

① Vastukala  
② Jalathi

Page 1 of 1

75/6203

पावती

Original/Duplicate

Thursday, March 21, 2024

नोंदणी क्र.: 39M

10:59 AM

Regn..39M

पावती क्र.: 6927

दिनांक: 21/03/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन3-6203-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: दिव्या आशिष रावत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृथांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अंदाजे

11:16 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु.10466631.64 /-

मोबदला रु.20600004/-

भरलेले मुद्रांक शुल्क : रु. 1236200/-

श्री. जी. पी. खोत  
सह दुय्यम निर्बंधक वर्ग - २  
ठाणे क.३

1) देयकाचा प्रकार: DHC रकम: रु.1600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324218802645 दिनांक: 21/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017297472202324M दिनांक: 21/03/2024

बँकेचे नाव व पत्ता:

पक्षकाराची सही

मुळ दस्तऐवज परत मिळावा

डु. नि. ठाणे-३

HimMU

3/21/2024

सूची क्र.2

21/03/2024

दुय्यम निबंधक : सह दु.नि ठाणे 3

दस्ता क्रमांक : 6203/2024

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विविधांचा प्रकार	करारनामा
(2) मोबदला	20600004
(3) वाजार भाव (भाडेपट्ट्याच्या वाचनपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	10466631.64
(4) भू-मापन, पोट्टिस्मा व धरकसाव (अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : मदनिका नं. मदनिका नं. 507, माळा नं. 5 वा मजला, विन्डींग नं. डी 06, इमारतीचे नाव: एल अँड टी सीवूड्स लिमिटेड फेज 1, ब्लॉक नं. तालुका नेरुळ, जिल्हा ठाणे, नवी मुंबई 400706, रोड : सेक्टर 40, नेरुळ मोड, सीवूड दागवे गॅल्ये स्टेशन, इतर माहिती: मोबत 1 कागपाकिंग..... झोन 26/314 दर 1,22,900 ( ( C.T.S Number : सेक्टर 40 ; ) )
(5) क्षेत्रफळ	1) 75.98 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-एल अँड टी सीवूड्स लिमिटेड चे ऑफिस मिश्रटरी जे हरीश कुमार तर्फे मुख्यालय आर. के. विश्वनाथन बय:-66; पत्ता:-प्लॉट नं. ऑफिस, माळा नं. , इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं. वॉर्साई इस्टेट, मुंबई, रोड नं. नगेलम मोगरजी मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं.-AABCL4524C
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दिव्या आशिष रावत बय:-33; पत्ता:-प्लॉट नं. मदनिका नं. 102, माळा नं. प्लॉट नं. 48, सेक्टर 1, इमारतीचे नाव: सनी टॉवर, ब्लॉक नं. कोपर खैराणे, नवी मुंबई, रोड नं. - महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं.-ATSPG2820P 2): नाव:-आशिष जगदिशसिंग रावत बय:-34; पत्ता:-प्लॉट नं. मदनिका नं. 102, माळा नं. प्लॉट नं. 48, सेक्टर 1, इमारतीचे नाव: सनी टॉवर, ब्लॉक नं. कोपर खैराणे, नवी मुंबई, रोड नं. - महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं.-BAJPR2376C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6203/2024
(12) वाजार भावाप्रमाणे मुद्रांक शुल्क	1236200
(13) वाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) शंग	

श्री. जी. पी. खोत  
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DIVYA ASHISH RAWAT	eChallan	03006172024031400543	MH017297472202324M	1236200.00	SD	0009354876202324	21/03/2024
2		DHC		0324218802645	1600	RF	0324218802645D	21/03/2024
3	DIVYA ASHISH RAWAT	eChallan		MH017297472202324M	30000	RF	0009354876202324	21/03/2024

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	30240320360		30 March 2024, 09:41:06 AM			
मूल्यांकनाचे वर्ष	2023		टनन			
जिल्हा	ठाणे					
मूल्य विभाग	सातुका - ठाणे					
उप मूल्य विभाग	26/3/4- नेरळ पोड सेक्टर नंबर 3/1					
क्षेत्राचे नाव	Name: Mumbai Municipal Corporation		सर्व्हे नंबर / न भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन		कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
55200	निवासी सदनिका 122900		136900	153500	136900	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Build Up)	75.98 चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
	बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे	बांधकामाचा दर	Rs 266200
	उद्दवाहन सुविधा	आहे	मजला	11th to 20th Floor		
Sale Type - First Sale						
Sale/Result of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घटव्याद	= (107.57 / 100) Apply in Rate = Rs 132118/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा.यानुसार टक्केवारी) * खुल्या जमिनीचा दर = 1 ((132118-55200) * (100/100)) = 55200 = Rs 132118/-					
V) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 132118 * 75.98 = Rs 10038325.64/-					
F) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (122900 * 25/100) = Rs 428306/-					
Applicable Rates	= 3, 9 (R. 19, 15)					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळपत्राचे मूल्य - मेडीनार्डन मजला क्षेत्र मूल्य * बांधकामाच्या मूल्य (खुली बांधकाम) * बंदिस्त वाहनाचे मूल्य * बंदिस्त वाहन तळाचे मूल्य * खुल्या जमिनीवरील वाहन तळाचे मूल्य * इमारती भाकतीचा खुल्या जागेचे मूल्य * बंदिस्त बांधकाम - हायड्रॉग्राफ = A + B + C + D + E + F + G + H + I + J = 10038325.64 + 0 + 0 + 0 + 428306 + 0 + 0 + 0 + 0 + 0 = Rs 10466632/- = 1 एक करोड चार लाख सहासष्ट हजार सहा सौ बत्तीस /-					

मूला



टनन - 3  
3/20/2024  
E103/12024  
9409-10

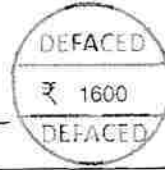


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0324218802645 Receipt Date 21/03/2024

Received from L AND T SEAWOODS LIMITED, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 6203 dated 21/03/2024 at the Sub Registrar office Joint S.R.Thane 3 of the District Thane.



**Payment Details**

Bank Name SBIN	Payment Date 21/03/2024
Bank CIN 10004152024032102474	REF No. 444729289942
Deface No 0324218802645D	Deface Date 21/03/2024

This is computer generated receipt, hence no signature is required.





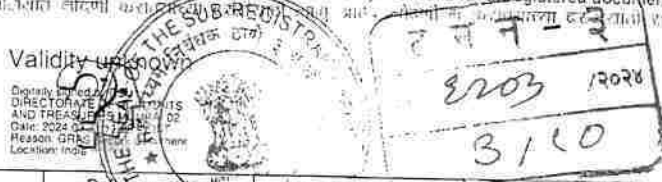
**CHALLAN**  
MTR Form Number-6



GRN	MH017297472202324M	BARCODE			Date	14/03/2024-11:37:05	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				THN3_THANE NO.3 JOINT SUB REGISTRAR					
Location				THANE					
Year				2023-2024 One Time					
Account Head Details				Amount In Rs.					
0030046401 Stamp Duty				1236200.00					
0030063301 Registration Fee				30000.00					
Payer Details				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Full Name				DIVYA ASHISH RAWAT					
Flat/Block No.				Flat No. 507, Bldg D06, L and T Seawoods					
Premises/Building				Residences Phase I					
Road/Street				Plot No. R-1, Sector 40, Nerul Node, Seawoods Darave Railway Station					
Area/Locality				Navi Mumbai					
Town/City/District									
PIN				4 0 0 7 0 6					
Remarks (If Any)				SecondPartyName=L AND T SEAWOODS LIMITED-					
Total				Amount In Twelve Lakh Sixty Six Thousand Two Hundred Rupees Words Only					
1266200.00				12,66,200.00					
Payment Details				PUNJAB NATIONAL BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		03006172024031400543 140324M1085649	
Name of Bank				Bank Date		RBI Date		14/03/2024-15:45:07 15/03/2024	
Name of Branch				Bank Branch		PUNJAB NATIONAL BANK			
				Scroll No. ,Date		I. 15/03/2024			



Department ID: \_\_\_\_\_  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 0000000000



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-75-6203	00093548702324M	21/03/2024-10:56:44	IGR115	30000.00
2	(IS)-75-6203	00093548702324M	14/03/2024-10:56:44	IGR115	1236200.00
Total Defacement Amount					12,66,200.00



CHALLAN  
MTR Form Number-6



GRN	MH017297472202324M	BARCODE			Date	14/03/2024-11:37:05	Form ID	25 2
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name THN3_THANE NO 3 JOINT SUB REGISTRA					Full Name DIVYA ASHISH RAWAT			
Location THANE								
Year 2023-2024 One Time					Flat/Block No.		Flat No. 507 Bldg D06, L and T Seawoods	
Account Head Details			Amount In Rs.		Premises/Building		Residences Phase I	
0030046401 Stamp Duty			1236200.00		Road/Street		Plot No. R-1, Sector 40, Nerul Node, Seawoods Darave Railway Station	
0030063301 Registration Fee			30000.00		Area/Locality		Navi Mumbai	
					Town/City/District			
					PIN		4 0 0 7 0 8	
					Remarks (If Any)			
					SecondPartyName=L AND T SEAWOODS LIMITED-			
					Amount In Twelve Lakh Sixty Six Thousand Two Hundred Rupees			
Total					Words		Only	
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN		Ref. No. 03006172024031400543 140324M1085649	
Cheque/DD No:					Bank Date		RBI Date 14/03/2024-15:45:07 Not Verified with RBI	
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document  
सदर चालन केवल दुरयम निबंधक कार्यालयात नोंदणी करायत्याच्या दस्तावेजांसाठी लागू आहे. नोंदणी व करायत्याच्या दस्तावेजांसाठी सदर चालन लागू नाही.

*Signature*

*Signature*



Print Date 15-03-2024 10:25:59

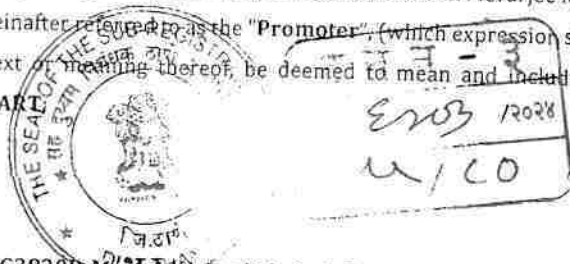
AGREEMENT FOR SALE

*Divya*  
*Rawat*

This AGREEMENT FOR SALE ("Agreement") made at Navi Mumbai on this 21<sup>st</sup> day of March 2024

BETWEEN

L&T SEAWOODS LIMITED (PAN: AABCL4524C) (formerly known as L&T Seawoods Private Limited), a company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U45203MH2008PLC180029 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, hereinafter referred to as the "Promoter", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART



AND

Mrs. Divya Ashish Rawat, PAN ATSPG2820P; Mr. Ashish Jagdishsingh Rawat, PAN BAIPR2376C, Indian inhabitant/Partnership Firm registered under the Indian Partnership Act, 1932 through its Authorised Partner/a private limited/public limited company, a Company registered under the Companies Act, 1956/ a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 having his/her/its address/principal place of business/registered office at 102 Sunny Tower, Plot No 48, Sector 1, Kopar khairane, Navi Mumbai - 400709, Maharashtra, India, hereinafter referred to as the "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/its heirs, executors, administrators, successors and permitted assigns/Partner or Partners for the time being of the said firm, the survivor or survivors of them and the respective heirs, executors and administrators of such survivor/its successors), of the OTHER PART.

*Divya*      *Rawat*



The Promoter and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually referred to as a "Party".

**WHEREAS:**

- A. The Government of Maharashtra, in exercise of its power under sub sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as the "MRTP Act"), has declared "City and Industrial Development Corporation of Maharashtra Limited", a public company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U99999MH1970SGC014574 and having its registered office at 2nd Floor, Nirmal Building, Nariman Point, Mumbai 400021, (hereinafter referred to as "CIDCO"); as the New Towns Development Authority for the new town of Navi Mumbai;
- B. Pursuant to Section 113 (A) of the MRTP Act, the Government of Maharashtra acquired certain lands and such lands vested in CIDCO for development and disposal;
- C. Thus, *inter alia*, all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra, (hereinafter referred to as the "Larger Land" and more particularly described in the **First Schedule** hereunder written, vested in CIDCO;
- D. With an objective to leverage the commercial potential of the Larger Land, CIDCO proposed to develop an integrated complex offering commercial, retail, office space, hospitality services and a modern Seawoods Darave Railway Station. As a result, CIDCO carried out a competitive bidding process for the said proposed development and received proposals from eligible bidders, including Larsen and Toubro Limited, a public company incorporated under the provisions of the Companies Act, 1913, bearing CIN: L99999MH1946PLC004768 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "L&T");
- E. After evaluating the proposals received from various eligible bidders, CIDCO accepted the proposal submitted by L&T and accordingly issued a Letter of Allotment bearing Ref. No. CIDCO/CM(T&SP)/2008/537 dated 19 March 2008, to L&T, which Letter of Allotment was acknowledged by L&T by its letter dated 29 March 2008;
- By and under a Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008 (hereinafter referred to as the "Said Development Agreement"), executed between CIDCO, (referred to as the 'Corporation' therein), and L&T (referred to as the 'Developer' therein), CIDCO granted developmental rights to L&T, in respect of the Larger Land, *inter alia*, for the purpose of (i)

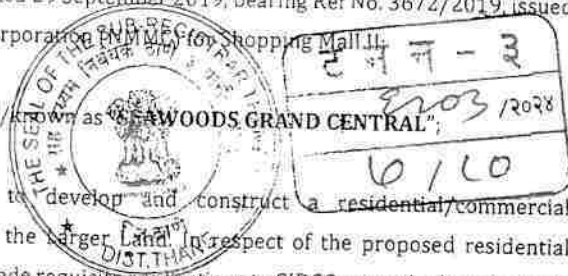


CIDCO/CM(T&SP)/2008/537 dated 19 March 2008  
29 March 2008  
EROB  
EACO

*[Handwritten signatures]*

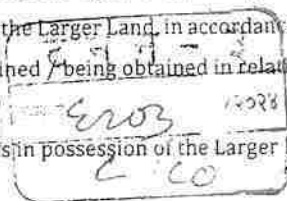
development, construction and handover of the Seawoods Darave Railway Station, to be developed and constructed on notionally demarcated portion of the Larger Land, along with certain railway facilities (which railway facilities are on the said portion and areas adjacent thereto), and (ii) development/construction of an integrated complex offering commercial, retail and office spaces and hospitality services, for the benefit of L&T and/or its nominees and assigns; on the terms and conditions recorded under the Said Development Agreement;

- G. As L&T proposed to implement the development / construction of the Larger Land through a special purpose vehicle, it requested CIDCO for its prior approval/permission for implementing the development / construction of the Larger Land, through its wholly owned special purpose vehicle viz. the Promoter herein, which permission was granted by CIDCO;
- H. Consequently and pursuant to the Said Development Agreement and after obtaining the relevant approvals and permissions from the competent authorities, the Promoter duly developed and constructed an integrated complex (commercial) comprising of (i) 'Shopping Mall I', (ii) 'Tower I', (iii) 'Tower II', and (iv) 'Railway Facilities', on a portion of the Larger Land. Further, as per the Said Development Agreement the Promoter duly developed the Shopping Mall II on the air space above the Railway Station & certain facilities. The Shopping Mall I, Tower I, Tower II, Railway Facilities and the Shopping Mall II are hereinafter referred to as the "Integrated Complex";
- I. A Plan showing the Larger Land is annexed hereto and marked as "Annexure A-1". The footprint of the Integrated Complex is shown and demarcated in Blue colour hatched lines on the plan annexed hereto and marked as "Annexure A-2".
- J. The Promoter obtained the Part Occupancy Certificate dated 12 September 2016, bearing Ref No. 6004/2016, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect of the Integrated Complex already developed (i.e. excluding Shopping Mall II); and further obtained the Part Occupancy Certificate dated 29 September 2019, bearing Ref No. 3672/2019, issued by the Navi Mumbai Municipal Corporation for Shopping Mall II;
- K. The Integrated Complex is named / known as "SEAWOODS GRAND CENTRAL";
- L. The Promoter now proposes to develop and construct a residential/commercial project/complex on a portion of the Larger Land. In respect of the proposed residential development, the Promoter has made requisite applications to CIDCO towards change of user from Commercial to Commercial + Residential. Pursuant to the said applications made by the Promoter to CIDCO, CIDCO has, by and under its letter dated 21 September 2017 bearing Ref. No. CIDCO/MTS-I/EO(HQ)/2017/1594, granted its no objection (NOC) to the Promoter for the purpose of change of user, in respect of the Larger Land, from Commercial to "Commercial + Residential" use, on the terms and conditions mentioned in the said letter dated 21 September 2017;



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- M. Pursuant to the NOC granted by CIDCO as referred to in Recital L hereinabove, CIDCO has, by and under its letter dated 03 October 2017 bearing Ref. No. CIDCO/M(TS-1)/EO-IV/2017/209 addressed to the Additional Director of Town Planning, NMMC and a copy (CC) whereof was issued to the Promoter, notified/informed the said Additional Director of Town Planning, NMMC, its no objection to the Promoter for the purpose of change of user, in respect of the Larger Land, from Commercial to "Commercial + Residential" use;
- N. CIDCO has recognised the development of the Larger Land as a public private partnership.
- O. By a Lease Deed dated 28<sup>th</sup> March 2019 executed by and between CIDCO as the Lessor and the Promoter herein as the Lessee (which Lease Deed has been duly registered with the office of the joint Sub-Registrar of Assurances at Thane -8 on 28<sup>th</sup> March 2019, under Serial Number 3403 of 2019 and is hereinafter referred to as the "Lease Deed") CIDCO has leased the Larger Land together with buildings and erections now or at any time hereinafter standing and being thereon (excluding land underlying the railway facilities and the railway corridor (the "Railway Facilities Land") to the Promoter for the duration and on the terms and conditions therein appearing. Hereinafter references to the Larger Land (as set out in the annexure to Lease deed) shall mean the Larger Land excluding the Railway Facilities Land. As per the said Development Agreement, the FSI arising from the Railway Facilities Land is available to the Promoter for the development of the Larger Land;
- P. The Promoter represents that the Larger Land is free from any claim or encumbrance or charge or mortgage;
- Q. This Agreement shall always be subject to the provisions of the Said Development Agreement and the Lease Deed and shall be subject to various terms and conditions (including the reversionary rights of the lessor) stipulated therein and the Allotee/s accept and acknowledge the same;
- R. The Promoter is vested with the rights to develop the Larger Land in the manner stated in the Said Development Agreement. Further as per the Said Development Agreement, the Promoter also has the right to sell the apartments/ units in the building/s proposed to be constructed on the Larger Land, in accordance with the terms and conditions of sanctions and approvals obtained / being obtained in relation to the same;
- The Promoter is in possession of the Larger Land;
- The Promoter has proposed to develop and construct on a portion of the Larger Land, a residential/commercial complex, in 3 (Three) Clusters i.e. Cluster C, Cluster D, and Cluster G and in the manner recorded hereunder:

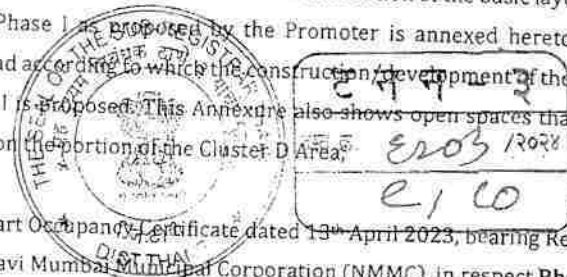


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- (i) **Cluster C:** On a portion of the Larger Land delineated in **Black** colour boundary line on the Plan annexed hereto and marked as "**Annexure A-2**" (hereinafter referred to as the "**Cluster C Area**");
- (ii) **Cluster D:** On a portion of the Larger Land delineated in **Green** colour boundary line on the Plan annexed hereto and marked as "**Annexure A-2**" (hereinafter referred to as "**Cluster D Area**");
- (iii) **Cluster G:** On a portion of the Larger Land delineated in **Brown** colour boundary line on the Plan annexed hereto and marked as "**Annexure A -2**" (hereinafter referred to as "**Cluster G Area**");

(The proposed development/construction in these clusters as aforesaid shall hereinafter collectively be referred to as the "**New Development**").

