14. **"Cheque Bouncing Charges"** shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.
- 1.15. **"Club"** shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.16. **"Common Areas and Amenities"** shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at **Annexure 7** (*Common Areas and Amenities*).
- 1.17. **"Company Notice of Termination"** shall have the meaning ascribed to it in Clause 11.2.1.
- 1.18. **"Confidential Information"** shall have the meaning ascribed to it in Clause 27.1 below.
- 1.19. **"Date of Offer of Possession"** or **"DOP"** shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at **Annexure 6** (*Unit and Project Details*).
- 1.20. **"Direct Tax"** or **"Direct Taxes"** shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.21. **"Exclusive Balcony/ Veranda/Open Terrace Area"** or **"EBVT Area"** shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e.



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on bare shell basis) and is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area."

- 1.22. "**Extended DOP**" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.23. "**FCAM Charges**", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at **Annexure 6 (Unit and Project Details)**.
- 1.24. "**Federation**" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.25. "**Federation Conveyance**" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.26. "**FEMA**" shall have the meaning ascribed to it in Clause 20(aa) below.
- 1.27. "**FMC**" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.28. "**Force Majeure**" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.
- 1.29. "**FSI Free Constructed Spaces**" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.30. "**Indirect Tax**" or "**Indirect Taxes**" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.31. "**Interest**" shall mean simple interest at State Bank of India's (**SBI**) highest Marginal Cost of Lending Rate (**MCLR**) + 2 per cent per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.32. "**Larger Property**" means the land with details as described in **Annexure 1 (Description of Larger Property)**. For clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.33. "**Liquidated Damages**" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.34. "**Loan**" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.35. "**Maintenance Related Amounts**" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at **Annexure 6 (Unit and Project Details)**.
- 1.36. "**Net Area**" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.37. "**OC**" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.38. "**Possession Demand Letter**" shall have the meaning ascribed to it in Clause 10.2 below.

Suman Tiwari

Anupam Tiwari



"Project" shall mean the project with RERA registration number as stated in **Annexure 6** (*Unit and Project Details*) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.

1.40. "**Purchaser Notice of Termination**" shall have the meaning ascribed to it in Clause 11.3.1.b) below.

1.41. "**Refund Amount**" shall mean:

1.41.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3rd parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.

1.41.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1.b: an amount equivalent to the aggregate of the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

1.42. "**Reimbursements**" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit including but not limited to LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at **Annexure 6** (*Unit and Project Details*).

1.43. "**RERA**" shall mean the Real Estate (Regulation and Development) Act 2016 and the rules framed by the relevant State Government thereto and any amendments to the Act or the rules.

1.44. "**Service Providers**" shall have the meaning ascribed to it in Clause 15.15 below.

1.45. "**Shortfall Amount**" shall have the meaning ascribed to it in Clause 16.3 below.

1.46. "**Structural Defects**" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.

"**Taxes**" shall mean and include Direct Tax and Indirect Tax.

"**Transfer**" shall mean the sale, transfer, assignment, directly or indirectly, to any third party



- a. the Unit or any part of the right, title or interest therein; and, or,
- b. the benefit of this Agreement; and, or,
- c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25 per cent of the voting rights and, or, economic interest;
- d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

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The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.49. "**Total Consideration**" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at **Annexure 6 (Unit and Project Details)**, Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto, as well as any changes in Consideration Value as per the terms of Clause 4.2.
- 1.50. "**Ultimate Organization**" shall mean the company/ condominium/society/other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14.
- 1.51. "**Unit**" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at **Annexure 6 (Unit and Project Details)** and floorplan thereto (with unit shaded) annexed hereto as **Annexure 5 (Floor Plan)**.

2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
- a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- b. All statutory instruments or orders made pursuant to a statutory provision; and
- c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein," "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens.



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Anupam Tiwari

the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

- 2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. DISCLOSURES AND TITLE

- 3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) he has taken inspection of all the relevant documents; and (iii) he has, in relation to the Unit/Building/Larger Property, satisfied himself of *inter alia* the following:
- Nature of the Company's right, title and encumbrances, if any;
 - The Approvals (current and future);
 - The drawings, plans and specifications;
 - Nature and particulars of fixtures, fittings and amenities.
- 3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding a draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. AGREEMENT TO SELL AND CONSIDERATION

- 4.1. The Purchaser hereby agrees to purchase/acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Total Consideration as set out at **Annexure 6 (Unit and Project Details)** hereto subject to the terms and conditions mentioned herein and the Approvals.
- 4.2. The Total Consideration shall remain fixed as stated in **Annexure 6 (Unit and Project Details)** hereto, save and except for proportionate share (in ratio of Net Area) of any increase in costs/charges levied by any Authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building due to depreciation of the rupee by more than 5 per cent beyond the prevailing exchange rate with the US Dollar (\$) as on the date of start of construction of the Building. Such increase will be certified by any one of the Big 6 accountancy firms (EY, KPMG, PWC, Deloitte, BDO, Grant Thornton in 2019 and as may vary over time) and the Purchaser shall pay such proportionate share, as demanded.

The Total Consideration shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6 (Unit and Project Details)**, time



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being of the essence. The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

- 4.4. The Purchaser acknowledges that he has chosen the 'Construction Progress Linked Payment Plan' since it offers several advantages to the Purchaser, including that the installment payments may become due later in time than as envisaged at the time of entering into this Agreement, if the relevant construction milestones are delayed, thus compensating for the impact of any delay in construction on the Purchaser. This significantly reduces the risk of the Purchaser as compared to the 'Time Linked Payment Plan' option and the Purchaser has entered into this Agreement after taking into account the advantages and risks of the 'Construction Progress Linked Payment Plan'.
- 4.5. The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
- Shall make payment of the Total Consideration as per the timelines set out at **Annexure 6 (Unit and Project Details)**, without any delay or demur for any reason whatsoever;
 - Shall observe all the covenants, obligations and restrictions stated in this Agreement; and
 - Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4.6. It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
- Firstly**, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
 - Secondly**, towards Interest due as on the date of payment;
 - Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable in respect of the Unit or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
 - Fourthly**, towards outstanding dues including Total Consideration in respect of the Unit or under the Agreement.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Company.

- 4.7. In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.
- 4.8. The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2019 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

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5. **CONSTRUCTION AND DEVELOPMENT**

- 5.1. The Company shall, subject to the terms hereof, construct the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.
- 5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- 5.3. The Parties agree that while the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/Ultimate Organisation. The Purchaser gives his consent for such changes provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3 per cent of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.
- 5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be at absolute liberty to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. **SECURITIZATION OF THE TOTAL CONSIDERATION**

- 6.1. The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial Institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable herein. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and/or any bank or financial institution nominated by the Company in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. **LOANS AGAINST THE UNIT**

- 7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement (**Loan**) and any mortgage created or to be created over the Unit in connection with such Loan (which requires the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Total Consideration or the part thereof and/or any other the amounts payable hereunder.
- 7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and covered by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the



Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard. 93/22

- 7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Total Consideration remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.
- 7.4. The Purchaser indemnifies and hereby agrees to keep indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. CAR PARKING

- 8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in **Annexure 6** (Unit and Project Details) hereto within the Project/Larger Property. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organisation and/or execution of conveyance, as contemplated herein, cause such Ultimate Organisation to confirm and ratify and shall not permit the Ultimate Organisation to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.
- 8.2. The Purchaser is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Laws. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted / allocated to the Purchaser.

9. REGISTRATION

- 9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company the serial number under which the Agreement is lodged so as to enable the representative of the Company to attend the office of the Sub Registrar of Assurances and admit execution thereof. The Company may extend assistance/co-operation for the registration of this Agreement, at the cost and expense of the Purchaser. However, the Company shall not be responsible or liable for any delay or default in such registration.

10. POSSESSION

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP as extended by the grace period set out at **Annexure 6** (Unit and Project Details), and any further extension as may be applicable pursuant to Clause 10.4. The Company shall refer to as the **Extended DOP** i.e. estimated DOP as set out at **Annexure**



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6 (Unit and Project Details) + grace period as set out at **Annexure 6 (Unit and Project Details)**+ further extension as may be applicable pursuant to Clause 10.4).

- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 15 (fifteen) days of the Company intimating him, in writing, that the Unit is ready for possession (**Possession Demand Letter**) and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of INR 10/- per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 months from the date of the Possession Demand Letter and the Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Unit after this date.
- 10.3. The Company shall obtain occupation certificate for the Unit (**OC**) (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.
- 10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company including on account of any of the following:
- Any event of *Force Majeure*;
 - Riots / other civil disturbances;
 - Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent Authority or of the court which affects the Building in which the Unit is located.

For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

11. **TERMINATION**

- 11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Total Consideration of the Unit may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of such change the Total Consideration.

Company's Right to Terminate

- 11.2. Company shall have right to terminate this Agreement only in the following circumstances:
- 11.2.1. **Non-Payment:** If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to) making payment of all due amounts as per Schedule of Payment set out at **Annexure 6 (Unit and Project Details)** (and Interest thereon, if any) within 14 (fourteen) days of the date of the demand letter, the Purchaser shall be deemed to be in default. In the event of such default, the Company shall issue to the Purchaser notice of such default and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of default (or such default is not capable of being rectified), the Company shall have the



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- 11.2.2. **Attempt to Defame:** The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Company Notice of Termination.
- 11.2.3. **Prolonged Stoppage in Construction:** In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one) year due to Applicable Law, the Company shall have the option to terminate this Agreement sending the Company Notice of Termination.

Purchaser's Right to Terminate:

- 11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:
- 11.3.1. **Delay in possession beyond Extended DOP:** Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in **Annexure 6 (Unit and Project Details)**, if the Company fails to offer possession of the Unit by Extended DOP, then:
- Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause b) the DOP mentioned in **Annexure 6 (Unit and Project Details)** shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit Interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser; or
 - Within 30 days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in **Annexure 8 (Purchaser Notice of Termination)** elect to terminate this Agreement (**Purchaser Notice of Termination**). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1(a).

11.4. Consequences of Termination and Payment of Refund Amount

- 11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.2.
- 11.4.2. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 months from the date of receipt of: (i) the Company Notice of Termination by the Purchaser; or (ii) the Purchaser Notice of Termination by the Company, as the case may be, and shall be paid by the Company to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.

12. DEFECT LIABILITY

- 12.1. If, during a period of 60 (sixty) months from the Date of Offer of Possession, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In the case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects.

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based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be in any way liable to repair or provide compensation for Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used thereon.

13. **SET OFF / ADJUSTMENT**

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company including the Total Consideration, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to this Agreement and in relation to the Unit. The Purchaser agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. **ULTIMATE ORGANISATION**

14.1. The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organisation in respect of the Building. The Ultimate Organisation shall be known by such name as the Company may in its sole discretion decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organisation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organisation.

14.2. Where the Project consists of more than one building, separate ultimate Organisations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organisations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the Ultimate Organisation(s) shall from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.

14.3. Within 18 months from the date of occupation certificate in respect of the Building, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organisation (**Building Conveyance**) in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company(i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

14.4. Within 18 months from the receipt of the occupation certificate for the last building within the Larger Property, the Company shall execute a Deed of Conveyance in favour of the Federation (**Federation Conveyance**) in respect of all of the Company's right, title and interest in the Larger Property subject to and excluding the Building Conveyance and also subject to (i) the right of the Company (i) to dispose of unsold units, if any; and receive of the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

14.5. The Purchaser hereby agrees and undertakes that the Purchaser along with other unit holders in the Ultimate Organisation/ Federation shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation



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- 14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organisation and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organisation or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard the Purchaser for himself and the Ultimate Organisation/Federation, waives all his rights and claims and undertakes not to claim and cause the Ultimate Organisation/Federation not to claim any such right in respect of the Building/ Larger Property.
- 14.7. The Company hereby agrees that it shall, before execution of Building Conveyance/ Federation Conveyance as contemplated herein, make full and true disclosure of the nature of its title to the Larger Property as well as encumbrances and/or claims, if any in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federation, the Larger Property is free from encumbrances.

15. FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED AMOUNTS AND CLUB

- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company (FMC). The FMC will be appointed by the Company for a period of upto 60 (sixty) months commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20 per cent margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organisation to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the Ultimate Organisation / Federation may appoint the FMC for a further term or choose to appoint any other facility management company.
- 15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organisation in the event:
- a. the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
 - b. the BCAM Charges and FCAM charges as applicable, have not been paid by 100 per cent of the unit purchasers at the due date (with a grace period of 30 days).
- 15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organisation shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100 per cent of the unit purchasers of the Building.
- 15.4. The Purchaser agrees and undertakes to cause the Ultimate Organisation to be bound by the rules and regulations that may be framed by the FMC.

CAM Charges and Maintenance Related Amounts

- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and are payable as the BCAM Charges and FCAM Charges (collectively, the **CAM Charges**) as set out at **Annexure 6 (Unit and Project Details)**. The CAM charges shall not include: (i) the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals and (ii) Property Taxes.

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- 15.6. The Purchaser shall be obliged to pay the same in advance on/before the 1st day of each quarter. The FMC shall provide reconciliation of the expenses towards CAM charges on/before 30th June after the end of the relevant financial year and the Parties hereto covenant that any credit/debit thereto shall be settled on/before 30th August.
- 15.7. For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes such possession or not.
- 15.8. The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent per annum). Further, these charges are subject to the revision every 12 months after the Date of Offer of Possession by 7.5 to 10 per cent per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.
- 15.9. The Purchaser undertakes to make payment of the estimated BCAM charges and FCAM charges for the period stated in in **Annexure 6 (Unit and Project Details)** from the CAM Commencement Date on or before the Date of Offer of Possession.
- 15.10. Where units in the Building remain unsold after the expiry of 6 months from the date of the OC, the CAM Charges payable in respect of such units after the expiry of the aforementioned 6 months period shall be borne and paid by the Company.
- 15.11. All Maintenance Related Amounts stated in **Annexure 6 (Unit and Project Details)** are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/Ultimate Organisation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.5 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/Ultimate Organisation till such time all due amounts are paid together with Interest for the period of delay in payment.
- 15.12. The Company shall provide expense details only in connection of Maintenance Related Amounts (excluding Building Protection Deposit) at the time of handover of the affairs of the Building to the Ultimate Organisation and shall not provide expense details for any other head.

Club and Other Key Common Areas

- 15.13. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at **Annexure 6 (Unit and Project Details)**. For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.
- 15.14. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club, as the case may be and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is,



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however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s) as they may deem fit and the Purchaser shall not be entitled to object to the same. 9/1/23

- 15.15. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/operators (**Service Providers**) in relation to the operation of certain facilities/amenities which are located in constructed spaces that have not been counted in FSI (**FSI Free Constructed Spaces**) by the concerned authorities on account of such spaces so as to facilitate the recreation/comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organisation, subject to the following restrictions:
- Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
 - Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
 - Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.
- 15.16. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/FMC or through the Service Providers/FMC. The Company does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/non-performance or otherwise of these services provided by the respective Service Providers/FMC.

16. **PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES**

- 16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.
- 16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 12 (twelve) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.
- 16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the authorities (**Shortfall Amount**), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 15 (fifteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5 per cent of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.
- 16.4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation at the time of handover of the affairs of the Ultimate Organisation to the purchasers.
- 16.5. If the Property Tax demand comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax shall be refunded to the Purchaser



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within 15 (fifteen) days of the Company being informed by the Purchaser that such demand has been raised.

- 16.6. The Property Tax for any unsold units in the Building after the formation of the Ultimate Organization, shall be payable by the Company as charged by the competent Authorities, till such unsold units are sold.
- 16.7. The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period of start of construction till the Date of Offer of Possession as specified at **Annexure 6 (Unit and Project Details)**. The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17. **BUILDING PROTECTION DEPOSIT**

- 17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in **Annexure 6 (Unit and Project Details)** hereto.
- 17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.
- 17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.
- 17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.
- 17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM charges duly paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organisation, at the time same is formed.

18. **INDIRECT TAXES AND LEVIES**

- 18.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned from the development and sale to the Purchaser of the Unit shall be borne by Company.

The Purchaser is aware that the GST payable in respect of the purchase of the Unit has been determined in accordance with the GST law / regime prevailing on or prior to 24 February 2019 (**Previous GST Regime**). The Consideration Value has been determined on the basis of the GST payable pursuant to the Previous GST Regime, after due



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18.3. In the event of any change in the Applicable Law relating to GST which results in a change in the rate of GST applicable to the purchase of the Unit or non-availability of any benefit or input credit available under the Previous GST Regime (including on amount of election of any available option by the Company in accordance with Applicable Law relating to GST) such 'GST Changes Impact' will be borne by and will be to the account of the Purchaser.

18.4. The Purchaser agrees and acknowledges that the Unit has been purchased after the consideration of the stipulations of this Clause 18 and hereby confirms that he/she/ it shall not raise any objections or dispute in connection with or pursuant to the provisions of this Clause 18.

19. **INTEREST**

19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.31) on all the amounts including the Total Consideration or any part thereof payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

20. **PURCHASER'S COVENANTS**

20.1. The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:

a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organisation / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

- (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company);
- (ii) Not make any changes to the common area/lobby and structural changes in the Building;
- (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
- (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
- (v) Not change the location of the wet/waterproofed areas;
- (vi) Not make any alteration in the elevation and outside color scheme of the Building;
- (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;
- (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows



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of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and

- (ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.
- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company as amended from time to time.
- c. The Purchaser hereby agrees and acknowledges that he/she/it are aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.
- d. In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 months from the Extended DOP. In the event such Piped Gas Connection is not provided within the aforementioned period any and all amounts paid by the Purchaser towards such Piped Gas Connection will be refunded to the Purchaser without any interest thereon (**Piped Gas Connection Charges**). The Purchaser agrees and acknowledges that on the refund of the Piped Gas Connection Charges, the Company will not have any further obligation or liability towards the Purchaser in this regard.
- e. The Purchaser shall ensure and cause the Ultimate Organisation to ensure that the Building is painted once every 5 years from the Date of Offer of Possession and kept in good and proper condition.
- f. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organisation / Federation;
- g. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- h. The Purchaser agrees and undertakes to cause the Ultimate Organisation to ratify and confirm that the name of the Building and/or Ultimate Organisation shall not be changed without the prior written consent of the Company.
- i. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name.
- j. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- k. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained to the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurbishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.



- Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.
- 23/03
- i. To pay to the Company within 7 (seven) days of demand by the Company its share of security deposit demanded by concerned local authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.
- m. To pay to the Company within 7 (seven) days of demand by the Company, his share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.
- n. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz, user for any purposes other than for residential or otherwise.
- o. In the event the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at **Annexure 6 (Unit and Project Details)** as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months, then the Purchaser undertakes to pay the provisional electricity charges till installation of the electric meter for the Unit.
- p. The Purchaser shall not sell, lease, let, sub-let, Transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Unit till such time that the OC is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/Transfer of the Unit after this time shall require written approval from the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) to ensure that the inherent nature of the society is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organisation. Any document for sale/Transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) shall not be valid and not binding on the Company.
- q. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.
- r. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to the application form, allotment letter, brochure or electronic communication of any form.
- s. Until a Building Conveyance/Federation Conveyance in favour of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their



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surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.

- u. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other 3rd parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5 per cent of the Total Consideration of the Unit for every day that any such breach continues within 15 days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- v. The Purchaser agrees and acknowledges (and the Purchaser shall cause the Ultimate Organisation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold unit/s shall deemed to be a member of the Ultimate Organisation. Where consents and, or, permissions may be required from the Ultimate Organisation pursuant to Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organisation to issue such consents and, or, permissions forthwith on request.
- w. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20(v) and (w), the Purchaser will be liable to pay an amount equivalent to 1 per cent of the Total Consideration of the Unit being sold for each month of delay caused.
- x. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Company shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.
- y. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity for inspecting the Unit only after making payment of the Total Consideration.
- z. Upon and after handover of the management of the Building to the Ultimate Organisation, the Ultimate Organisation (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.



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aa. The Purchaser, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA as amended from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same in writing to the Company immediately and comply with necessary formalities if any under the applicable laws. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.

- bb. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- cc. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

21. SPECIAL CONDITIONS

- 21.1. The Parties agree to adhere to the conditions set out in **Annexure 9 (Special Conditions)** and agree that these conditions shall prevail over any other conflicting provision of this document.

22. MISCELLANEOUS

- 22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Building, Project or Larger Property or any part thereof.
- 22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at **Annexure 6 (Unit and Project Details)**. Electronic communication (eg. Email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.



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22.4. Any correspondence from the Purchaser should carry the customer ID quoted in **Annexure 6 (Unit and Project Details)** hereto in the subject line in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

23. **DISPUTE RESOLUTION AND GOVERNING LAW**

- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.
- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company (**Arbitrator**).
- 23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- 23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- 23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. **SEVERABILITY**

- 24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.
- 24.2. The Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect nearest the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. **WAIVER**

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

26. **ENTIRE AGREEMENT**

- 26.1. The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.



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27. CONFIDENTIALITY

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- 27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof (**Confidential Information**) is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.
- 27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.
- 27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:
- a. such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating Organisation or other recognized investment exchange having jurisdiction over the Parties; or
 - b. such disclosure is required in connection with any litigation; or
 - c. such information has entered the public domain other than by a breach of the Agreement.



