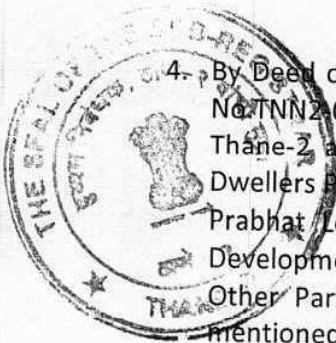


ANNEXURE – 1

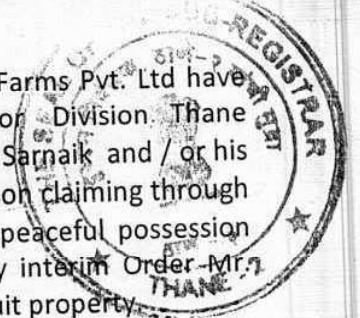
1. The said landholders mentioned in Column "A" of the Schedule of the Certificate of Title dated 16th October 2012, have either sold and conveyed their respective right, title and interest in their respective land to Cowtown Land Development Private Limited, Lodha Novel Build Farms Private Limited and Mangal Prabhat Lodha, details whereof are reflected in Column "F" of the Schedule of the said/attached title report hereunder written under their various registered Conveyances or have agreed to sell and develop their respective land to Cowtown Land Development Private Limited and Lodha Novel Buildfarms Private Limited as reflected in Column "F" of the Schedule of the said/attached title report.
2. By Deed of Mortgage dated 07/01/2011 executed and registered under No.TNN2-00236 of 2011 on 07/01/2011 with the Office of Sub-Registrar Thane-2 amongst Cowtown Land Development Private Limited, Lodha Dwellers Private Limited, Lodha Novel Buildfarms Private Limited, Mangal Prabhat Lodha as Mortgagors of the One Part in favour of Housing Development Finance Corporation Limited (HDFC) as a Mortgagee of the Other Part, the Mortgagors have inter alia mortgaged the said land mentioned in the Schedule hereunder written and indicated by (*) to Housing Development Finance Corporation Limited for credit facility of Rs.300 Crores Only on terms, conditions and covenants stated therein.
3. By Deed of Mortgage dated 10/07/2009 executed and registered under No.TNN2-07158 of 2009 on 12/08/2009 with the Office of Sub-Registrar Thane amongst Cowtown Land Development Private Limited, Lodha Novel Buildfarms Private Limited as Mortgagors of the One Part with confirmation of Mangal Prabhat Lodha as a Confirming Party in favour of Housing Development Finance Corporation Limited (HDFC) as a Mortgagee of the Other Part, the Mortgagors with the confirmation of Confirming Party have inter alia mortgaged the said land mentioned in the Schedule hereunder written and indicated by (*) to Housing Development Finance Corporation Limited for credit facility of Rs.100 Crores Only on terms, conditions and covenants stated therein.
4. By Deed of Mortgage dated 07/01/2011 executed and registered under No.TNN2-00236 of 2011 on 07/01/2011 with the Office of Sub-Registrar Thane-2 amongst Cowtown Land Development Private Limited, Lodha Dwellers Private Limited, Lodha Novel Buildfarms Private Limited, Mangal Prabhat Lodha as Mortgagors of the One Part in favour of Housing Development Finance Corporation Limited (HDFC) as a Mortgagee of the Other Part, the Mortgagors have inter alia mortgaged the said land mentioned in the Schedule hereunder written and indicated by (*) to Housing Development Finance Corporation Limited for credit facility of Rs.300 Crores Only on terms, conditions and covenants stated therein.



5. By Deed of Mortgage dated 06/02/13 executed and registered under No.TNN2-1178 of 2013 on 05/02/13 with the Office of Sub-Registrar Thane amongst Cowtown Land Development Private Limited, Lodha

Novel Buildfarms Private Limited and Lodha Dwellers Private Limited as Mortgagors of the One Part with confirmation of Mangal Prabhat Lodha as a Confirming Party in favour of Housing Development Finance Corporation Limited (HDFC) as a Mortgagee of the Other Part, the Mortgagors with the confirmation of Confirming Party have inter alia mortgaged the said land mentioned in the Schedule hereunder written to Housing Development Finance Corporation Limited for credit facility of Rs.300 Crores Only on terms, conditions and covenants stated therein.