- U. The Promoter is undertaking the New Development in a phase-wise manner;
- V. The first phase of the New Development shall be known as the "**L&T Seawoods Residences Phase I**" which shall comprise of construction / development of 5 (Five) buildings i.e. D4, D5, D6, D7 and D8 (hereinafter referred to as the "**Phase I Residential Buildings**") together with common areas and amenities specified hereinafter (hereinafter collectively referred to as the "**L&T Seawoods Residences Phase I**") proposed to be developed/constructed on a portion of the Cluster D Area, which portion is admeasuring approximately 5100 square metres. The Phase I Residential Buildings will *inter alia* comprise of residential apartments and retail units, in accordance with the terms and conditions of the sanctions and approvals obtained in relation to the same. The authenticated copy of the plan of the approved layout which includes the layout of L&T Seawoods Residences Phase I as proposed by the Promoter and according to which the construction of the L&T Seawoods Residences Phase I are proposed to be provided for is annexed hereto and marked as **Annexure B**. The said Annexure B also shows the open spaces proposed to be provided on the aforesaid portion of the Cluster D Area admeasuring approximately 5100 square metres. Notional demarcation of the basic layout of L&T Seawoods Residences Phase I as proposed by the Promoter is annexed hereto and marked as "**Annexure B1**" and according to which the construction/development of the L&T Seawoods Residences Phase I is proposed. This Annexure also shows open spaces that are proposed to be provided for on the portion of the Cluster D Area.
- W. The Promoter obtained the Part Occupancy Certificate dated 13<sup>th</sup> April 2023, bearing Ref No. 17206/2023, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect **Phase I Residential Buildings** no. D7 & D8 and club house of part of **L&T Seawoods Residences Phase I**. The copy of Part Occupancy Certificate dated 13<sup>th</sup> April 2023 is annexed hereto and marked as "**Annexure [H]**".



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X. The construction / development of the residential portion of the L&T Seawoods Residences Phase I has been registered as a 'Real Estate Project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51700020275 for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as "Annexure C" hereto;

Y. The principal and material aspects of the construction/development of the L&T Seawoods Residences Phase I are briefly stated below:

- (i) The Real Estate Project is known as 'L&T Seawoods Residences Phase I';
- (ii) Each of the Building D4 to D8 shall comprise of 2(two) Basements, Lower Ground, Landscape Podium, 1<sup>st</sup> to 14<sup>th</sup> residential levels/floors;
- (iii) The Basements, Lower Ground and the Landscape Podium shall be common and connected within all buildings of Cluster D (including Phase I Residential Buildings);
- (iv) The Phase I Residential Buildings shall comprise of residential apartments and retail units. The retail units will be in Building D4, D7 and D8 on the Lower Ground Level and will be registered separately under RERA as a separate real estate project(s), if required as per RERA rules amended from time to time.;
- (v) The Promoter proposes to consume Floor Space Index of approximately 31,653.50 square meters for the development/construction of the residential portion of L&T Seawoods Residences Phase I. Further FSI will be utilised for the retail portion of L&T Seawoods Residences Phase I which shall be registered as one or more separate project(s) under RERA if required as per RERA rules amended from time to time. The remaining available Floor Space Index and all further Floor Space Index that may become available shall be used by the Promoter on the Larger Land;

(vi) The facilities, amenities and services (hereinafter referred to as the "Amenities") shall be made available to the Allottee/s on a non-exclusive basis along with other allottees in the manner and on such terms and conditions as may be applicable as provided under Clause 19 of this Agreement and specified in the **Second Schedule** hereunder written;

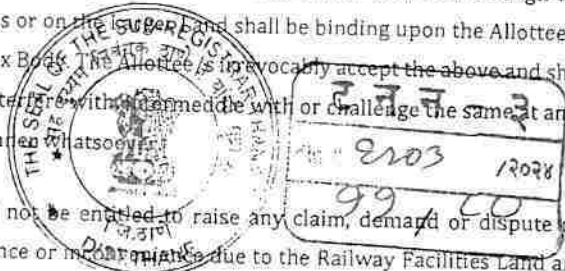


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The common areas shall be available to the Allottee/s on a non-exclusive basis along with the other allottee/s in the manner and on such terms and conditions as may be

applicable as provided under Clause 19 of this Agreement and specified in the **Second Schedule** hereunder written.

- Z. The Promoter is entitled to connect either Basement/s and/or the Landscape Podium with any road or roads including any opening inside or outside Railway Facilities Land and the Railway Facilities as the Promoter may desire or deem fit from time to time.
- AA. A copy of the Lower Ground Level General Arrangement Drawing showing the Railway Facilities, Railway Corridor and the Railway Facilities land, is annexed hereto and marked as "Annexure D". It is clarified that the railway authorities and/or the public will have access and the right to use the shared areas as shown in this "Annexure D". It is further clarified that some of the Railway Facilities will be falling within the proposed L&T Seawoods Residences Phase I as shown in the Lower Ground Level General Arrangement Drawing at Annexure D, and that the Railway Authorities and public at large will have access to such Railway Facilities. The Allottee/s hereby expressly confirm that he/she has no objection to the foregoing;
- BB. The Promoter has disclosed to the Allottee/s and the Allottee/s is/ are fully aware and agree and confirm that:
- (i) No lease has been granted over the Railway Facilities Land to the Promoter, and the Railway Facilities Land and the Railway Facilities shall always be owned and held by CIDCO/Railway Authorities. All references in this Agreement in respect of the assignment of leasehold rights/sub-leases of the Larger Land in favour of the Apex Body / Condominium apartment owners, shall always exclude the Railway Facilities Land and the Railway Facilities. Further, the L&T Seawoods Residences Phase I shall always be subject to various conditions and/or stipulations including but not limited to railways concourses disclosed under the Lower Ground Level General Arrangement Drawing at "Annexure D" and entry and exit of railway commuters, staff and other personnel and control by the railway authorities and security personnel and various services and facilities which are passing and/or which may be provided in future for railway authorities inside, under, below or through Phase I Residential Buildings or on the Railway Facilities Land shall be binding upon the Allottee/s and the Association/Apex Body. The Allottee/s irrevocably accept the above and shall not object to, dispute, interfere with, meddle with or challenge the same at any time hereafter in any manner whatsoever.
- (ii) The Allottee/s shall not be entitled to raise any claim, demand or dispute on the ground of any nuisance or interference due to the Railway Facilities Land and the Railway Facilities or use by the Railway Authorities/common public or any future additions, alterations, changes, modifications or development thereof by the Railway Authorities or persons claiming on their behalf including re-alignment of any concourse or entry or exit to the Railway Facilities Land and the Railway Facilities or



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location of areas comprising of the Railways Facilities or security staff or location of ticket windows or booking windows or otherwise howsoever in any manner whatsoever.

- (iii) The Allottee/s is/are fully aware and agree and confirm that at all times his/her/their entry and exit from the Phase I Residential Buildings shall be distinct and separate from that of the Railway Facilities. However, the same will subject to change, modification, relocation or realignment as may be required by the Promoter or the Planning Authorities or Railways Authorities etc. from time to time and this Agreement will be subject to the said rights and the Allottee/s shall not be entitled to raise any grievance or have any claim either against the Promoter on that account in any manner whatsoever.

CC. The Allottee/s is/are desirous of purchasing residential apartment and has/have approached the Promoter and requested to allot to him/her/them an apartment in the Phase I Residential Buildings and the Promoter hereby agrees to sell to the Allottee/s the Apartment No. 507 of carpet area admeasuring 48.535 sq. metres (equivalent to 522.430 sq. ft.) on 5th Floor in the building D06 being constructed in the Phase I of the New Development (hereinafter referred to as "**the Said Apartment**" and more particularly described in the **Third Schedule** hereunder written and delineated / hatched in red colour boundary line on the floor plan hereto annexed and marked as "**Annexure E-1**"). The "carpet area" means the net useable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the Said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Said Apartment.

DD. The New Development is an dynamic development subject to receipt of various sanctions, permissions, authorities and approvals from the concerned Planning, Revenue and Statutory Authority or Authorities, Local, State and Central Government will be time taking and will be completed over long period of time and Allottee/s do hereby confirm and covenant that he/she/they shall not object to, dispute or challenge such development on the ground of either pollution, nuisance, annoyance or interference with enjoyment of the Said Apartment by the Allottee/s or on any other ground in any manner whatsoever.

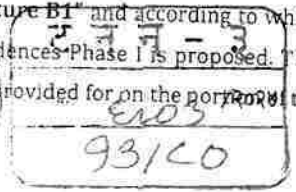
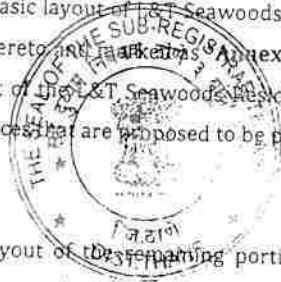


The Promoter has entered into a standard Agreement with Messers Hiten Sethi & Associates, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

FF. The Promoter has appointed Messers HM Raje a structural Engineer for the preparation of the structural design and drawings of the L&T Seawoods Residences Phase I and the Promoter accepts the professional supervision of the Architect and the structural Engineer

(or any suitable replacements/substitutes thereof) till the completion of the L&T Seawoods Residences Phase I;

- GG. By virtue of the Said Development Agreement and Part Occupancy Certificate dated 13<sup>th</sup> April 2023, the Promoter has sole and exclusive right to sell the apartments/units in the Phase I Residential Buildings to be constructed by the Promoter and to enter into agreement/s with the allottee(s)/s of the apartments/units to receive the sale consideration in respect thereof;
- HH. On demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the Larger Land and the plans, designs and specifications prepared by the Promoter's Architects Messrs Hiten Sethi & Associates in respect of the L&T Seawoods Residences Phase I and of such other documents, including Part OC certificate dated 13<sup>th</sup> April 2023 as are specified under the RERA and the RERA Rules and the Regulations made thereunder;
- II. The authenticated copy of Report of Title issued by the Advocates of the Promoter in respect of the Larger Land is annexed hereto and marked as "Annexure F" hereto and the Allottee/s has/have accepted the said Report of Title of Advocates of the Promoter as final, binding and conclusive and has/have agreed not to raise any requisitions or objection in respect of Title to the Larger Land at any time hereinafter in any manner whatsoever;
- JJ. The authenticated copy of the plan of the basic Layout of the L&T Seawoods Residences Phase I as proposed by the Promoter and according to which the construction/development of the L&T Seawoods Residences Phase I are proposed to be developed and constructed on a portion of Cluster D Area are annexed hereto and marked as "Annexure B". As mentioned above, the said Annexure B also shows the open spaces proposed to be provided on the aforesaid portion of the Cluster D Area admeasuring approximately 5100 square metres. Notional demarcation of the basic layout of L&T Seawoods Residences Phase I as proposed by the Promoter is annexed hereto and marked as "Annexure B1" and according to which the construction/development of L&T Seawoods Residences Phase I is proposed. This Annexure also shows open spaces that are proposed to be provided for on the portion of the Cluster D Area;
- KK. The plans of the proposed layout of the remaining portion of the Larger Land, though approved by NMMC, are tentative and subject to change by the Promoter. The Promoter shall be entitled, at its sole discretion, to change, decide and finalise the layout and proposed development of the remaining portion of the Larger Land. The Promoter shall from time to time be entitled to make changes to this layout and the plans, including changes to the nature and type of buildings, layout of the buildings, layout of common areas and amenities, height of the buildings etc. The Allottee/s irrevocably consent to such changes ;



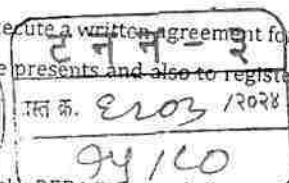
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apartments and retail units therein. (v) by virtue of Part Occupation Certificated dt. 13<sup>th</sup> April 2023, Promoter right to handover the said Apartment to the the Allottee/s. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction;

- RR. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- SS. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the Said Apartment at or for a total consideration of Rs. **2,06,00,004/- (Rupees Two Crore Six Lakh Four Only)** (hereinafter referred to as the "**Consideration**") and upon the terms and conditions mentioned in this Agreement. Prior to the execution of these presents, the Allottee/s has paid to the Promoter earnest amount amounting to Rs. **20,39,400/- (Rupees Twenty Lakh Thirty Nine thousand Four hundred Only)** (being 10% of the Consideration) forming part of the Consideration exclusive of GST and other applicable taxes in respect of the Said Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge) (hereinafter referred to as the "**Earnest Amount**") and the Allottee/s has/have agreed to pay to the Promoter the balance of the Consideration in the manner hereinafter appearing;
- TT. It is agreed between the Promoter and the Allottee/s that the Allottee/s will have right only as per this Agreement in respect of the Said Apartment in the Phase I Residential Buildings in which the Allottee/s has/have agreed to acquire and the Promoter shall be entitled to deal with, develop, dispose of, alienate or encumber the Larger Land more particularly described in the **First Schedule** hereunder written or sub develop or assign right of development of the Larger Land or any part thereof or any development thereon as the Promoter may desire without any further or other reference or recourse to the Allottee/s and the Allottee/s do hereby confirm the same.
- UU. As per Section 13 of RERA, the Promoter is required to execute a written agreement for sale of Said Apartment with the Allottee/s, being in fact, have presents and also to register the agreement for sale under the Registration Act, 1908;
- VV. This Agreement shall be subject to the provisions of RERA, the RERA rules and all other Rules, Regulations, Office Orders, Circulars, Notifications and Rulings made thereunder and/or by the Authority/Appellate Tribunal from time to time;



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WW. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell to the Allottee/s and the Allottee/s hereby agrees to purchase from the Promoter the Said Apartment and the covered parking specifically identified hereinafter on the terms and conditions appearing hereinafter.

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

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
2. The Promoter shall construct the L&T Seawoods Residences Phase I comprising of 05 building i.e. D4, D5, D6, D7 and D8 together with common areas and amenities mentioned hereunder on a portion of the Cluster D Area. The Promoter has already constructed and obtained Part Occupancy Certificate dated 13<sup>th</sup> April 2023, bearing Ref No. 17206/2023, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect **Phase I Residential Buildings** no. D7 & D8 and club house of part of **L&T Seawoods Residences Phase I**. Each building D4 to D8 shall comprise of (i) 2 (two) Basements, Lower Ground, Landscape Podium, 1<sup>st</sup> to 14<sup>th</sup> residential levels/floors; (ii) The Basements, Lower Ground and the Landscape Podium shall be common and connected within all buildings of Cluster D (including Phase I Residential Buildings); (iii) The Phase I Residential Buildings shall comprise of residential apartments and retail units. There will be retail units in Building D4, D7 and D8 on the Lower Ground Level in accordance with the plans, designs and specifications of the Phase I Residential Buildings as approved by the concerned local authority from time to time. The L&T Seawoods Residences Phase I shall have facilities, amenities and services and common areas, that may be usable by the Allottee/s on a non-exclusive basis with the other allottee/s as provided in Clause 19 hereinbelow on the terms and conditions as may be applicable.

**Provided that** the Promoter shall obtain prior consent in writing of the Allottee/s in respect of variations or modifications in the L&T Seawoods Residences Phase I which may adversely affect the Said Apartment of the Allottee/s ~~except~~ any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Allottee/s.



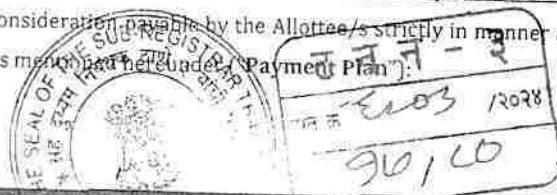
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3. The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 507 of the type **2BHK Premiere** of carpet area measuring 48.535 square metres (equivalent to 522.430 sq. ft) on **5th Floor** in the building **D06** of the Phase I Residential Buildings being constructed in the Phase I of the New Development (hereinafter referred to as "**the Said Apartment**") and more particularly described in the **Third Schedule** hereunder written and shown on the Plan at "**Annexure E**" and delineated / hatched in red colour on the floor plan annexed hereto and marked as

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"Annexure E-1" for the consideration amounting to Rs. 2,06,00,004/- (Rupees Two Crore Six Lakh Four Only) (hereinafter referred to as the "Consideration") exclusive of GST and other applicable taxes. Along with the Said Apartment, ancillary area admeasuring approximately 20.515 square metres (equivalent to 220.820 sq ft) shown on the Plan at "Annexure E-1" delineated / hatched in blue colour has been provided. The facilities, fixtures, fittings appurtenant to the Said Apartment are more particularly described in the **Fourth Schedule** hereunder written ("Apartment Facilities")

4. The Allottee/s is further desirous of using car parking space in the Phase I Residential Buildings. Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Promoter, the Promoter has agreed to allot to the Allottee/s without any additional consideration the right to use 1 (nos) car parking space(s) exclusively for the use of the Allottee/s ("the Said Car Parking Space") within the car parking area of the Phase I Residential Buildings. The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the use of the Said Car Parking Space by the Promoter and shall pay such outgoings in respect of the Said Car Parking Space as may be levied by the Promoter. It is clarified that the Promoter has provided a mandated reserved area of car parking for the visitors/guests of the Allottee/s of the L&T Seawoods Residences Phase I in the existing basement of the Integrated Complex falling within the Cluster C Area.
5. The Allottee/s has paid on or before execution of this Agreement a sum of Rs. 20,39,400/- (Rupees Twenty Lakh Thirty Nine thousand Four hundred Only) (not exceeding 10% of the Consideration) as Earnest Amount (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and hereby agrees to pay to that Promoter the balance amount of Rs. 1,85,60,604/- (Rupees One Crore Eighty Five Lakh Sixty thousand Six hundred Four Only) of the Consideration, payable by the Allottee/s strictly in manner and as per the payment instalments mentioned hereunder ("Payment Plan").



SR. No.	Particulars	Amount (Rs.)	Due Date
1	Application Money	6,00,000.00	Paid
2	Earnest Money	14,60,000.40	Partially Paid
3	Execution of Agreement	10,30,000.20	11-Apr-24
4	On Completion of Raft	20,60,000.40	11-Apr-24
5	On Completion of Lower Ground Slab	20,60,000.40	11-Apr-24
6	On Completion of 2nd Floor Slab	10,30,000.20	11-Apr-24
7	On Completion of 7th Floor Slab	20,60,000.40	11-Apr-24
8	On Completion of 12th Floor Slab	20,60,000.40	11-Apr-24
9	On Completion of Terrace Floor Slab	20,60,000.40	11-Apr-24
10	On completion of the internal walls, internal plaster, floorings of the said apartment	10,30,000.20	11-Apr-24

*H. Anil Rawat*

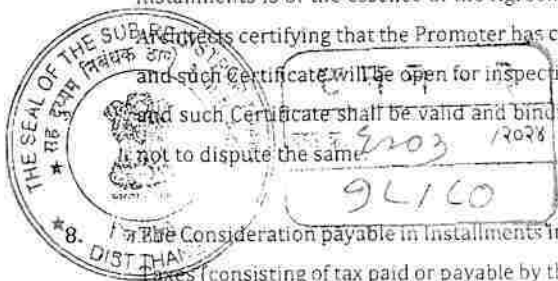
11	On completion of the electrical fittings, windows, doors, including staircase and lobbies upto the floor level of the said Apartment.	10,30,000.20	11-Apr-24
12	On completion of the external plumbing and external plaster, entrance lobby/s of the building or wing in which the said apartment is located and Sanitary fittings of the said Apartment.	10,30,000.20	11-Apr-24
13	On completion of the lift wells, electro, mechanical and environment requirements, elevation, water pumps, lifts, terraces with waterproofing, paving of areas appurtenant and all other requirements, as may be prescribed in the Agreement of Sale.	20,60,000.40	11-Apr-24
14	On Receipt of Occupation Certificate	10,30,000.20	11-Apr-24
<b>Total</b>		<b>2,06,00,004.00</b>	

6. The Promoter shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Phase I Residential Building in which the Said Apartment is located. As detailed in the Clause 5 hereinabove the payment at each stage is individually referred to as "the Installment" and collectively referred to as "the Installments". The payment shall be made by the Allottee/s within 15 (Fifteen) days of the Promoter making a demand for the payment of the Installment, time being the essence of the contract.