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Annexure 1

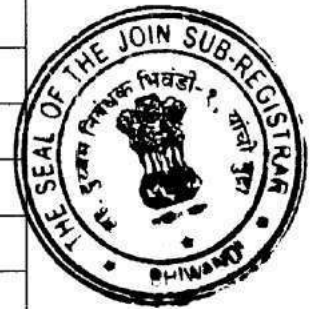
(Description of Larger Property)

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All that pieces and parcels of land lying being and situate at Villages Anjur, Surai and Mankoli, Taluka Bhiwandi, District Thane admeasuring in aggregate 449965 sq. meters and comprised in the following survey numbers and hissa numbers:

Sr. No.	Survey No.	Hissa No.	Area (in sq. meters)	Village
1.	239	0	2320	Anjur
2.	253	PT	2660	Anjur
3.	254	PT	5000	Anjur
4.	254	PT	2800	Anjur
5.	254	PT	2400	Anjur
6.	254	PT	4250	Anjur
7.	254	PT	1080	Anjur
8.	255	1A	1300	Anjur
9.	255	1B	1410	Anjur
10.	255	2	1290	Anjur
11.	255	3Pt	4180	Anjur
12.	255	3Pt	6540	Anjur
13.	256	0	2840	Anjur
14.	263	0	16690	Anjur
15.	265	2	10300	Anjur
16.	265	3	2500	Anjur
17.	265	4Pt	2800	Anjur
18.	266	0	7010	Anjur
19.	269	3	3530	Anjur
20.	270	Pt	4650	Anjur
21.	270	Pt	2050	Anjur
22.	270	Pt	6150	Anjur
23.	271	Pt	8550	Anjur
24.	272	Pt	2000	Anjur
25.	272	Pt	2600	Anjur
26.	272	Pt	6480	Anjur
27.	275	Pt	1070	Anjur
28.	276	Pt	2000	Anjur
29.	276	Pt	10000	Anjur



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30.	276	Pt	3080	Anjur
31.	291	Pt	3300	Anjur
32.	293	1	18600	Anjur
33.	298	3	9640	Anjur
34.	12	1	1570	Surai
35.	12	3	2710	Surai
36.	12	4	2760	Surai
37.	12	15	200	Surai
38.	14	5	510	Surai
39.	14	6	610	Surai
40.	14	7	1020	Surai
41.	14	8	1630	Surai
42.	14	10	165	Surai
43.	14	13	85	Surai
44.	14	11	300	Surai
45.	14	12	300	Surai
46.	14	14	300	Surai
47.	14	15	400	Surai
48.	14	16	800	Surai
49.	14	17	200	Surai
50.	15	3	2820	Surai
51.	15	4Pt	660	Surai
52.	15	4Pt	1510	Surai
53.	15	7	100	Surai
54.	15	8	2080	Surai
55.	15	9	610	Surai
56.	15	11	200	Surai
57.	15	12	250	Surai
58.	17	1	1000	Surai
59.	17	2	600	Surai
60.	19	1	200	Surai
61.	19	2	600	Surai
62.	19	3	800	Surai
63.	19	4	700	Surai
64.	21	0	16640	Surai



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65.	22	1	360	Surai
66.	23	0	12600	Surai
67.	24	0	4450	Surai
68.	25	1/2	1210	Surai
69.	25	2	7550	Surai
70.	26	1	2320	Surai
71.	27	2	1640	Surai
72.	28	14Pt	5800	Surai
73.	34	1	2980	Surai
74.	34	2	1135	Surai
75.	35	1Pt	13200	Surai
76.	35	1Pt	8600	Surai
77.	35	2	3690	Surai
78.	37	3	7290	Surai
79.	39	0Pt	800	Surai
80.	39	0 Pt	11900	Surai
81.	39	0 Pt	3000	Surai
82.	39	0 Pt	3000	Surai
83.	40	7	1200	Surai
84.	40	8	1250	Surai
85.	41	6	2500	Mankoli
86.	41	7	1000	Mankoli
87.	41	9	750	Mankoli
88.	41	10	5120	Mankoli
89.	45	3	1640	Mankoli
90.	45	4	1010	Mankoli
91.	45	5	1800	Mankoli
92.	45	7 Pt	3000	Mankoli
93.	45	7 Pt	4890	Mankoli
94.	47	3	1600	Mankoli
95.	47	4	1930	Mankoli
96.	47	5	2600	Mankoli
97.	48	1Pt	2600	Mankoli
98.	49	1	1900	Mankoli
99.	51	1	2730	Mankoli



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100.	51	2	3850	Mankoli
101.	52	1	8220	Mankoli
102.	52	2	1310	Mankoli
103.	53	K	3690	Mankoli
104.	53	Pt	3740	Mankoli
105.	53	Pt	5000	Mankoli
106.	54	4	1690	Mankoli
107.	54	5Pt	5600	Mankoli
108.	54	5Pt	700	Mankoli
109.	54	5Pt	920	Mankoli
110.	55	10	2100	Mankoli
111.	55	11	1400	Mankoli
112.	55	14	8700	Mankoli
113.	55	15	7600	Mankoli
114.	56	1Pt	500	Mankoli
115.	56	1Pt	3000	Mankoli
116.	56	1Pt	1630	Mankoli
117.	56	1Pt	2900	Mankoli
118.	57	Pt	1000	Mankoli
119.	57	Pt	1000	Mankoli
120.	57	Pt	1000	Mankoli
121.	58	Pt	12580	Mankoli
122.	60	2	4400	Mankoli
123.	62	Pt	3000	Mankoli
124.	62	Pt	1500	Mankoli
125.	63	0 Pt	4610	Mankoli
126.	63	0 Pt	5710	Mankoli
127.	65	1	6680	Mankoli
128.	66	2	2350	Mankoli
129.	66	3	2070	Mankoli
130.	66	4	1090	Mankoli
131.	67	11	6690	Mankoli
132.	68	2	1260	Mankoli



Sumas Tiwari

Anupam Tiwari


Annexure 2

(Chain of Title)

द.क्र.९३६०/२०१९
३३/९३

1. The landholders mentioned in Columns "A" and "D" of the Schedule of the Report on Title at Annexure 3 hereto have executed various registered documents more particularly described in Column "D" of the Schedule of the Report on Title, for sale and development of their respective lands comprised in survey numbers and hissa numbers mentioned in Columns "B" and "C" of the Schedule to the Report on Title.
2. Pursuant to the various deeds and documents executed by the landowners in favour of the Company, the landowners have also handed over possession of their respective lands to the Company.
3. By virtue of the aforesaid, the Company is entitled to carry out development of the Project on the Larger Property and sell the units constructed thereon as absolute owners.
4. This Annexure shall form an integral part of the Agreement.



Suman Tiwari 

Anupam Tiwari

Property comprised in land bearing various Survey Numbers, Hissa numbers and administering in aggregate 449665 sq. mtrs. lying being and situated at Village Anjur, Rural and Mankoli, Taluka Bhilwandi, District - Thane.

I have investigated the title of my client Ajitabh Hi-Tech Builders Private Limited ("Company") in the land bearing diverse Survey Numbers and Hissa Numbers mentioned in Column "D" and "E" in the Schedule hereto (which is being and situated at Village Anjur, Rural and Mankoli, Taluka Bhilwandi, District Thane) thereat (hereafter collectively referred to as "the said Land") acquired by my client from the Original Landholders, whose names are mentioned in Column "A" and Column "B" in the said Schedule, under the documents mentioned in Column "D" in the said Schedule.

For the purpose of investigation, I have perused and verified the following documents in connection to the said Land:

- 7/12 Extracts (Period of Rights) and 6/12 extracts (Mutation Entries) pertaining thereto in respect of the said Land and verified photocopies of title documents upon the respective Original Land Holders to their respective land.
- Respective copies of the documents mentioned in the Column "D" of the said Schedule registered with concerned Sub-Registrar by registered Original Land Holders as set out in Column "A" and also in Column "B" in favour of the Company as Purchaser as mentioned in the Column "E" of the Schedule hereto in connection with the said Land acquired by said Company.
- Provisions under Section 63 (1A) of Sub-Section (1) under Maharashtra Tenancy and Agricultural Land Act, 1948 and regulations thereon issued by the Competent Authority.

4. Besides, I have gathered information and explanation in respect of the said Land.
5. On perusal of the various (i) 7/12 Extracts (Record of Rights), (ii) Mutation Entries (6/12 Extracts) of the said Property and (iii) Documents set out in Column "D" of the Schedule in connection therewith and information and explanation given to me as well as representation made in this behalf, in my view the said Original Landholders became entitled to their respective land set out in Column "B" of the Schedule hereunder written by inheritance and/or purchase, as the case may be.
6. The Original Landholders in Column "A" and also in Column "D" have executed and registered with the Sub-Registrar of Bhilwandi, their respective separate and distinct Agreements for Sale, Development Agreements, Deeds of Conveyance, Powers of Attorney for Development and sale (the details whereof are set out in Column "D" of Schedule hereto) in respect of their individual land comprised in Survey Numbers and Hissa Numbers mentioned in Column "B" of the Schedule hereunder written in favour of the Company for sale and development of their respective land. Pursuant thereto, the said Original Landholders have also handed over the possession of their respective land to the said Company.
7. By Order No. TNC 2707/PRA.XR.317/L-9 dated 26/12/2007 and read with rehabilitation from time to time as per Order No. 11/06/2009, 04/08/2010, 26/12/2011, 29/11/2013 and 25/04/2014 thereto, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Maharashtra Tenancy and Agricultural Land Act, 1948 as amended to Ajitabh Hi-Tech Builders Pvt. Ltd. for acquisition of Land in Talukas Bhilwandi in District Thane for the purpose of development of Special Township Project.
8. By Order dated 12th December 2014 passed in High Court of Bombay Company Scheme Petition No. 568 of 2014, 569 of 2014, 570 of 2014.

9. By Deed of Mortgage dated 13/08/2009 registered under Serial No. 1505/2009 read with Deed of Substitution dated 17/03/2010 registered under Serial No. 1505/2009-1 dated 28/10/2010 land comprised in Survey Nos. 12/3, 14/6, 14/7, 14/11, 14/15, 14/17, 15/9 of Village Sural and Land comprised in Survey Nos. 63/0 and 66/3 of Village Mankoli in lieu of the release of Property belonged to Ajitabh Hi-Tech Builders Private Limited, has been mortgaged to Bank of Baroda for credit facilities on the security of the said Land on the terms, covenants and conditions set out therein.
10. I have not taken Independent Search of litigation filed against the said Company in respect of the said Property. The Company has informed me that following litigations are pending:-
 - A Regular Civil Suit No.74 of 2014 filed before Court of Civil Judge (Junior Division) Bhilwandi by Jaihind Baburao Motire and Others Versus Parashram Dinkar Patil where Company is a Party Defendant No.7 in respect of land bearing Survey No.13/3 of Village Sural. Agreement for Settlement executed and registered between Jaihind Baburao Motire and Others to the Company as mentioned under Serial No.14. In view of the Agreement for Settlement, the next suit claim stands abated. Thus there is no adverse effect of the said suit in respect of Company's title to the said land.
 - A Regular Civil Suit No.1038 of 2013 filed before Court of Civil Judge (Junior Division) Bhilwandi by Dwarakanath Gopinath Bhat

बवड-१
द.क्र.२३६०/२०१९
३०/१३

Pradip Garach
Advocate
High Court, Bombay

8, Roo-Roo-Apartments,
L. B. S. Road, Karam,
Kurla (West), Mumbai - 400 070
Mobile: 982001547
Email: pradiagarach@gmail.com

Pradip Garach
Advocate
High Court, Bombay

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Email: pradiagarach@gmail.com

and Talukas Sural and Bhilwandi and others where Jaihind Baburao Motire Private Limited is a Party Defendant seeking partition and compensation for their several landholdings which includes Land bearing Survey No.13/3. There is no adverse order passed in the said suit which affects title of the Company.

10. In view of the Government Resolution bearing No.FPS1214/513/Case No.14/79/12 dated 26/07/2017 passed by Urban Development Department, the Government of Maharashtra issued Notification No.FPS1214/513/Case No.42/14/79/12 dated 29/04/2017 under section 44 (2) of Maharashtra Regional Town Planning Act, 1956 published in Maharashtra Government Gazette whereby Local authority declared to be granted for the Integrated Township Project over the land mentioned in schedule hereunder written which is the said Land mentioned in the Schedule hereunder written, on terms and conditions stated therein.

11. In the premises aforesaid, I am of opinion that Ajitabh Hi-Tech Builders Private Limited is entitled to the said Land more particularly described in the Schedule to be handed over to absolute owners thereof.

THE SCHEDULE ABOVE REFERRED TO:
(VILLAGE ANJUR)

Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)
1	325/9	7010	2	325/1	7010	3	325/2	7010

Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)
4	325/3	7010	5	325/4	7010	6	325/5	7010

Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)
7	325/6	7010	8	325/7	7010	9	325/8	7010

Pradip Garach
Advocate
High Court, Bombay

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Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)
10	325/9	7010	11	325/10	7010	12	325/11	7010

Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)
13	325/12	7010	14	325/13	7010	15	325/14	7010

Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)	Serial No. of Original Landholders	Area (in Sq. Mtrs.)	Area (in Sq. Mtrs.)
16	325/15	7010	17	325/16	7010	18	325/17	7010



31/10/2019

Sl. No.	Name of Company	Particulars	Amount	Percentage	Date of Approval	Remarks
1	Amal Chandraiah Puri	Amal Chandraiah Puri, 7/42, Chandraiah Puri, Bangalore, Karnataka, India. Share of 1000 shares of Rs. 100/- each.	1000	100%	21/10/2019	Approved by the Board of Directors on 21/10/2019.

Sl. No.	Name of Company	Particulars	Amount	Percentage	Date of Approval	Remarks
2	Amal Chandraiah Puri	Amal Chandraiah Puri, 7/42, Chandraiah Puri, Bangalore, Karnataka, India. Share of 1000 shares of Rs. 100/- each.	1000	100%	21/10/2019	Approved by the Board of Directors on 21/10/2019.

Sl. No.	Name of Company	Particulars	Amount	Percentage	Date of Approval	Remarks
3	Amal Chandraiah Puri	Amal Chandraiah Puri, 7/42, Chandraiah Puri, Bangalore, Karnataka, India. Share of 1000 shares of Rs. 100/- each.	1000	100%	21/10/2019	Approved by the Board of Directors on 21/10/2019.

Pradi Garach Advocate High Court, Bombay

S. Ravi Rajagopalan, 1, B. G. Road, Kurla, Kurla West, Mumbai - 400 070. Mobile: 9820015147. Email: s.ravi@adpp.org.in

Sl. No.	Name of Company	Particulars	Amount	Percentage	Date of Approval	Remarks
1	Amal Chandraiah Puri	Amal Chandraiah Puri, 7/42, Chandraiah Puri, Bangalore, Karnataka, India. Share of 1000 shares of Rs. 100/- each.	1000	100%	21/10/2019	Approved by the Board of Directors on 21/10/2019.

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Sl. No.	Name of Company	Particulars	Amount	Percentage	Date of Approval	Remarks
4	Amal Chandraiah Puri	Amal Chandraiah Puri, 7/42, Chandraiah Puri, Bangalore, Karnataka, India. Share of 1000 shares of Rs. 100/- each.	1000	100%	21/10/2019	Approved by the Board of Directors on 21/10/2019.

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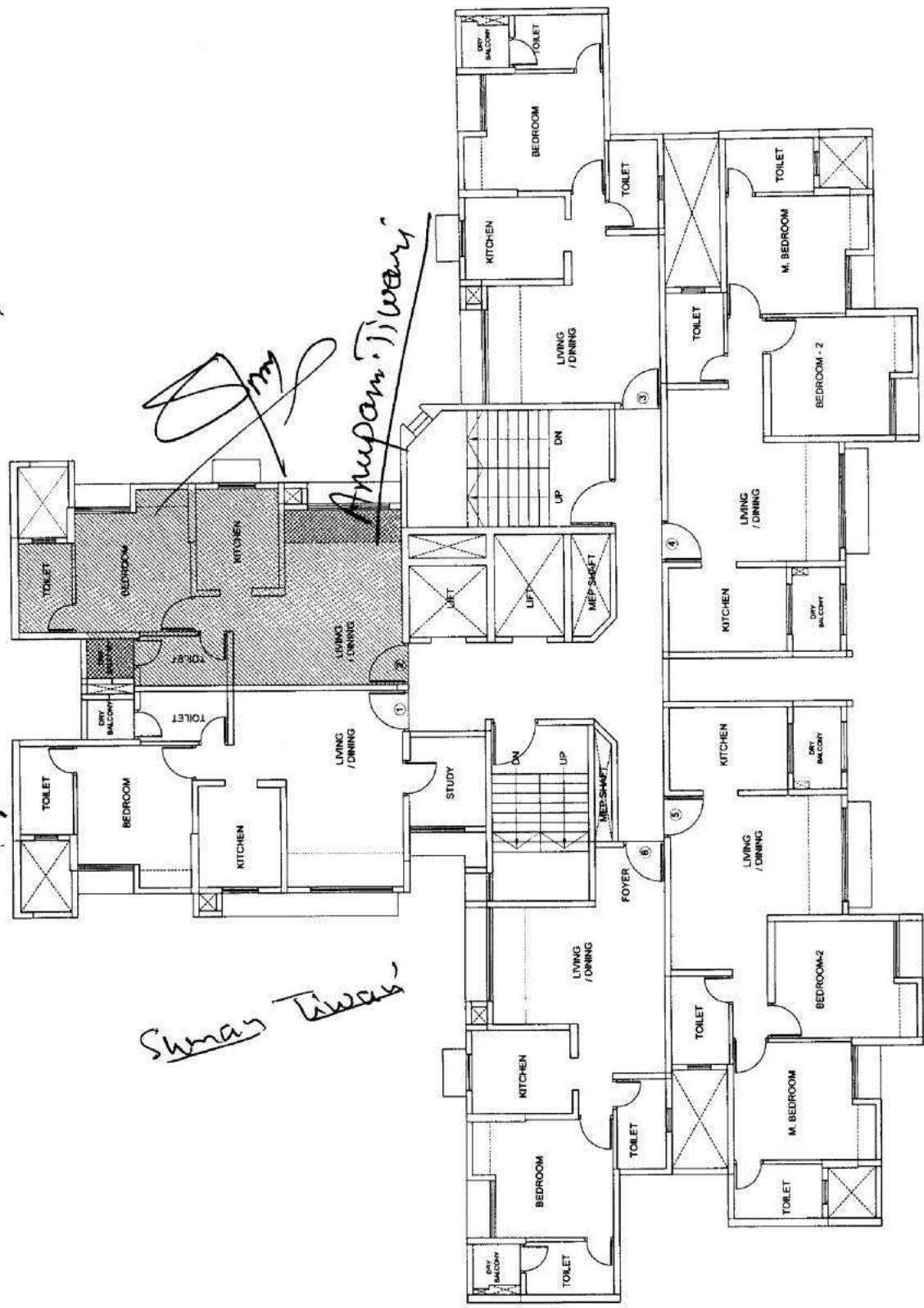
Sl. No.	Name of Company	Particulars	Amount	Percentage	Date of Approval	Remarks
5	Amal Chandraiah Puri	Amal Chandraiah Puri, 7/42, Chandraiah Puri, Bangalore, Karnataka, India. Share of 1000 shares of Rs. 100/- each.	1000	100%	21/10/2019	Approved by the Board of Directors on 21/10/2019.

Pradi Garach Advocate High Court, Bombay

S. Ravi Rajagopalan, 1, B. G. Road, Kurla, Kurla West, Mumbai - 400 070. Mobile: 9820015147. Email: s.ravi@adpp.org.in

Sl. No.	Name of Company	Particulars	Amount	Percentage	Date of Approval	Remarks
6	Amal Chandraiah Puri	Amal Chandraiah Puri, 7/42, Chandraiah Puri, Bangalore, Karnataka, India. Share of 1000 shares of Rs. 100/- each.	1000	100%	21/10/2019	Approved by the Board of Directors on 21/10/2019.





Shravya Tiwari

Anupam Tiwari

UNIT NO 2

FLOORS : 1st to 5 th, 7th, 9th to 12 th, 15th, 17 th, 18 th & 20th

UPPER THANE CASA GREENVILLE WING: E1 FLOOR 1st FLAT NO. 102-

NOTE: "Plan not to the scale. For accurate measurements of carpet area, please follow polyline method. The carpet area is calculated assuming unfinished surfaces and any finishes may reduce the physical area accordingly. Carpet area may vary by +/- 3 % on account of construction or design tolerances."

	LEGEND	NORTH	ARCHITECT
	CARPET AREA EBVT		ARCHITECT HAFEEZ CONTRACTOR FIRST FLOOR, 29, SONAWALA BUILDING, BANK STREET, FORT, MUMBAI 400023. TEL: 91-22-22661920
DEVELOPERS		ARCHITECT	
MACROTECH DEVELOPERS LIMITED 412, Floor-4, 17C, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001		ARCHITECT HAFEEZ CONTRACTOR FIRST FLOOR, 29, SONAWALA BUILDING, BANK STREET, FORT, MUMBAI 400023. TEL: 91-22-22661920	



LODHA
BUILDING A BETTER LIFE

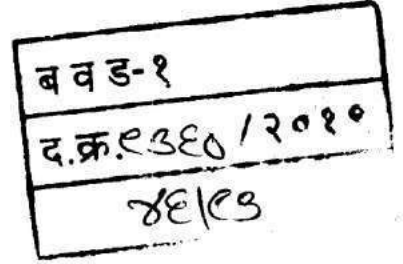
(I) CUSTOMER ID : 0001294844

(II) Correspondence Address of Purchaser: 201,R-3,Ashimi Complex Ram Mandeer Road Near Ashirwad Industrial Estate Gate No5 Goregaon West,Mumbai-400104 India

(III) Email ID of Purchaser: stjtiwari@gmail.com

(IV) Unit Details:

- (i) Development/Project : Upper Thane Greenville A - E, E1, F - I
(ii) Building Name : Greenville E1
(iii) Wing :-
(iv) Unit No. : E1-102
(v) Area :



	Sq. Ft.	Sq. Mtrs.
Carpet Area	417	38.74
EBVT Area	41	3.81
Net Area (Carpet Area +EBVT Area)	458	42.55

(vi) Car Parking Space allotted: 1 nos.

(V) Consideration Value (CV): Rs.4,211,380.00/- (Rupees Forty Two Lakhs Eleven Thousand Three Hundred and Eighty only)

(VI) Payment Schedule for the Consideration Value (CV):

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
01	Booking Amount-1	144,000.00	18-09-2019
02	Booking Amount-2	66,569.00	18-09-2019
03	Booking Amount-3	842,276.00	17-10-2019
04	Possession	126,341.00	Due As Per Construction
05	On or Before 15-Feb-20	2,105,690.00	15-02-2020
06	On or Before 15-Apr-20	926,504.00	15-04-2020

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

(VII) Reimbursements: Payable on/before the Date of Offer of Possession*:

1) Land Under Construction (LUC) Reimbursement: Rs.7,085.00/-(Rupees Seven Thousand And Eighty Five only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

2) Electricity Deposit Reimbursement: Rs.5,000.00/- (Rupees Five Thousand only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.



Suman Tiwari

Anupam Tiwari

... and related expenses: Rs.50,750.00/- (Rupees Ninety Thousand Seven Hundred and Fifty only)

4) Share/Money: Rs.600.00/- (Rupees Six Hundred only)

(VIII) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:

1) BCAM Charges: Rs.54,823.00/- (Rupees Fifty Four Thousand Eight Hundred and Twenty Three only) covering period of 18 months from DOP.

2) Civic Governance Charges (if applicable): Rs.54,960.00/- (Rupees Fifty Four Thousand Nine Hundred and Sixty only) covering period of 60 months from DOP.

3) Property Tax (Estimated): Rs.1,484.00/-(Rupees One Thousand Four Hundred and Eighty Four only) covering period of 12 months from DOP.