6. One Prakash Motiram Wadekar and Others have filed Special Civil Suit No.369/2012 before the Civil Judge, Senior Division, Thane (herein after referred to as Plaintiffs) against Cowtown Land Development Pvt. Ltd. inter alia seeking relief of declaration, injunction & cancellation of Registered D.A. dt. 20/10/2005, POA dt. 20/10/2005, Conveyance Deed dt. 22/3/2011, Conveyance Deed dt. 23/9/2011 in respect of property bearing Survey No. 104/2, 106/1, 109/14 situated at Village - Bhaynderpada, total area is 17300 sq.mtrs. The suit is pending disposal. As on today there is no adverse order running against us however the matter is kept on 07/03/2013 for hearing of interim Injunction application
7. One Shankar Laxman Shinge & another have filed Regular Civil Suit no. 488 of 2007 before the Civil Judge, Senior Division, Thane against Bhimabai Shankar Thakur & 29 Others for partition, permanent injunction and possession of the suit property against the defendant i.e. Bhimabai Shankar Thakur. The Suit was decreed in favour of the plaintiff. Thereafter Bhimabai Shankar Thakur has filed Application in the Court to set aside the said decree passed. The matter is pending.
8. One Mankibai Baburao Patil & ors have filed Special Civil . Suit . No. 734/11 before the Civil Judge, Senior Division, Thane against Baburao Dama Patil & 22 ors including Lodha Novel Buildfarms inter alia for seeking relief of partition, declaration & injunction. Out of two properties mentioned in the suit we are concerned only in New Survey No. 107/1A. Matter is pending for hearing on Exh-5 as on today there is no adverse order.
9. Shri Mangal Prabhat Lodha and Lodha Novel Build Farms Pvt. Ltd have filed RCS No. 1594/12 before the Civil Judge, Junior Division, Thane against Mr. Pratap Sarnaik for restraining Mr. Pratap Sarnaik and / or his agents, heirs, representatives and / or any other person claiming through or under him from interfering or obstructing the peaceful possession over the Suit Properties by any illegal activities. By interim Order - Mr. Pratap Sarnaik is restrained from entering into the suit property.



दस्तावेज क्रमांक	12098
दिनांक	12/03

(I) CUSTOMER ID **ANNEXURE – 2**
: 1240925

(II) UNIT

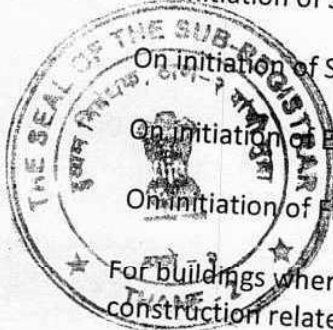
(i) Unit : 1703
(ii) Floor : 17th FLOOR
(iii) Type of Unit : 3 BHK PETITE
(iv) Carpet Area : 848 sq. ft.
(v) Car Parking Spaces : 1(ONE)

(III) BUILDING: PLATINO-A

(IV) Total Consideration is Rs.11099430/-

(V) Payment Schedule

Application Money I	Rs.108000/-
Application Money II (Within 21 days of application)	Rs.990844/-
On Allotment (Within 42 days of application)	Rs.1109943/-
On initiation of Plinth	Rs.2219886/-
On initiation of Slab 1	Rs.677065/-
On initiation of Slab 4	Rs.665966/-
On initiation of Slab 7	Rs.665966/-
On initiation of Slab 10	Rs.665966/-
On initiation of Slab 14	Rs.665966/-
On initiation of Slab 17	Rs.554972/-
On initiation of Slab 20	Rs.554972/-
On initiation of Slab 23	Rs.554972/-
On initiation of Slab 27	Rs.554972/-
On initiation of Slab 30	Rs.554972/-
On initiation of External Painting	Rs.277486/-
On initiation of Fit out	Rs.277482/-



For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded

(VI) Date of offer of possession (for Fit-Outs): 30th Nov. 2015

(VII) Address of Purchaser for Notices: 902, ANMOL PRIDE, OPP PATEL AUTO, S.V.ROAD, GOREGAON(WEST),MUMBAI-400062.