7. The payment by the Allottee/s in accordance with the Clause 5 hereinabove is the basis of the Consideration and is one of the principal and material term of this Agreement (time being the essence of the contract). The Promoter has agreed to allot and sell the Said Apartment to the Allottee/s for the Consideration *inter-alia* because the Allottee/s has/have agreed to pay the Consideration in the manner more particularly detailed in the Payment Plan mentioned in Clause 5 hereinabove. All the Installments payable in accordance with the Payment Plan under Clause 5 hereinabove with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s strictly as per the Payment Plan. The Allottee/s shall pay the Installments as aforesaid on or before the due date without fail and without any delay or default or demur as time in respect of the said Installments is of the essence of the Agreement. The Promoter will keep Certificate of their

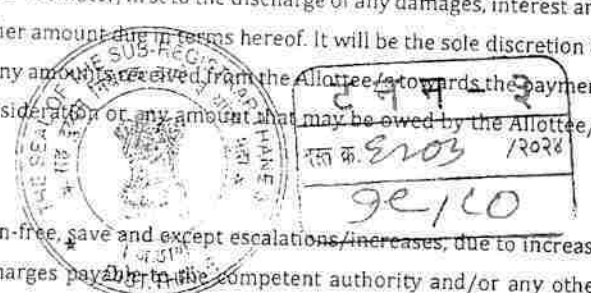
8. The Promoter shall issue Certificate of their work and such Certificate will be open for inspection by the Allottee/s at the office of the Promoter and such Certificate shall be valid and binding upon the Allottee/s and the Allottee/s agree not to dispute the same.

8. The Consideration payable in installments in accordance with Clause 5 hereinabove excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the L&T Seawoods Residences Phase I) up to the date of handing over the possession of the Said Apartment to the Allottee/s.



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9. All payments shall be made by way of demand drafts/ pay orders/account payee cheques/ RTGS/ ECS/ NEFT any other instrument drawn in favour of / to the account of the Promoter bearing Account No. **0612808506, Kotak Mahindra Bank**. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the Said Apartment, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse / pay all such amounts due and payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer drawn in favour of /to the account of the Promoter mentioned hereinabove. Any payments made in favour of / to any other account other than as mentioned hereinabove shall not be treated as payment towards the Said Apartment. The Allottee/s shall satisfy the Promoter either through its banker's commitment or in such other manner as shall be determined by the Promoter with regard to the security for the payment of each Installment of the Consideration. The Promoter shall be entitled to change the account (as set out hereinabove) by giving a written notice to the Allottee/s to this effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and / or the aforesaid financial institution in such new account.
10. The Allottee/s shall deduct tax at source ("TDS") from each Installment of the Consideration as required under the Income-tax Act, 1961. The Allottee/s shall duly cause the TDS Certificate to be issued in accordance with the Income Tax Act, 1961 within the time stipulated under the Income Tax Act, 1961. In the event of any loss of tax credit to the Promoter due to the Allottee/s's failure to furnish such TDS Certificates from time to time, then, such loss shall be recovered by the Promoter from the Allottee/s.
11. The Allottee/s agrees and confirms that in the event of delay / default in making payment of the TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement, the Promoter shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall forthwith pay the adjusted amount due and payable by the Allottee/s to the Promoter.
12. Notwithstanding anything contained herein, each payment made by the Allottee/s shall be allocated at the discretion of the Promoter, first to the discharge of any damages, interest and then to the payment of any other amount due in terms hereof. It will be the sole discretion of the Promoter to appropriate any amount received from the Allottee/s towards the payment of any Installments of the Consideration or any amount that may be owed by the Allottee/s to the Promoter.
13. The Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other

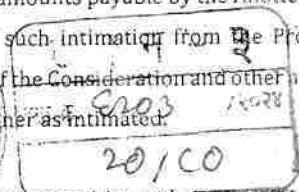


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increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or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

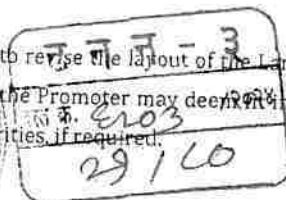
14. The Consideration excludes all costs, charges and expenses including but not limited to stamp duty, registration charges, out-of-pocket expenses and/or incidental charges in connection with the documents to be executed for the sale of the Said Apartment including on this Agreement all of which shall be borne by the Allottee/s, in addition to the Consideration.
15. The Promoter may allow, in its sole discretion, a rebate for early payments of equal Installments payable by the Allottee/s by discounting such early payments NIL per annum for the period by which the respective Installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoter.
16. The carpet area of the said Apartment that has been allotted to the Allottee/s shall be as per the Part Occupancy Certificate dated 13<sup>th</sup> April 2023, bearing Ref No. 17206/2023, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect **Phase I Residential Buildings** no. D7 & D8 and club house of part of **L&T Seawoods Residences Phase I**.
17. The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
18. The Promoter shall be entitled to securitize the Consideration and other amounts payable by the Allottee/s under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Consideration and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.
19. The facilities, amenities and services ("Amenities") and common areas specified in the the **Second Schedule** hereunder written shall be made available to the Allottee/s on a non-exclusive basis in a phase wise manner on such terms and conditions as may be applicable and subject to the sharing and other conditions specified in the said Second Schedule



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hereunder written. It is clarified that the Allottee/s shall not be entitled to any other amenities other than those provided in the Second Schedule hereunder written. In case there are any additional Amenities which are not provided for in the Second Schedule, the use and allocation thereof shall be at the sole discretion of the Promoter whose decision shall be final and binding. The Promoter shall, post issuance of possession demand letter, take steps to provide access to public utilities such as water. However, the Promoter shall not be responsible for delays on the part of utility provider/s. The Promoter shall, however, make alternate arrangements to provide uninterrupted potable water, till such time the relevant utility provider does not supply water.

20. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to acquire from the Promoter the Said Apartment on the basis of the carpet area only and the Consideration agreed to be paid by the Allottee/s to the Promoter is agreed on the basis of the carpet area of the Said Apartment.
21. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Said Apartment to the Allottee/s, obtain from the concerned local authority Occupancy and/or Completion Certificate in respect of the Said Apartment.
22. Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Phase I Residential Buildings and handing over the Said Apartment to the Allottee/s and the structure of the Phase I Residential Buildings (excluding basements and podium) to the association of the allottees within three months from the date of issuance of the Occupancy Certificate for all the Phase 1 Residential Buildings or within one month from the registration/constitution of the Association (whichever is later), as the case may be. Similarly, the Allottee/s shall make timely payments of the Installments as provided in Clause 5 herein above and other dues payable by him/her and meeting the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoter. It is clarified that certain Amenities will be shared with other real estate projects on the Cluster D Area / Larger Land and may not be ready at the time of handover of the Said Apartment.
23. The Promoter shall have full right and authority to revise the layout of the Larger Land realigning any areas and making changes in use as the Promoter may deem fit in its sole discretion subject to approval by the concerned authorities, if required.
24. The Allottee/s is/are fully aware that the Larger Land is under development as a "layout proposal" and further residential and/or commercial and/or partly residential and partly commercial buildings are proposed to be constructed on the remaining portion of the Cluster D Area and remaining area of the Larger Land by the Promoter or its assigns and the



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Allottee/s has/have no objection in regard to the same. The Promoter shall also be entitled to make changes to the plans and layout of the Larger Land, including changes to the type of buildings, height of buildings, amenities (including the Amenities), common areas, general lay out, etc etc. The Allottee/s is/are aware that in the event of relaxation of height and other restrictions, the plans in respect of the proposed development (including the Phase I Residential Buildings) may undergo changes. Allottee/s irrevocably consent to all such changes. The Promoter shall be entitled to construct multiple buildings having maximum permissible height by way constructing multiplex floors/ storeys on the balance portion of the said Larger Land. For future development the layout of the said Larger Land may be modified/revised/amended without requiring the consent of Allottee/s and/or the society/limited company/ association of Allottee/s. The Allottee/s does hereby give his/her/it/their irrevocable consent for further development / construction of additional buildings by the Promoter and persons claiming through them on the Larger Land (including all changes thereto as mentioned above or otherwise) as contemplated by Section 7 and 7A of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules framed thereunder.

25. The Promoter hereby declares that the Floor Space Index available as on date in respect of the Larger Land is approximately 243004.24 square meters only. The total Floor Space Index of approximately 243004.24 square metres includes the Floor Space Index arising out of the Railway Facilities Land, which the Promoter is entitled to under the Said Development Agreement. Out of the total Floor Space Index, the Promoter has planned to utilize Floor Space Index of approximately 31,653.50 square meters for the construction/development of the residential portion of the Phase I Buildings. The Promoter shall utilise the remaining available Floor Space Index and Floor Space Index that may become available anywhere on the Larger Land. The Promoter shall also be entitled to avail of TDR or Floor Space Index available on payment of premiums or Floor Space Index available as incentive Floor Space Index by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased Floor Space Index which may be available in future on modification to Development Control Regulations, which are applicable to the L&T Seawoods Residences Phase I. The Promoter has disclosed the Floor Space Index of approximately 31653.50 square meters as proposed to be utilized by it for the construction/development of the residential portion of Phase I Buildings and Allottee/s has/have agreed to purchase the Said Apartment based on the proposed construction/development and sale of apartments/units to be carried out by the Promoter by utilizing the proposed Floor Space Index and on the understanding that the declared proposed Floor Space Index and Floor Space Index that becomes available hereafter shall belong to Promoter only. The Promoter shall be entitled to the enhanced, future and estimated/projected/envisaged Floor Space Index, Premium Floor Space Index, development rights, development rights certificates, transferable development rights and other development potential, benefits, potential, yield, and/or advantages, and/or as may be available on any account whatsoever, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name



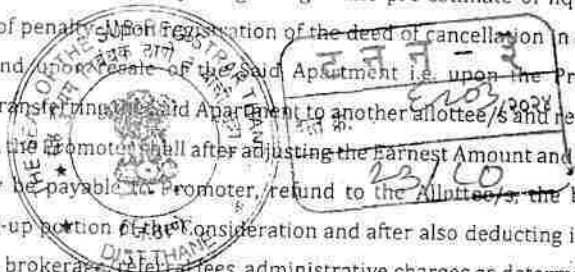
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called, arising out of and/or available in respect of the Larger Land including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, paid FSI, that is, or may be, available, or acquired, under any Applicable Law, or otherwise howsoever, and/or arising pursuant to and/or by way of hand over and/or transfer, to any Governmental Authority or persons, of any reservations or any part/s of the Larger Land. The use of Floor Space Index shall be at the discretion of the Promoter and be distributed and apportioned, and utilized in respect of the Larger Land. The Floor Space Index that may be generated on account of increased FSI due to change in Development Plan/ Development Control Regulations, government policy etc shall also be used by the Promoter as they deem fit and proper in respect of the Larger Land without affecting the existing development as a separate phase.

26. The Allottee/s agrees to pay to the Promoter, interest as specified in the RERA Rule, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.
27. Without prejudice to the right of Promoter to charge interest in terms of Clause 26 hereinabove and any other rights and remedies available to the Promoter under this Agreement, on the occurrence of a Default (defined in Clause 28 hereinbelow) the Promoter shall at its own option, may terminate this Agreement without any reference or recourse to the Allottee/s.

**Provided that**, Promoter shall give notice of 15 (Fifteen) days in writing to the Allottee/s, in the manner provided under this Agreement addressing his intention to terminate this Agreement and of the specific breach(s) in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach(s) mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s.

**Provided further that** upon such termination and cancellation of this Agreement in the manner as stated in this Clause and without prejudice to the other rights, remedies and contentions of the Promoter, the Promoter shall be entitled to forfeiture of the Earnest Amount as per the terms of the Booking Application Form and/or any other amount which may be payable to Promoter as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. Upon registration of the deed of cancellation in respect of the Said Apartment and upon receipt of the Said Apartment i.e. upon the Promoter subsequently selling and transferring the Said Apartment to another allottee/s and receipt of the consideration thereon, the Promoter shall after adjusting the Earnest Amount and/or any other amount which may be payable to Promoter, refund to the Allottee/s the balance amount, if any, of the paid-up portion of the consideration and after also deducting interest on any overdue payments, brokerage, referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes, stamp duty and registration charges.



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Further, upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the Said Apartment and the Promoter shall be entitled to deal with and/or dispose off the Said Apartment in the manner it deems fit and proper.

28. Without prejudice to the right of the Promoter to charge interest at the under Clause 26 hereinabove, and any other rights and remedies available to the Promoter, if one or more of the events or circumstances set out in Clause 29 hereinbelow ("**Event of Default**") shall have happened, then the Promoter shall call upon the Allottee/s by way of a written notice to rectify the same within a period of 15 (Fifteen) days from the date thereof. If the Allottee/s fails to rectify such Event of Default within the notice, then the same shall be construed as a default ("**Default**").

29. The following shall be construed as an '**Event of Default**' on the part of the Allottee/s:

- (i) If the Allottee/s delay(s) or commit(s) default in making payment of any Installment/s as mentioned in Clause 5 hereinabove or any other amount payable under this Agreement, including but not limited to taxes, cess, duties etc. or otherwise, including as set out in this Agreement;
- (ii) If the Allottee/s fails to take possession of the Said Apartment upon receipt of written intimation from the Promoter in terms of Clause 32 hereinbelow;
- (iii) If the Allottee/s commit(s) breach of any terms, conditions, covenants, undertakings and/or representations and/or warranties as given by him/her/it in this Agreement and/or any other writings and/or the terms and conditions of layout, /Commencement Certificate, N.O.C. and other sanctions, permissions, undertakings and affidavits etc.;
- (iv) If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc.;
- (v) If the Allottee/s is/are, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;



Receiver and/or a Liquidator and/or Official Assignee or any person is appointed the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s or in respect of any of the assets and/or properties of the Allottee/s is/are attached for any reason whatsoever under any law, rule, regulation, statute etc.;

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- (viii) If any execution or other similar process is issued and/or levied against the Allottee/s and/or any of the Allottee/s' assets and properties;
- (ix) If the Allottee/s has/have received any notice from the Government of India (either Central, State or Local) or any foreign Government for the Allottee's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them; and/or
- (x) If any of the aforesaid have been suppressed by the Allottee.
30. On the occurrence of an Event of Default/Default, the Promoter shall, without prejudice to any and all other rights and remedies available to it under law, be entitled (but not obliged) to exercise its rights as mentioned at Clauses 27 hereinabove. All the rights and remedies of the Promoter, including aforesaid rights and remedies of the Promoter are cumulative and without prejudice to one another
31. The Promoter shall give possession of the Said Apartment to the Allottee/s on or before 30-Apr-24.

32. PROCEDURE FOR TAKING POSSESSION:

- (i) Upon full and timely payment made by the Allottee/s as per this Agreement, the Promoter shall offer in writing the possession of the Said Apartment, to the Allottee/s in terms of this Agreement, the same shall to be taken within 15 (fifteen) days from the date of issue of such notice and the Promoter shall give possession of the Said Apartment to the Allottee/s. The Allottee/s agree(s) to pay the Outgoings as determined by the Promoter or association of allottees, as the case may be from the date of receipt of notice to the Allottee/s under this Clause;
- (ii) The Allottee/s shall take possession of the Said Apartment within 15 (Fifteen) days of the written notice from the Promoter to the Allottee/s intimating that the Said Apartment s are ready for use and delivery, failing which possession shall be deemed to have been taken by the Allottee/s on the date of receipt of notice to the Allottee/s under this Clause.
- (iii) From the date of receipt of the notice offering possession of the Said Apartment, the Allottee/s shall be liable to pay from time to time Outgoings and charges referred to in Clause 43 and 45 hereinbelow to the Promoter on such date when the same are due and payable in the hands of the Allottee/s.



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**33. FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF THE SAID APARTMENT:**

Upon receiving a written intimation from the Promoter as per Clause 32 (i) hereinabove, the Allottee/s shall, within the time stated in Clause 32 (ii) hereinabove, take possession of the Said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in Clause 32 hereinabove such Allottee/s shall continue to be liable to pay Outgoings as applicable from the date of receipt of the notice offering possession of the Said Apartment under Clause 32. Moreover, from the date on which possession is offered to the Allottee/s the upkeep, maintenance, and internal condition of the Said Apartment shall be the responsibility of the Allottee/s alone. The Promoter shall not be responsible any wear and tear to the Said Apartment which may occur after the date on which possession is offered. The Promoter shall not in any manner whatsoever be obligated to look after the upkeep, maintenance, and internal condition of the Said Apartment on and from the date on which possession is offered. The Promoter shall not in any manner whatsoever be obligated to look after the upkeep, maintenance, and internal condition of the Said Apartment on and from the date on which possession is offered. It is clarified that though the Promoter is under no obligation to do so, it may, at its sole discretion incur expenses for the upkeep and maintenance of the Said Apartment even after possession has been offered. It is further clarified that, in the event the Allottee fails to take the possession of the said Apartment, from the Promoter within the period stated by the Promoter and as specified in this Agreement, then the Allottee shall be liable to pay, to the Promoter, compensation at the rate of INR 40/- per sq. ft. of the saleable/carpet area, per month for the upkeep/cleaning/maintenance of the Said Apartment. Such compensation shall be payable in addition to the Outgoings and other charges payable by the Allottee. The Allottee/s agree that the said rate of compensation is a genuine and reasonable pre-estimate of the cost/damages incurred by the Promoter in case of the Allottee/s failure to take possession.

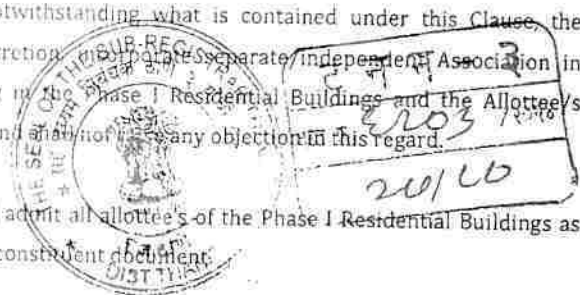
34. If within a period of 5 (Five) years from the date Part Occupation Certificate dt. 13<sup>th</sup> April 2023, the Allottee/s brings to the notice of the Promoter any structural defect in the Said Apartment or the Phase I Residential Building in which the Said Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s (including the Allottee/s appointing vendors/contractors) and/or any other allottee/s in the Phase I Residential Buildings or acts of third party(ies) or on account of any force majeure events including on account of any repairs, redecoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the Phase I Residential Buildings. The Allottee/s is/are aware that any



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change(s), alteration(s) including breaking of walls and/or failure to adhere to the fit out manual and house rules may adversely impact the building/s in the Phase I Residential Buildings and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to all allottee/s of the Phase I Residential Buildings to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s and/or other allottees of the Phase I Residential Buildings shall have no claim(s) of whatsoever nature against the Promoter in this regard.