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK OR LARGER	6

Building Protection Deposit: Undated cheque of Rs.24,000.00/- (Rupees Twenty Four Thousand only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(IX) **Date of Offer of Possession:** 30.09.2020, subject to additional grace period of 18 (eighteen) Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(X) **Project Details:**

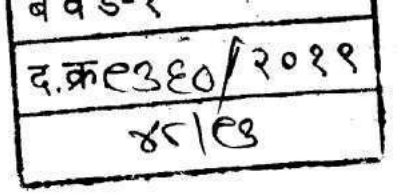
- 1) Project Name: Upper Thane Greenville A - E, E1, F - I
- 2) RERA Registration Number: P51700006147
- 3) No. of Buildings: 10



Manoj Tiwari

Annexure 7

(Common Areas and Amenities)



Key Amenities: Upper Thane, Phase I

Apartment:

1. Air-conditioned homes with split unit A/C (excluding kitchen, toilets and service areas)
2. Marbital® flooring** for living, dining, passage and bedrooms.
3. Kitchen with granite platform, stainless steel sink and premium vitrified tile flooring.
4. Toilets finished with CP fittings from Jaquar/Kohler/Isenberg** & sanitary ware from Kohler/Roca** and tile dado.
5. Separate utility area in each apartment
6. Separate cupboard area in bedroom %%
7. Provision for telephone and TV connectivity^
8. Provision for Fibre optic (FTTH)/FTTX and Direct to Home TV (DTH) connectivity providing hi speed internet access^

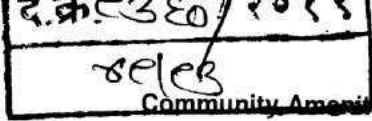
Building:

1. Entrance lobby with high quality vitrified tiles.
2. Lift floor lobby with high quality vitrified tiles.
3. 2 hi-speed elevators (including one stretcher elevator)
4. Domestic help toilet / shower facilities.
5. DG power back for common area lighting, elevators and water supply system.
6. Best-in-class 3-tier security system with:
 - a. Intercom for each residence
 - b. Access controlled entry to entrance lobby
 - c. 24 x 7 CCTV monitoring of key areas



Sunay Tiwari

Anupam Tiwari



Community Amenities (shared between different buildings and neighborhoods):

1. School% with ICSE curriculum
2. Cricket ground
3. Football ground
4. Athletics track
5. Tennis Court
6. Basketball Court
7. Ganesha Temple
8. Clubhouse with:
 - a. Gymnasium
 - b. Indoor multipurpose sports Court
 - c. Indoor Games area
 - d. KidzFun –indoor children's play area and crèche
 - e. Cinema-cum-auditorium
 - f. Party Hall
 - g. Swimming Pool
 - i. Pool for active swimmers
 - ii. Semi- covered pool for ladies and kids
 - iii. Kids pool

* excluding kitchen, toilets and any service areas

** or equivalent

^ Monthly services on chargeable basis from provider

%%-Exceptions apply (not provided in some units); % - curriculum and school operator may be changed as per discretion of school management.

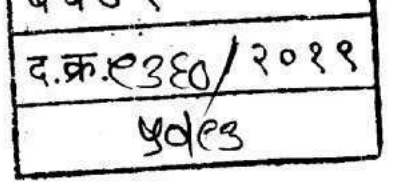


Tiwari

Sam Tiwari

Annexure 8

(Purchaser Notice of Termination)



To,

[dated]

[Name and address of the Company]

Sub: Notice of Termination

Dear Sir,

We refer to the Agreement to Sell dated [date of execution] (ATS) executed in respect of Unit [unit number] (Unit) on the [floor number] floor of the building known as [building name] at [address].

All capitalised terms used in this Letter but expressly defined shall bear the meaning assigned to the term in the ATS.

As estimated DOP as set out at **Annexure 6** (Unit and Project Details) of the ATS and the Extended DOP have passed and the Unit has not been offered for possession, I / we would like to exercise my / our right to terminate the ATS pursuant to Clause 11.3.1.b of the ATS.

I / we agree and acknowledge that, pursuant to the provisions of the ATS:

1. This Notice of Termination shall be valid and binding on the Company only if it is received by the Company prior to the expiry of 30 days from the Extended DOP;
2. On and from the receipt of the Notice of Termination by the Company, the ATS shall stand terminated and I / we shall have no further right, title or interest in the Unit except in relation to the Refund Amount;
3. The Refund Amount is to be determined and paid to me/us in accordance with the provisions of the ATS.; and
4. On the receipt of the Refund Amount in accordance with the ATS, I / we shall have no claim of any sort whatsoever against the Company in respect of the Unit or otherwise.

Please treat this as the Notice of Termination referred to at Clause 11.3.1.b of the ATS and proceed with the termination of the ATS in accordance with Clause 11.3.1.b of the ATS.

Yours sincerely,

[name of customer]



Sumas Tiwari

Ampan Tiwari

Annexure 9

(Special Conditions)

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५११३

1. The Purchaser is aware that the Company and, or its affiliates / associates proposes to develop the lands adjacent to / in proximity with the Larger Property ("**Adjacent Lands**"). The Purchaser is aware that consequent upon such development of the Adjacent Lands, the Company may submit and obtain approvals for amended plans such that the Adjacent Lands became part of the Larger Property and common lay out approved by the relevant authorities. The Purchaser hereby irrevocably accords his unconditional consent to the Company developing the Adjacent Lands to make them part of the Larger Property; amend the plans and obtain approvals for the same such that the Adjacent Lands become part of the common lay out and the Purchaser hereby waives all his right to raise any objection in that regard. Alternatively, the Company may decide to develop the Adjacent Lands separately and not as part of the Larger Property. In each case, the purchasers of units the buildings developed and constructed in the Adjacent Land may be provided access to (i) social and other infrastructural facilities and amenities; (ii) common areas and amenities; and (iii) any and all areas forming part of the Larger Property and the Purchaser consents to such access being provided at the sole and absolute discretion of the Company.
2. **Additional Definitions**
 - 2.1. "**Civic Governance Charges**" or "**CGC**" shall mean the charges payable by the Purchaser for maintenance of all Common Areas and Amenities in respect of the Larger Property / Upper Thane.
 - 2.2. "**Upper Thane**" shall mean the city being developed by the Company on pieces and parcels of lands including the Larger Property under various development control regulations including special township scheme.
 - 2.3. "**Upper Thane Management Company**" or "**UTMC**" shall mean a nominee by any other name as approved by the Authorities appointed to maintain, manage, service and supervise the infrastructure of the Upper Thane including city management, civic governance, city club house and the related infrastructure. All references to "FMC" in this Agreement will be read and construed as a reference to UTMC.
 - 2.4. "**ePayment Card**" shall mean a prepaid card or other electronic payment method or card used as a sole mode of payment for Civic Governance Charges, utility bill payments and others charges in relation to the Project / Upper Thane.
3. The Purchaser is aware that the Building and the Project shall form part of Upper Thane. The Purchaser agrees and confirms that for the maintenance and management of the Project / Larger Property / Upper Thane, the common areas and amenities (i.e. all areas outside the Building footprint and an area of 3-6 meters from the Building perimeter (as may be determined by UTMC)), of the Upper Thane shall be undertaken by the UTMC.
4. The Purchaser hereby confirms and acknowledges that the Company is in the process of formulating UTMC's constitution and memorandum, the Citizen's Charter and On-Boarding Guide (collectively, the "**Charter Documents**"). As and when the Charter Documents are prepared and finalized, the same will be uploaded on the Company's Project website and the Purchaser hereby agrees to be bound by and to comply with the provisions of the Charter Documents and hereby waives his right to raise any objection in that regard. The Purchaser further agrees that all future changes, made in accordance with the provisions of the Charter Documents, shall be binding on the Purchaser (including all successors in title) as well as any tenant / lessee of the Purchaser.
5. The UTMC shall formulate the rules and regulations in an endeavour to ensure that the habitants of the Project / Upper Thane enjoy a safe, secure and hassle free lifestyle and the long term value of the Unit / Building / Project is enhanced. The Purchaser hereby agrees and acknowledges that such rules and regulations shall be applicable to all residents / habitants / owners of units / Project / Upper Thane and hereby irrevocably agrees to abide by all such rules and regulations and shall not challenge any such



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and regulations. In case of any difference or disputes arising in relation to the interpretation of rules and regulations as well as compliance of the rules and regulations, the same shall be referred to the UTMC's governing council and its decision shall be final and binding on the parties concerned. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the UTMC from time to time. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of UTMC as aforesaid.

6. The Purchaser is aware that UTMC shall be authorizing and entitled to charge, receive and collect from the respective purchasers of the units (including the Purchaser herein) and / or the Ultimate Organization, the CGC, other contributions, charges, fees, cost and expenses, as may be required in relation to the development of infrastructure and its maintenance within Upper Thane. The Company may by itself or through one or more external nominee/s appointed by it undertake the maintenance, management, supervision and servicing of the common amenities and facilities as well as general management and supervision of the Project and the Upper Thane. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the maintenance, management, servicing, supervision and overall control as aforesaid.
7. The Purchaser along with the other purchasers of the units shall be entitled to avail of the services to be provided or arranged by or through the UTMC at the costs, charges that may be fixed by the UTMC and in accordance with the terms and conditions imposed by the UTMC. All common costs, charges and expenses that may be claimed by the UTMC shall be to the account of and borne by the purchasers of the units in the Building. These common costs shall be shared by all the purchasers on pro-rata basis determined by the Company and / or the UTMC, which determination shall be binding on the Purchaser.

Payment of Total Consideration

8. The Purchaser agrees and undertakes to make the payment of the Total Consideration and all other amounts due and payable under this Agreement to the credit of the account as stipulated by the Company or to the entity and account as specified in the no objection certificate or letter issued by the bank or other financial institution in connection with the sale of the Unit

Civic Governance Charges

9. The Purchaser shall, on demand, make the payment of the estimated Civic Governance Charges for the first 60 months on or before the Date of Offer of Possession as set out in **Annexure 6 (Unit and Project Details)**.
10. The CGC shall become payable from the CAM Commencement Date. The CGC shall continue to be payable by the Purchaser / Ultimate Organization to the UTMC, quarterly in advance, even after the management of the Building is taken over by the Ultimate Organization. Thereafter, the Purchaser shall be obliged to pay the CGC in advance on / before the 1st day of each month / quarter.
11. The Purchaser is aware that the CGC stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The right to set the Civic Governance Charges rests solely with the UTMC and is subject to escalation by 10 per cent every year

ePayment Cards

12. The Purchaser hereto agrees and understands that it is mandatory to procure an ePayment Card as it will be used for the sole mode of payment for Civic Governance Charges, utility bill payments etc. The Purchaser hereto agrees and acknowledges that as on the Date of Offer of Possession, the ePayment Card will be issued to the Purchaser and the Purchaser shall be required to sign necessary agreements / documentation with the service provider / Company in relation to maintenance of sufficient balance in relation to



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the ePayment Card and the Purchaser hereto agrees and acknowledges to abide by the same.

- 13. The Purchaser hereto agrees and acknowledges that the Company / UTMC has appointed various service providers for the issuance, maintenance, management, servicing, supervision and overall control of ePayment Card. The operation and management of ePayment Card shall be in accordance with the rules and regulations framed by the Company / UTMC such service providers from time to time.

Utility Provision

- 14. The Purchaser hereto agrees and acknowledges that the Company shall enter into contracts with third parties to provide various services such as electricity supply, water supply, water / sewage recycling / treatment and supply, gas supply, garbage handling, security services, medical services, housekeeping, sewage network management, traffic management, emergency services and other general operations in respect of Upper Thane (and / or lay related infrastructure thereto) to the residents of the Project on the terms and conditions contained therein. The Company reserves the absolute right to conduct all (re)negotiations and finalize terms in this regard. The terms and conditions of such contracts shall be binding on all residents / citizens of the Project and all residents / purchaser / ultimate organisations / federations shall adhere to the same without raising any dispute thereto. The Purchaser has no objection to the above and waives all his rights to raise any objection.
- 15. The Company shall ensure that any share of revenue / profits paid by the third parties under such contracts are paid directly to UTMC and are used for activities related to the development and up-gradation of the Project and these monies are not used for any other purpose. The Company shall make its best endeavors to ensure that the rates charged for such services are at par or below the rates charged for equivalent services in any city amongst the top 50 most livable cities in the world. Such contracts can be studied at the UTMC office after giving notice of 5 business days. The Purchaser has no objection to the above and waives all his rights to raise any objection.
- 16. The Purchaser hereto agrees and acknowledges that Maharashtra State Electricity Distribution Company Limited ("MSEDCL") / any other electricity distribution company, by itself or through its franchisee, will be supplying electricity for the Upper Thane and the electricity meters and payment of electricity charges shall be as per the terms and conditions prescribed by MSEDCL / any other electricity distribution company and the Purchaser hereto agrees to abide by the same.
- 17. The Company and / or UTMC and / or any service provider appointed by UTMC may provide water or gas supply for the Project and the Company and / or such service provider shall be entitled to (i) decide the type of meters and payment methodology that will be installed within the Project and (ii) frame all the rules and regulations regarding the operations and management of water and gas supply in the Project including the units as well as the common areas. The Purchaser agrees and acknowledges and agrees to cause the Ultimate Organization to abide by all such rules and regulations as framed by Company and / or UTMC and / or any service provider appointed by UTMC and such rules and regulations shall be final and binding on the Purchaser and hereby waives all his rights to raise any objection in that regard.
- 18. The Company and / or UTMC and / or any service provider appointed by UTMC will levy charges for potable water, recycled water and gas consumption as per the prevailing market rates and the Purchaser shall make payment for the same, without delay or demur. The Purchaser is aware that making timely payment for usage of these and / or related utilities is of paramount importance since the functioning of the entire development would be affected on account of non-payment by even a small number of purchasers. The Purchaser agrees and confirms that any default in payment, subject to grace period of upto 30 days, shall inter-alia result in disconnection of the concerned services and the Purchaser agrees to not raise any objection to the same on humanitarian or similar grounds.

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The Purchaser agrees not to install television antennas, radio transmitting and receiving antennas or satellite dishes without prior consent from the Company and / or the UTMC. The Company shall appoint a nominee to provide cable / DTH service in the city at market competitive prices. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the management, operations, maintenance and overall control as aforesaid.



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CONGRATULATIONS

Dear Customer,

In support of the Prime Minister's mission of 'Housing for All', Lodha Group is proud to pass on the benefits of the incentives extended under Union Budget 2017

Budget Bonanza shall be given to you towards payment of stamp duty at the time of booking (or within 21 days thereafter)

Project : UTIP

Application No : 37907

Date of Application : 25/08/2019

Wishing you all the prosperity and happiness with your new home.

Prashant Bindal

Prashant Bindal
Chief Sales Officer

Suman Tiwari

Signature of
Primary Applicant

Anupam Tiwari

Signature of
Joint Applicant

Suman Jatashankar Tiwari

Name of
Primary Applicant

Anupam Jatashankar Tiwari

Name of
Joint Applicant

Terms & Conditions:

* After minimum payment of 19.9% of CV OR after home loan (HL) is sanctioned and all conditions for disbursement are complied with (excluding the amount that will be contributed by Company towards Stamp Duty or Own Contribution) such that total of own contribution + 1st HL disbursement will be min. 19.90%; ^ 0 CAM/FCAM/CGF;

Signature of Primary Applicant

Signature of Joint Applicant



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By availing of this Budget Bonanza, the Purchaser(s) confirms that he/she/they/it shall repay the amount of benefit that they have received under Budget Bonanza, along with interest thereon @ 18%p.a. with quarterly rest, to the Company in the event of cancellation (regardless of whether cancellation initiated by Purchaser or Company). Further, the Purchaser(s) expressly authorizes the company to claim/adjust such amount from the amounts paid by the Customer - any such repayment/adjustment shall be in addition to any other amounts that are recoverable/payable by the Customer in the event of cancellation.



Signature of Primary Applicant

Signature of Joint Applicant

Signature of Sales Manager

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to M/s. Lodha Developers Pvt. Ltd (Formerly known as Ajitnath Hi-tech Builders Pvt. Ltd), 216, 2nd floor, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for the Proposed Residential & Commercial Buildings of the "Integrated Township Project" (As mentioned in Table below) on land bearing S.No 239 Pt, 253, 254 Pt, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4Pt, 266, 267/2, 269/3, 270 Pt, 270Pt, 270 Pt, 270/4, 271, 272 Pt, 272 Pt, 272 Pt, 275 Pt, 275/8Pt, 276 Pt, 276 Pt, 276 Pt, 291, 291/A, 293/1, 293/3, 298/3 of Village Anjur, S.No 14/1, 14/2, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 31/7, 31/11, 31/13, 31/14, 36/1, 36/2A, 36/2B, 36/3, 36/7, 37/1, 37/5, 37/6, 38/5A, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/6, 41/1, 41/3Pt, 41/4, 41/5, 41/6, 41/7, 41/9, 41/10 P, 45/3, 45/4, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P, 49/4, 49/5, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 54/5D, 55/7, 55/8, 55/9, 55/10, 55/11P, 55/12A, 55/14, 55/15, 56/1P, 56/1P, 56/18, 56/1D, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/1, 66/3, 66/4, 66/5, 67/9, 67/11, 68/2P, 69/7 of Village Mankoli and S.No 12/1, 12/3, 12/4, 12/5, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12, 16/Pt, 17/1, 17/2, 17/3, 18/1Pt, 18/2, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1Pt, 22/2Pt, 23, 24, 25/1A, 25/1/2, 25/2Pt, 25/2Pt, 26/1Pt, 27/1Pt, 27/2, 28/8A, 28/11, 28/12, 28/13, 28/14, 28/14B, 28/15, 28/16Pt, 29/2, 31/1, 31/2, 31/3, 34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 36/10Pt, 36/12, 37/2Pt, 37/3, 37/6, 37/12, 38/8, 39/Pt, 39/0Pt, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/14, 40/17, 40/21, 40/23, 40/27 & 40/38 of Village Suraj Taluka Bhandari Dist. Thane on gross plot admeasuring 512399.40 sq.m with total permissible built up area of 871078.98 sq.m (FSI - 1.70) and proposed built up area of 563904.75 sq.m (FSI - 1.10) as depicted on Drawing Sheet (Total 52 Nos. of Sheet) on the following conditions:

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Otawal Park, Pokharan Road No. 2, Mehvada, Thane (West)- 400 603
Tel. (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail: sro.thane@maharashtra.gov.in

SECTOR	CLUSTER NO.	WING	Category of Approval	NO. OF FLOOR	HT. IN METR	SA IN SQ.M	REMARKS	
A	1.01 (ECOPOLIS)	A	Amended beyond Plinth CC	G + 25	79.05	6274.88		
		B	Amended beyond Plinth CC	G + 19	58.45	6381.05		
	1.02 (TIARA)	A	Amended beyond Plinth CC	G + 19	58.45	5630.03		
		B	Amended beyond Plinth CC	G + 19	58.45	5592.64		
		C	Amended beyond Plinth CC	G + 19	58.45	5630.03		
		D	CC upto Plinth	G + 19	58.45	5630.03		
		E	CC upto Plinth	G + 19	58.45	5505.87		
		F	CC upto Plinth	G + 19	58.45	5630.03		
		G	Amended upto plinth CC	G + 19	58.45	5587.43	Cluster 1.02 Deleted Wing A, B & C of the said Cluster. Renamed as Cluster 1.02 Wing G. H & E.	
	1.04	A	Amended upto plinth CC	G + 15	58.45	5832.07		
		B	Amended upto plinth CC	G + 19	58.45	5832.03		
		C	Amended upto plinth CC	G + 15	58.45	5832.03		
	SUB-TOTAL		14				83611.88	
	B	2.01 (TRISTOP S)	A	Amended beyond Plinth CC	G + 9	58.45	5629.73	
B			Amended beyond Plinth CC	G + 9	58.45	5660.45		
C			Amended beyond Plinth CC	G + 19	58.45	5619.73		
C1			Amended beyond Plinth CC	G + 10	58.45	5629.73		
C2			Amended beyond Plinth CC	G + 19	58.45	5680.48		
D			Amended beyond Plinth CC	G + 19	58.45	5629.73		
2.02 (GREENHILL)		A	Amended beyond Plinth CC	G + 19	58.45	5619.73		
		B	Amended beyond Plinth CC	G + 19	58.45	5679.31		
		C	Amended beyond Plinth CC	G + 19	58.45	5519.88		
		D	Amended beyond Plinth CC	G + 19	58.45	5619.73		
		E	Amended beyond Plinth CC	G + 15	58.45	5619.73		
		F1	Amended beyond Plinth CC	G + 10	58.45	5619.73		
		F2	Amended beyond Plinth CC	G + 19	58.45	5619.73		
		G	Amended beyond Plinth CC	G + 19	58.45	5619.73		
2.03 (SERENO)	A1	Amended upto plinth CC	G + 19	58.45	6535.43	Cluster 3.01 Wing C removed as Wing A1		
	B	Amended beyond Plinth CC	G + 19	58.45	6535.43			

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C	1.02	B1	Amended beyond Plinth CC	G + 19	58.45	6604.49		
		D	Amended beyond Plinth CC	G + 19	58.45	5771.13		
		E	Amended beyond Plinth CC	G + 19	58.45	5832.19		
		A	Amended upto plinth CC	G + 19	58.45	6604.49	Buildings of earlier approved Cluster 3.04 Wing A & B renamed as Cluster 1.02 Wing A & B	
		B	Amended upto plinth CC	G + 19	58.45	6604.49		
	3.03 (WOODLAND)	C	CC upto Plinth	G + 19	58.45	6604.49		
		D	CC upto Plinth	G + 19	58.45	6604.49		
		E	CC upto Plinth	G + 19	58.45	6604.49		
		F	Amended upto plinth CC	G + 19	58.45	5567.09		
		G	Amended upto plinth CC	G + 19	58.45	5771.13		
	D	4.01(A)	H	Amended upto plinth CC	G + 15	58.45	5888.20	
			I	Amended upto plinth CC	G + 19	58.45	5771.06	
			J	CC upto Plinth	G + 19	58.45	5832.19	
			A	Amended upto plinth CC	G + 19	58.45	5771.06	
B			CC upto Plinth	G + 19	58.45	5771.06		
4.02		C	CC upto Plinth	G + 19	58.45	5771.06		
		D	CC upto Plinth	G + 19	58.45	5771.06		
		E	CC upto Plinth	G + 19	58.45	5771.06		
		F	CC upto Plinth	G + 19	58.45	5771.06		
		G	CC upto Plinth	G + 19	58.45	5771.06		
5.03		A	Amended upto plinth CC	G + 19	58.45	5771.06		
		B	Amended upto plinth CC	G + 19	58.45	5771.06		
		C	Amended upto plinth CC	G + 19	58.45	5771.06		
		D	Amended upto plinth CC	G + 19	58.45	5771.06		
	E	Amended upto plinth CC	G + 19	58.45	5771.06			
4.04	A	Amended upto plinth CC	G + 19	58.45	6604.49			
	B	Amended upto plinth CC	G + 19	58.45	6604.49			
SUB-TOTAL		24				148853.63		
5.01 (RIGI)	A + B	Amended upto plinth CC	G + 14	43.95	17295.44	Cluster 5.02 Wing A renamed and subdivided as Cluster 5.1 Wing A + B & C		
	C	Amended upto plinth CC	G + 14	43.95	10613.77			
5.02 (RIGI)	D + E	CC upto Plinth	G + 2	9.15	4186.71			
	A	CC upto Plinth	G + 14	43.95	8002.25	Cluster 5.01 Wing A, B & C removed and new Cluster 5.03 Wing A & B added		
5.03 (LWS)	A	CC upto Plinth	G + 14	43.95	7384.57			
	B	CC upto Plinth	G + 14	43.95	7384.57			