(VIII) **ADDITIONAL CHARGES (Payable on or before the Date of Offer of Possession (for Fit Outs)*:**

- (I) Payment towards cost of shares in the Ultimate Organization which shall be specified and payable on or before the Fit Out Date.
- (II) Rs.25,000/- (Rupees Twenty Five Thousand only) are being the expenses for formation and registration of the Ultimate Organization.
- (III) Rs.25,000/- (Rupees Twenty Five Thousand only) towards Legal Charges.
- (IV) Rs.50,000/- (Rupees Fifty Thousand only) towards electric connection, water connection, transformer, cable, laying, and other related charges.
- (V) Rs.9,000/- (Rupees Nine Thousand only) towards pipe laying charges, MVAT and Service Tax shall be extra as applicable.
- (VI) Rs. NA /-(Rupees NA only) per sq. ft carpet area of the Unit towards Infrastructure Charges.
- (VII) Rs.90,000/- (Rupees Ninety Thousand only) towards Club Membership Charges. The number members covered under the same shall be as under:

	No. of club members covered by the standard fee
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK or larger	6

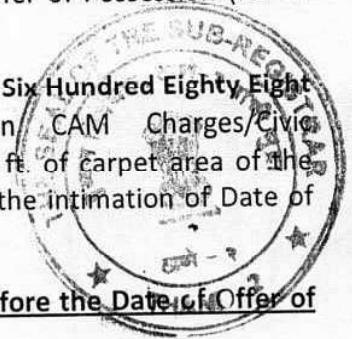
*MVAT and Service Tax will be extra as applicable

(IX) **CHARGES LINKED TO SOCIETY & MAINTENANCE:**

- (1) Rs. 103795/- (Rupees One Lakh Three Thousand Seven Hundred Ninety Five Only) towards provisional Building CAM Charges @ Rs. 6.8/- per sq. ft. of carpet area of the unit, for the period of [18] months from the intimation of Date of offer of Possession (for fit outs).
- (2) Rs. 68688/- (Rupees Sixty Eight Thousand Six Hundred Eighty Eight Only) towards provisional Federation CAM Charges/Civic Governance Charges, @ Rs. 2.7/- per sq. ft. of carpet area of the unit, for the period of [30] months from the intimation of Date of offer of Possession (for fit outs).

(X) **PROVISIONAL PROPERTY TAX (Payable on or before the Date of Offer of Possession (for Fit Outs):**

Handwritten notes and stamps: 27-2, 20/09/08, 23/902

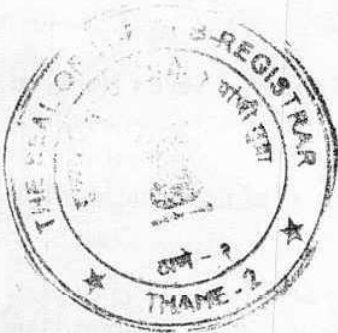


(XI) **BUILDING PROTECTION AMOUNT:**

Undated cheque of Rs. 50,000/- (Rupees Fifty Thousand Only) towards Building Protection Amount, which shall be returned subject to compliance with the terms of of this Agreement.

(XII) **LAND/PROPERTY REIMBURSEMENT TAX (Payable on or before the Date of Offer of Possession (for Fit Outs):**

(I) **Rs. 10224/- (Rupees Ten Thousand Two Hundred Twenty Four Only)** towards the land/property reimbursement charges for the period of start of construction till the Date of Offer of Possession (for Fit outs)



दस्तावेज - २
वर्षा : ७२० / २०१४
३०६

ANNEXURE – 3: COMMON AREAS AND AMENITIES

LODHA SPLENDORA

LIST OF AMENITIES- LODHA SPLENDORA :

Amenities For 1 BHK:

○ **Amenities for each building:**

- Lifts from leading manufacturer.
- Fire Fighting Equipment.
- Entrance Lobby.
- Lift Lobby on Each floor.
- 4-Tier Security.
- DG power backup for Common Area Lighting, Elevators & Water Supply system.

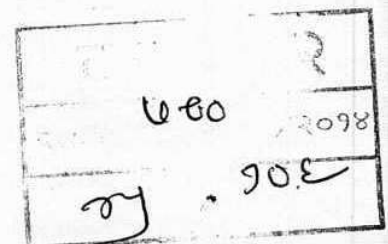
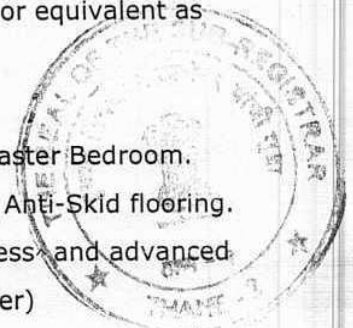
○ **Amenities inside each apartment:**