35. The Allottee/s shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. The Allottee/s shall use the Car Parking Space only for purpose of keeping or parking cars.
36. The Promoter shall submit relevant application for the purpose of formation of a society or an association or a limited company as the case may be of the Allottee/s along with the other allottee/s of the Phase I Residential Buildings to the competent authority in accordance with the applicable provisions read with the RERA and RERA Rules and regulation made thereunder.
37. The Allottee/s along with other allottee(s) of apartments/units in the Phase I Residential Building/s shall join in forming and registering the society or association or a limited company to be known by such name as the Promoter may decide ("Association"). The Allottee/s shall from time to time for the purpose of formation of Association, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Association and for becoming a member, including the bye-laws of the proposed Association and duly fill in, sign and return to the Promoter within 7 (Seven) days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organisation of Allottee/s. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. Notwithstanding what is contained under this Clause, the Promoter may, at its sole discretion, opt to create separate independent Association in respect to each of the Building in the Phase I Residential Buildings and the Allottee/s expressly consents to the same and shall not have any objection in this regard.
38. The Association so formed shall admit all allottee's of the Phase I Residential Buildings as members in accordance with its constituent document.
39. The Promoter shall be entitled, but not obligated to, join as a member of the Association in respect of the unsold apartments/units in the Phase I Residential Buildings.



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40. The Promoter shall, within one month from the date on which the Association is constituted/registered or within three months from the date of issuance of the Occupancy Certificate for all the Phase I Residential Buildings (whichever is later), assign/sub-lease to the Association, all the right, title and the interest of the Promoter in the structure of the Phase I Residential Buildings (excluding basements and podiums) vide a registered deed assignment of leasehold rights/sub-lease.
41. The Promoter shall have the right to incorporate and register an Apex Body in respect of the Larger Land (or part thereof) within a period of three months from the date of receipt of the occupancy certificate of the last building which is to be constructed in the layout of the Larger Land. The Promoter shall within three months from the date of issuance of the occupancy certificate of the last building which is to be constructed in the layout of the Larger Land, assign/sub-lease to the Apex body all the right, title and the interest of the Promoter in the entire undivided or inseparable land underneath all buildings (forming part of the Apex) along with structures of basements and podiums constructed in a layout jointly or otherwise on the Larger Land (hereinafter referred to as the "Property to be Transferred to Apex") vide a registered assignment of lease/sub-lease. It is clarified that all common areas which are part of the Property to be Transferred to the Apex shall (subject to what is stated in Second Schedule hereunder written in respect of Amenities) be shared with all the Allottee/s within the New Development.
42. Alternatively, the Promoter may at its sole discretion form a condominium/s of units/apartments on the Larger Land (or any part thereof) on in respect of the L&T Seawoods Residences Phase I (or any part thereof) under the Maharashtra Apartment Ownership Act, 1970 by following the procedure prescribed under the said Act. It is clarified that the Promoter may also at its option form a separate condominium in respect of the Shopping Mall 1, proposed Shopping Mall II, Tower I and Tower II and a society/Apex Body structure for the remaining development.
43. Within 15 (Fifteen) days after notice in writing is given by the Promoter to the Allottee/s that the Said Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Apartment) of the Outgoings, including local taxes, betterment charges or development tax or security deposit for the purpose of giving water connection, drainage connection and/or electricity connection and any other charges of similar nature or such other levies by the concerned local authority and/or Government and also including water charges, insurance, common lights, repairs and salaries of Clerks, bill collectors, watchman, sweepers, charges payable to the Promoter, maintenance charges, charges and fees payable to any third party/agency engaged by the Promoter as per this Clause 13 hereof and all other expenses necessary and incidental to the management and maintenance of the Larger Land and L&T Seawoods Residences Phase I (collectively referred to as "Outgoings"). In determining such proportionate share of the Allottee/s in the Outgoings the discretion of the Promoter shall be



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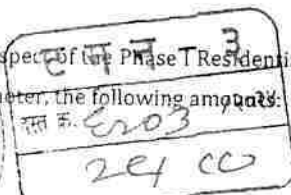
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conclusive and binding upon the Allottee/s. Until the Association is formed and the Phase I Residential Buildings (excluding basements and podiums) are assigned/sub-leased to the Association, the Allottee/s shall pay to the Promoter Outgoings pertaining to the Phase I Residential Buildings (excluding basements and podiums). Likewise until the Apex Body is formed and the Property to be Transferred to the Apex is so transferred and handed over the Allottee/s shall pay to the Promoter Outgoings pertaining to the Property to be Transferred to the Apex. It is agreed that the betterment charges referred to hereinabove shall include the pro-rata charges which the Allottee/s may be called upon to pay to the Promoter in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cables, electric sub-station (if any), making and maintaining of internal roads and access, drainage, lay out and all other facilities from time to time, till the charge of the Property to be Transferred to the Apex handed over to the Apex Body. The Promoter shall be entitled, at its discretion to engage the services of any third party service provider for the purpose of maintenance and management of the Amenities and common areas forming part of the L&T Seawoods Residences Phase I (or any part thereof) on such terms and conditions as the Promoter may deem fit. The decision of the Promoter in this regard shall be binding on the Allottee/s. The costs, charges, fees and expenses for availing such services from the third party forming part of the Outgoings shall be payable by the Allottee/s. It is clarified that the Promoter may (at its sole discretion) charge the outgoings (in respect of the Property to be transferred to the Apex) proportionately to the Allottee/s or alternatively to the Association. It is hereby disclosed that CIDCO may charge transfer charges and or any other charges as may be applicable for the transfer of the apartments as per the rules and regulation as may be applicable to CIDCO for such transfer which when due shall be payable by the Allottee/s.

44. It is agreed between the Promoter and Allottee/s that any amount if payable to CIDCO/Government by way of additional premium, charges, surcharge, fees or otherwise howsoever, if applicable, for any reason whatsoever, including for execution of assignment of lease/ sub-lease, inter alia, of the larger Land and/or assignment /sub-lease of the Phase I Residential Buildings and/or the transfer of the Said Apartment and the payment of stamp duty and registration charges in respect thereof shall be pro-rata payable by the Allottee/s along with other allottee/s of the other apartments and units in the New Development, and Promoter shall not be responsible or liable for the same.

45. The Allottee/s shall on receipt of Occupancy Certificate in respect of the Phase I Residential Building in which the Said Apartment is located, pay the Promoter, the following amount:

Particulars	Amount
Share Application Money	600
Advance Adhoc Maintenance Charges towards the respective Phase I Residential Building for 18 Months	61,830



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Advance Adhoc Maintenance Charges towards the Property to be Transferred to the Apex for 18 Months	61,830
Club House Charges	2,50,000
Infrastructure charges	2,87,500

The amounts specified in the table above paid by the Allottee/s to the Promoter shall not carry any interest. The Adhoc Maintenance Charges towards the Property to be Transferred to the Apex will remain with the Promoter until the Property to be Transferred to the Apex is assigned/sub-leased and handed over to the Apex Body

46. At the time of registration of the deed for the assignment/sub-lease of the Phase I Residential Buildings (excluding basements and podiums), the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable by the Association on such assignment of leasehold rights / sub-lease in respect of the Phase I Residential Buildings (excluding basements and podiums) in favour of the Association by the Promoter. At the time of registration of the deed for the assignment/sub-lease of the Property to be Transferred to the Apex in favour of the Apex Body by the Promoter, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable by the said Apex Body on such document to be executed in favour of the Apex Body.
47. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Association or towards the out goings, and shall utilize the amounts only for the purposes for which they have been received.
48. Pursuant to assignment/sub-lease of the Phase I Residential Buildings (excluding the basements and podiums) in favour of the Association, the Association shall be responsible for the operation and management and/or supervision of the Phase I Residential Buildings (excluding the basements and podiums). In accordance with the provisions of this Agreement, the Allottee/s shall extend necessary co-operation and shall do necessary acts, deeds, matter, things as may be required in this regard and conform to the provisions of this Agreement.
49. Pursuant to assignment / sub-lease of the Property to be Transferred to the Apex, in favour of the Apex Body, the Apex Body shall be responsible for the operation and management and/or supervision of the common areas of the Property to be Transferred to the Apex, in accordance with the provisions of this Agreement. The Allottee/s shall extend necessary co-operation and shall do necessary acts, deeds, matter, things as may be required in this regard and conform to the provisions of this Agreement.
- Post formation of the Association, the Promoter shall continue to be entitled to such unsold apartments/units and to undertake the marketing, sale etc. of such unsold apartments/units.



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After the receipt of the Occupancy Certificate, the Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Association for the sale/allotment or transfer of the unsold apartments/units in the Phase I Residential Buildings or in the New Development. It is clarified that even after the formation of the Apex Body, the Promoter shall continue to be entitled to such unsold apartments/units and to undertake the marketing, sale etc. of such unsold apartments/units.

51. Until the assignment/ sub-lease of the Property to be Transferred to the Apex Body, the Promoter shall have the exclusive right to control advertising and signage/hoarding(s) and all other forms of signage whatsoever within the Larger Land.
52. The Promoter shall be entitled to construct site offices/sales lounge on the Larger Land or any part thereof (including the Cluster D Area) and shall have the right to access the same at any time without any restriction whatsoever until the entire development/construction on the Larger Land is fully completed and Property to be Transferred to the Apex Body is assigned/sub-leased to the Apex Body.

53. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

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

- (i) The Promoter has clear and marketable title with respect to the Larger Land as declared in the title report annexed to this Agreement and has the requisite rights to carry out development/construction upon the Larger Land and also has actual, physical and legal possession of the Cluster D Area for the implementation of the L&T Seawoods Residences Phase I.
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out construction / development of the L&T Seawoods Residences Phase I and have obtained Part Occupation Certificate dt. 13<sup>th</sup> April 2023 for in respect Phase I Residential Buildings no. D7 & D8 and club house and shall obtain remaining approvals from time to time to complete the construction / development of the rest of the L&T Seawoods Residences Phase I;
- (iii) There are no encumbrances upon the Larger Land or the L&T Seawoods Residences Phase I subject to the disclosures made in the Report on Title.
- (iv) There are no litigations pending before any Court of law with respect to the Larger Land or L&T Seawoods Residences Phase I subject to the disclosures made in the Report on Title;



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- (v) All approvals, licenses and permits issued by the competent authorities with respect to the L&T Seawoods Residences Phase I and the Larger Land are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the L&T Seawoods Residences Phase I shall be obtained by following due process of law. The Promoter has been and shall at all times remain to be in compliance with all applicable laws in relation to the L&T Seawoods Residences Phase I;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Allottee/s created herein, may prejudice or be affected.
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement, arrangement with any person or party with respect to the Cluster D Area including the L&T Seawoods Residences Phase I and the Said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- (ix) At the time of execution of the deed for assignment/sub-lease of the structure to the Association, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas within the Phase I Residential Buildings (excluding basements and podiums) to the Association. It is clarified that those common areas that are to be handed over to the Apex Body, shall be held by the Promoter and shall be handed over to the Apex Body upon completion of the
- (x) The Promoter has duly paid and will continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the L&T Seawoods Residences Phase I to the competent Authorities until assignment/sub-lease of the Phase I Residential Buildings (excluding basements and podiums) to the Association and assignment/sub-lease of the Property to be Transferred to the Apex Body as the case may be.
- (xi) No notice from the Government or any other body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition) of the Larger Land has been received or served upon the Promoter in respect of the Larger Land and the L&T Seawoods Residences Phase I.



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It is clarified that all representations and warranties shall be subject to the qualified disclosures made herein.

**54. REPRESENTATION AND WARRANTY OF THE ALLOTTEE**

- (i) The Allottee/s are not now or have not been dispossessed of the Said Apartment and the Said Car Parking Space under any applicable law or otherwise;
- (ii) The Allottee/s has/have not been declared and/or adjudged to be an insolvent, bankrupt and/or ordered to be wound up or dissolved, as the case may be;
- (iii) No receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/its/their assets and/or properties;
- (iv) The Allottee's assets/properties is/are not attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- (v) The Allottee/s has/have not received any notice from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/its/their involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/they;
- (vi) The Allottee/s has/have not compounded payment with his/her/its/their creditors;
- (vii) The Allottee/s is/are not convicted of any offence involving moral turpitude and/ or sentenced to imprisonment for any offence not less than 6 (six) months;
- (viii) The Allottee/s is/are not in undischarged element and will not cause nuisance and/or cause hindrances in the completion of the W&T Seawoods Residences Phase I and/or anytime thereafter and will not default in making payment of the Installments and/or any other amounts due and payable by the Allottee/s mentioned in this Agreement;
- (ix) The Allottee/s is/are in a good financial position to pay the Consideration and the installments in the manner as stated in this Agreement without any delay or default and shall as and when called upon by the Promoter shall provide such security as may be required by the Promoter towards the payment of the Consideration and the Installments

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55. **COVENANTS OF THE ALLOTTEE**

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

- (i) To maintain the Said Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Said Apartment is taken and shall not do or suffer to be done anything in or to the Phase I Residential Building in which the Said Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Phase I Residential Building in which the Said Apartment is situated and the Said Apartment itself or any part thereof without the consent of the local authorities, if required. Further, to the extent that the same applies to the Allottee/s the Allottee/s shall observe and perform, and not commit any breach or default of the covenants and conditions of the Development Agreement and the Lease Deed.
  - (ii) Not to store in the Said Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Phase I Residential Building in which the Said Apartment is situated or storing of which goods is objected to by the local governing or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Phase I Residential Building in which the Said Apartment is situated, including entrances of the Phase I Residential Building in which the Said Apartment is situated and in case any damage is caused to the Phase I Residential Building in which the Said Apartment is situated or the Said Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach;
  - (iii) To carry out at his own cost all internal repairs to the Said Apartment and maintain the Said Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Building in which the Said Apartment is situated or the said Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In case of the Allottee/s committing any act in contravention of the above provision of the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- Not to demolish or cause to be demolished the Said Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said Apartment or any part thereof nor any alteration in the

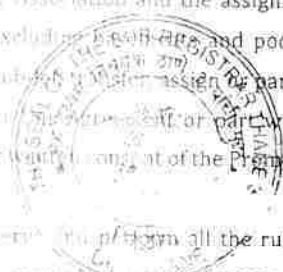


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elevation and outside colour scheme of the Phase I Residential Building in which the Said Apartment is situated and shall keep the portion, sewers, drains and pipes in the Said Apartment and the appurtenances thereto in good tenable repair and condition, and in particular shall support shelter and protect the other parts of the Phase I Residential Building in which the Said Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Patis or other structural members in the Said Apartment without the prior written permission of the Promoter and/or the Association as the case may be;

- (v) Not to do or permit to be done any thing which may render void or voidable any insurance in respect of the Promoter and/or L&T Seawoods Residences Phase I and/or Phase I Residential Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, refuse, garbage or other refuse or permit the same to be thrown from the Said Apartment in the compound or any portion of the Larger Land and the Phase I Residential Building in which the Said Apartment is situated;
- (vii) Not cause any hardship, annoyance or nuisance to any other allottee/s;
- (viii) Not change user in respect of the Said Apartment without prior written permission of the Promoter or relevant authority;
- (ix) Pay to the Promoter within 07 (seven) days of demand by the Promoter, his share of deposit/charges demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Phase I Residential Building in which the Said Apartment is situated;
- (x) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said Apartment by the Allottee/s for any purpose other than for purpose for which it is sold;
- (xi) Till the formation of the Association and the assignment/sub-lease of the Phase I Residential Buildings (excluding balconies and podiums) to the Association, the Allottee/s shall not let, sub-let, assign or part with the Allottee's/Allottees' interest or benefit under the deed of sale or part with the possession of the Said Apartment without prior written consent of the Promoter;
- (xii) The Allottee/s shall comply with all the rules and regulations which the Association or Apex Body may adopt after its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and



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maintenance of the Larger Land, L&T Seawoods Residences Phase I and the apartments/units therein and for the safe usage and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottees shall also observe and perform all the stipulations and conditions laid down by the Association/Apex Body regarding the occupancy and use of the Said apartment in the Phase I Residential Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement. The Allottee/s shall adhere to, comply with and follow the fit out manuals and house rules issued by the Promoter for carrying out interior/external works. The said fit out manual and house rules will be given to the Allottee, on handover/possession of the Said Apartment.

- (xiii) Till the assignment of leasehold right or sub-lease of the Phase I Residential Building (excluding basements and parking) in which said apartment is situated is executed in favour of the Association, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said L&T Seawoods Residences Phase I or any part thereof to view and examine the state and condition thereof.
- (xiv) Till assignment / sub-lease of the Property to be Transferred to the Apex is executed in favour of Apex Body, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land or any part thereof to view and examine the state and condition thereof; and
- (xv) The Allottee/s shall not be entitled to change the name of the L&T Seawoods Residences Phase I. The Allottee/s shall not remove the signage of the Promoter anywhere from the L&T Seawoods Residences Phase I.

56. It is abundantly made clear to the Allottee/s who is a non-resident/foreign national of Indian Origin, that in respect of all remittances, acquisitions/transfer of the Said Apartment, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee/s understands and agrees that in the event of any failure on the part of their/its to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other



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statutory modifications or amendments thereto. The Promoter accepts no responsibility in this regard and the Allottee/s agree to indemnify and keep the Promoter indemnified and saved harmless from any claims or liabilities whatsoever.

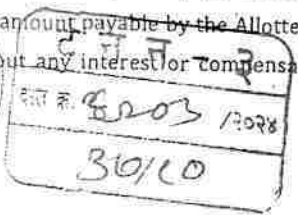
57. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said Apartment, the Said Car Parking, Phase I Residential Buildings and/or the B-7 Seafront Residential Phase I/ the Cluster D Area and/or any other structures constructed thereon or any part thereof or on any part of the Larger Land. The Allottee/s shall have no claim title and extent in respect of the Said Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the Phase I Residential Buildings (excluding the basements and the podiums) are transferred to the Association and until the Property to be Transferred to the Apex is transferred to the Apex Body as hereinbefore mentioned.

58. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

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

59. BINDING EFFECT

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until: (i) the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (Thirty) days from the date of receipt by the Allottee/s; and (ii) appears for registration of the Agreement before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (Thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for registration as and when intimated by the Promoter, then the Promoter shall have the right to sue the Allottee/s for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as withdrawal. The Consideration paid by the Allottee/s (excluding the Earnest Amount and any other amount payable by the Allottee to the Promoter) shall be returned to the Allottee/s without any interest or compensation whatsoever.



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**60. ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, approvals (letter), correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/and/or Phase I Residential Buildings and/or L&T Seawoods Residences Phase I/Cluster D Area, as the case may be.

**61. RIGHT TO AMEND**

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

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

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the L&T Seawoods Residences Phase I shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment in case of a transfer, as the said obligations go along with the Said Apartment for all intents and purposes.

**63. SEVERABILITY**

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

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



Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in connection with other Allottee/s in Phase I Residential Buildings, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of all the Apartments in the Phase I Residential Buildings.

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65. FURTHER ASSURANCES

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

66. PLACE OF EXECUTION

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

67. NOTICES

That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post & Document Delivery or by email at their respective addresses specified below:

(i) In case of the ALLOTTEE/s.

Name of the Allottee/s: Mrs. Divya Ashish Rawat, Mr. Ashish Jagdishsingh Rawat  
Address: 102 Sunny Tower, Plot No. 40, Sector 1, Kopar khairane, Navi Mumbai - 400709, Maharashtra, India  
Email ID: goeldivya@gmail.com

(ii) In case of the PROMOTER

Name of the Promoter: L&T Seawoods Limited  
Registered Address: L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001  
CRM Office Correspondence Address: L&T Realty, CRM Office, Ground Floor, A. M. Naik Tower, L&T Campus, Gate No. 1, Jogeshwari - Vikhroli Link Road (VJLR), Powai, Mumbai - 400 072.  
Email ID: feedback@larsentoutdoor.com

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

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**68. JOINT ALLOTTEES**

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

**69. STAMP DUTY AND REGISTRATION**

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

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

**70. DISPUTE RESOLUTION**

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

**71. GOVERNING LAW**

That the rights and obligations of the Parties under or arising out of this Agreement shall be governed and enforced in accordance with the laws of India at the time being in force and the courts in Navi Mumbai shall have the jurisdiction for this agreement.