5.05	A	CC upto Plinth	G + 19	58.45	6604.49		
	B	CC upto Plinth	G + 19	58.45	6604.49		
	C	CC upto Plinth	G + 19	58.45	6604.49		
SUB-TOTAL		3				19813.47	
E	6.01	A	Amended upto plinth CC	G + 19	58.45	5771.06	
		B	Amended upto plinth CC	G + 19	58.45	5771.06	
		C	Amended upto plinth CC	G + 19	58.45	5771.06	
		D	CC upto Plinth	G + 19	58.45	5771.06	
		E	CC upto Plinth	G + 19	58.45	5771.06	
		F	CC upto Plinth	G + 19	58.45	5771.06	
		G	Amended upto plinth CC	G + 19	58.45	5771.06	
		H	Amended upto plinth CC	G + 15	58.45	5771.06	
		I	Amended upto plinth CC	G + 19	58.45	5771.06	
		J	Amended upto plinth CC	G + 19	58.45	5771.06	
		K	Amended upto plinth CC	G + 15	58.45	5771.06	
		L	Amended upto plinth CC	G + 19	58.45	5771.06	
	M	Amended upto plinth CC	G + 19	58.45	5771.06		
N	Amended upto plinth CC	G + 15	58.45	5771.06			
SUB-TOTAL		14				80794.84	
TOTAL RESIDENTIAL FOR SALE		84				506163.25	
TOTAL RESIDENTIAL FOR SOCIAL HOUSING		5				43362.24	
TOTAL RESIDENTIAL DEVELOPMENT		89				551845.99	
A	CLUB HOUSE	Amended up to plinth	G + 1	0.50	4425.28	Town Hall renamed as Club House	
		M.L.C.P. 01	Amended up to plinth	G + 1	31.20	0.00	0.00
		M.L.C.P. 01 (Sub-Station)	Amended up to plinth	G + 1	31.20	0.00	0.00
		M.L.C.P. 01 (STP 01)	Amended up to plinth	G + 1	31.20	0.00	0.00
	SUB-TOTAL A						4425.28
B	POLICE STATION	No amendment	G + 1	8.70	514.46		
		SECTOR CLUB 1	CC up to plinth	GRDA NO	4.50	216.91	
		SECTOR CLUB 2	CC up to plinth	GRDA NO	4.50	216.91	
		M.L.C.P. 02	CC up to plinth	G + 11	31.60	0.00	0.00
		M.L.C.P. 02 (Sub-Station)	CC up to plinth	G + 11	31.60	0.00	0.00
SUB-TOTAL B						948.28	
C	SCHOOL	Amended up to plinth	G + 1	15.25	350.47		
		Amended up to plinth	G + 1	6.20	132.56		
		Amended up to plinth	G + 1	6.20	132.56		
		Amended up to plinth	G + 1	6.20	132.56		
		Amended up to plinth	G + 1	6.20	132.56		
SUB-TOTAL C						650.15	
TOTAL RESIDENTIAL DEVELOPMENT						551845.99	



Sl. No.	Particulars	Area (Sq. Mts.)	Rate (Rs./Sq. Mts.)	Amount (Rs.)	Location of MLCF/03 change
	SUB-TOTAL C			4630.00	
	M.T.P. Fee	Amended up to plinth	ROUND 31.60	0.00	
				0.00	
	RELATION CHARGE	NO. APPROVED	ROUND 3.95	72.00	
	SUB-TOTAL D			72.00	
	TOTAL NON-RESIDENTIAL DEVELOPMENT (A+B+C+D+E)			10058.76	
	GRAND TOTAL OF DEVELOPMENT (RESIDENTIAL + NON-RESIDENTIAL)			56394.75	

VI:

- This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of Section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
- This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
- Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
- The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.

- The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
- Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
- As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
 - Name and address of the owner/developer, architect and contractor;
 - Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - Order No. and date of grant of development permission issued by MMRDA;
 - F.S.I permitted;
 - Address where the copies of detailed approved plans shall be available for inspection.
- A notice in the form of advertisement giving all the details mentioned in 20 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
- The applicant shall obtain permission / approval for amalgamation / subdivision of lands w/r, as depicted in the accompanying drawing;
- The applicant shall submit fresh amalgamated / separate 7/12 extract in Words;
- For any change and variation in the plans, prior approval of MMRDA shall be obtained;
- The work of filling of low lying land, diverting nallas, laying sewer lines etc. if any, should be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
- This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
- MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc and their successors who have approached

MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this letter;

- All the conditions of Locational Clearance dated 29.04.2017 granted by Govt. of Maharashtra & Amended Locational Clearance dated 25.05.2018 & 10.12.2018 granted by the Director of Town Planning, Maharashtra State, Pune for the Special Township Project on land under reference shall be binding on the applicant;
- This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
- That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
- That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements;
- That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/ SLR and should get it certified by MMRDA before development;
- All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCR's for BSNA published u/s 31(1) of MR & TP Act, 1966;
- The Reservations of Primary School, Secondary School and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and after the development shall be made available to the general public;
- That the applicant shall provide the RG areas and shall plant the required number of trees in the RG area as per the sanctioned DCR's for BSNA before applying for Occupancy Certificate;
- The arrangements for disposal of Solid Waste shall be made for the Entire Project;
- That the applicant shall ensure that the Drainage shall be duly constructed and handed over the

- The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt: 10/03/2005;
- Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
- The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
- The development shall be strictly as per the Notification no. TPS 1816/CR 368/15/20(4)/ UD 13, dated 26.12.2016 amended from time to time and the Development Control Regulations in force for the Bhiwandi Surrounding Notified Area (BSNA) of Bhiwandi Taluka;
- The applicant shall provide 9.00m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
- All the condition of Environmental Clearance Dt: 11.05.2018 issued by the State Level Environment Impact Assessment Authority (SEIAA) shall be binding on the applicant;
- It is binding on the applicant to obtain Consent to Establish from MPCB before commencement of work on site.
- The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer;
- The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of CC beyond plinth;
- In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;



38. The conditions of NOC dated 24.05.2016, 05.04.2017, 06.02.2018 & 08.10.2018 from Water Resources Department shall be binding on the Applicant;
39. The conditions of NOC dated 27.05.2016, 19.01.2018 & 11.10.2018 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant;
40. The conditions of NOC dated 16.01.2017, 05.02.2018 & 29.08.2018 issued by Thasildar, Bhiwandi shall be binding on the Applicant;
41. The conditions of NOC dated 13.08.2017 issued by Collector, Thane shall be binding on the Applicant;
42. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
43. The applicant shall obtain NOC from the Concerned Railway Authorities for the proposed Tentative Route of Suburban Railway line passing through the Integrated Township Project and necessary bridge or Under Pass as per requirement shall be constructed;
44. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
45. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
46. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
47. As per the provision of Clause 5.1 (f) read with Clause 12.6 of the Notification dated 26.12.2016 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project'.
48. It shall be binding on the applicant to provide the required plot area for 'Other Public Utilities', as per the provisions of sanctioned DCR of BSNA;
49. All the condition of Fire NOC dt. 16.05.2018 issued by the Director Maharashtra Fire Services shall be binding on the applicant.
50. The applicant is required to submit revised Fire NOC from the Director Maharashtra Fire Services for the amendments carried out in the project under reference;

Certificate, as per the undertaking dated 29.06.2018 submitted by the applicant to MMRDA.

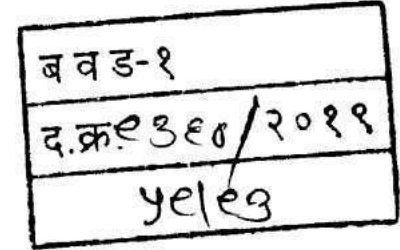
53. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions:

Planner
Planning Division, MMRDA



Copy with set of approved drawings bearing nos. 01/52 to 52/52

1. M/s. Lodha Developers Pvt. Ltd
(Formerly known as Ajitnath Hi-tech Builders Pvt. Ltd)
216, 2nd floor, Shah and Nahar Industrial Estate,
Dr. E. Moses Road, Worli,
Mumbai - 400 018.
2. Shri. Pradeep Kamble
M/s. Pradeep M Kamble and Associates (Licensed Architect),
B-101, Jakh Bautera Complex,
Pandit Malviya Path, Ramnagar,
Dombivli, Thane.
3. Copy forwarded to:
The Collector,
Collector Office, Thane,
as required u/s 45 of MR & TP Act, 1966



AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to M/s. Lodha Developers Ltd. (Formerly known as Ajitnath Hi-tech Builders Pvt. Ltd), 412, 4th Floor, 17G, Vardhman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001 for the Proposed Residential & Commercial Buildings of the "Integrated Township Project" (As mentioned in Table below) on land bearing S.No 239 Pt, 253, 254 P, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4PL, 266,267/2, 269/3, 270 Pt, 270Pt, 270 Pt, 270/4,271, 272 Pt, 272 Pt, 272 Pt, 275 Pt,275/B/Pt, 276 Pt, 276 Pt, 276 Pt, 291, 291/A, 293/1, 293/3, 298/3 of Village Anjur. S.No 14/1, 14/2, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 31/7, 31/11, 31/13, 31/14, 36/1, 36/2A, 36/2B, 36/3, 36/7, 37/1, 37/5, 37/6, 38/5A, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/6, 41/1, 41/3Pt, 41/4,41/5,41/6, 41/7, 41/9, 41/10 P, 45/3, 45/4, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P,49/4, 49/5,51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 54/5D,55/7, 55/8,55/9, 55/10, 55/11P,55/12A, 55/14, 55/15, 56/1P, 56/1P, 56/1B, 56/1D, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/1, 66/3, 66/4, 66/5, 67/9,67/11, 68/2P&69/7 of Village Mankoli and S.No12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8,14/9, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12,16/Pt,17/1, 17/2, 17/3, 18/1Pt,18/2, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1/Pt, 22/1Pt,22/2, 23, 24, 25/1A,25/1/2, 25/2Pt, 25/2Pt, 26/1P, 27/1Pt, 27/2, 28/8A, 28/11, 28/12,28/13, 28/14, 28/14B,28/15, 28/16Pt, 29/2, 31/1, 31/2,31/3,34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9,36/10Pt,36/12, 37/2Pt,37/3, 37/6, 37/12, 38/8,39/1P, 39/0Pt, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/14, 40/17, 40/21, 40/23, 40/27B, 40/38 of Village Sural Taluka Bhiwandi Dist. Thane, on gross plot admeasuring 544622.82 sq.m with total permissible built up area of 925858.794 sq.m (FSI - 1.70) and proposed built up area of 601322.16 sq.m (FSI - 1.10) as depicted on Drawing Sheet (Total 73 Nos. of Sheet) on the following conditions:

Mumbai Metropolitan Development Authority

Sub Regional Office: Multi-purpose Hall, 2nd Floor Near Oswal Park, Pokhara Road No. 2, Majiwada, Thane (W) - 400 601. Tel: (022) 2172195 / 2172197 Fax: (022) 2172187 E-mail: sro.thane@mmrda.maharashtra.gov.in

1.01 (ECOPOLIS)	A	CC beyond Plinth	G + 23	70.05	6874.88
	G	CC beyond Plinth	G + 19	58.45	6388.19
1.03 (A) (TIARA)	A	CC beyond Plinth	G + 19	58.45	5636.63
	B	CC beyond Plinth	G + 19	58.45	5557.94
1.03 (B) (TIARA)	C	CC beyond Plinth	G + 19	58.45	5636.63
1.03 (C) (TIARA)	D	CC beyond Plinth	G + 19	58.45	5636.63
1.03 (D)	E	CC upto plinth	G + 19	58.45	5604.92
	F	CC upto plinth	G + 19	58.45	5636.63
1.03 (E) (TIARA)	G	CC upto plinth	G + 19	58.45	5804.16
	H	CC upto plinth	G + 19	58.45	5894.16
	I	CC beyond Plinth	G + 19	58.45	5884.16
1.03 (F)	J	CC upto plinth	G + 19	58.45	5884.16
	K	CC upto plinth	G + 19	58.45	5557.94
1.04	L	CC upto plinth	G + 19	58.45	5686.63
	M	CC upto plinth	G + 19	58.45	5604.92
	N	CC upto plinth	G + 19	58.45	5634.38
	O	CC upto plinth	G + 19	58.45	5634.38
SUB-TOTAL	18				104941.90
2.01 (A) (TRISTOPS)	A	CC beyond Plinth	G + 16	58.45	5652.36
	B	CC beyond Plinth	G + 19	58.45	5683.66
	C	CC beyond Plinth	G + 19	58.45	5639.17
2.01 (B) (TRISTOPS)	C1	CC beyond Plinth	G + 19	58.45	5652.36
	C2	CC beyond Plinth	G + 19	58.45	5678.05
	D	CC beyond Plinth	G + 19	58.45	5644.99
	E	CC beyond Plinth	G + 19	58.45	5689.89
	F	CC beyond Plinth	G + 19	58.45	5662.95
2.02 (A) (GREENVILLI?)	A	CC beyond Plinth	G + 19	58.45	5680.84
	B	CC beyond Plinth	G + 19	58.45	5652.36
	C	CC beyond Plinth	G + 19	58.45	5828.83
	D	CC beyond Plinth	G + 19	58.45	5834.24
	E	CC beyond Plinth	G + 19	58.45	5834.42
	F	CC beyond Plinth	G + 19	58.45	5853.31
2.02 (B) (GREENVILLI?)	F	CC beyond Plinth	G + 19	58.45	5862.95
	G	CC beyond Plinth	G + 15	58.45	5832.33
	H	CC beyond Plinth	G + 19	58.45	5862.95
	I	CC beyond Plinth	G + 19	58.45	5852.33
3.01 (A) (SERENO)	A1	CC upto plinth	G + 19	58.45	5747.40
	A	CC beyond Plinth	G + 19	58.45	6575.39
	B	CC beyond Plinth	G + 19	58.45	6615.00
	B1	CC beyond Plinth	G + 19	58.45	6610.11
3.01 (B) (SERENO)	D	CC beyond Plinth	G + 19	58.45	5785.30
	E	CC beyond Plinth	G + 19	58.45	5846.46
2.02 (A)	F	CC upto plinth	G + 19	58.45	5634.38
	C	CC upto plinth	G + 19	58.45	5634.38
	D	CC upto plinth	G + 19	58.45	5747.40
	E	CC upto plinth	G + 19	58.45	5747.40
	F	CC upto plinth	G + 19	58.45	5538.72
	G	CC upto plinth	G + 19	58.45	5747.40
SUB-TOTAL	30				173825.83

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६०/६३

3.03 (A) (WOODLAND)	A	Upto plinth CC	G + 19	58.45	5747.40
	B	Upto plinth CC	G + 19	58.45	5747.40
3.03 (B)	C	CC upto Plinth	G + 19	58.45	5747.40
	D	CC upto Plinth	G + 19	58.45	5724.26
3.03 (C)	E	CC beyond Plinth	G + 19	58.45	5529.47
3.03 (D) (WOODLAND)	F	CC beyond Plinth	G + 19	58.45	5551.02
	G	CC beyond Plinth	G + 19	58.45	5794.18
	H	CC beyond Plinth	G + 19	58.45	5824.05
	I	CC beyond Plinth	G + 19	58.45	5789.23
3.03 (E) (WOODLAND)	J	CC upto Plinth	G + 19	58.45	5420.48
4.03(A)	A1	CC upto plinth	G + 19	58.45	5747.40
	A	upto plinth CC	G + 19	58.45	5634.38
	D	CC upto Plinth	G + 19	58.45	5747.40
	E	CC upto Plinth	G + 19	58.45	5747.40
	F	CC upto Plinth	G + 19	58.45	5539.22
4.02	K1	Upto plinth CC	G + 19	58.45	5747.40
	G	CC upto Plinth	G + 19	58.45	5747.40
4.01 (A)	H	CC upto Plinth	G + 19	58.45	5747.40
	I	CC upto Plinth	G + 19	58.45	5714.26
	J	CC upto Plinth	G + 19	58.45	5747.40
4.03 (B)	A	upto plinth CC	G + 19	58.45	5747.40
	B	upto plinth CC	G + 19	58.45	5747.40
	C	upto plinth CC	G + 19	58.45	5714.26
	D	CC upto Plinth	G + 19	58.45	5747.40
5.04	E	upto plinth CC	G + 19	58.45	5634.38
	F	upto plinth CC	G + 19	58.45	5634.38
SUB-TOTAL	28				148289.77
5.01 (B1G)	A + B Phase 1	CC Beyond Plinth	G + 24	43.95	17295.44
	C Phase 2	CC Beyond Plinth	G + 24	43.95	10513.77
5.02 (K1G)	D + E	CC upto Plinth	G + 2	9.15	7208.1
5.03 (KVS)	A Phase 2	CC upto Plinth	G + 24	43.95	8002.25
	B Phase 1	CC upto Plinth	G + 24	43.95	7384.57
SUB-TOTAL	5				60405.04
6.01 (A)	A	upto plinth CC	G + 19	58.45	5634.38
	A1	CC upto Plinth	G + 19	58.45	5634.38
	B	upto plinth CC	G + 19	58.45	5539.22
	B1	CC upto Plinth	G + 19	58.45	5634.38
	C	upto plinth CC	G + 19	58.45	5634.38
	C1	CC upto Plinth	G + 19	58.45	5634.38
	D	CC upto Plinth	G + 19	58.45	5634.38
6.01 (B)	D1	CC upto Plinth	G + 19	58.45	5539.22
	E	CC upto Plinth	G + 19	58.45	5634.38
	E1	CC upto Plinth	G + 19	58.45	5634.38
6.01 (C)	F	CC upto Plinth	G + 19	58.45	5747.40
	F1	CC upto Plinth	G + 19	58.45	5634.38
	L	CC upto Plinth	G + 19	58.45	5634.38
6.01 (D)	K1	CC upto Plinth	G + 19	58.45	5634.38
	K	CC upto Plinth	G + 19	58.45	5714.26
SUB-TOTAL	15				84818.28

1	D1	CC upto Plinth	G + 19	58.45	5747.40		
	E	CC upto Plinth	G + 19	58.45	5539.22		
	E1	CC upto Plinth	G + 19	58.45	5747.40		
	F	CC upto Plinth	G + 19	58.45	5740.80		
	F1	CC upto Plinth	G + 19	58.45	5634.38		
	H	CC upto Plinth	G + 19	58.45	5634.38		
	H1	CC upto Plinth	G + 19	58.45	5747.40		
	I	CC upto Plinth	G + 19	58.45	5539.22		
	I1	CC upto Plinth	G + 19	58.45	5747.40		
2	A	CC upto Plinth	G + 19	58.45	5634.38		
	B	CC upto Plinth	G + 19	58.45	5634.38		
SUB-TOTAL	11				62446.96		
EXCESS FREE OF FSI COUNTED IN BUA							
TOTAL RESIDENTIAL FOR SALE						100	98274.88
TOTAL RESIDENTIAL FOR SOCIAL HOUSING						5	10405.04

Table 2: (Indicating the details of Non-Residential Buildings for which Commencement Certificate is hereby granted for the Integrated Township Project)						
A	CLUB HOUSE	CC Beyond Plinth	G + 1	9	4275.56	
	MLCP 01	CC up to plinth			0	
	MLCP 01 (Sub-Station)	CC up to plinth	G + 11	31.2	0	
	MLCP 01 (STP 01)	CC up to plinth			0	
	SCHOOL A	CC up to plinth	G+5	23.4	8592.24	
SUB-TOTAL A					13167.8	
B	POLICE STATION	CC up to plinth	G + 1	8.1	514.46	
	SECTOR CLUB 1	CC up to plinth	GROUND	4.5	206.51	
	SECTOR CLUB 2	CC up to plinth	GROUND	4.5	206.51	
	MLCP 02	CC up to plinth			0	
	MLCP 02 (Sub-Station)	CC up to plinth	G + 11	31.6	0	
	MLCP 02 (STP 02)	CC up to plinth			0	
SUB-TOTAL B					927.48	
C	SCHOOL 01 (PS 01)	CC up to plinth	G + 3 PL	15.05	3867.27	
	FIRE STATION	CC up to plinth	G + 1	6.2	212.56	
	BURNAL GROUND (RESI. BLDG.)	CC up to plinth	G + 2	9	478.17	
	BURNAL GROUND	CC up to plinth	GROUND	3.95	72	
SUB-TOTAL C					4630	
D	CREMATION GROUND	CC up to plinth	GROUND	3.95	72	
SUB-TOTAL D					72	
TOTAL NON-RESIDENTIAL DEVELOPMENT (A+B+C+D)						18597.28
TOTAL OF DEVELOPMENT (RESIDENTIAL + NON-RESIDENTIAL)						601322.16



Permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way. The certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-

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- I. The development work in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
 - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
 4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
 5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
 6. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
 7. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
 8. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
 9. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
 - I. Name and address of the owner/developer, architect and contractor;
 - II. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - III. Order No. and date of grant of development permission issued by MMRDA;
 - IV. F.S.I permitted;

- V. Address where the copies of detailed approved plans shall be available for inspection;
10. A notice in the form of advertisement giving all the details mentioned in 90 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
11. The applicant shall obtain permission / approval for amalgamation / subdivision of lands u/r, as depicted in the accompanying drawing;
12. The applicant shall submit fresh amalgamated / separate 7/12 extract in Words;
13. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
14. The work of filling of low lying land, diverting nallas, laying sewer lines etc; if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
15. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
16. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this letter;
17. All the conditions of locational Clearance dated 29.04.2017 granted by Govt. of Maharashtra & Amended locational Clearance dated 25.05.2018 & 10.12.2018 granted by the Director of Town Planning, Maharashtra State, Pune for the Special Township Project on land under reference shall be binding on the applicant;
18. This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
19. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
20. That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements;
21. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/SLR and should get it certified by MMRDA before development;
22. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall


- be in concurrence with the sanctioned provisions of DCR's for BSNA published u/s 31(1) of MR & TP Act, 1966;
23. The Reservations of Primary School, Secondary School and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and after the development shall be made available to the general public;
 24. That the applicant shall develop RG areas and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCR's for BSNA before applying for Occupancy Certificate;
 25. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
 26. That the setback area if any and the DP Roads shall be duly constructed and handed over to the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
 27. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;
 28. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
 29. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
 30. The development shall be strictly as per the Notification no. TPS-1816/CR 368(Part-1)/15/37(1CC)DPA/D-13, dated 08.13.2019 amended from time to time and the Development Control Regulations in force for the Bhiwandi Surrounding Notified Area (BSNA) of Bhiwandi Taluka;
 31. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
 32. All the condition of Environmental Clearance Dt: 11.05.2018 issued by the State Level Environment Impact Assessment Authority (SEIAA) shall be binding on the applicant;
 33. It is binding on the applicant to obtain Consent to Establish from MPCB before commencing the work on site.

36. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc.), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;
37. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;
38. The conditions of NOC dated 24.05.2016, 05.04.2017, 06.02.2018 & 08.10.2018 from Water Resources Department shall be binding on the Applicant;
39. The conditions of NOC dated 27.05.2016, 19.01.2018 & 11.10.2018 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant;
40. The conditions of NOC dated 16.01.2017, 05.02.2018 & 29.08.2018 issued by Thasildar, Bhiwandi shall be binding on the Applicant;
41. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant;
42. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
43. The applicant shall obtain NOC from the Concerned Railway Authorities for the proposed Tentative Route of Suburban Railway line passing through the Integrated Township Project and necessary bridge or Under Pass as per requirement shall be constructed;
44. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
45. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
46. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
47. As per the provision of Clause 6.3 (f) read with Clause 12.6 of the Notification dated 26.12.2016 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the Issuance of



to submit revised Fire NOC from the Director Maharashtra Fire Services for the proposed additional buildings and amendments made in the buildings, which were earlier approved by Commencement Certificate dt. 13.02.2019, prior to CC beyond plinth level.

50. The applicant is required to submit revised Fire NOC from the Director Maharashtra Fire Services for the amendments carried out in the project under reference;
51. All the conditions of the previous approvals granted to the 'Integrated Township Project' under reference shall be binding on the applicant;
52. The applicant shall construct the required underpass before applying for Occupancy Certificate, as per the undertaking dated 29.06.2018 submitted by the applicant to MMRDA.
53. That an undertaking cum indemnity bond shall be submitted for abiding the above conditions.


Hanner
Planning Division, MMRDA



Copy with set of approved drawings bearing nos. 01/73 to 73/73.

1. M/s. Lodha Developers Ltd
(Formerly known as Ajitnath Hi-tech Builders Pvt. Ltd)
412, 4th Floor, 17G, Vardhman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001.

2. Shri. Pradeep Kamble
M/s. Pradeep M Kamble and Associates (Licensed Architect),
B-101, Jakh Bautera Complex,
Pondit Malviya Path, Ramnagar,
Dombivli, Thane.

3. Copy forwarded to:
The Collector,
Collector Office, Thane.
as required u/s 45 of MR & TP Act, 1966

ब व ड-१
द.क्र.९३९०/२०१९
९२/९३



No. SROT/BSNA/2501/BJ/ITP-Layout/Anjur-Mankoli-Sural-01/14.4.57/2017 Date: 01 OCT 2017

To
M/s. Ajitnath Hi-Tech Builders Pvt. Ltd.
216, 2nd floor, Shah and Nahar Industrial Estate,
Dr. E. Moses Road, Worli,
Mumbai - 400 018.

Subj: Issuance of Layout Approval for the proposed Integrated Township Project on land bearing S.No 239 Part, 258 Part, 254 P, 254 P, 254 P, 254 P, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/AP, 266, 269/3, 270 P, 270P, 270 P, 271, 272 P, 273 P, 272 P, 275 P, 276 P, 276 P, 276 P, 291 P, 293/1 & 298/3 of Village Anjur, S.No 41/6, 41/7, 41/8, 41/10 P, 45/3, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/A, 54/5A, 54/5B, 54/5C, 55/10, 55/11P, 55/14, 55/15, 56/1P, 56/1B, 56/1P, 57/1P, 57/2P, 57/3P, 58/P, 60/2, 62, 63, 65/1, 66/2, 66/3, 66/4, 67/11 & 68/2P of Village Mankoli and S.No12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/3, 15/4, 15/7, 15/8, 15/9, 15/11, 15/13, 17/1, 17/2, 19/1, 19/2, 19/3, 19/4, 21, 22/1P, 23, 24, 25/1/2, 25/2P, 26/1P, 27/2, 28/1AP, 34/1, 34/2P, 35/1P, 35/2, 37/3, 39/1P, 40/7 & 40/8P, of Village Sural, Taluka Bhiwandi, Dist. Thane.

Ref: 1. Location Clearance Issued by Urban Development Dept. Govt. of Maharashtra under No.TPS 1214/1687/CR-78/15/UD-12 Dt: 29.04.2017.
2. MMRDA's Letter of Intent, Dt: 05.07.2017.
3. Application of M/s. Ajitnath Hi-Tech Builders Pvt. Ltd, Dt: 06.07.2017.

Sr,

The Government of Maharashtra vide Notification dated 29.04.2017 at ref. no. (1) above has granted Locational Clearance to the 'Integrated Township Project' situated at VRI, Anjur, Mankoli & Sural, Tal - Bhiwandi, Dist - Thane (situated within the SPA of Bhiwandi Surrounding Notified Area, i.e. BSNA) on land admeasuring approximately 44.99 Ha, u/s 44(2) of MR & TP Act, 1966 to you. With regards to above said Locational Clearance dated 29.04.2017, you had earlier applied for issuance of Letter of Intent for the proposed Integrated Township Project on land under reference, accordingly MMRDA has issued the 'Letter of Intent' dated 05.07.2017 at ref. no. (2) to you. Now, please refer to your above cited letter at ref. no. (3) above, by which you have requested for permission of MMRDA for the Master Layout of the proposed development of 'Integrated Township Project' on the land under reference.

P.T.O

Suo Regional Office: 1st Floor, Sakum Fes Bngade Madan Buzang, Thane - Bhiwandi Road, Sakum, Thane (W) - 400 004
Tel. No. : (022) 2544 2546, 2538 8122 - Fax : (022) 2541 8256 - Email : info@mmrda.maha.nic.in

Table-3: Details of Plot Area under Residential Use, Utilities, DP Roads & Internal Roads of the 'Integrated Township Project'

Description of Land Area under proposed Users & Utilities	Plot Area Allocated for Sectors of the Integrated Township Project (In sq.m)					Total	
	A	B	C	D	E		
1. Residential Use	53255.84	18667.53	45938.59	56482.75	32056.33	238400.34	
2. Utilities	35021.28	9979.17	49493.88	31982.85	7953.81	130141.85	
3. DP Roads	21874.01	-	17008.42	4618.99	7481.90	51183.32	
5. Internal Roads	10957.48	9087.74	5487.26	14379.36	317.86	42379.29	
						Grand Total *	449965.00

The approval to the Master Layout has been approved subject to the following conditions:

- The applicant shall obtain permission / approval for amalgamation / subdivision of lands u/r, as depicted in the accompanying drawing.
- The applicant shall submit fresh amalgamated / separate 7/12 extract in Words.
- For any change and variation in the plans, prior approval of MMRDA shall be obtained.
- The work of filling of low lying land, diverting nullas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work.
- This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way.
- MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notated undertaking shall be submitted by applicant within a week from the date of this letter.
- All the conditions of Locational Clearance dated 29.04.2017 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant.
- This Layout Approval Letter is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - The Integrated Township Project in respect of which Layout Approval is granted under this letter is not carried out or the user thereof is not in accordance with the provisions of Integrated Township Project.

The Metropolitan Commissioner hereby grant 'approval' to the Master Layout as indicated on G.O. 108938/45 (drawing sheet) which is enclosed herewith. The total gross plot area of the land u/r admeasuring 449965.00 sq.m, distributed into 5 Sectors and the details of land allocated for the respective sectors is as mentioned in the Table - 1 below. The details of the land under the respective sectors allocated for Residential Use, Utilities, Development Plan Road & Internal Layout Road is as mentioned in the Table - 2 & Table - 3 below.

Table-1: Distribution of the lands under different sectors of 'Integrated Township Project'

Sr. No	SECTORS	PLOT AREA (In sq.m)
1.	Sector - A	118058.52
2.	Sector - B	57744.44
3.	Sector - C	116270.54
4.	Sector - D	108938.45
5.	Sector - E	48953.05

Table-2: Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project.

Description	Total Required Area (In sq.m)	Total Proposed Area (In sq.m)	Area of Sectors of the Integrated Township Project (In sq.m)					
			A	B	C	D	E	
I. Spaces for Recreation								
a. Gardens & Parks	22507.75	22994.21	4044.49	2532.38	6049.18	9184.92	743.26	
b. Play Ground	33754.17	44371.63	15499.72	4844.81	2170.73	7890.82	-	
2. Spaces for Combined Schools (Primary Schools + Secondary Schools)	5425.00	5633.20	-	-	2874.00	2759.20	-	
3. Community Health Care Facilities	1115.00	1596.91	-	-	1350.81	-	-	
4. Community Market	2000.00	2315.00	-	-	3215.00	-	-	
5. Public Assembly Facilities (Town Hall and/or Auditorium including Library)	3000.00	8077.33	5077.33	-	-	-	-	
6. Economic Activities (Commercial Plot)								
7. Public Utilities								
a. Fire Stige Station	2000.00	8842.00	-	-	-	-	3642.00	
b. Sewage Waste management project (SWMP)	4000.00	4093.73	1326.41	1381.86	-	1355.45	-	
c. Crematorium Ground	2000.00	2306.81	-	-	-	-	1506.81	
d. Burial Ground	2000.00	2088.00	-	-	-	-	3088.00	
8. Bus Station/Transport Hub	3000.00	3655.28	-	-	3655.30	-	-	
9. Public Station	1000.00	1250.12	-	-	1250.12	-	-	
f. Electric Sub-Station (As per requirements)	425.24	425.24	223.34	-	-	-	200.00	
h. Other Public Utilities	Should be provided as per the provisions of sanctioned DCR of BSNA.							
i. Public Parking / activities	As per prevailing DCR							
l. Solid Waste Management	As per requirements	500.00	-	-	-	-	500.00	

- Any of the conditions subject to which the Layout Approval Letter is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully.
- The Metropolitan Commissioner, MMRDA is satisfied that the Layout Approval Letter is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of the Integrated Township Project Notification as amended from time to time and relevant sections of the Maharashtra Regional & Town Planning Act 1966;
- This Layout Approval Letter shall not be construed as development permission and separate application for Building Permission shall be made by you. This approval shall not be construed as authorization of any development carried out already in violation of any rules and regulation applicable.
- This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect.
- That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time.
- That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements.
- That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TIR/ SLR and should get it certified by MMRDA before development.
- All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCR's for BSNA published u/s 31(1) of MR & TP Act, 1966.
- The Reservations of Primary School, Secondary School and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and after the development shall be made available to the general public.
- That the applicant shall develop RG areas and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCR's for BSNA before applying for Occupancy Certificate.



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17. Those activities for disposal of Solid Waste shall be made for the Entire Project on regular basis.
18. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA.
19. The applicant shall install the Rain Water Harvesting System as per UOD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005.
20. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest.
21. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA.
22. The development shall be strictly as per the Notification no. TP5-1816/CR 368/15/2014/UD-11, dated 26.12.2016 amended from time to time and the Development Control Regulations in force for the Bhiwandi Surrounding Notified Area (BSNA) of Bhiwandi Taluka.
23. The applicant shall submit the proposal for Commencement Certificate as per the Development Control Regulations in force for Bhiwandi Surrounding Notified Area (BSNA) of Bhiwandi Taluka and as per provisions laid down in Regulation No. 6 of Annexure 'B' of the Integrated Township Project Notification dated 26.12.2016 amended from time to time.
24. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost.
25. The applicant shall submit Environment Clearance for the Integrated Township Project from MOEF or the Authority empowered by the MOEF before requesting for the issuance of Commencement Certificate for the said Project.
26. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted/produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer.
27. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of CC beyond plinth.

28. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOCs that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly.
29. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents.
30. The conditions of NOC dated 24.05.2016 from Water Resources Department shall be binding on the Applicant.
31. The conditions of NOC dated 27.05.2016 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant.
32. The conditions of NOC dated 16.01.2017 issued by Thasildar, Bhiwandi shall be binding on the Applicant.
33. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant.
34. The applicant shall keep the required setback distances in respect of set back from HT lines, if any.
35. The applicant shall obtain NOC from the Concerned Railway Authorities for the proposed Tentative Route of Suburban Railway line passing through the Integrated Township Project and necessary bridge or Under Pass as per requirement shall be constructed
36. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given.
37. The applicant shall abide by all the conditions of all the NOCs obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference.
38. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate.
39. The applicant shall develop the required 18.00 m approach road before requesting for the issue of Commencement Certificate for the 'Integrated Township Project' under reference.

40. As per the provision of Clause 8.1 (f) read with Clause 12.6 of the Notification dated 26.12.2016 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project'.
41. It shall be binding on the applicant to provide the required plot area for 'Other Public Utilities', as per the provisions of sanctioned DCR of BSNA.
42. That an undertaking cum indemnity bond shall be submitted for abiding the above conditions.
43. The developer shall submit infrastructure plan of 'Integrated Township Project' to MMRDA and get it vetted before implementation of the same.

Pradeep M. Kamble
Planner,
11-10-2017
Planning Division,
MMRDA.

Enclosure: Layout drawings nos. 1 (total 1 no of drawing sheet).

Copy to,

1. M/s. Pradeep Kamble
Pradeep M Kamble and Associates (Licensed Architect),
B-101, Jadh Bature Complex,
Pandit Mahiya Path, Ramnagar,
Dombivli, Thane.



2. Copy forwarded to:
The Collector,
Collector Office, Thane.
as required u/s 45 of MR & TP Act, 1966.





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

NO. SACY/MSNA/2601/07/ITP-Annex, Manikoff & Sura/AOV/27/2017. Date 05 JUL 2017

To,
 M/s. AJIneth Hi-Tech Builders Pvt. Ltd.,
 216, Shah & Nehar Industrial Estate,
 Dr. E. Moses Road, Worli, Mumbai - 400 018.

Sub: Issuance of Letter of Intent for the proposed Integrated Township Project on land bearing S.No 239 Part, 233 Part, 254 P, 254 P, 254 P, 255/1A, 255/1B, 255/2, 255/3, 254, 263, 265/2, 265/3, 266/1P, 266, 269/1, 270 P, 270P, 270 P, 271, 272 P, 272 P, 273 P, 276 P, 276 P, 276 P, 276 P, 281 P, 281 P, 283/1 & 283/2 of Village Anjar, S.No 41/6, 41/7, 41/8, 41/20 P, 45/3, 35/4, 46/4, 43/5, 47/7, 47/3, 47/4P, 47/5, 48/1/1P, 48/1P, 51/1, 51/2, 52/1, 52/2, 53/4, 53/8, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 55/10, 55/11P, 55/14, 55/13, 56/1P, 56/1B, 56/1P, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/2, 66/3, 66/4, 67/11 & 68/1P of Village Manikoff and S.No22/2, 12/3, 12/4, 12/15, 14/6, 14/7, 14/8, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/3, 15/4, 15/7, 15/8, 15/9, 15/11, 15/12, 17/1, 17/2, 18/1, 18/2, 18/3, 19/4, 21, 22/1P, 23, 24, 25/1/2, 25/2P, 26/1P, 27/2, 28/14P, 34/2, 34/3P, 35/1P, 35/2P, 35/2, 37/3, 38/P, 40/7 & 40/8P of Village Sura, Taluka Bhiwandi, Dist. Thane.

- Ref: 1. Location Clearance dated 29/04/2017 issued by the Government.
 2. Your application for issuance of Letter of Intent dated 25/05/2017.
 3. Your letter dated 06/06/2017.

With reference to your application dated 25/05/2017 for the issuance of Letter of Intent for the proposed Integrated Township Project on land under reference and Location Clearance dated 29/04/2017 granted by Urban Development Department, Govt. of Maharashtra, Letter of Intent for the proposed Integrated Township Project on land under reference admeasuring 648965.00 sq.m. approx. as per Clause 5 of Notification dated 26/12/2016 for Integrated Township Project, is hereby granted to the applicant M/s. AJIneth Hi-Tech Builders Pvt. Ltd, 216, Shah & Nehar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 based on the following conditions:

- All the conditions of Locational Clearance dated 29/04/2017 granted by Govt. of Maharashtra for the Integrated Township Project on land under reference shall be binding on the applicant;

Sub Regional Office, 1st Floor, Balcony Fire Brigade Station Building, Thane - Bhiwandi Road, Balcony, Thane (W) - 400 805.
 Tel. No. 1 (022) 2646 2640, 2638 8123 • Fax: 1 (022) 2641 8264 • Email: info.thane@mmrda.maharashtra.gov.in

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by you. This approval shall not be construed as authorization of any development carried out already in violation of any rules and regulations applicable;

- The applicant shall obtain, permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
- The development shall be strictly as per the GR No TPS 1516/CR 368/15/20(4) UD-13, dated 26/12/2016 amended from time to time and the Development Control Regulations in force for the Bhiwandi Surrounding Notified Area from Taluka Bhiwandi;
- The applicant shall submit the proposal for Master Layout and final approval as per the Development Control Regulations in force for Bhiwandi Surrounding Notified Area from Taluka Bhiwandi and as per provisions laid down in Regulation no. 6 of Annexure 'B' of the Integrated Township Project Notification dated 26/12/2016 amended from time to time;
- The applicant shall provide 9.0 mt. wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
- The applicant shall obtain No Objection Certificate / required permission from MPCB before starting the implementation of the said Project;
- The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted / produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer;
- The conditions of NOC dated 24/05/2016 from Water Resources Department shall be binding on the Applicant;
- The conditions of NOC dated 27/05/2016 from Chief Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
- The conditions of NOC dated 16/01/2017 from Thasildar, Bhiwandi shall be binding on the Applicant;

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- This Letter of Intent shall not entitle the applicant to commence the construction on land under reference prior to the issuance of Development Permission from MMRDA;
- MMRDA shall not be responsible for any disputes regarding ownership of any land portion and it shall be sole responsibility of applicant and also his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;
- This Letter of Intent is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - The Special Township Project in respect of which Letter of Intent is granted under this letter is not carried out or the user thereof is not in accordance with the provisions of Integrated Township Project;
 - Any of the conditions subject to which the Letter of Intent is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully;
 - The Metropolitan Commissioner, MMRDA is satisfied that the Letter of Intent is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of the Integrated Township Project Notification as amended from time to time and relevant sections of the Maharashtra Regional & Town Planning Act 1966;
- This Letter of Intent is valid for a period of two years from the date of issuance and shall be revalidated time to time as per the Integrated Township Project Notification as amended from time to time;
- This Letter of Intent approval shall not be construed as development permission and separate application for Building Permission shall be made

- The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
- The applicant shall obtain NOC from the Concerned Railway Authorities for the proposed Testative Route of suburban Railway line passing through the Integrated Township Project and necessary bridge or Road as per requirement shall be constructed;
- The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
- The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
- The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
- The applicant shall develop the required 3LDO in approach road before requesting for the issue of Commencement Certificate for the 'Integrated Township Project' under reference.
- That an undertaking cum indemnity bond shall be submitted for abiding the above conditions;

This Letter of Intent issues with the approval of Metropolitan Commissioner.

For Planner
 Planning Division, MMRDA



- Copy to:
- Shri. Pradeep Kamble (Architect), 8/101, 1st Floor, Jakh Easters Complex, Pandit Mahaye Path, Ramnagar, Dombivli (East) - 421201.
 - The Collector, Thane District.

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क्र.का.५/मुद्रांक-१५/प.क्र.२१५६८८८/१३
 नोंदणी महानिरीक्षक व मुद्रांक निदेशक,
 महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे.
 दिनांक - ३३/०१/२०१९.

प्रति,
 मा. उपर्युक्त निदेशक, मुंबई.
 सर्व नोंदणी उपनिरीक्षक व मुद्रांक उपनिवेशक, नांदेड
 सर्व सह निदेशक व मुद्रांक निदेशक तसेच मुद्रांक निदेशकाधिकारी,
 सर्व कार्यासन अधिकारी नांदेड व पुणे.

विषय - शासन आदेश - महसूल व वन विभाग मंत्रालय, मुंबई-३२
 दि.१६ जानेवारी, २०१५ याबाबत.

शासन आदेश क्र. मुद्रांक-२००६/अनौठ-५३/ प्र.क्र.५३६/५-१, दि.१५ जानेवारी, २००८ याबाबत
 घेतलेले विषयवस्तूचे सुधारणे केली आहे. आपणास सूचित करण्यात येते की, आपल्या अधिकाऱ्यां व
 कार्यालयीना ठरवित कार्यवाही करण्याबाबत अद्यतन करावे.
 सोबत- शासन आदेशाची प्रत जोडली आहे.

महासूल व वन विभाग
 कार्यासन अधिकारी क्र. ५, प.रा.पुणे.

महसूल व वन विभाग
 नांदेड कार्यासन
 महाराष्ट्र राज्य मुद्रांक व
 मुद्रांक विभाग, पुणे-३
 दिनांक - ६ जानेवारी, २०१९.