2102 LIST OF ANNEXURES  
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- ANNEXURE A-1: Plan of the Project
- ANNEXURE A-2: Footprint of the integrated Complex, Clusters D Area, C Area & G Area
- ANNEXURE B: Authenticated copy of the approved layout plan which includes the layout of the L&T Seawoods Residences Phase I as proposed by the Promoter and according to which the construction/development of the L&T Seawoods Residences Phase I is proposed. This Annexure also shows open spaces that are proposed to be provided for the portion of the Cluster D Area.
- ANNEXURE B1: Notional demarcation of the basic layout of L&T Seawoods Residences Phase I as proposed by the promoter and according to which the construction/development of the L&T Seawoods Residences Phase I is

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- proposed. This Annexure also shows open spaces that are proposed to be provided for on the plot in Cluster D Area.
- ANNEXURE C:** Authenticated copy of the registration Certificate of the Real Estate Project granted by the Real Estate Regulatory Authority.
- ANNEXURE D:** Lower Ground Level layout Arrangement Drawing
- ANNEXURE E:** Authenticated copy of the maps of the Said Apartment agreed to be purchased by the Allottee/s as approved by the concerned local authority).
- ANNEXURE E-1:** Floor Plan
- ANNEXURE F:** Title Certificate
- ANNEXURE G:** Commencement Certificate
- ANNEXURE H:** Part Occupation Certificate

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

#### FIRST SCHEDULE

##### *Description of the Larger Land*

All that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situated at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 700 in the registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra.

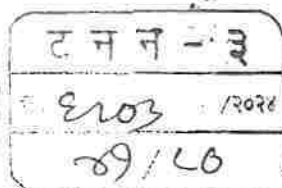
#### SECOND SCHEDULE

##### *Amenities and Common Areas*

#### **PART A**

Amenities and common areas which will be available to all the Allottees on a non-exclusive basis along with other allottee/s etc. buildings constructed/~~to~~ be constructed on the Cluster D Area (including Phase I to be constructed buildings).

1. Landscaped Podium
2. Swimming Pool/ kids pool
3. Jacuzzi
4. Children's play equipment
5. Multi Games Court
6. Barbeque Area
7. Amphitheatre
8. Sauna/ Steam
9. Gym & Yoga
10. Squash court
11. Badminton hall
12. Tennis Court
13. Multipurpose Hall
14. Reading area
15. Lounge
16. Mini Theatre



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1. Electric substation along with power distribution system
2. STP
3. OWC - Organic waste converter
4. External sewage (chambers, lines)
5. Water supply and distribution system
6. Rain water harvesting
7. Fire fighting and detection system
8. Storm water drains
9. Basement ventilation and staircase pressurization system
10. Water tanks & Water pumps
11. Fire fighting systems
12. Car parking - 3
13. Electrical meter room
14. Electric substation along with power distribution system
15. Electrical power distribution system for common areas & amenities through a single meter from PH-1 electric sub-station

Amenities and common areas which will be available to all the Allottees of the Phase I Residential Buildings on a non-exclusive basis:

PART C

1. Main entrance lobby
2. Lift lobby and passages (each floor)
3. Refuge floor
4. Lifts
5. staircases
6. Terrace
7. Water supply system including Overhead Water tanks
8. Firefighting and detection system
9. Electrical meter room
10. Electrical power distribution system

Amenities and Common Areas which will be available within each of the Phase I Residential Buildings on a non-exclusive basis to Allottees in the building:

PART B

17. Parking levels (B2, B1 and LG)
18. Landscape/parking on podium top above RTO
19. Parking levels - common toilets, store/spare rooms, fire escape staircase
20. Drive ways and ramps
21. Entry & Exit
22. Security cabin, gate, boom barrier
23. CCTV
24. Underground water tanks
25. Pump rooms
26. Fire fighting pumps
27. Electrical power distribution system for common areas & amenities through a single meter from PH-1 electric sub-station
28. Visitor parking in parking levels (B3, B2, B1)
29. Driveways, ramps and services shared for visitor parking (B1, B2, B3)

Amenities and Common Areas which will be available to all the Allottees on a non-exclusive basis along with other allottees of the building/s constructed/to be constructed on the larger Land on such terms and conditions as may be applicable:

1. Open Spaces
2. Space around utility building.
3. Access road between Utility building and Cluster D Area.
4. Shared part of pathway indicated in the GAD drawings.
5. Easement (Emergency Exit path between Railway platform and Residential/ Commercial development)

### THIRD SCHEDULE

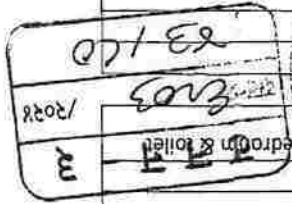
*Description of the Said Apartment and the Said Car Parking Spaces*

Apartment bearing No. 507 of the type 2BHK Premiere admeasuring 48.535 square metres equivalent to 522.430 square feet, on the 5th Floor in the Building D06 of the Project known as L&T Seawoods Residences Phase I, along with 1 car parking space/s.

### FOURTH SCHEDULE

*Apartment Facilities within/appartenant to the Said Apartment*

Specifications of Apartment
Natural Imported Marble flooring in living, dining and passage in 3BHK (Natural Marble may have inherent natural imperfection. This is natural and is to be viewed as natural beauty)
Vitrified tile flooring in all Bedrooms of 3BHK. NITCO / KAJARIA / JOHNSON / RAK / EURO / SIMPOLO / NEXION / or Equivalent
All other units - Vitrified tile flooring in Living Dining passage & in all bedrooms - NITCO / KAJARIA / JOHNSON / RAK / EURO / SIMPOLO / NEXION / or Equivalent
Vitrified tile flooring in kitchen. NITCO / KAJARIA / JOHNSON / RAK / EURO / SIMPOLO / NEXION / or Equivalent
Ceramic tile below counter & Vitrified tile dado above kitchen platform up to two feet height - NITCO / KAJARIA / JOHNSON / RAK / EURO / SIMPOLO / NEXION / or Equivalent
Granite platform, Stainless Steel sink with Faucet. FRANKE / NIRALI / HINDWARE / NEELKANTH / JAYNA or Equivalent
Vitrified antiskid tiles in toilet flooring & vitrified / ceramic tile Dado - NITCO / KAJARIA / JOHNSON / RAK / EURO / SIMPOLO / NEXION / or Equivalent
Vitrified / Ceramic antiskid tiles in Balcony / Utility balcony - NITCO / KAJARIA / JOHNSON / RAK / EURO / SIMPOLO / NEXION / or Equivalent
Sanitary ware and CP fittings in toilets - KOHLER / JAQUAR / AMERICAN STANDARDS / ROCA / GROHE / American Standards or Equivalent
Glass Partition in Master toilets
Anodized / Powder Coated Aluminium framed windows
Wooden doors frames and Laminated shutter / system doors for main door, bedroom & toilet doors
Exhaust Fan in Kitchen & Toilets. (Baja) / Crompto. (Havells or Equivalent)
Sprinkler as per Municipal requirements, if applicable
Provision of Electrical points for Split A/C in Bedrooms & Living Room
Instant type Geyser in all toilets (BAJAJ / HAVELLS / RACOLD / AO SMITH / JAQUAR or Equivalent)
Hot & Cold water piping for Shower & Washbasin in all toilets



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1. SANTOSH GOLE  
 2. SHASHI BHUSHAN GOLE

In the presence of:

PAN: BAIPR2376C

Mr. Ashish Jagdishsingh Rawat

PAN: ATSPG2820P

Mrs. Divya Ashish Rawat

by the within named Allottee

SIGNED and DELIVERED

By Anil Shankar

In the presence of:  
 By Jagdeep Bhasola

Directors, dated [16-July-2019]

as per resolution of the Board of

S. Harresh Kumar

By the hand of its duly authorized signatory

(PAN: AABCL4524C)

L&T SEAWOODS LIMITED,

by the within named PROMOTER

SIGNED SEALED AND DELIVERED



Mirror above wash basin (in all toilets)  
 Water and Electric point for Washing Machine  
 Video Door Phone with Integrated Intercom

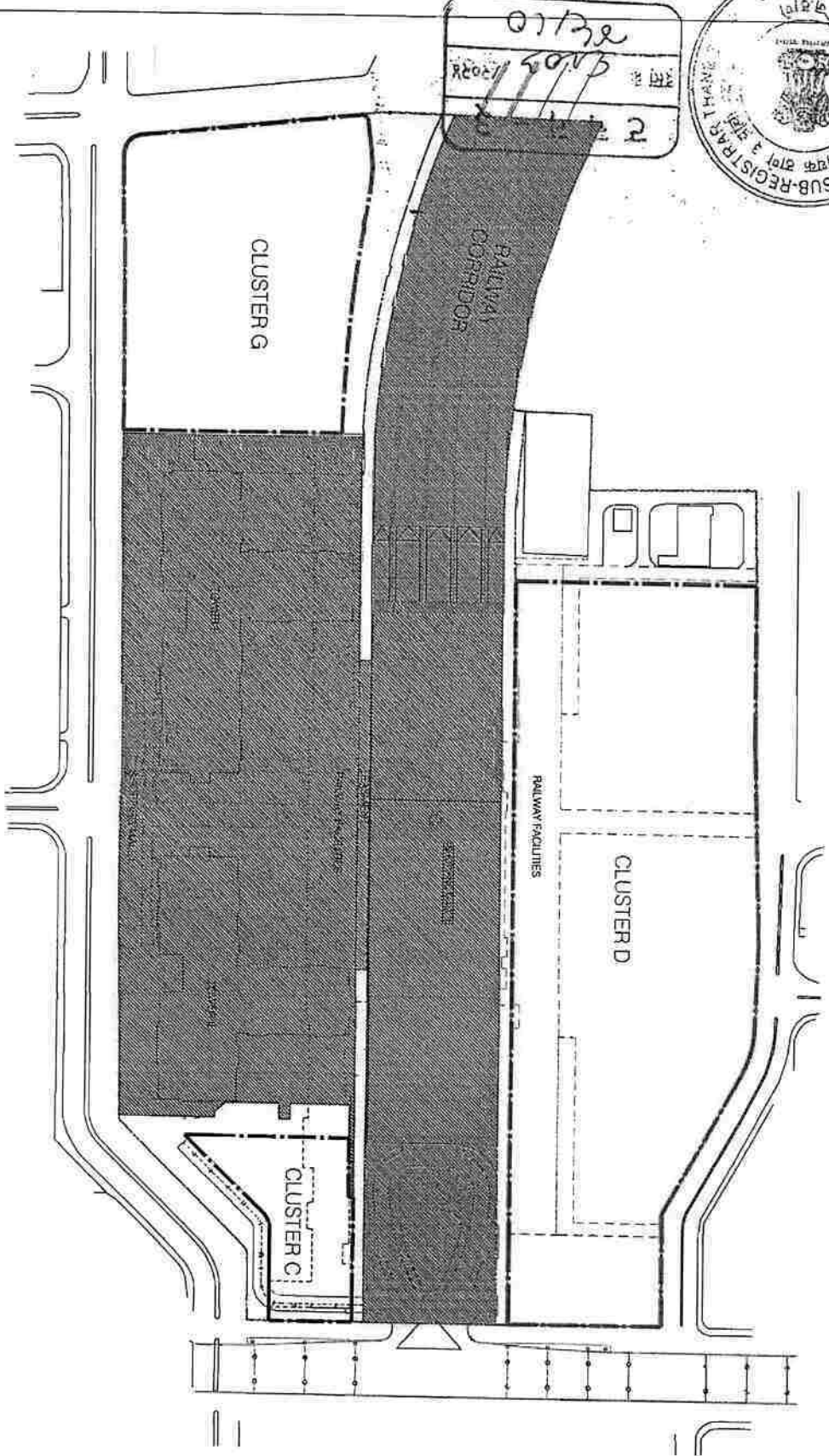




ANNEXURE A-2: INTEGRATED COMPLEX WITH CLUSTERS



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INTEGRATED COMMERCIAL DEVELOPMENT AT SEAWOODS RAILWAY STATION, NMM KANAKUR

L&T Seawoods Ltd.  
PLOT NO. E-1, SECTION - 40, SEAWOODS RAILWAY STATION, NMM KANAKUR - 607 105



PROPOSED LAYOUT PLAN:

SITE PLAN

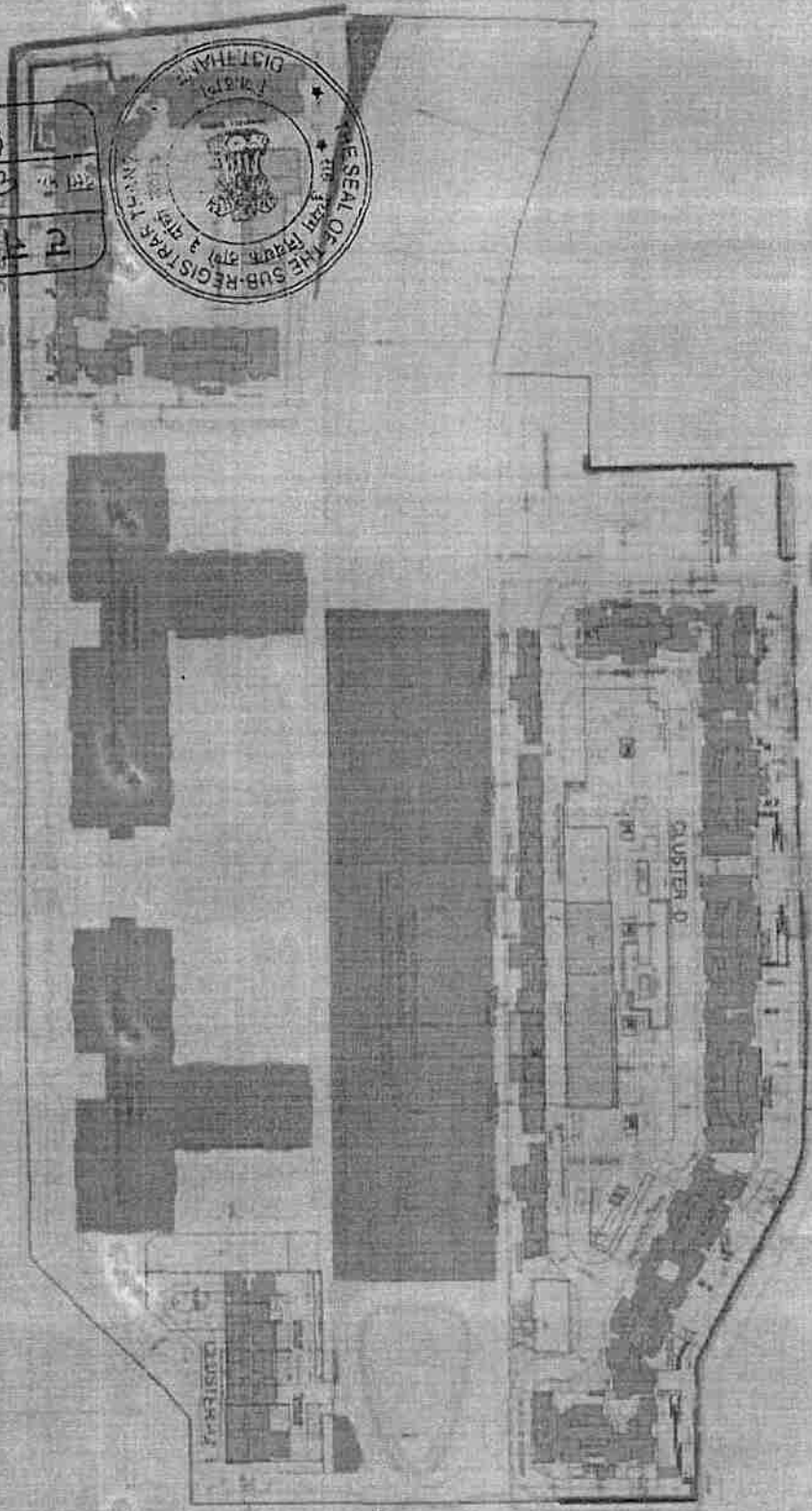


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ANNEXURE - B : Approved Layout plan

MASTER LAYOUT BUILDING BLOCK PLAN

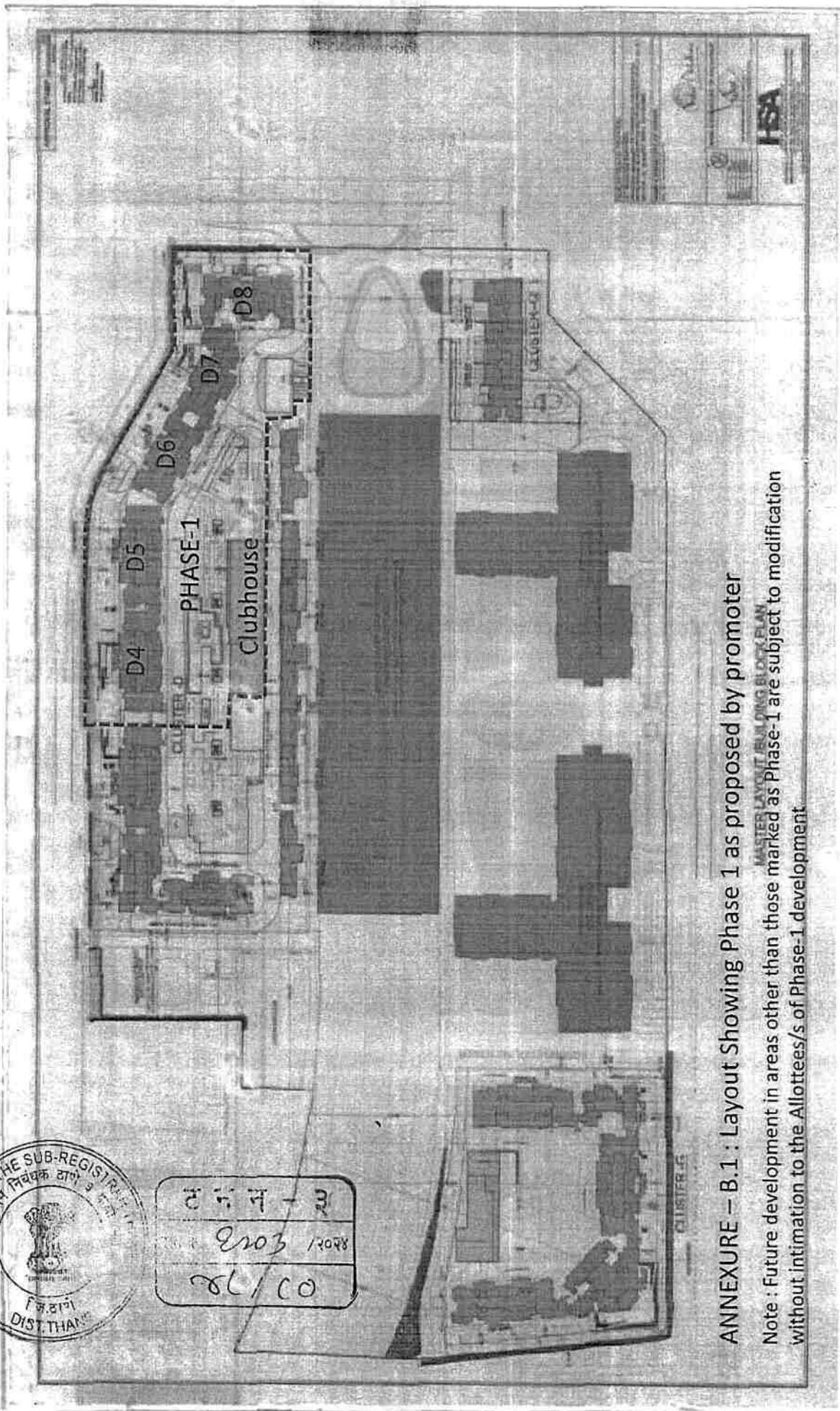


NO.	DATE	REVISION
1	10/10/2001	ISSUED FOR TENDERS
2	10/10/2001	ISSUED FOR TENDERS
3	10/10/2001	ISSUED FOR TENDERS
4	10/10/2001	ISSUED FOR TENDERS
5	10/10/2001	ISSUED FOR TENDERS
6	10/10/2001	ISSUED FOR TENDERS
7	10/10/2001	ISSUED FOR TENDERS
8	10/10/2001	ISSUED FOR TENDERS
9	10/10/2001	ISSUED FOR TENDERS
10	10/10/2001	ISSUED FOR TENDERS

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**ANNEXURE – B.1 : Layout Showing Phase 1 as proposed by promoter**

Note : Future development in areas other than those marked as Phase-1 are subject to modification without intimation to the Allottees/s of Phase-1 development



ANNEXURE-C



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT**

**FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700020275**

**Project: L AND T SEAWOODS RESIDENCES PHASE I / Plot Bearing / CTS / Survey / Final Plot No.:R-1 at Navi Mumbai (M Corp.), Thane, Thane, 400706;**

1. **L&T Seawoods Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.**

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

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

OR

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

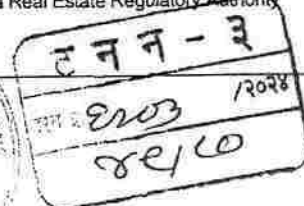
- The Registration shall be valid for a period commencing from **02/04/2019** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:10-09-2021 03:12:42

Dated: **09/09/2021**

Place: **Mumbai**

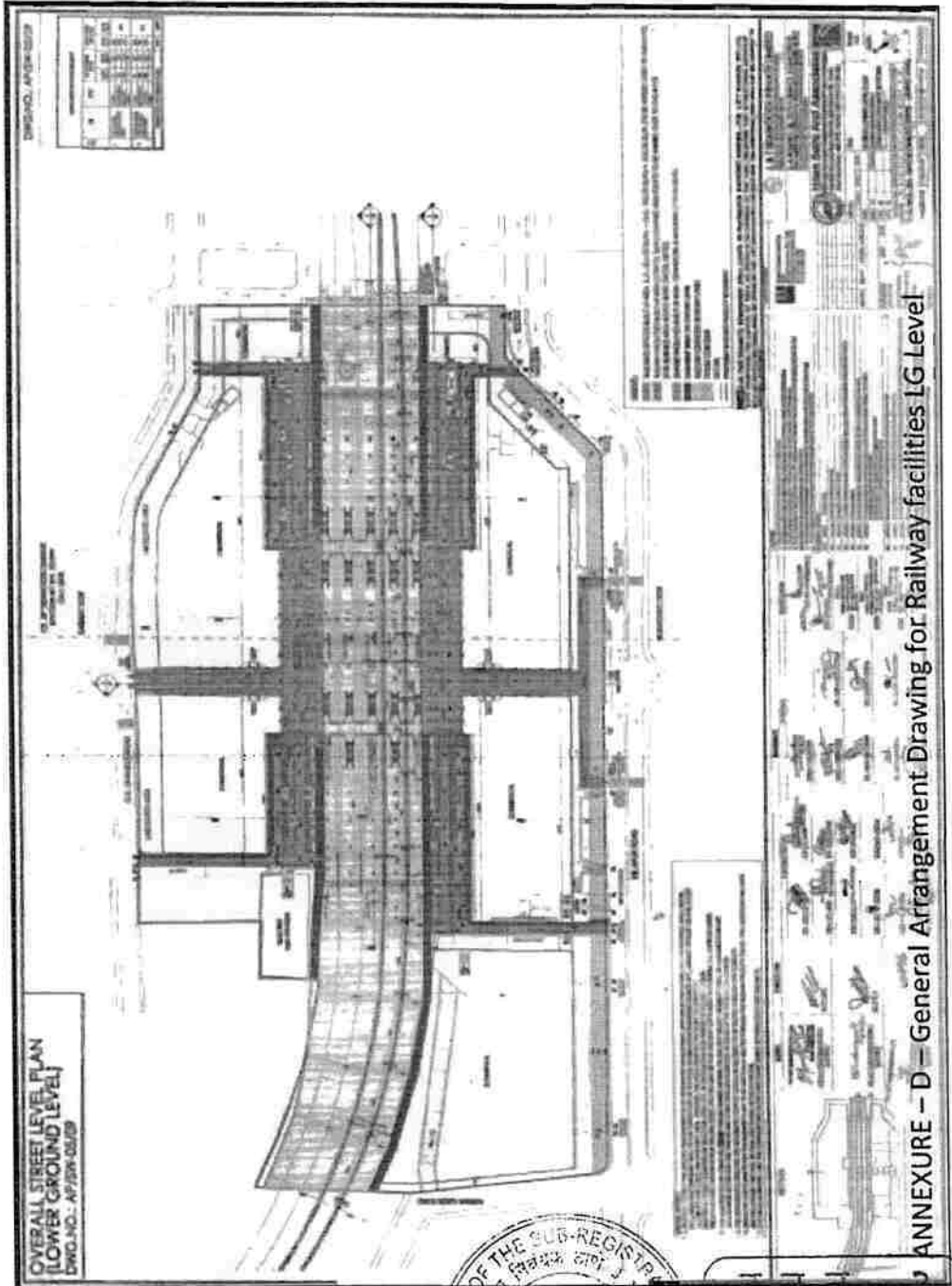
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



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# ANNEXURE - E

**APPROVAL STAMP**

Sl. No.	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	1000	1000	...
2	2000	2000	...
3	3000	3000	...
4	4000	4000	...
5	5000	5000	...
6	6000	6000	...
7	7000	7000	...
8	8000	8000	...
9	9000	9000	...
10	10000	10000	...
11	11000	11000	...
12	12000	12000	...
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46	46000	46000	...
47	47000	47000	...
48	48000	48000	...
49	49000	49000	...
50	50000	50000	...

**REVISIONS**

No.	Description	Date
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

TOWER D06 (Cluster-0)  
AREA IN BRACKETED & 100-FLOOR PLAN  
(SEE PLAN NO. 100/100/100)

TOWER D06 (Cluster-1)  
AREA IN BRACKETED & 100-FLOOR PLAN  
(SEE PLAN NO. 100/100/100)

TOWER D06 (Cluster-2)  
AREA IN BRACKETED & 100-FLOOR PLAN  
(SEE PLAN NO. 100/100/100)

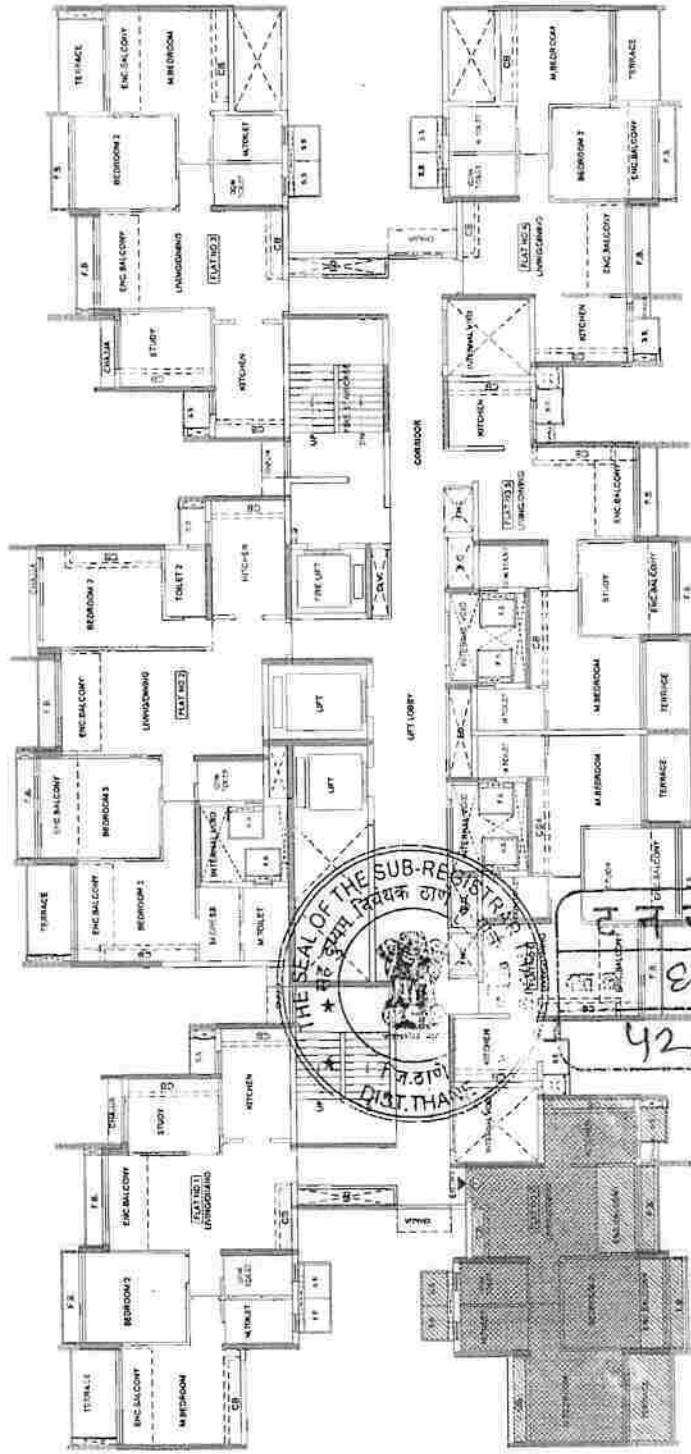
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NOTE - AS PER A/C DRAWING FOR LITIGATION  
REGISTRATION NUMBER: 100/100/100

L&T Seawoods Residences Phase-1  
Annexure E1- Floor Plan of said Apartment



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Building (TOWER) - D06 (CLUSTER - D)  
3rd, 5th, 7th, 9th, 11th, 13th & 15th FLOOR PLAN

Floor: - 5<sup>th</sup>  
Apartment: - 507



*Vinay Shrivastava*

*Vinay Shrivastava*

**DESAI DESAI CARRIMJEE & MULLA**

Advocates &amp; Solicitors

FALGUNI J. DESAI • KIRAN J. DESAI • NAHEED T. CARRIMJEE • RUSTAM N. MULLA

KD/000047

**LEGAL TITLE REPORT****TO WHOMSOEVER IT MAY CONCERN**

Re: All that piece and parcel of land admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), bearing Plot No. R-1, lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra and bounded as follows:

On or towards the North East : by 20 mt. wide D. K. Dhandle Road  
 On or towards the South West : by 30 mt wide Belapur Road  
 On or towards the South East : by 6 lane Railway over Bridge  
 On or towards the North West : by 9 mt. wide KarvaeGoan Road

(hereinafter referred to as the "Larger Land").

**A. ROOT OF TITLE**

1. The Government of Maharashtra, in exercise of its power under sub sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as the "said Act"), has declared "City and Industrial Development Corporation of Maharashtra Limited", a public company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U99999MH1970SGC014574 and having its registered office at 2nd Floor, Nirmal Building, Nariman Point, Mumbai 400021, (hereinafter referred to as "CIDCO"), as the New Towns Development Authority for the new town of Navi Mumbai;
2. Pursuant to Section 113 (A) of the said Act, the Government of Maharashtra acquired certain lands and such lands vested in CIDCO for development and disposal;
3. Thus, *inter alia*, all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra, (hereinafter referred to as the "Larger Land"), vested in CIDCO;
4. With an objective to leverage the commercial potential of the Larger Land, CIDCO proposed to develop an integrated complex offering commercial, retail, office space, hospitality services and a modern Seawoods Darave Railway Station. As a result, CIDCO carried out a competitive bidding process for the said



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proposed development and received proposals from eligible bidders, including Larsen and Toubro Limited, a public company incorporated under the provisions of the Companies Act, 1913, bearing CIN: L99999MH1946PLC004768 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "L&T");

5. After evaluating the proposals received from various eligible bidders, CIDCO accepted the proposal submitted by L&T and accordingly issued a Letter of Allotment bearing Ref. No. CIDCO/GM(IT&SP)/2008/534 dated 19 March 2008, to L&T, which Letter of Allotment was acknowledged by L&T by its letter dated 29 March 2008;
6. By and under a Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008 (hereinafter referred to as the "said Development Agreement"), executed between CIDCO, (referred to as the 'Corporation' therein), and L&T (referred to as the 'Developer' therein), CIDCO granted developmental rights to L&T, in respect of the Larger Land, *inter alia*, for the purpose of (i) development, construction and handover of the Seawoods Darave Railway Station, to be developed and constructed on all that piece and parcel of land admeasuring approximately 40943.35 sq. mtrs., which land forms part of the Larger Land along with certain railway facilities (which railway facilities are on the said area admeasuring 40943.35 sq. mtrs and areas adjacent thereto), (hereinafter referred to as the "Railway Facilities Land"), and (ii) development of an integrated complex offering commercial, retail and office spaces and hospitality services, for the benefit of L&T and/or its nominees and assigns; on the terms and conditions recorded under the said Development Agreement;
7. As L&T proposed to implement the development and construction of the Larger Land through a special purpose vehicle, it promoted and incorporated L&T Seawoods Private Limited, a private limited company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U45203MH2008PLC180029 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, as such special purpose vehicle, on 13 March 2008;
8. L&T requested CIDCO for its prior approval/permission for implementing the development and construction of the Larger Land, through its wholly owned special purpose vehicle. Consequent thereto, CIDCO vide its letter dated 16 September 2008, bearing Ref. No. CIDCO/GM(IT&SP)/2008/12 addressed to L&T, confirmed and accepted that the said Development Agreement was a pre-incorporation contract entered into by L&T on behalf of L&T Seawoods Private Limited, which is a special purpose vehicle promoted and wholly owned by L&T specially for the purpose of development of the integrated complex on the Larger Land under the said Development Agreement and thereby accepted L&T

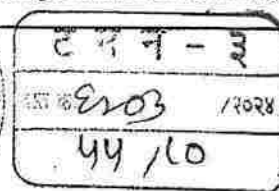


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Seawoods Private Limited for the purpose of implementing the development and construction of the Larger Land in terms of the Development Agreement;

9. Pursuant to a 'Certificate of Incorporation Consequent Upon Conversion To Public Limited Company', dated 03 December 2014, issued by the Ministry of Corporate Affairs ("MCA"), L&T Seawoods Private Limited was duly converted as a public limited company and the name of L&T Seawoods Private Limited was duly changed to "L&T Seawoods Limited" (hereinafter referred to as "L&T Seawoods");
10. Consequently and pursuant to the said Development Agreement and after obtaining the relevant approvals and permissions from the competent authorities, L&T Seawoods duly developed and constructed an integrated complex (commercial) comprising of (i) 'Shopping Mall I', (ii) 'Tower I', (iii) 'Tower II', and (iv) 'Railway Facilities', on a portion of the Larger Land. L&T Seawoods is also developing Shopping Mall II on the air space above the Railway Station and certain facilities. The Shopping Mall I, Tower I, Tower II, Railway Facilities and the proposed Shopping Mall II are hereinafter collectively referred to as the "Integrated Complex";
11. L&T Seawoods obtained the Part Occupancy Certificate dated 12 September 2016, bearing Ref No. 6004/2016, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect of the Integrated Complex already developed (i.e. excluding Shopping Mall II);
12. The Integrated Complex, is named/known as "SEAWOODS GRAND CENTRAL";
13. L&T Seawoods now proposes to develop and construct a residential/commercial project/complex on a portion of the Larger Land. In respect of the proposed residential development, L&T Seawoods has made requisite applications to CIDCO towards change of user from Commercial to Commercial + Residential. Pursuant to the said applications made by L&T Seawoods to CIDCO, CIDCO has, by and under its letter dated 21 September 2017 bearing Ref. No. CIDCO/MTS-1/EO(HQ)/2017/1594, granted its no objection (NOC) to L&T Seawoods for the purpose of change of user, in respect of the Larger Land, from Commercial to "Commercial + Residential" use, on the terms and conditions mentioned in the said letter dated 21 September 2017;
14. Pursuant to the NOC granted by CIDCO as referred to in Clause 13 hereinabove, CIDCO has, by and under its letter dated 03 October 2017 bearing Ref. No. CIDCO/M(TS-1)/EO-IV/2017/209 addressed to the Additional Director of Town Planning, NMMC and a copy (CC) whereof was issued to L&T Seawoods, notified/informed the said Additional Director of Town Planning, NMMC, its no objection to L&T Seawoods for the purpose of change of user, in respect to the Larger Land, from Commercial to "Commercial + Residential" use;



*Handwritten signature*

15. CIDCO is yet to execute a Lease Deed in favour of L&T Seawoods, in respect of the Larger Land, as per the terms of the said Development Agreement. The proposed lease will be in respect of the Larger Land (excluding the Railway Facility Land);

B. PUBLIC NOTICE

We have issued a Public Notice, on behalf of L&T Seawoods, calling upon objections/claims, if any, from the public with respect to the right, title and interest of L&T Seawoods in the Larger Land. The said Public Notice has been issued in the Mumbai edition of Free Press Journal (English) and Navshakti (Marathi) newspapers, on 04 January 2019. Upto the date hereof, we have not received any claims and/or objections in respect thereof.

C. SEARCH AT THE OFFICE OF THE SUB-REGISTRAR

We have conducted requisite searches at the office of the Sub Registrar of Assurances at Thane (TNN - 3, 6, 8, 9 and 11) in respect to the Larger Land. We have not found any claim or encumbrance or charge or mortgage in respect to the Larger Land.

D. SEARCH ON THE MCA WEBSITE

We have also conducted requisite searches on the Ministry of Corporate Affairs (MCA) website ([www.mca.gov.in](http://www.mca.gov.in)). We have not found any details as to charge and/or mortgage appearing in the records of MCA in respect of the Larger Land.

E. DOCUMENTS PERUSED

We have perused the photocopies and originals (as identified below) of the following documents, in respect to the Larger Land:

Sr. No.	PARTICULARS
1.	Original Letter of Allotment dated 19 March 2008, Ref. No. CIDCO/GM(IT&SP)/2008/534, issued by CIDCO in favour of L&T.
2.	Original Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008, executed between CIDCO and L&T.
3.	Letter dated 22 April 2008 issued by L&T to CIDCO.
4.	Certificate dated 08 August 2014 issued by L&T, <i>inter alia</i> certifying



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Sr. No.	PARTICULARS
	and confirming that all benefits and obligations with respect to the said Development Agreement have been assumed by L&T Seawoods, being a wholly owned subsidiary and special purpose vehicle of L&T.
5.	Certificate dated 08 August 2014 issued by L&T Seawoods, <i>inter alia</i> certifying and confirming that all benefits and obligations with respect to the said Development Agreement have been assumed by L&T Seawoods, being a wholly owned subsidiary and special purpose vehicle of L&T and that L&T Seawoods has not created any mortgage or charge under the said Development Agreement.
6.	Report on Title dated 28 August 2014, issued by Parimal K. Shroff & Co. Advocates & Solicitors, in respect to the Larger Land.
7.	Letter dated 16 September 2008, bearing Ref. No. CIDCO/GM(IT&SP)/2008/12, issued by CIDCO to L&T.
8.	Certificate of Incorporation Consequent Upon Conversion To Public Limited Company, dated 03 December 2014, issued by the Ministry of Corporate Affairs.
9.	Part Occupancy Certificate dated 12 September 2016, bearing Ref No. 6004/2016, issued by the Navi Mumbai Municipal Corporation (NMMC) to L&T Seawoods.
10.	Letter dated 21 September 2017 bearing Ref. No. CIDCO/MTS-I/EO(HQ)/2017/1594, issued by CIDCO to L&T Seawoods, granting its NOC for change of user from Commercial to "Commercial + Residential" use.
11.	Original Letter dated 03 October 2017 bearing Ref. No. CIDCO/M(TS-I)/EO-IV/2017/209 issued by CIDCO to the Additional Director of Town Planning, NMMC, informing the said Additional Director of Town Planning, NMMC, its no objection to L&T Seawoods for the purpose of change of user from Commercial to "Commercial + Residential" use.