कार्यासन

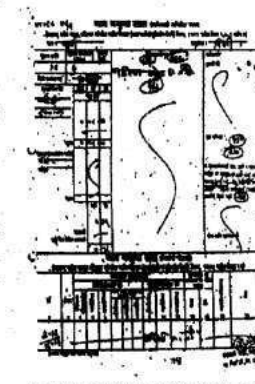
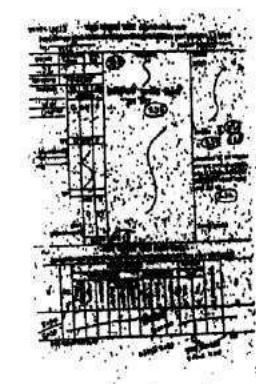
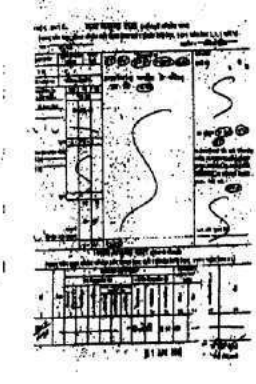
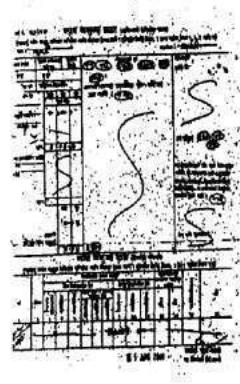
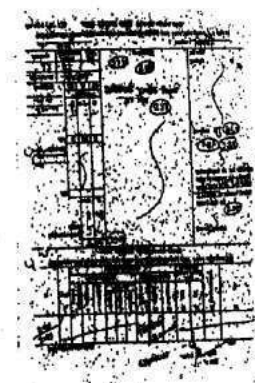
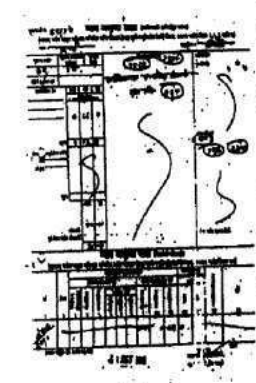
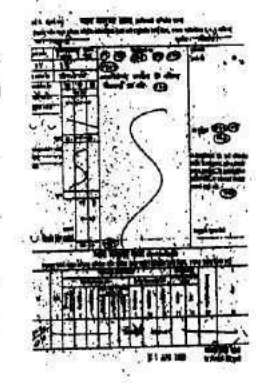
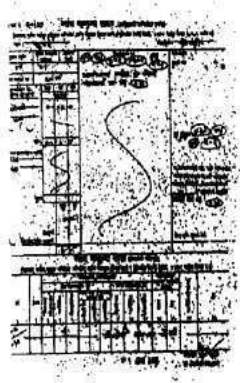
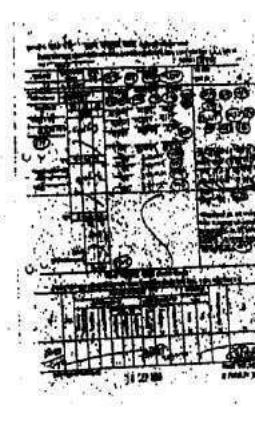
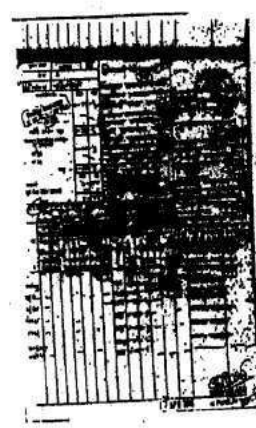
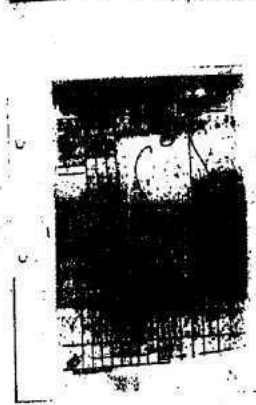
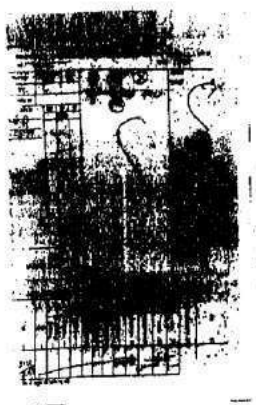
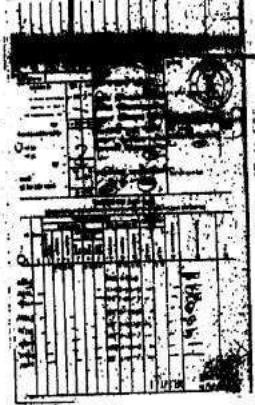
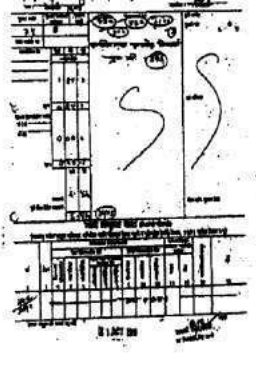
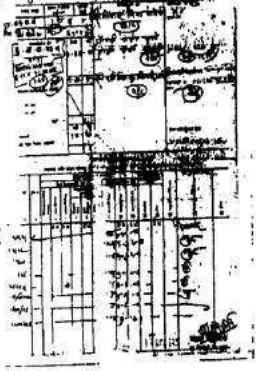
क्रमांक - मुद्रांक-२०१२/स.क्र.३६/२-६, महाराष्ट्र मुद्रांक अधिनियम, १९९५
 या (०) च्या कलम १ च्या अन्वये (३) द्वारे प्रदान करण्यात आलेल्या अधिकाराचा वापर करून
 आणि सांख्यिकी विभागातील तसेच कलम २२२(१) अन्वये शासकीय पत्रांच्या प्रती
 महाराष्ट्र शासन याद्वारे महसूल व वन विभाग आदेश क्र.मुद्रांक-२००६/अनौठ-५३/५-१
 प्र.क्र.५३६/५-१, दि.१५ जानेवारी, २००८ (त्याच उल्लेख यापुढे उल्लेख आदेश असा करण्यात
 आला आहे) मध्ये खालीलप्रमाणे सुधारणा केली आहे:
 उल्लेख आदेशात
 १) "मालमत्तेच्या विभागाच्या सर्वोपरी" या शब्द, अंक व अक्षरानंतर आणि "कराराच्या
 किंवा अधिहस्तांतरण प्रतीच्या" या शब्द, अंक व अक्षरांच्या पुर्वी, "महिला" शब्द
 समाविष्ट करण्यात यावा.
 २) "मुलक ५० टक्क्यांनी" या शब्द, अंक व अक्षरानंतर, आणि "कमी करीत आहे" या
 शब्द, अंक व अक्षरांच्या पुर्वी, "दि.१५ जानेवारी, २००८ पासून सुरू होणाऱ्या व दि.३१
 जानेवारी, २०२३ पर्यंत" शब्दांनी (दोन्ही दिवस घडणु) संपणाऱ्या कालावधीकरिता हे शब्द, अंक
 व अक्षरांच्या पुर्वी "अर्धे समाविष्ट करण्यात यावीत."

महाराष्ट्र राज्यपाल यांचे आदेशानुसार व नावाने

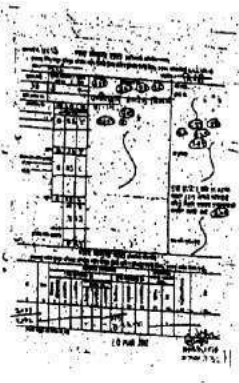
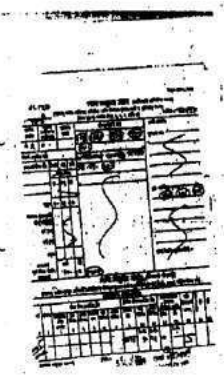
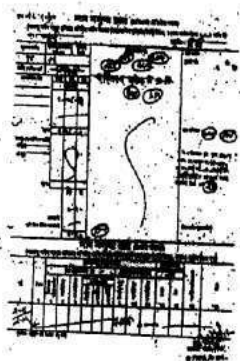
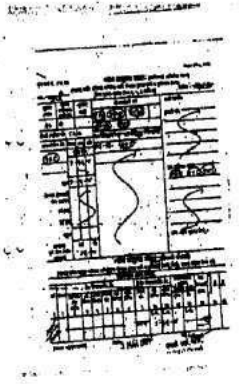
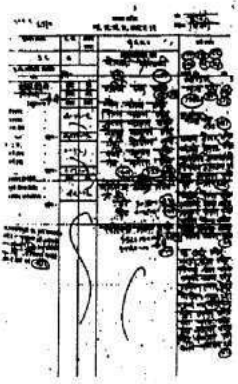
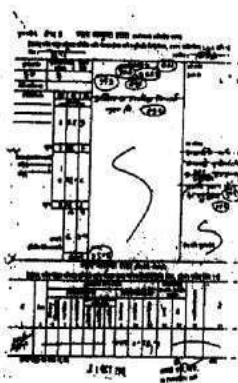
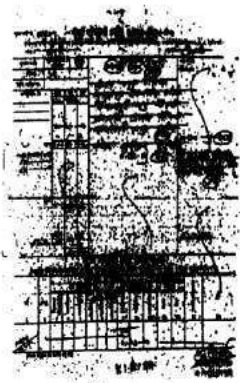
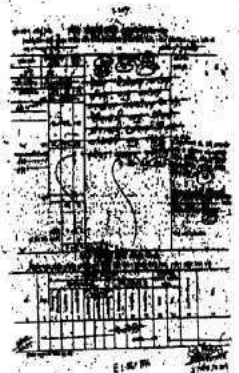
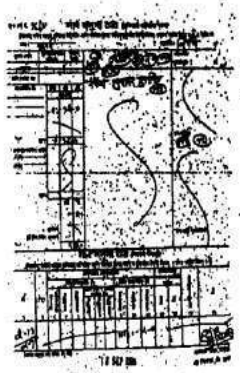
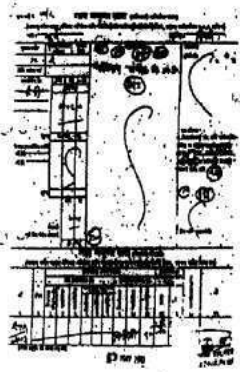
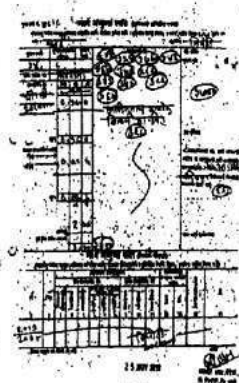
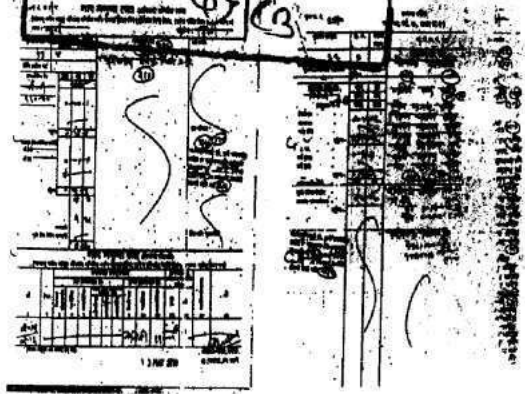
S. P. D. S. (पुणे)
 कार्यासन अधिकारी

उपरोक्त महानिरीक्षक व मुद्रांक निदेशक, महाराष्ट्र राज्य, पुणे.

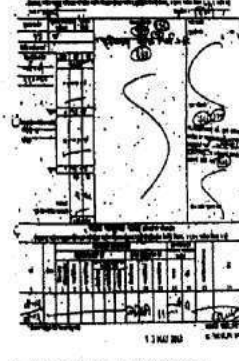
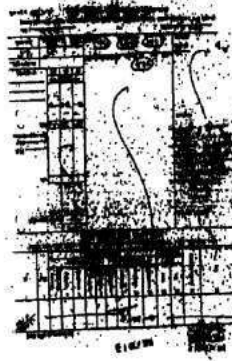
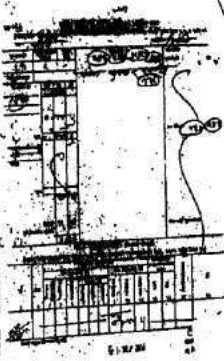
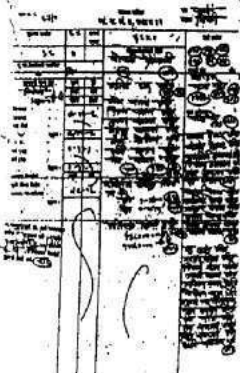
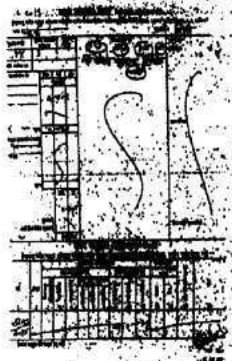
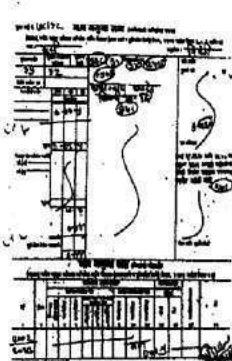
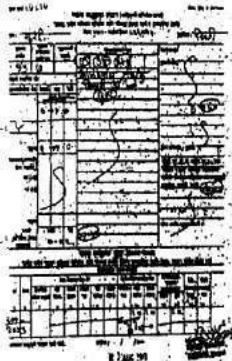
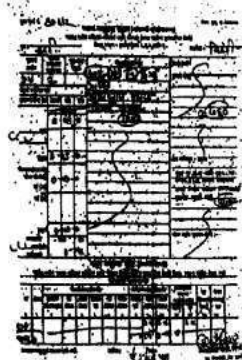
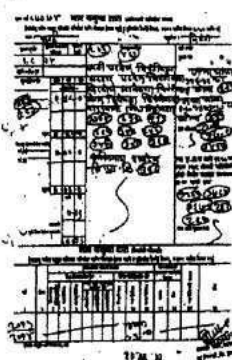
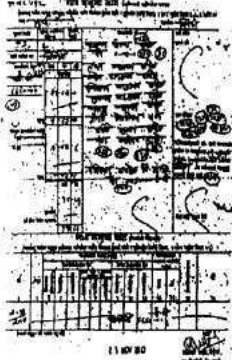
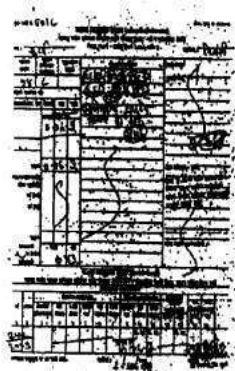
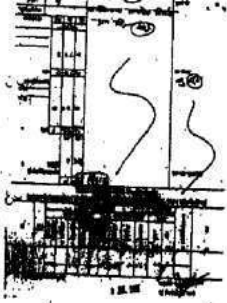
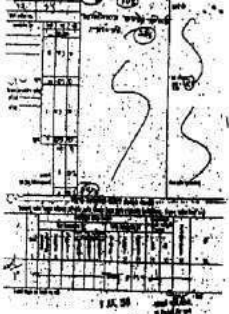
द.क्र.२३६०/२०१९
 २३/१३



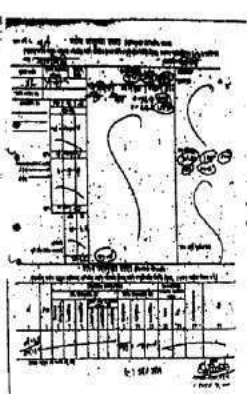
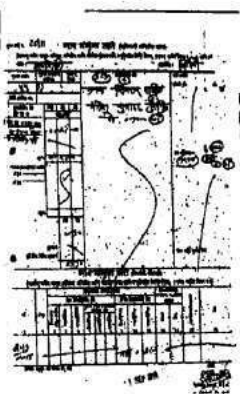
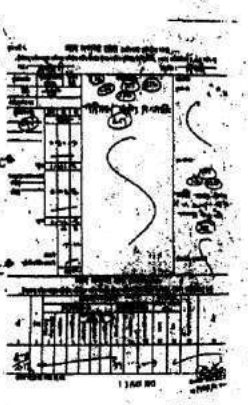
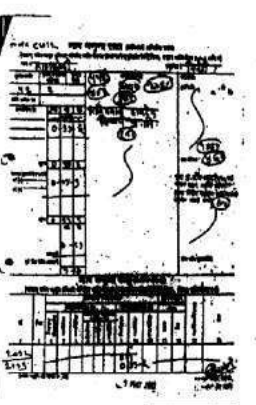
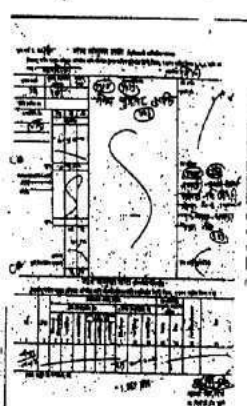
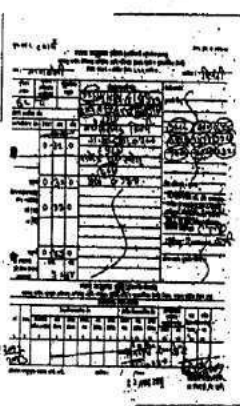
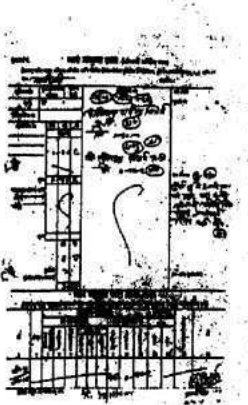
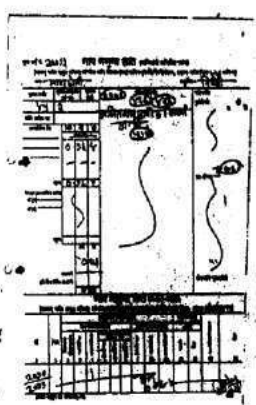
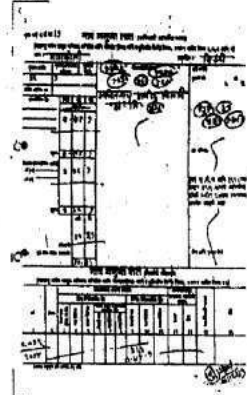
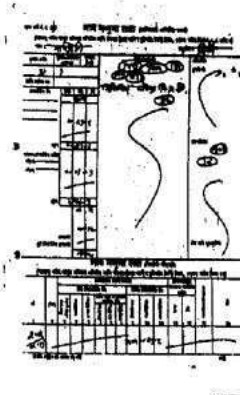
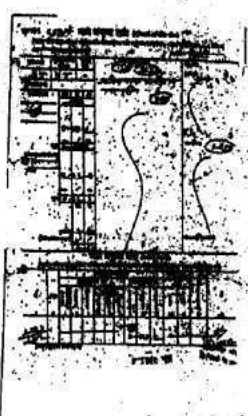
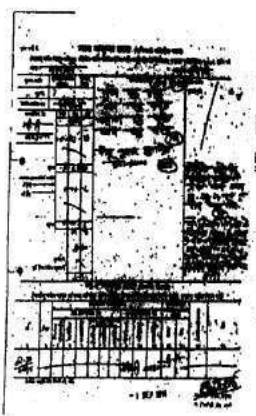
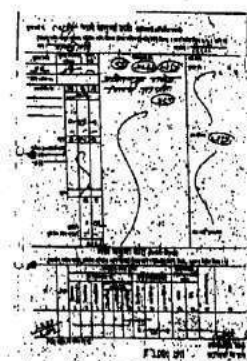
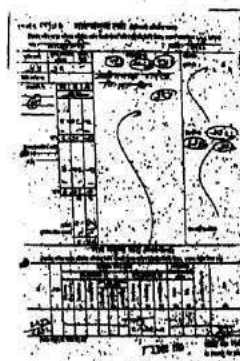
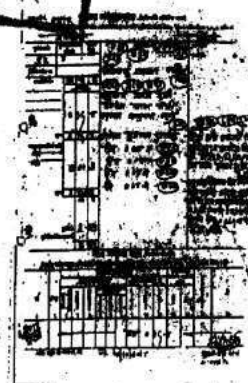
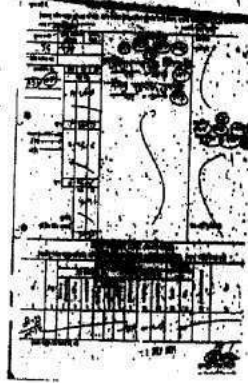
द.क्र.३६०/२०१९



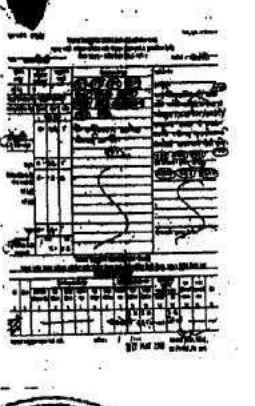
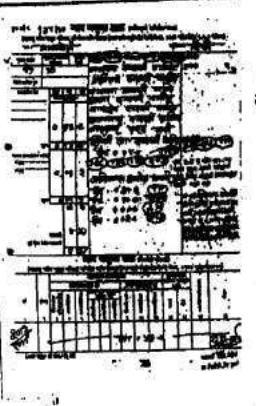
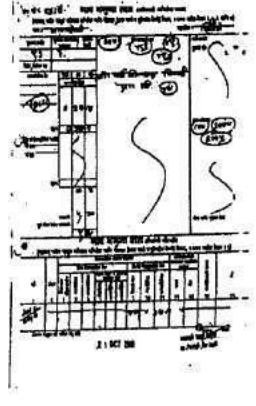
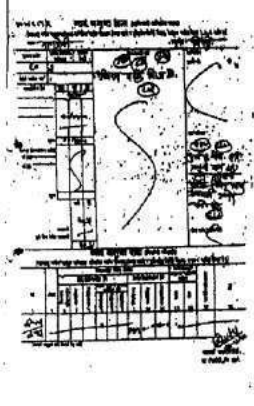
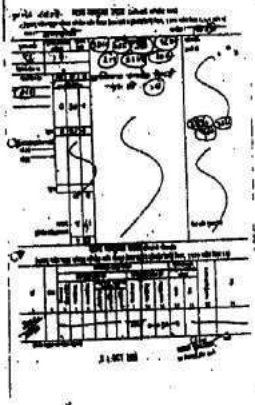
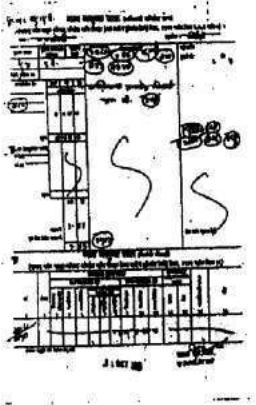
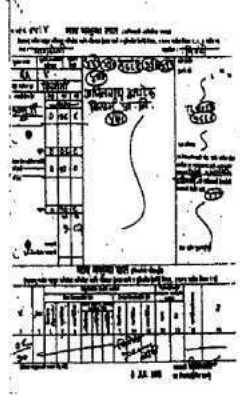
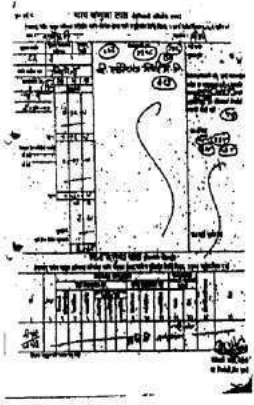
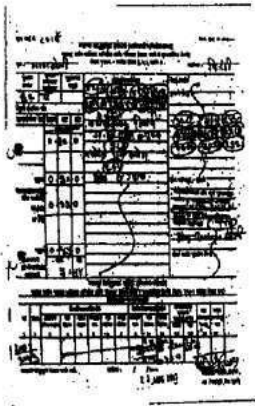
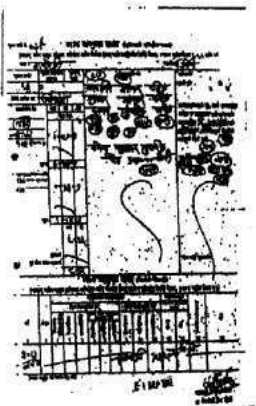
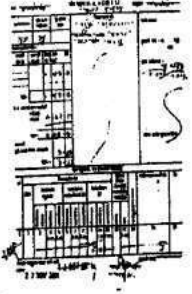
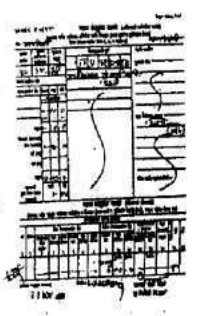
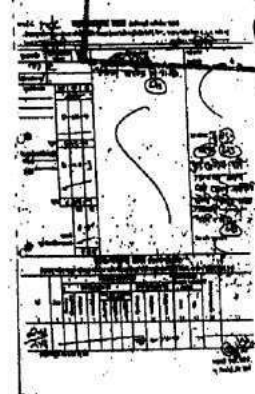
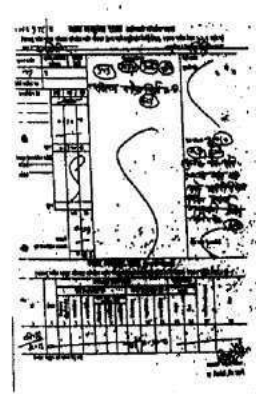
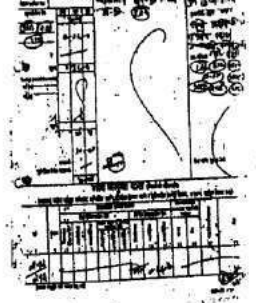
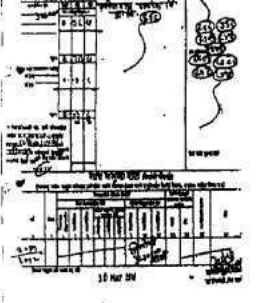
130/80