F. CONCLUSION

- We have reviewed and perused photocopies and originals (as identified) of the documents enlisted in Clause E hereinabove.



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*K. M. Desai*



DESAI DESAI CARRIMJEE & MULLA  
Advocates & Solicitors

- On the basis of the aforesaid and subject to what is stated hereinabove, we state that L&T Seawoods, in their capacity as the developers of the Larger Land (by and under the said Development Agreement), is entitled to the Larger Land as being the developers thereof and its title, as developers, to the Larger Land, is clear and marketable and free from encumbrances.

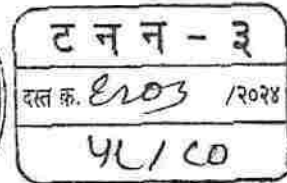
G. GENERAL

1. For the purpose of this title report, we have assumed:
  - the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us;
  - that there have been no amendments or changes to the documents examined by us; and
  - the accuracy and completeness of all the factual representation made in the documents.
2. We are not certifying the physical boundaries in respect to the Larger Land, nor are we qualified to express our opinion on physical identification of the Larger Land.

Dated this 24<sup>th</sup> day of January 2019.

Desai Desai Carrimjee & Mulla

*Kuldevi & Desai*  
Partner



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## ANNEXURE - G



### नवी मुंबई महानगरपालिका

### Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र. १,  
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,  
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.  
दूरध्वनी : ०२२-२७५६ ७०७०/१/२/३/४/५  
फॅक्स : ०२२-२७५७७०७०

Head Office: Plot No.1,  
Near Kille Gaothan, Palmbeach Junction,  
Sector 15A, C.B.D. Belapur, Navi Mumbai -400 614.  
Tel : 022 - 2756 7070 / 1/2/3/4/5  
Fax : 022 - 2757 7070

जा.क्र.नमुंमपा/नरवि/बां.प./२५/२२/२०२२  
दिनांक १८/१०/२०२२

प्रति,

मे.एल अॅन्ड टी सिव्हिड्स लि.(विकासक),

भूखंड क्र.आर-१, सेक्टर ४०,

नेरुळ, नवी मुंबई.

**विषय :** नवी मुंबई सीव्हिड्स नोडमधील सेक्टर ४०, भूखंड क्र.आर-१ या भूखंडावरील निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत.

**संदर्भ :** १) आपले वास्तुविशारद मे.हितेन सेठी यांचा दिनांक २४/०४/२०२२ रोजी प्राप्त अर्ज.  
२) या कार्यालयाची सुधारीत बांधकाम परवानगी जा.क्र.नमुंमपा/नरवि/बां.प./२०४१/२०२०, दि.२२/०६/२०२०.

महोदय,

नवी मुंबई, सीव्हिड्स नोडमधील सेक्टर ४०, भूखंड क्र.आर-१ या भूखंडामध्ये निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधून अर्जांन्वये प्राप्त झालेला आहे. संदर्भांमधून भूखंडावर निवासी व वाणिज्य वापराकरीता बांधकाम परवानगी प्रस्तावास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने दि.०२/१२/२०२० च्या अधिसूचनेद्वारे मंजूर केलेल्या आणि दि.०३/१२/२०२० पासून नवी मुंबई मनपा क्षेत्रासाठी लागू असलेल्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भूखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच प्रमाणपत्रातील १ ते ११ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे व खालील अटीसापेक्ष बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्या पेशा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.
- ५) इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार सुधारीत बांधकाम नकाशा मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा अन्वये बांधकाम केल्यास तो बांधकामातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.



“जन्म असो वा मरण आवश्यक नोंदीकरण



दस्ता क्र. ६०३  
१८/१०/२०२२

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात तात्पुरती शोडस् टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शोड स्वखर्चाने काढून टाकणेत यावी.
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा ही विनंती.
- ८) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भूखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक / विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची / विकासकाची राहिल अन्वया भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- १०) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.
- ११) शासनाचे व नवी मुंबई महानगरपालिकेचे कोविड-१९ बाबतचे वेळोवेळी प्राप्त होणा-या मार्गदर्शक सुचनांचे पालन करणेच्या अटीस अधिन राहून बांधकाम परवानगी देण्यात येत आहे.
- १२) सन २०११ CRZ अधिसूचनेनुसार MCZMA कडील ना हरकत दाखला प्राप्त झाल्यानंतरच यापूर्वी मंजूर बांधकाम परवानगी नकाशातील क्लस्टर-सी चे बांधकाम सुरु करणे आपणास बंधनकारक आहे.
- १३) भारतीय विमान पत्तन प्राधिकरणाच्या ना हरकत दाखल्यानुसार अनुज्ञेय उंचीच्या मर्यादेत मंजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक आहे.



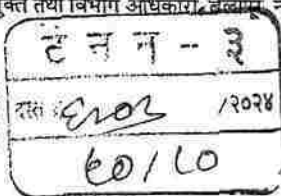
(ज्योती कवाडे)

सहाय्यक संचालक, नगररचना (अ.का.)

नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी.

१. मे. हितेन सेठी अॅन्ड असो, वास्तुविशारद, ययाती को.ऑ.हौ.सोसायटी, भूखंड क्र.०९, सेक्टर ५८-ए, नैरुळ, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. ग्रुप आयुक्त (उपकर), नमुंमपा.
४. ग्रुप आयुक्त तथा विभाग अधिकारी, वेळापान, नमुंमपा.



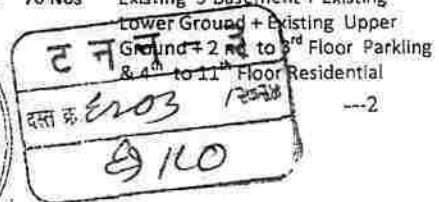
**NAVI MUMBAI MUNICIPAL CORPORATION  
AMENDED COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/2592/2022

DATE: 18/08/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2<sup>nd</sup> December 2020, which is also applicable to NMMC & came in to force with the effect of 3<sup>rd</sup> December 2020, Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. L & T Seawoods Ltd. (Developers), Plot No.R-1, Sector No. 40, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

A)	Plot Area	:	162002.83 m <sup>2</sup>												
B)	F.S.I.	:	1.50												
C)	Permissible BUA	:	243004.245 m <sup>2</sup>												
i)	Existing Commercial amended C.C Granted Area (NMMC /TPO /BP/20181CNMMC13686/125/2019 dated-11/01/2019	:	136194.246 m <sup>2</sup>												
ii)	Existing commercial Part O.C Granted Area (Part O.C. NMMC / TPO/O.C/20191BONMMC55866/3672/2019, dated-21/09/2019	:	135952.351 m <sup>2</sup>												
iii)	Balance Area under construction ( B-1 – B2)	:	241.985 m <sup>2</sup>												
iv)	Previously Residential + Commercial amended C.C Granted Area (NMMC/ TPO /BP/ 20201 CNMMC 16494/2040/2020, Dated 22/06/2020).	:	<table border="0"> <tr> <td>i)</td> <td>Commercial</td> <td>:</td> <td>1157.758 m<sup>2</sup></td> </tr> <tr> <td>ii)</td> <td>Residential</td> <td>:</td> <td>105627.794 m<sup>2</sup></td> </tr> <tr> <td>iii)</td> <td>Total BUA(i+ii)</td> <td>:</td> <td>106785.552 m<sup>2</sup></td> </tr> </table>	i)	Commercial	:	1157.758 m <sup>2</sup>	ii)	Residential	:	105627.794 m <sup>2</sup>	iii)	Total BUA(i+ii)	:	106785.552 m <sup>2</sup>
i)	Commercial	:	1157.758 m <sup>2</sup>												
ii)	Residential	:	105627.794 m <sup>2</sup>												
iii)	Total BUA(i+ii)	:	106785.552 m <sup>2</sup>												
D)	Retained Area														
	Cluster D Tower No- 1 to 8 retained Area	:	50379.38 m <sup>2</sup>												
	Cluster D Tower Club House retained Area	:	266.444 m <sup>2</sup>												
	Cluster C Tower No- 1 to 2 retained Area	:	4807.505 m <sup>2</sup>												
	Cluster C Tower Club House retained Area	:	546.388 m <sup>2</sup>												
	Cluster G Tower No- 1 to 5 retained Area	:	39367.819 m <sup>2</sup>												
	Cluster G Tower Club House retained Area	:	231.154 m <sup>2</sup>												
	<b>Total Retained Area</b>	:	<b>95598.69 m<sup>2</sup></b>												
E)	Modified Area- Cluster - D														
	Lower Ground – internal changes ( Modified Area)	:	1035.196 m <sup>2</sup>												
	Basement no-2 internal changes ( Modified Area)	:	32.925 m <sup>2</sup>												
	Basement No-1 internal changes ( Modified Area)	:	32.925 m <sup>2</sup>												
	Proposed Villa	:	4629.415 m <sup>2</sup>												
	<b>Total Modified Area Cluster -D</b>	:	<b>5730.461 m<sup>2</sup></b>												
F)	Modified area- Cluster -G														
	Lower Ground – internal changes ( Modified Area)	:	557.406 m <sup>2</sup>												
	Basement no-3 internal changes & extended )	:	---												
	Basement no-2 internal changes & extended )	:	53.372 m <sup>2</sup>												
	Basement No-1 internal changes & extended )	:	68.074 m <sup>2</sup>												
	<b>Total Modified Area Cluster -G</b>	:	<b>678.852 m<sup>2</sup></b>												
	No.of Shops (Proposed)	:	5 Nos												
	No.of Residential Unit (Proposed)	:	1396 Nos												
	"C" Cluster	:	76 Nos Existing 3 Basement + Existing Lower Ground + Existing Upper Ground + 2 <sup>nd</sup> to 3 <sup>rd</sup> Floor Parking & 4 <sup>th</sup> to 11 <sup>th</sup> Floor Residential												



"D" Cluster	: 749 Nos	Existing 2 Basement + Existing Lower Ground ( Commercial) + Podium + Upper 14 <sup>th</sup> Floor Residential
Villa	: 9 Nos	
"G" Cluster	: 562 Nos	Existing 3 Basement + Commercial In Lower Podium parking + Upper 17 <sup>th</sup> Floor Residential
G) Total C , D & G Cluster Modified & Retained Area (D + E + F)	: 102008.002 m <sup>2</sup>	
H) Total Built Up Area Consumed (C-I + G)	: 238202.248 m <sup>2</sup>	
I) Balance Area ( C - H)	: 4801.997 m <sup>2</sup>	

1) **The Certificate is liable to be revoked by the Corporation if :**

- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of 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 Corporation is contravened.
- The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

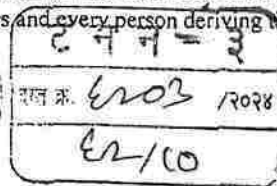
2) **THE APPLICANT SHALL :**

- The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
  - Give written notice to the Municipal Corporation regarding completion of work.
  - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

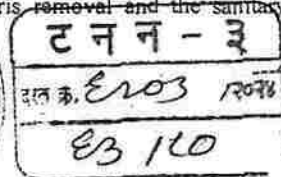
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of **one year** from the date of issue and can be further revalidated as required under provision of Section M.R. & T. P. Act, 1966. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them.

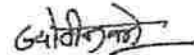


- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.47,47,273/- S.D. Rs.32,40,057/- for Mosquito Prevention's Rs.32,40,057/- for debris & S.D. Rs.8,10,025/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 13) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 14) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 15) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 17) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 18) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 19) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1967". The special mention is for mosquito prevention activities, construction of the open lands, debris removal and the sanitary conditions of drainage etc.



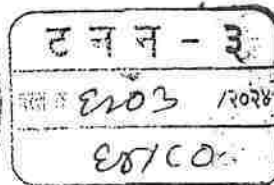


- 20) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 21) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 22) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE/H.O./VASHI/2007/2022, dated 20/05/2022 by Station officer Fire Brigade Department, NMMC.
- 23) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 24) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 25) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 26) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System Shall be provided as stipulated in Rule No. 35 of D.C.R. - 1994.
- 27) No construction work should be started without submitting of NOC from MCZMA as per CRZ notification 2011 for cluster 'C' as per earlier approval.
- 28) Construction work should be carried out in the limit of permissible height as approved in NOC from AAL.
- 29) As directed by the Urban Development, Department Government of Maharashtra, under section 154 of MR&TP Act, 1966 and vide provision No. TPB 432001/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 500.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
  - a) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
  - b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
  - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws



(Jyoti Kawade)

Assistant Director of Town Planning (A.C.)  
Navi Mumbai Municipal Corporation





Navi Mumbai Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMMCC/FO/2023/APL/00012  
Proposal Code : NMMCC-23-ENTRY-52190

Building Proposal Number - 194712  
Date : 19/06/2023

Building Name : Mixed(Tower D4) Floor :	BASEMENT 2(4.11 Sq mt),BASEMENT 1(4.11 Sq mt),LOWER GROUND(129.39 Sq mt),GROUND(0.00 Sq mt),1ST FLOOR(0.00 Sq mt),2ND FLOOR(378.05 Sq mt),TYPICAL 3RD, 5TH, 7TH, 9TH, 11TH, 13TH & 15TH FLOOR(476.21 Sq mt)(Typical Floor),TYPICAL 4TH, 6TH, 10TH, 14TH(477.83 Sq mt)(Typical Floor),TYPICAL 8TH AND 12TH(429.00 Sq mt)(Typical Floor) (4.11 Sq mt)
Building Name : Mixed(TOWER D5) Floor :	BASEMENT 2(4.11 Sq mt),BASEMENT 1(4.11 Sq mt),LOWER GROUND(129.39 Sq mt),GROUND(0.00 Sq mt),1ST FLOOR(0.00 Sq mt),TYPICAL 2ND,3RD,5TH,7TH,9TH,11TH,13TH & 15TH FLOORS(477.00 Sq mt)(Typical Floor),TYPICAL 4TH, 6TH, 10TH & 14TH FLOORS(478.80 Sq mt)(Typical Floor),TYPICAL 8TH & 12TH FLOORS(429.48 Sq mt)(Typical Floor) (4.11 Sq mt)
Building Name : Mixed(TOWER D6) Floor :	BASEMENT 2(4.11 Sq mt),BASEMENT 1(4.11 Sq mt),LOWER GROUND(129.39 Sq mt),GROUND FLOOR(0.00 Sq mt),1ST FLOOR(0.00 Sq mt),2ND FLOOR(254.66 Sq mt),TYPICAL 3RD,5TH,7TH,9TH,11TH, 13TH & 15TH FLOORS(420.91 Sq mt)(Typical Floor),TYPICAL 4TH,6TH,10TH & 14TH FLOORS(421.81 Sq mt)(Typical Floor),TYPICAL 8TH & 12TH(364.06 Sq mt)(Typical Floor) (4.11 Sq mt)

To,

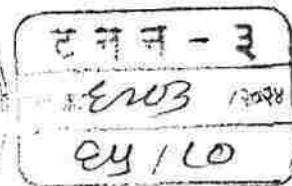
- i) Larsen Toubro Ltd,  
PLOT NO R-1, SECTOR -40, SEAWOODS, NERUL, NAVI MUMBAI.
- ii) HITEN SETHI (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **Tower D4, TOWER D5, TOWER D6** Plot No **R-1**, Final Plot No **R-1, TOWERS D4, D5, D6**, City Survey No./Survey No./Khasara No./ Gut No. **PLOT NO R-1, SECTOR -40, SEAWOODS, NERUL, NAVI MUMBAI.** Village Name/Mouje **SEAWOODS, NERUL**. Sector No. **SECTOR -40** completed under the supervision of **Architect**, License No **CA/1993/16484** as per approved plan vide Permission No. **NMMC/TPO/BP/2592/2022** Date **18/08/2022** may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately alongwith this letter. Hence, please refer approved plan issued vide Permission No NMMC/TPO/BP/2592/2022 Date 18/08/2022, Permission No NMMC/TPO/BP/17206/2023 Date 13/04/2023





Navi Mumbai Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMMCC/FO/2023/APL/00012  
Proposal Code : NMMCC-23-ENTRY-52190

Building Proposal Number - 194712  
Date : 19/06/2023

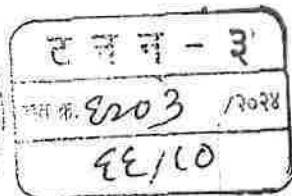


Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Assistant Director Town Planning.







पत्रांक - २  
३५१११ ५/२०  
२०२१

**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that We (1) Hemant Mohia- Head - F&A and Company Secretary (2) Bharat Rastogi -JSM- Finance and Accounts, L&T Limited (3) J. Hardeep Kumar- Head CRM, L&T Limited; authorized representatives of L&T Seawoods Limited, a Company under the provisions of the Companies Act, having its site office at Plot A-1, Sector 40, Seawoods Railway Station, Navi Mumbai 400 703 and the registered office at L&T House, Nerolam, Moray Marg, Ballard Estate, Mumbai 400 009 (hereinafter referred to as "the said L&T") appointed vide Resolution dated 16<sup>th</sup> July 2019 passed by the said L&T, having its Registered Office at L&T House, Ballard Estate, N.M. Road, Mumbai 400 001; SEND GREETINGS:

WHEREAS the said L&T is developing/ constructing residential flats, Commercial offices, Multiplex, Airspace, Retail Spaces, Entertainment areas, Food Court and any other premises constructed/ being constructed/ to be constructed on the land bearing Plot No. A-1, Sector 40, Neral, Navi Mumbai (hereinafter referred to as the "said Project")

AND WHEREAS the said L&T is desirous of selling/ transferring the residential flats/ Shops/offices and other tenements constructed/being constructed/to be constructed in the said Project, to the intending purchasers/ third parties, for which the said L&T is required to authorize its officers to execute the documents.

AND WHEREAS the said L&T has, vide Resolution dated 16<sup>th</sup> July 2019 ("The said Resolution"), authorized each of us to severally sign and execute documents for Sale, Transfer, Lease, Issue & license or otherwise for residential flats, Commercial offices, Multiplex, Airspace, Retail Spaces, Entertainment areas, Food Court and any other premises constructed/ being constructed/ to be constructed on the said Project to intending purchasers / third parties (copy of the said Resolution is annexed herewith).



टस न - ३  
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to do all such acts, deeds, things and other matters as may be necessary or for effectively registering the documents.

1. AND GENERALLY to do and execute all acts, deeds, matters and things in and towards the said flat requisite as fully and effectively as we, ourselves could do effective in our own proper person.

2. We do hereby ratify and confirm that all acts, deeds and things done by our said attorneys shall be deemed to have been acts, deeds and things done by us personally and we undertake to ratify and confirm all such whatsoever that my/said attorney/ shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, we have executed this Power of Attorney on this 23 day of July 2021.

SIGNED AND DELIVERED

by the within named Donor/s:

(1) Hemant Mohia  
Head-Finance & Company Secretary  
For L&T Seawoods Ltd.



(2) Bharat Rastogi  
JSM- Finance & Accounts, L&T Ltd.  
For L&T Seawoods Ltd.