13/03

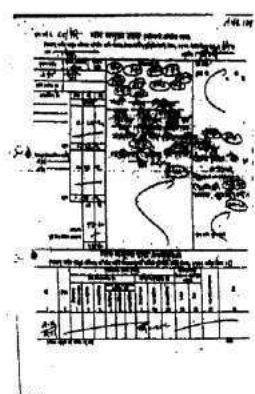
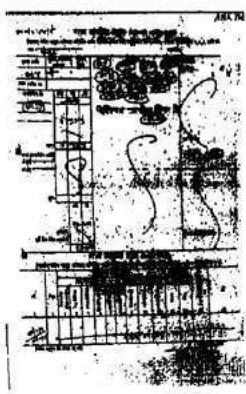
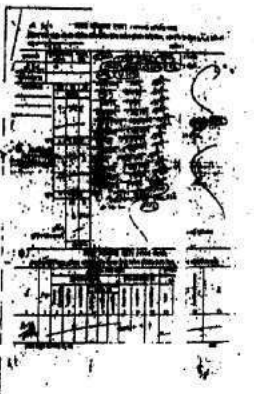
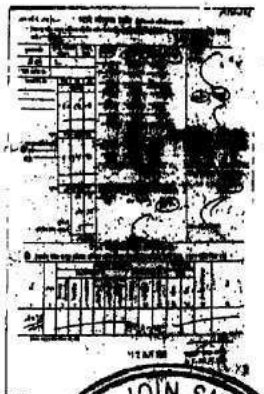
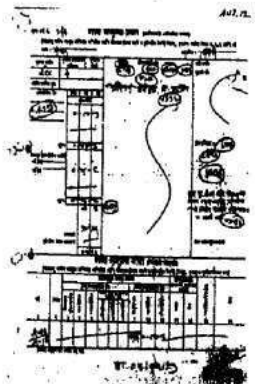
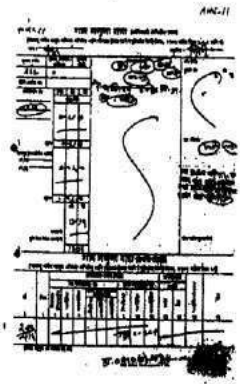
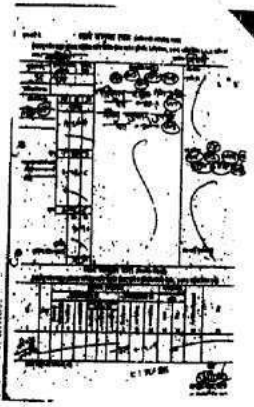
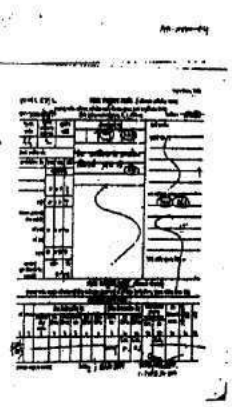
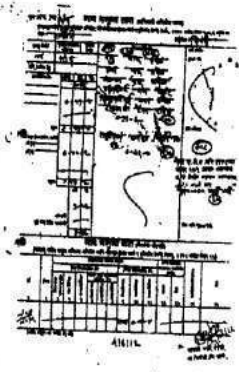
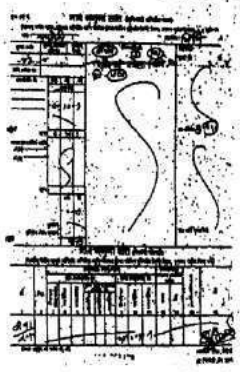
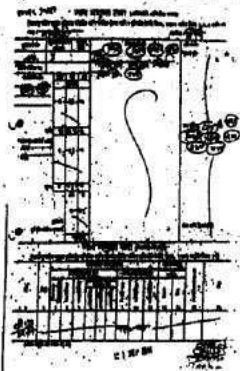
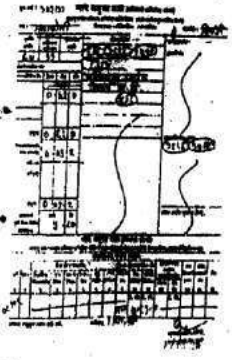
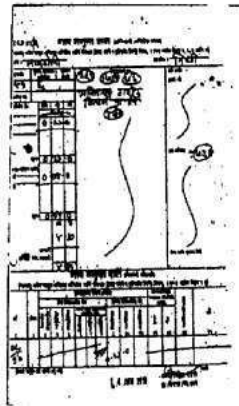
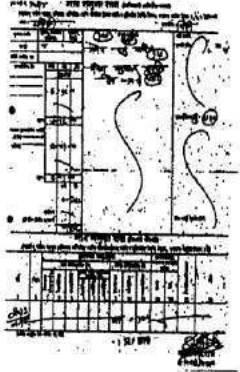
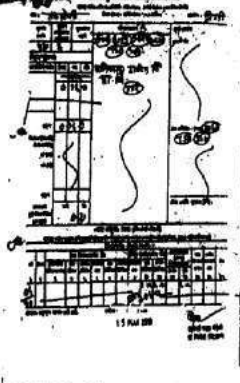


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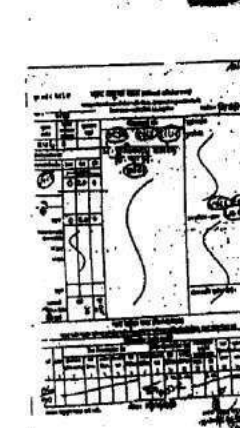
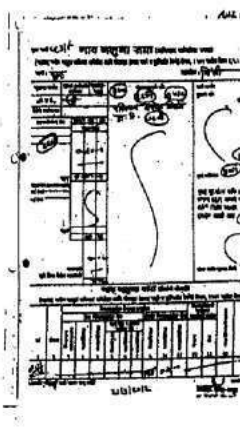
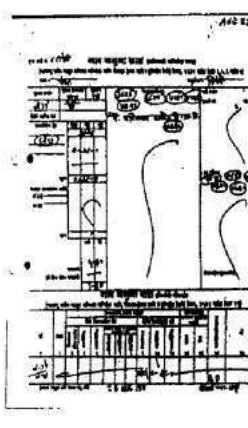
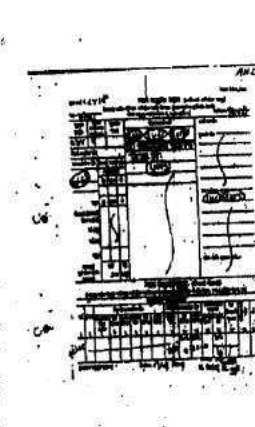
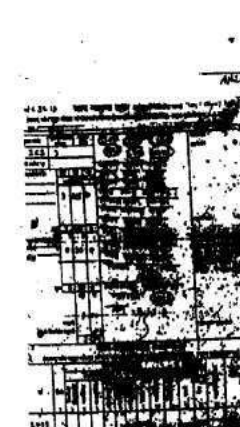
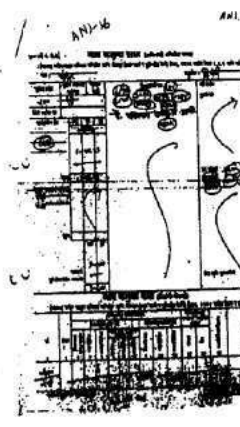
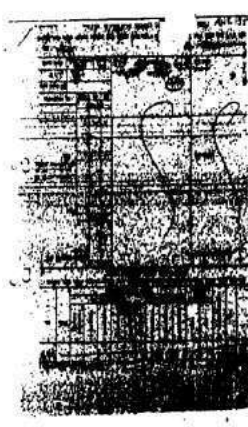
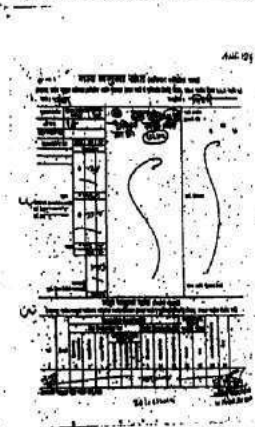
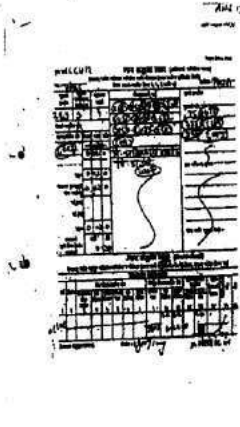
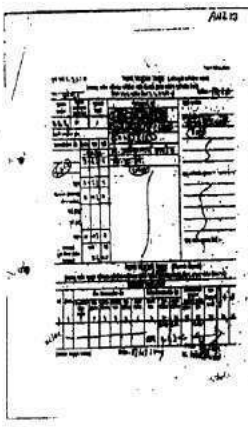
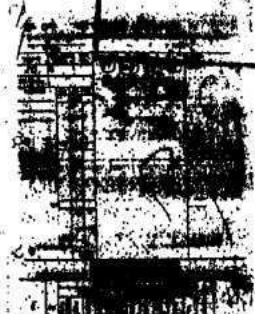
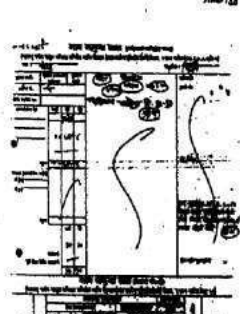
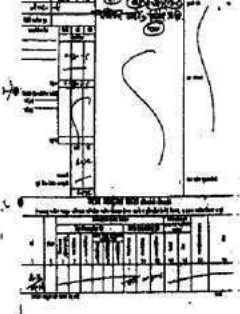
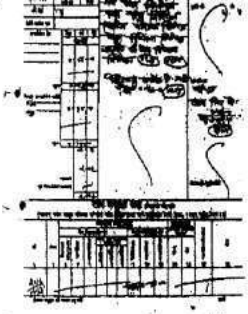


49123

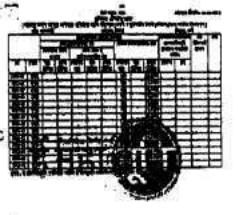
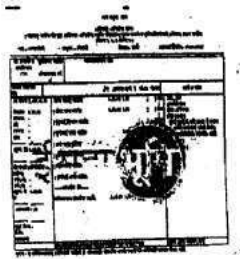
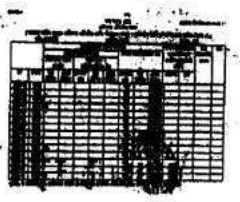
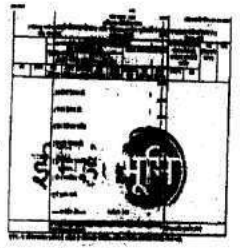
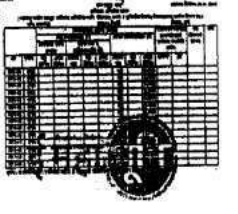
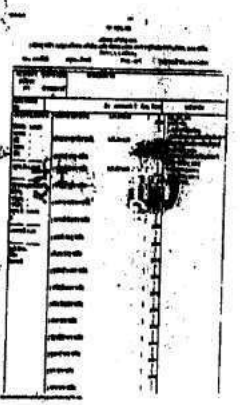
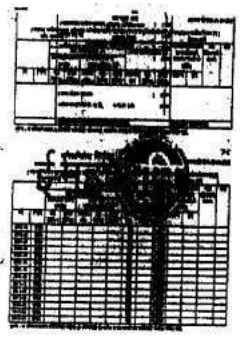
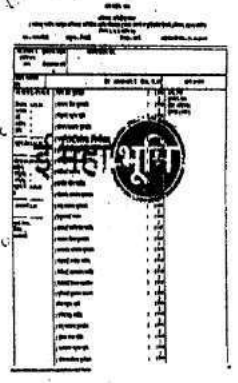

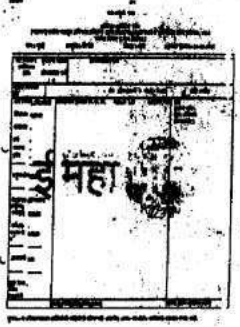
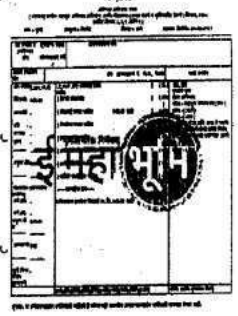
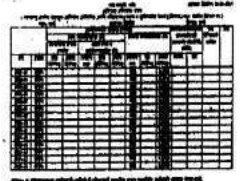
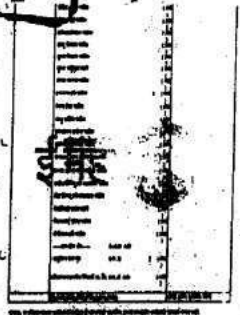
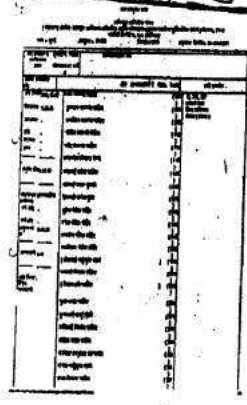
Form 15 (1974) THE HINDU SUCCESSION ACT, 1956
Section 23
Certificate of Intestacy



UE/PS



द.क्र.ए.368/2019
44/13



द.क्र०३६०/२०१९

२२६९

VALIDITY OF THE INCORPORATION
The National Company Law Tribunal, Bhiwandi Bench hereby certifies that the incorporation of the National Company Law Tribunal, Bhiwandi Bench is validly effected under the provisions of the Companies Act, 1956 and the National Company Law Tribunal (Incorporation) Act, 1992.

Subject: National Company Law Tribunal, Bhiwandi Bench

Date: 15.12.2019

Place: Bhiwandi

By: (Signature)

(Name)

(Designation)

(Office)

(Address)

(Phone No.)

(Fax No.)

(E-mail)

(Website)

(Other details)

(Remarks)

(Additional info)

(Contact person)

(Mobile No.)

(Residential address)

(Educational details)

(Other qualifications)

(Languages known)

(Family details)

(Marital status)

(Occupation)

(Income details)

(Assets and liabilities)

(Criminal records)

(Other relevant info)

(Declaration)

(Signature of applicant)

(Name of applicant)

(Address of applicant)

(Date of filing)

(Fee paid)

(Receipt No.)

(Registrar's Office)

(Bhiwandi Bench)

(Maharashtra)

(India)

THE NATIONAL COMPANY LAW
TRIBUNAL, BHIWANDI BENCH
COMBINED APPLICATION NO. 18/2019
IN

IN THE MATTER OF THE NATIONAL COMPANY LAW
TRIBUNAL, BHIWANDI BENCH
COMBINED APPLICATION NO. 18/2019

In the matter of the Memorandum of Association of M/s. Shri. Bhanu
Prasad (Private) Limited (the "Company") and the Extraordinary
Ordinary Resolution passed by the Board of Directors of the Company
on 15/12/2019, dated 15/12/2019, for the liquidation of the Company.

In the matter of the Memorandum of Association of M/s. Shri. Bhanu
Prasad (Private) Limited (the "Company") and the Extraordinary
Ordinary Resolution passed by the Board of Directors of the Company
on 15/12/2019, dated 15/12/2019, for the liquidation of the Company.

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Ordinary Resolution passed by the Board of Directors of the Company
on 15/12/2019, dated 15/12/2019, for the liquidation of the Company.

IN THE MATTER OF THE NATIONAL COMPANY LAW
TRIBUNAL, BHIWANDI BENCH
COMBINED APPLICATION NO. 18/2019

IN THE MATTER OF THE NATIONAL COMPANY LAW
TRIBUNAL, BHIWANDI BENCH
COMBINED APPLICATION NO. 18/2019

ACT SINCH TAYWAR & CO.
ADVOCATES FOR PETITIONER.



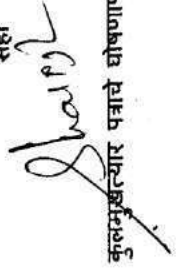
घोषणापत्र

मी. पंढरी. केसरकर / रामनाथ रावल / राहुल वंडेकर / प्रमोद कांबळे / प्रताप सातवेकर / शैलेश मोरे या द्वाारे घोषित करतो की, दुय्यम निबंधक वि.वि.वि. यांचे कार्यालयात कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुरेन्द्रन नायर / पॅट्रिक मोनिस / नमिता बक्षी यांनी दिनांक 25/06/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्यवे शिर्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :

किर्लोस्कर
२१/०१/१९

सही



कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



घोषणापत्र

मी, सुरेन्द्रन नायर / पॅट्रिक मोनिस / नमिता बक्षी या द्वाारे घोषित करतो की, दुय्यम निबंधक वि.वि.वि. यांचे कार्यालयात किर्लोस्कर या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अशिर्षक लोढा / स्मिता घाण यांनी दिनांक 25/06/2019 रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, दर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्यवे शिर्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :

दिनांक :

किर्लोस्कर
२१/०१/१९

सही



कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

Certificate of Incorporation Pursuant to change of name
(Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014)

Corporate Identification Number (CIN): U45200MH1995PLC003041

I hereby certify that the name of the company has been changed from LUMIA DEVELOPERS LIMITED to MACROTECH DEVELOPERS LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name LUMIA DEVELOPERS PRIVATE LIMITED.
Given under my hand at Mumbai this Twenty fourth day of May two thousand nineteen.



बखर्च ४
१८६६ १० / १८
२०१९

Ministry of Corporate Affairs
V T SAIBEVAN
Registrar of Companies
R/C - Mumbai

Mailing Address as per record available in Registrar of Companies office:
MACROTECH DEVELOPERS LIMITED

412, Floor-4, 170 Vardhaman Chamber, Crossaji Patel Road, Horniman Circle, Fort, Mumbai, Maharashtra, India, 400001

Summary (Continued) Table with columns for Financials, Shareholding, and other details.

बखर्च ४
१८६६ १० / १८
२०१९



RESOLVED FURTHER THAT the authorized signatories be and are hereby authorized to sign all documents and to file all returns and to do all such things as may be required in this regard.

Certified True Copy
For Director/Authorized Representative

बखर्च ४
१८६६ १० / १८
२०१९



बखर्च-१
१८६६ १० / १८
२०१९

Application form for incorporation with multiple stamps, signatures, and photographs of directors.

20/05/2019 12:38:32 PM
दस्तावेज क्रमांक: २०१९/१८
दस्तावेज प्रकार: नवीकरण करीत असलेली कंपनी

Table listing directors with their names, addresses, and photographs.

सर्वीस दस्तऐवज कालांतराने देण्यात आलेल्या असल्याने या दस्तऐवज कालांतराने देण्यात आलेल्या असल्याने या दस्तऐवज कालांतराने देण्यात आलेल्या असल्याने...

Table listing directors with their names, addresses, and photographs.

सर्वीस दस्तऐवज कालांतराने देण्यात आलेल्या असल्याने या दस्तऐवज कालांतराने देण्यात आलेल्या असल्याने...

20/05/2019 12:38:14 PM
दस्तावेज क्रमांक: २०१९/१८
दस्तावेज प्रकार: नवीकरण करीत असलेली कंपनी

Table listing directors with their names, addresses, and photographs.

20/05/2019 12:38:14 PM
दस्तावेज क्रमांक: २०१९/१८
दस्तावेज प्रकार: नवीकरण करीत असलेली कंपनी

Table listing directors with their names, addresses, and photographs.

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Table listing directors with their names, addresses, and photographs.

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Sl. No.	Payment Number	Disbursement Number
1	190620190280	190620190280
2	190620190280	00015884301900

1. Verify Document Correctly for Authenticity through Verification of paper on a copy without also verifying
 2. Do not accept stamping after registration
 For Authentic, please visit to us at indian-subregistrar.com

खर्च ₹ ४
 ६६६ १५/१६
 २०१९



Handwritten notes and signatures in the top right section.

Handwritten notes and signatures in the top middle section.

Date: 25/08/2019 12:27:33 PM

Printed at: 25/08/2019 12:28:10 PM

Payment Details

Sl. No.	Payment Number	Disbursement Number
1	190620190280	190620190280
2	190620190280	00015884301900

1. Verify Document Correctly for Authenticity through Verification of paper on a copy without also verifying
 2. Do not accept stamping after registration
 For Authentic, please visit to us at indian-subregistrar.com

खर्च ₹ ४
 ६६६ १५/१६
 २०१९



Data of Bank Receipt for GRN MH00182832701900R
 Bank - ICICI BANK

Branch: ICICI Bank Ltd
 Post Office: 400001
 District: Mumbai
 Office Name: ICICI BANK LTD SUB REGISTRAR MUMBAI CITY 2
 Address: 112th Floor, 17th Varadhan Chambers, Connaught Place, Newson Court, Fort, Mumbai - 400 001
 Contact: 022-26620919



Sl. No.	Remarks	Debit/credit No.	Debit/credit Date	Amount	Debit/credit Amount
1	100.00	100.00
2	100.00	100.00

खर्च ₹ ४
 ६६६ १५/१६
 २०१९



CHALLAN
 MTR Form Number - 6

Sl. No.	Particulars	Amount	Rate
1	...	100.00	...
2	...	100.00	...
Total		200.00	

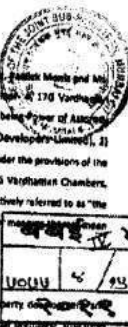


खर्च ₹ ४
 ६६६ १५/१६
 २०१९

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We Mr. Jyotendra Naik, Mr. Prakash Munde and Mr. Manisha Bhatnagar, Indian Inhabitants having our office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai - 400 001 and being Power of Attorney holders for (1) Macrotech Developers Limited (Formerly known as Lodha Developers Limited), (2) Palera Developers Private Limited, both company incorporated and registered under the provisions of the Companies Act, 1956 and having their registered address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai - 400 001 (hereinafter collectively referred to as "the said Companies", which expression shall unless it be repugnant to the context shall include their successors and assigns) DO HEREBY SEND CERTIFICATE:

- WHEREAS:**
- The said Companies are engaged in business of real estate and property development and are constructing various buildings comprised of residential and commercial premises/structures and selling such residential and commercial premises/structures in Mumbai, Thane and elsewhere in India.
 - The Agreements to Sell, Agreements to Assign, E-registration Agreements to Sell, Leave and License Agreements, Lease Deed and such other transfer documents with the prospective purchasers for the sale/transfer/lease of such residential and commercial premises/structures are required to be signed, executed, admitted, lodged and registered before the concerned Sub-Registrar of Assurances from time to time.
 - By Special Power of Attorney dated 20/10/18, is duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 190620190280, respectively, the said Companies appointed us as their true and lawful attorneys to jointly and/or severally do all or any of the acts, deeds, matters and things and exercise all the powers and authorities mentioned in the said Special Power of Attorney dated 20/10/18, for and on behalf of the said Companies.
 - By the said Special Power of Attorney dated 20/10/18, the said Companies also authorized us to substitute and appoint in our place one or more substitutes on the terms as we shall deem fit and proper for exercising all or any of the powers and authorities and to do all acts, things, matters and things under the said Special Power of Attorney dated 20/10/18.
 - Therefore, in order to facilitate the process of registration and admitting execution of the various Agreements to Sell/Agreements to Assign/Leave and License Agreements/Lease Deed/Deeds of Rectification or Cancellation or Confirmation and such other necessary documents in relation to the sale/transfer/lease of residential and commercial premises/structures in the buildings constructed by the said Companies in various developments/projects in favour of their prospective purchasers, before the office of Sub-Registrar of Assurances at



खर्च ₹ ४
 ६६६ १५/१६
 २०१९

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that we Mr. SURESHKANTH NAIR, Mr. PATRICK MORES and Mr. NAMITA BASHIN, adults, Indian Inhabitants, having office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai-400 001 do hereby nominate, constitute and appoint (1) Mr. Prakash Munde, Indian Inhabitant, having office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai-400 001, (2) Mr. Manisha Bhatnagar, Indian Inhabitant, having office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai-400 001, (3) Mr. Rajal Wadkar, Indian Inhabitant, having office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai-400 001, (4) Mr. Prakash Munde, Indian Inhabitant, having office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai-400 001, (5) Mr. Prakash Munde, Indian Inhabitant, having office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai-400 001, (6) Mr. Manisha Bhatnagar, Indian Inhabitant, having office address at 412, Floor-4, 17G Varadhan Chambers, Connaught Place, Horniman Circle, Fort, Mumbai-400 001 (hereinafter collectively referred to as "Attorneys" and jointly and/or severally, as our true and lawful attorneys) to do following acts and things and to exercise all or any of the powers and authorities hereinafter conferred upon us and to sign, execute, admit, lodge and register with the concerned Sub-Registrar of Assurances the Agreements to Sell/E-registration Agreements to Sell, Agreements to Assign, Leave and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation and other ancillary and incidental documents, papers, forms and deeds in connection with such Agreements to Sell/Agreements to Assign/E-registration Agreements to Sell, Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation executed by us and relating to the sale/transfer/lease of the residential and commercial units and other.

To appear and admit execution before the concerned Sub-Registrar of Assurances of such executed Agreements to Sell, E-registration Agreements to Sell, Agreements to Assign, Leave and License Agreements, Lease Deeds, Deeds of Rectification or Cancellation or Confirmation and other ancillary and incidental documents, papers, forms and deeds.

To comply with all the requirements and complete all the formalities in register such Agreements to Sell/Agreements to Assign/E-registration Agreements to Sell/Leave and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/lease of the residential and commercial units and other premises/structures.



खर्च ₹ ४
 ६६६ १५/१६
 २०१९



Receipt of Document Handling Charges

Received from Macrotech Developers Ltd. Mobile number 8088018000, an amount of Rs.350/- towards Document Handling Charges for the Document to be registered on Document No. 7077 dated 25/08/2019 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED
 ₹ 300

Payment Details

Bank Name	State Bank of India	Payment Date	25/08/2019
Bank Code	100041520180828478719	ASP No.	20181768227488
Challan No.	2508201900590	Challan Date	25/08/2019

The is computer generated receipt, hence no signature is required

DELIVERED

AND WE HEREBY certify and confirm in capacity of Attorney General of the said Company that whatever the said Affidavit shall do or cause to be done by virtue of these powers shall be used for Company registrations only.

IN WITNESS WHEREOF we MR. SURESHKANTH NAIK, MR. PATRICK MORIS and MS. SARITA SACHIN have hereunto set and subscribed our respective hands to the Power of Attorney on this 25th day of June 2019.

SIGNED AND DELIVERED
By the within named
MR. SURESHKANTH NAIK
in the presence of

SIGNED AND DELIVERED
By the within named
MR. PATRICK MORIS
in the presence of

वकूत-१
In the presence of
व.क. २३६०/२०१९
२६/०६

Mr. Suresh Naik
Mr. Patrick Morris
Mr. Prasad Kumbhar
Mr. Prasad Kumbhar
Mr. Suresh Naik

Certificate of Incorporation pursuant to change of name
(Pursuant to rule 29 of the Companies (Incorporation) Rules, 2012)

Corporate Identification Number (CIN): 141700M19MPLC000041

I hereby certify that the name of the company has been changed from LOKMA DEVELOPERS LIMITED to MACROTECH DEVELOPERS LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name LOKMA DEVELOPERS PRIVATE LIMITED.

Given under my hand at Mumbai this Twenty fourth day of May two thousand nineteen.

MACROTECH DEVELOPERS LIMITED
412, Floor-4, 17th Vardaan Chamber, Cowaji Patel Road, Hanuman Circle, Fort, Mumbai, Maharashtra, India, 40001

Company's Consolidated Financial Statements

Balance Sheet as at 31st March 2019

Particulars	2018	2017
ASSETS		
Fixed Assets	1,00,00,000	1,00,00,000
Current Assets	50,00,000	50,00,000
Total Assets	1,50,00,000	1,50,00,000
EQUITY AND LIABILITIES		
Equity	1,00,00,000	1,00,00,000
Liabilities	50,00,000	50,00,000
Total Equity and Liabilities	1,50,00,000	1,50,00,000

Company's Consolidated Financial Statements

Profit and Loss Statement for the year ended 31st March 2019

Particulars	2019	2018
Revenue	1,00,00,000	1,00,00,000
Expenses	(50,00,000)	(50,00,000)
Profit	50,00,000	50,00,000

MACROTECH DEVELOPERS LIMITED

412, Floor-4, 17th Vardaan Chamber, Cowaji Patel Road, Hanuman Circle, Fort, Mumbai, Maharashtra, India, 40001

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Summary-1 (Continued)

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Summary-2 (Continued)

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प्रतिज्ञापन

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मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचे समोर
 महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ खालील प्रकरणातील मुद्रांक
 अर्जदार :- अजीतनाथ हायटेक विल्डर्स प्रा.लि.

ब.क्र. ५६२२/२०१७
 मुद्रांक: ११२५७

जा.क्र.अभिनिर्णय/प्र.क्र.२६१/१७/१२३४१७
 सह जिल्हा निबंधक धर्ग-१ तथा मुद्रांक जिल्हाधिकारी,
 ठाणे ग्रामीण यांचे कार्यालय,जिल्हा रोडगेर व स्वयंसेवागार
 मार्गदर्शन केंद्र १ ला माळा,जिल्हाधिकारी कार्यालय
 आंधार,ठाणे.(प)
 दिनांक: ३/८/२०१७

- २/- दस्तावेज माहिती पुढीलप्रमाणे,
 १. संज्ञेचा प्रकार :- ऑनलाईन टू सेल
 २. संज्ञेक लिहून घेणार :- अजीतनाथ हायटेक विल्डर्स प्रा.लि.
 ३. संज्ञेक लिहून घेणार :- धनुष आर.नायर व इतर १
 ४. मिळकतीचे वर्णन :- सर्व्हे नं.२२९ व इतर, युनिट नं.११०३, २ फिंग, क्षेत्र.९५३ चौ.फूट कारपेट,
 गौजे- अंबुद, ता.भिवंदी, जि.ठाणे

३/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम ३१ पोटनियम(१) मधील
 तत्समते मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांचेकडे दिनांक २१/६/२०१७ रोजी अभिनिर्णय अर्ज दाखल
 केला आहे. अर्जासोबत निष्ठाकरण व केलेले ऑनलाईन टू सेल प्रारूप व प्रतिस्वापर, इत्यादी कगद परे सादर केली
 असून संज्ञेबाबत मुद्रांकबाबत अभिनिर्णय मिळवण्यासाठी विनंती केली आहे. त्यांनी अभिनिर्णय फी रु.१००/-
 पावली क्र.५३७११११ अन्वये दिनांक २१/६/२०१७ रोजी शासनाच्या साहाय्यत जमा केली आहे.

४/- अर्जदार यांनी प्रस्तुत ऑनलाईन टू सेल संज्ञेबाबत कितीही सूचना किंवा प्रतिकार केले, या प्रमाणे
 न्याय अर्जासोबत उक्त अधिनियमातील कलम ३१(२) नुसार खालील कायदे सादर केली आहेत:

१. महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम ३१(२) नुसार प्रतिस्वापर
 २. ऑनलाईन टू सेल चे प्रारूप,

५/- विषयवर्तित दस्तावेज विषय वस्तु असलेल्या मिळकतीचे मुद्रांक शुल्क मिळवणे कार्यासाठी
 दाखल केलेल्या ऑनलाईन टू सेल मधील मिळकत सर्व्हे नं.२२९ व इतर, युनिट नं.११०३, २ फिंग, क्षेत्र.९५३ चौ.फूट
 कारपेट, गौजे- अंबुद, ता.भिवंदी, जि.ठाणे येथील आहे.

६/- दस्तावेज मिळकतीचे सहाय्यक नगरपालिका यांनी दिलेले दि.१७/७/२०१७ रोजीचे मूल्यांकन
 रुक्म रु.२१,९५,५००/- इतके काढले आहे. मोबदला रु. ६३,९४,६८२/- इतकी असून, याजवर मूल्यांकन रुक्म रु.५५
 मोबदला रुक्म जास्त असल्याने मोबदला रुक्ममवर महाराष्ट्र मुद्रांक अधिनियमाचे अनुसूची-१ मधील अनु.२:५
 (ii) नुसार ४% दराने रु.२,९४,६००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे. परंतु महाराष्ट्र मुद्रांक
 अधिनियम क्र.मुद्रांक-२००६/यु.अ.आ.५३/प्र.क्र.५३६५६५६५६ दि.१५/१/२००६ व महाराष्ट्र मुद्रांक अधिनियम क्र.
 मुद्रांक-२०१२/सं.क्र.३६/प्र.क्र.२२२२२२२२२२२ नुसार ५०% मुद्रांक शुल्काची सवलत असल्याने रु.

मुद्रांक शुल्क आकारणे योग्य आहे. व मा.नोदणी मंडळीद्वारे व मुद्रांक विभाग मधून
 मुद्रांक शुल्क वसूल करणे आवश्यक आहे. त्यामुळे मोबदला रुक्म रु.६३,९४,६८२/- वापर करून
 अधिभार आकारणे योग्य आहे. असे एकूण रुक्म रु.२,२१,०००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक
 आहे. परंतु पदाकारांनी रु.५८६,५००/- इतका कमी मुद्रांक शुल्क वसूल करणे आवश्यक
 नाही. अशा दस्तऐवज अस्वीकारून रु.३९,५००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे

- खालील उपरोक्त विषयवर्तित अटी व शर्ती पाह्या अधिन राहून आदेश पारित करण्यात येत आहे.
 १. महाराष्ट्र मुद्रांक अधिनियमाचे अधिन राहून आदेश पारित करण्यात येत आहे.
 २. महाराष्ट्र मुद्रांक अधिनियमाचे कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क/मूल्यांकन अस्तित्वात
 स पात्र असलेल्या शुल्काच्या रुक्ममवर आयाचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती सचकारी संकेतस्थळ
 पूर्णपणे व खरेपणाने नमुद आहेत असे अर्जदारांनी प्रतिज्ञा पात्राद्वारे खाली कळविले आहे. कलम २८ चे कळविले
 संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२ अन्वये शासकीय कार्यवाही करणेचे आदिश राहून अस्वीकार
 आहे.
 ३. कलम २८ चे अनुपालन न केल्याचे धरित्यात निर्देशानास आल्यास महाराष्ट्र मुद्रांक अधि निष्यक्त
 कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शासकीय मुद्रांक शुल्क वसूल करणेचे अधिन राहून
 आवेश देणेत येत आहे.
 ४. दस्तावेज नमुद लिखाणाच्या व सोबत सादर केलेल्या कगदपत्राच्या खरेपणेपणा संदर्भात
 कार्यालय जबाबदार राहणार नाही याबाबतची संपूर्ण जबाबदारी दस्त निष्ठाकारावर/दस्तामधील पदाकारावर विलीन
 सदर दस्तावेज नमुद मिळकतीच्या संघर्षात कोणत्याही न्यायालयात दावा अथवा वाद चालू असून
 त्याची संपूर्ण जबाबदारी दस्त निष्ठाकारावर/ दस्तामधील पदाकारावर राहिल.

अंतिम आदेश.

पर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खालील स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे
 प्रनाथिन ऑनलाईन टू सेल चे संज्ञेबाबत महाराष्ट्र मुद्रांक अधिनियमाचे अनुसूची-१ मधील अनु.२:५, मूल्यांकन
 रु.२१,९५,५००/- (अर्जा रुक्म रु. ५८६,५००/-) इतके मुद्रांक शुल्क आकारणेचे आदेश देण्यात येत
 आहे. सदरिल मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्या पासून १५ दिवसांच्या
 दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीद्वारे ऑन-लाईन <https://gras.mahakosh.gov.in/echallan> या वेबसाईट वरून करता येईल. उपरोक्त मुद्रांक शुल्क रुक्म रु.३९,५००/- लेखावर्षी (HEADS)
 ००२००११००१ देण आहे. सदर रुक्म ऑन-लाईन आकारल्यानंतर चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे
 दिनांक :- ३/८/२०१७



Outward No/Adj. No.261-2017/२८२८/2017

Date 5/8/2017

To,
 Ajitnaath Hi-Tech Builders Pvt.Ltd.
 412, Fourth Floor, Vardhaman Chambers,
 Casawji Patel Road, Fort, Mumbai 400001

ब.क्र. ५६२२/२०१७
 मुद्रांक: ११२५७

- Please take notice that the undersigned has received a reference from the Collector of Stamps referred to in sub sections (1) and (2) section 31 of the Bombay Stamp Act, 1958 for determination of
 (a) The true market value of the property (S.no.239 & Others, Total Area 4488 sq.mtrs, at Village- Anjur, Suraj, Mankoli, Tal. Bhiwandi) which is the subject matter of the instrument of Agreement For Sale in respect of which opinion as to the duty payable with which it is chargeable is sought, or
 (b) The true market value of the property which is the subject matter of the instrument of Agreement For Sale presented for adjudication in the office of the Collector of Stamps Thane (Rural) under Adj. No.261/2017 on 21/6/2017 to which you are party, and stamp duty Rs.2,21,000/- is payable under article 25b of Agreement Value Rs.73,64,682/- But Party All Ready Paid Stamp Duty Rs.1,84,500/- And Balance Amount Rs.36,500/-

2. Please take notice that the undersigned has examined the instrument of Agreement For Sale in respect of which such opinion is sought/presented for adjudication in the books of the Collector of Stamps Thane (Rural) under Adj.No. 261/2017 on 21/6/2017 to which you are a party, for the purpose of determining the true market value of the property which is the subject matter of that instrument as required by sub-section (1) of section 31 of the Bombay Stamp Act, 1958 and that he has reasons to believe that the market value of such property has not been truly and fully set forth in the instrument.

3. You are hereby required to submit your representation if any within the time undersigned within 7 days from the date of service of this notice to show that the market value of the property has been truly and correctly set forth in the instrument. You may also produce all relevant evidence in support of your representation within the period allowed.

4. Please take notice that if no representation is received within the period aforesaid, the matter will be disposed off on the basis of the available facts.

Place :- Thane
 Date :- 5/8/2017



(D.P.Patil)
 Collector of stamps, Thane (Rural)

महाराष्ट्र मुद्रांक अधिनियमातील तरतुदी
 अन्वये विषयवर्तित दस्तऐवज परत घेण
 वसूल नोंदणी राहिली असल्याने व निष्ठाकाराकडून
 मुद्रांक शुल्काचा नोंदणी अधिनियम ११०१
 या अधिनियमातील तरतुदी नुसार नोंदणी
 अधिनियमाचे दस्त नोंदणीची कार्यवाही करतावी.

ब.क्र. ५६२२/२०१७
 मुद्रांक: ११२५७

OFFICE OF THE COLLECTOR OF STAMPS, THANE (RURAL)

Stamp Duty Rs. 36,500/-

Stamp Duty Rs. 36,500/-

Stamp Duty Rs. 36,500/-



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द.क्र.९३६०/२०१९
९९/९३



कोरे पान
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भारत सरकार

भारत सरकार

Unique Identification Authority of India

Unique Identification Authority of India

नोदविण्याचा क्रमांक / Enrollment No: 1218/62940/04229

नोदविण्याचा क्रमांक / Enrollment No.: 1207/21666/01465

To,
अनुपम जटाशंकर तिवारी
Anupam Jatashankar Tiwari
Room No 201, R- 3, Manisha Enclave, Ashimi Complex
Ram Mandir Road
Near Ashirwad Industrial Estate Gate No 5 Goregaon West
Mumbai
Motilal Nagar Mumbai Mumbai
Maharashtra 400104
9987699167

To
सुमन जटाशंकर तिवारी
Suman Jatashankar Tiwari
201 R / 3 AF Asmi Complex, Manisha Enclave, Ram
Mandir Road,
Near Movie Star,
Motilal Nagar
Motilal Nagar
Goregaon West Mumbai
Maharashtra 400104
8879464505

ब व ड-१
द क ए ३ ६ ० / २ ० १ ९
२ ० १ ३

31/12/2013

26/11/2012

Ref: 235 / 16A / 106512 / 106651 / P



SH794497682FT

390399772



MA903997721FT



आपला आधार क्रमांक / Your Aadhaar No. :

आपला आधार क्रमांक / Your Aadhaar No. :

8138 9304 5218

3875 9867 4424

आधार - सामान्य माणसाचा अधिकार

माझे आधार, माझी ओळख



भारत सरकार
Government of India

अनुपम जटाशंकर तिवारी
Anupam Jatashankar Tiwari
जन्म तारीख / DOB : 18/08/1988
पुरुष / Male

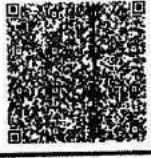


8138 9304 5218



भारत सरकार
Government of India

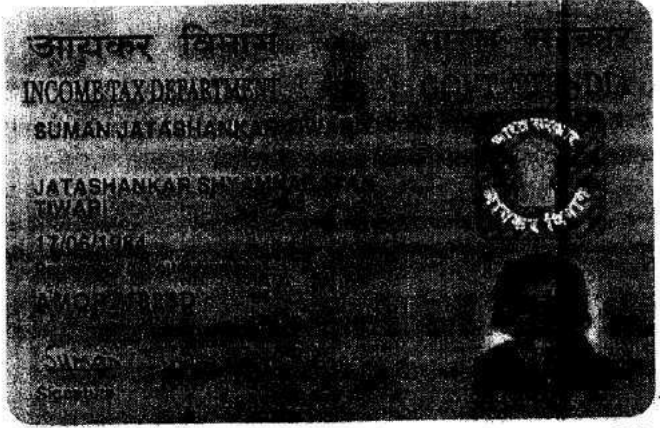
सुमन जटाशंकर तिवारी
Suman Jatashankar Tiwari
जन्म तारीख / DOB : 17/06/1984
स्त्री / Female



3875 9867 4424

आधार - सामान्य माणसाचा अधिकार

माझे आधार, माझी ओळख



Anupam Tiwari

Suman Tiwari



मुल्यांकनाचे वर्ष 2019
 जिल्हा ठाणे
 मूल्य विभाग तालुका : भिवंडी गावाचे नाव : सुरई(विशेष नियोजन प्राधिकरणाखालील प्रभाव क्षेत्र)
 उप मूल्य विभाग 1/2-रईवास वापरा खालील विकसित जमिनी
 क्षेत्राचे नाव * Bhivandi-Nijampur Municipal Corporation सर्व्हे नंबर /व. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
1390	22300	25000	29100	25000	चौ. मीटर

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र(Built Up)- 46.805चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
 बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे मूल्यदर/बांधकामाचा दर- Rs.22300/-
 उद्वहन सुविधा - आहे मजला - 1st To 4th Floor कार्पेट क्षेत्र- 42.55चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
 = (22300 * (100 / 100)) * 100 / 100
 = Rs.22300/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 22300 * 46.805
 = Rs.1043751.5/-

D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र = 13.94चौ. मीटर
 खुल्या जमिनीवरील वाहन तळाचे मूल्य = 13.94 * (1390*40/100)
 = Rs.7750.64/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनर्यून मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + बरील गल्लीचे मूल्य + बंदिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य
 + इयारी भोवतीच्या खुल्या जागेचे मूल्य + बंदिल बाळकती

= A + B + C + D + E + F + G + H + I
 = 1043751.5 + 0 + 0 + 7750.64 + 0 + 0 + 0 + 0 + 0
 = Rs.1051502.14/-

ब व ड-१

द.क्र.९३६०/२०१९

९३/९३

Home

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दस्त क्रमांक :बवड1/9360/2019




दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मॅक्रोटिक डेव्हलपर्स लि. (पूर्वीचे नाव लोढा डेव्हलपर्स लि. आणि अजितनाथ हायटेक बिल्डर्स प्रा.लि.) तर्फे डायरेक्टर अभिषेक लोढा तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु.शैलेश मोरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACL1490J	लिहून देणार वय :-28 स्वाक्षरी:-		
2	नाव:सुमन जटाशंकर तिवारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 201, आर-3, अशिमी कॉम्प्लेक्स राम मंदीर रोड, आशीर्वाद इंडस्ट्रीयल इस्टेट, गेट नं 5, गोरेगाव पश्चिम मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AMOPT1826D	लिहून घेणार वय :-35 स्वाक्षरी:-		
3	नाव:अनुपम जटाशंकर तिवारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 201, आर-3, अशिमी कॉम्प्लेक्स राम मंदीर रोड, आशीर्वाद इंडस्ट्रीयल इस्टेट, गेट नं 5, गोरेगाव पश्चिम मुंबई, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AMOPT1812B	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:09 / 10 / 2019 04 : 10 : 18 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे.
त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार सुमन जटाशंकर तिवारी - -	09/10/2019 04:09:59 PM	सुमन जटाशंकर तिवारी F XXXX XXXX 4424 
2	लिहून घेणार अनुपम जटाशंकर तिवारी - -	09/10/2019 04:10:38 PM	अनुपम जटाशंकर तिवारी M XXXX XXXX 5218 
3	लिहून देणार मॅक्रोटिक डेव्हलपर्स लि. (पूर्वीचे नाव लोढा डेव्हलपर्स लि. आणि अजितनाथ हायटेक बिल्डर्स प्रा.लि.) तर्फे डायरेक्टर अभिषेक लोढा तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु.शैलेश मोरे	09/10/2019 04:08:59 PM	शैलेश सुरेश मोरे M XXXX XXXX 3198 

शिक्षा क्र.4 ची वेळ:09 / 10 / 2019 04 : 10 : 39 PM



sr.	Epayment Number	Defacement Number
1	MH007178212201920R	0003704656201920
2	2109201903108	2109201903108D

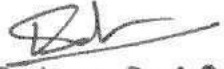
9360 /2019

Know Your Rights as Registrants

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2. Get print immediately after registration.

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

पुस्तक क्र. 9
दस्ता क्रमांक. E3E0 वर मोंदला


उ सह दुय्यम निबंधक भिवंडी १
दि. ०९ माह १० सन २०१९