(3) J. Hardeep Kumar  
Head - CRM, L&T Ltd.  
For L&T Seawoods Ltd.



The said L&T, vide the said Resolution, has further authorized us to nominate officers as engaged by L&T Ltd. to appear before Registrar of Assurances and admit execution of the documents on behalf of the said L&T.

AND WHEREAS it is not possible for us to personally attend the office of appropriate Sub Registrar of Assurances for the purpose of registration of documents:

HOW KNOW YOU ALL THESE PRESENTS WITNESSETH that We, do hereby nominate, constitute and appoint following persons having residential address as referred below, to be our true and lawful Attorneys/ for us and in our names and on our behalf, for appearing before the Registrar / Sub Registrar of Assurances to admit execution of the documents executed by us and jointly and/or severally and to do or cause to be done all or any of the following acts, deeds, matters and things, so long as they are in engagement with L&T Group Companies:

1. Mr. Deepak Pradhan - Consultant (Business Development)
2. Mr. R.K. Vishwanathan - Consultants - (Business Development)
3. Mr. Chirag Chavda - Deputy Manager
4. Mr. Aditya Kulkarni - Deputy Manager
5. Ms. Mitali Parne - Manager
6. Mr. Shyam Renukanta - Manager
7. Ms. Siddhya Hair - Senior Manager
8. Mr. Anshuman Singh - Assistant Manager
9. Ms. Visha Sawani - Deputy Manager
10. Ms. Sachin Shetty - Senior Executive

पत्रांक - ३  
३५१११ ५/२०  
२०२१

1. To lodge and present the documents, executed by us in respect of the said Project, in the office of Sub Registrar of Assurances.

2. To appear before the Sub-Registrar of Assurances to admit execution of the documents for us and on our behalf and to take all effective steps in the matter of registration of such documents/.

3. To pay the necessary fees / charges for the registration of the documents.

4. To collect and receive the original Deeds, Documents, Instrument, Agreements, and Writings etc. from the office of Sub Registrar, the Registrar of Assurances or any other Officers.

in the presence of:

- 1) Ramakant Thakur
- 2) Anil Shrivastava

We Accept (Attorney Holders):

(1) Deepak Pradhan  
Consultant - Business Development



(2) R.K. Vishwanathan  
Consultant - Business Development



For L&T Seawoods Ltd.

(3) Mr. Chirag Chavda  
Deputy Manager - CRM  
For L&T Seawoods Ltd.



(4) Mr. Aditya Kulkarni  
Deputy Manager - CRM  
For L&T Seawoods Ltd.



(5) Mitali Parne  
Manager - CRM  
For L&T Seawoods Ltd.



(6) Mr. Shyam Renukula

Manager - CRM

For L&T Seawoods Ltd.



(7) Ms. Sandhya Nair

Senior Manager - CRM

For L&T Seawoods Ltd.



(8) Mr. Krishneshwar Singh

Assistant Manager - CRM

For L&T Seawoods Ltd.



(9) Ms. Varsha Lalwani

Operative Manager - CRM

For L&T Seawoods Ltd.



(10) Ms. Suchita Shetty

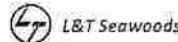
Senior Executive - CRM

For L&T Seawoods Ltd.



In the presence of:

- 1) Ramesh Thapar
- 2) Arif Shereef



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON TUESDAY, JULY 16, 2018, CERTIFIED TO BE TRUE UNDER SECTION 21 OF THE COMPANIES ACT, 2013.

AUTHORIZED OFFICIALS FOR EXECUTING THE DOCUMENTS PERTAINING TO SEAWOODS PREMISES

RESOLVED THAT in pursuance of all previous Resolutions passed by the Board of Directors in their Meetings held on May 20, 2013, May 21, 2014 and October 19, 2016, approval be and is hereby accorded for Sale, Transfer, Lease, License & Licenses or otherwise for residential flats, Commercial offices, Multiplex, AI-seas, Retail Spaces, Entertainment areas, Food Court and any other premises considered to be constructed on the land bearing Plot No. R-1, Sector 40, Hingoli, Navi Mumbai (Project) on the terms and conditions which have been agreed or may be agreed between the Company and prospective purchasers/transferees/lessees/ licensees.

RESOLVED FURTHER THAT the following officers of the L&T Group are hereby severally authorized so long as they remain associated with the L&T Group

Sr. No.	Name	Designation
1	Mr. Shikhar Joshi	Director
2	Mr. U. C. Rishi	FAA Head - L&T Realty Limited
3	Mr. Subrata Banerjee	Chief Executive
4	Mr. Hemant Mohta	Head - FAA and Company Secretary
5	Mr. Bharat Rasgoti	JGM - Finance and Accounts, L&T Limited
6	Mr. Ajay Narbhar	Head - Customer Care and Property Management, L&T Limited
7	Mr. J. Hareesh Kumar	Head - Client, L&T Limited
8	Mr. Athay Hambhakar	Sr. DGM - Planning
9	Mr. Pannamand Gupta	DGM - MEP
10	Mr. Kishor Khande	AGM - Electrical

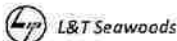
to do or cause to be done, for and on behalf of and in the name of the Company all or any of the following acts, deeds and things:

- 1) To sign and execute agreements of any description including agreements for sale, lease deed, deed of transfer, lease, sub-lease, license & license agreements, service agreements, guarantee agreements, for commercial and residential areas in the said Project and sometimes therein in respect of offices, units, shops, flats, retail outlets, multiplex, food court agreements, entertainment areas, advertisement spaces, kiosks, parking spaces.



L&T Seawoods Limited  
 Plot No. R-1, Sector 40, Hingoli, Navi Mumbai, Maharashtra 401 204, India  
 Tel: +91 22 4151 2000 Fax: +91 22 4151 2004 www.l&tseawoods.com  
 CIN: L15102MH2007PLC1180229

Registered Office:  
 L&T Plaza, 8th Floor,  
 200 Feet Road,  
 Mumbai - 400 001, India



- 1) To sign and execute all documents ancillary to and necessary for the completion of transactions mentioned hereinabove including but not limited to Letter of Intent, Memorandum of Understanding, Memorandum of Agreed Terms, Terms Sheets, Allocation Letters, Possession letters, etc.
- 2) To apply for and obtain all consents, permissions, licenses and approvals of any and all nature from any person or statutory authority or Courts, in connection with the transactions mentioned hereinabove and to make applications, petitions, affidavits and enter into such agreements and give such undertakings as the said person or statutory authority or Courts may require.
- 3) To represent the Company, appear and attend before any Registrar or Sub-Registrar of Assurances to have the agreement, deed of transfer, sale deed, or any other deed or document duly registered in favour of the purchaser/transferee/lessee/licensee and for this purpose to appear before the Registrar, Sub-Registrar of Assurances to solemn execution of the aforesaid documents.
- 4) To execute the Power of Attorney on behalf of Company to nominate officers of the Company or Holding Company for solemn execution of the documents executed by them before the concerned Registrar and/or Sub-Registrar of Assurances.
- 5) To appear before various authorities whether State or Central and whether Municipal, Revenue or Judicial or such other local authorities, as the case may be, and to make such applications, undertakings, affidavits, writings, as may be necessary in connection with the said purposes.
- 6) AND GENERALLY to do all such acts, deeds and things in the name and on behalf of the Company as the said Attorney's may consider expedient for the aforesaid purposes.



For L&T SEAWOODS LIMITED

Hemant Mohta  
 HEMANT MOHTA  
 Head - Finance and Accounts  
 and Company Secretary  
 ACS - 19811



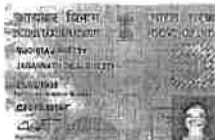
L&T Seawoods Limited  
 Plot No. R-1, Sector 40, Hingoli, Navi Mumbai, Maharashtra 401 204, India  
 Tel: +91 22 4151 2000 Fax: +91 22 4151 2004 www.l&tseawoods.com  
 CIN: L15102MH2007PLC1180229

Registered Office:  
 L&T Plaza, 8th Floor,  
 200 Feet Road,  
 Mumbai - 400 001, India





महाराष्ट्र शासन  
राज्य सरकार  
महाराष्ट्र शासन  
राज्य सरकार



दिनांक ११/१०/२०२१



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भारत निर्वाचन आयोग  
Election Commission of India  
भारतीय दंडा  
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Election Commission of India

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दिनांक ११/१०/२०२१

भारत निर्वाचन आयोग  
Election Commission of India

दिनांक ११/१०/२०२१





1. 2021-01-14 AM  
 2. 2021-01-14 AM  
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Form No. 1 (1/2021) 11/11/2021 11:11:11 AM  
 Date of Issue: 11/11/2021 11:11:11 AM. Serial No. 1111

बखई २४  
 २०/२०  
 २०२१

Particulars	Type	Particulars No./Date	GN/License	Amount	Area	Police Number	Other Data
1. LAND 1	CHURAN	02061/2021/11220958	19009032182201131	500.00	50	0004296110201122	20/11/2021
2. LAND 1	CHURAN						
3. ESTIMATION	CHURAN		19009032182201131		RP	0004296110201122	20/11/2021

By Cash  
 (Sub-Station Duty) (AF Registration Fee) (GHC Document Handling Charges)  
 15984/2021

बखई २४  
 २०/२०  
 २०२१



दस्तावेज क्र. २०  
 दिनांक २०/११/२०२१  
 २०/११/२०२१



द न न - ३  
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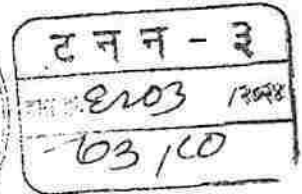
## घोषणापत्र

मी ..... ~~विषय प्रमाण~~ आर. के. विध्वनाथन .....  
याद्वारे घोषित करतो की, दुय्यम निबंधक ..... ठाणे - ३ ..... यांचे  
कार्यालयात ..... अक्षरनामा ..... या शिर्षकाचा  
दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. जे. एस. कुमार .....  
व इ. यांनी दि. ... २९/११/२०२१ ..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या  
आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब  
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  
अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : २१/०३/२०२४

कुलमुखत्यारपत्र धारकाचे नांव

व सही



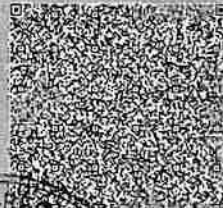


ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ATSPG2820P

नाम / Name	DIVYA ASHISH RAWAT
पिता का नाम / Father's name	SHASHI BHUSHAN GOEL
जन्म की तारीख / Date of Birth	19/02/1991
लिंग / Gender	Female



हस्ताक्षर / Signature



Signature valid

Digitally signed by  
Income Tax Dept  
Date: 2024.03.07 09:42:42  
GMT+05:30



ट न न - ३  
12028  
12028

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department filing of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance of tax records and retrieval of specific information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों का जोड़ने में आसानी प्रदान करता है, जिसमें करों के भुगतान, मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल हैं।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ ले)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by the 'Enhanced QR Code Reader for PAN Card' Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ATSPG2820P

नाम / Name  
DIVYA ASHISH RAWAT

पिता का नाम / Father's Name  
SHASHI BHUSHAN GOEL

जन्म की तारीख / Date of Birth  
19/02/1991

इस कार्ड के खोने/कमि पर कृपया सूचित करें/वेदनाएं:  
अपना पैन कार्ड खोने, गंवाये, चोरी, गिरने, नुकसान होने पर (यदि इसे एनहांस क्यूआर कोड द्वारा पढ़ा जा सकता है)  
कृपया सूचित करें, अपना पैन कार्ड खोने, कमि पर, कृपया सूचित करें।  
फोन - 2311028

If this card is lost / someone's card found  
please inform / return to -  
Income Tax PAN Services Unit, Taxation & e-Governance Division  
Ministry of Revenue & Government Information Systems  
110, 11th Floor, 2nd Avenue, Connaught Place  
New Delhi - 110028  
Phone - 2311028

Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, click here

आयकर विभाग

INCOME TAX DEPARTMENT

ASHISH JAGDISHSINGH RAWAT

JAGDISHSINGH RITHUSINGH RAWAT

16/10/1989

BAJPR2376C

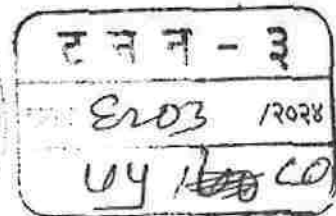
*Rawat*


भारत सरकार

GOVT. OF INDIA



*Rawat*

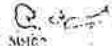


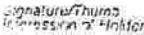

**THE UNION OF INDIA**  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**


DL No: MH02 20320014915      DOI: 16-03-2012  
 Valid Till: 15-03-2032 (NT)      16-04-2013 (TR)  
 DLD: 29-11-2012

AUTHORIZATION TO DRIVE FOLLOWING CLASSES OF VEHICLES THROUGHOUT INDIA

GOV	DOI
LMV-TR	17-04-2013
LMV	10-03-2012
MCWG	15-03-2012

Name: ANIL SHERKHANE  
 S/O of SURESH SHERKHANE  
 Add: FLOT 384140, SHIDDI KRUPA CHS SECTOR 3,  
 CHARKOP KANDIVALI (W), MUMBAI  
 MUMBAI  
 PIN 400191  
 Signature & ID of Issuing Authority: 

Signature/Thumb Impression of Holder: 


**THE UNION OF INDIA**  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

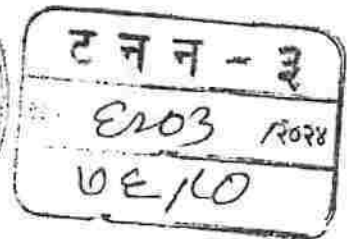

DL No: MH02 20090001093      DOI: 23-12-2008  
 Valid Till: 22-12-2028 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASSES OF VEHICLES THROUGHOUT INDIA

GOV	DOI
MCWG	23-12-2008

Name: RAJESH BHOSLE  
 S/O of GAJANAN BHOSLE  
 Add: JUNGLE OM SAIDUTTA CH. ADARSH NGR,  
 CHARKOP, PUNEAR DIN (W) KANDIVALI (W),  
 MUMBAI  
 PIN 400191  
 Signature & ID of Issuing Authority: 

Signature/Thumb Impression of Holder: 



Handwritten mark resembling a stylized 'W' or 'M'.



इन न - ३  
६१०३ / २०२४  
७७/८०



75/6203

गुरुवार, 21 मार्च 2024 11:00 म.पू.

दस्त गोशवारा भाग-1

दनन3

दस्त क्रमांक: 6203/2024

दस्त क्रमांक: दनन3 /6203/2024

वाजार मूल्य: रु. 1,04,66,632/-

मौजदला: रु. 2,06,00,004/-

भरलेले मुद्रांक शुल्क: रु.12,36,200/-

दु. ति. सह. दु. ति. दनन3 यांचे कार्यालयात

पावती: 6927

पावती दिनांक: 21/03/2024

अ. क्र. 6203 वर दि. 21-03-2024

मादरकरणाराचे नाव: दिव्या आशिष रावत

गेजी 10:55 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण: 31600.00

दस्त हजर करणाऱ्याची मही:

श्री. जी. पी. खोत  
Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वग - २

दस्ताचा ठाणे: काणे

श्री. जी. पी. खोत  
Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वग - २  
ठाणे क.३

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशात विक्रय प्रक्रियेच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमनेच्या प्रत्यक्ष वाजार मूल्याचे निधारणा) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिका क्र. 1 21 / 03 / 2024 10 : 55 : 36 AM ची वेळ: (सादरीकरण)

शिका क्र. 2 21 / 03 / 2024 10 : 56 : 36 AM ची वेळ: (फी)

## - प्रतिक्षा पत्र -

या दस्तऐवज सोबत १९०८ विधान १९११ अंतर्गत तत्सुदीनुसार नोंदणीस दाखल केला आहे. इतरांमधील सर्व बाबत विषयात व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता खात्रीसाठी पाठी लावी जातील निष्पादक व्यक्ती संघर्षाने वातावरण निर्माण होते तर हद्दीतून दस्तांनुषे सत्यता / दस्ताची सत्यता कोणत्याही कायदा / विधान / परिपत्रक वगैरे उल्लंघन होत नाही










श्री. जी. पी. खोत  
सह दुय्यम निबंधक

श्री. जी. पी. खोत  
सह दुय्यम निबंधक




21/03/2024 11 22:14 AM

दस्तावेज क्रमांक: 6203/2024  
दस्तावेज प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाम: एन अँड टी सीव्हीएम लिमिटेड चे ऑथो सिग्नेटरी जे इरीश कुमार तकें: मुख्यकार आर. के. विश्वनाथन पत्ता: प्लॉट नं: ऑफिस, माळा नं: - इमारतीचे नाव: एन अँड टी इमारत, ब्लॉक नं: वॉर्ल्ड इस्टेट, मुंबई, रोड नं: तरोतम मोगरजी मार्ग, महागाट, MUMBAI. पिन नंबर: AABCL4524C	लिहून देणारा वय :- 66 स्वाक्षरी:-	 	
2	नाम: दिव्या आशिष रावत पत्ता: प्लॉट नं: सदनिका नं. 102, माळा नं: प्लॉट नं. 48, सेक्टर 1, इमारतीचे नाव: मनी टॉवर, ब्लॉक नं: कोपर खंगणे, तवी मुंबई, रोड नं: - महागाट, THANE पिन नंबर: ATSPG2820P	लिहून देणारा वय :- 33 स्वाक्षरी:-	 	
3	नाम: आशिष जगदिशिंग रावत पत्ता: प्लॉट नं: सदनिका नं. 102, माळा नं: प्लॉट नं. 48, सेक्टर 1, इमारतीचे नाव: मनी टॉवर, ब्लॉक नं: कोपर खंगणे, तवी मुंबई, रोड नं: - महागाट, THANE. पिन नंबर: BAJPR2376C	लिहून देणारा वय :- 34 स्वाक्षरी:-	 	

वरील दस्तावेज करून देणारा नयाकधीत करारनामा चा दस्तावेज करून दिल्याचे कळुन करतात.  
शिक्का क्र. 3 ची वेळ: 21 / 03 / 2024 11 : 20 : 07 AM

आकृष:-  
घाताना दस्तावेज अने निवेदीत करताना की न दस्तावेज करून देणा-यांना व्यक्तीश ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाम: अनिल शेरखाने वय: 29 पत्ता: शांति नं 17 वी मागा टॉवर जोगेश्वरी पश्चिम मुंबई पिन कोड: 400102	स्वाक्षरी:-	 	
2	नाम: राजेश भोमले - वय: 40 पत्ता: शांति नं 17 वी मागा टॉवर जोगेश्वरी पश्चिम मुंबई पिन कोड: 400102	स्वाक्षरी:-	 	

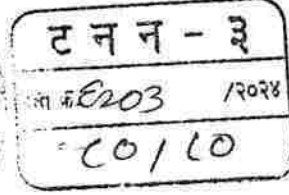
शिक्का क्र. 4 ची वेळ: 21 / 03 / 2024 11 : 21 : 38 AM

श्री. जी. सी. खोता  
ह दुरुव्यक्त निराधारक वर्ग - ३

क्र.सं.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DIVYA ASHISH RAWAT	eChallan	03006172024031400543	MH017297472202324M	1236200.00	SD	0009354876202324	21/03/2024
2		DHC		0324218802645	1600	RF	0324218802645D	21/03/2024
3	DIVYA ASHISH RAWAT	eChallan		MH017297472202324M	30000	RF	0009354876202324	21/03/2024

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





प्रमाणित करण्यात येते की सदर दस्तास  
एकूण.....८०.....पाने आहेत.

*My kwh*  
श्री. जी. पी. खोत  
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)  
पुरतक क. १  
क्रमांक.....६२०३.....वर जोदला.

*My kwh*  
श्री. जी. पी. खोत  
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)  
दिनांक २९ माहे. ३ सन. २०२४