- Air Conditioned homes with Split A/C excluding kitchen, toilets and any service areas.
- Vitrified Tile flooring in all the Rooms.
- Motion Sensor driven lighting in all toilets.
- Separate wardrobe area in bedroom.
- Kitchen finished with Granite Platform , High End Stainless Steel sink and vitrified tile flooring.
- Toilets with German Grohe (or equivalent) CP fittings & American Kohler (or equivalent) Sanitary ware finish would be Vitrified Tile (or equivalent as per discretion of the designers) for dado and flooring.
- Gas-Detector in Kitchen.
- Provision for Telephone & TV Connectivity in Living & Master Bedroom.
- Separate Utility Area in each apartment with Protective Anti-Skid flooring.
- Fibre-optic connectivity providing hi-speed internet access and advanced IPTV^(^Monthly Services on Chargeable basis from Provider)

Amenities For 2 BHK PETITE:

○ **Amenities for each building:**

- Lifts from leading manufacturer.
- Fire Fighting Equipment.
- Entrance Lobby.
- Lift Lobby on Each floor.
- 4-Tier Security.
- DG power backup for Common Area Lighting, Elevators & Water Supply system.



o **Amenities inside each apartment:**

- Air Conditioned homes with Split A/C excluding kitchen, toilets and any service areas.
- Vitrified Tile flooring in all the Rooms.
- Motion Sensor driven lighting in all toilets.
- Separate wardrobe area in bedroom.
- Kitchen finished with Granite Platform , High End Stainless Steel sink and vitrified tile flooring.
- Toilets with German Grohe (or equivalent) CP fittings & American Kohler (or equivalent) Sanitary ware finish would be Vitrified Tile (or equivalent as per discretion of the designers) for dado and flooring.
- Gas-Detector in Kitchen.
- Provision for Telephone & TV Connectivity in Living & Master Bedroom.
- Separate Utility Area in each apartment with Protective Anti-Skid flooring.
- Fibre-optic connectivity providing hi-speed internet access^ and advanced IPTV^(^Monthly Services on Chargeable basis from Provider)

LODHA SPLENDORA

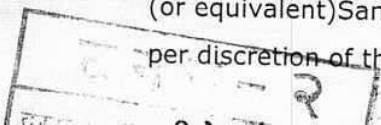
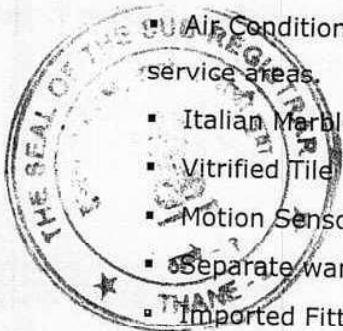
Amenities For 2 BHK LUXE:

o **Amenities for each building:**

- Lifts from leading manufacturer.
- Fire Fighting Equipment.
- Entrance Lobby.
- Lift Lobby on Each floor.
- 4-Tier Security.
- DG power backup for Common Area Lighting, Elevators & Water Supply system.

o **Amenities inside each apartment:**

- Air Conditioned homes with Split A/C excluding kitchen, toilets and any service areas.
- Italian Marble flooring in Living/Dining & passage.
- Vitrified Tile Flooring in Bedrooms & Kitchen.
- Motion Sensor driven lighting in all toilets.
- Separate wardrobe area in bedroom.
- Imported Fitted Kitchen.
- Toilets with German Grohe (or equivalent) CP fittings & American Kohler (or equivalent) Sanitary ware finish would be Vitrified Tile (or equivalent as per discretion of the designers) for dado and flooring.



- Gas-Detector in Kitchen.
- Provision for Telephone & TV Connectivity in Living & Master Bedroom.
- Separate Utility Area in each apartment with Protective Anti-Skid flooring.
- Separate Store Room.
- Fibre-optic connectivity providing hi-speed internet access and advanced IPTV (Monthly Services on Chargeable basis from Provider)

LODHA SPLENDORA

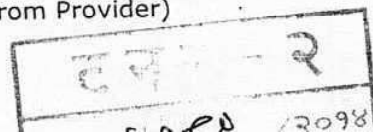
✓ **Amenities For 3 BHK PETITE:**

○ **Amenities for each building:**

- Lifts from leading manufacturer.
- Fire Fighting Equipment.
- Entrance Lobby.
- Lift Lobby on Each floor.
- 4-Tier Security.
- DG power backup for Common Area Lighting, Elevators & Water Supply system.

○ **Amenities inside each apartment:**

- Air Conditioned homes with Split A/C excluding kitchen, toilets and any service areas.
- Italian Marble flooring in Living/Dining & passage.
- Vitrified Tile Flooring in Bedrooms & Kitchen.
- Motion Sensor driven lighting in all toilets.
- Separate wardrobe area in bedroom.
- Imported Fitted Kitchen.
- Toilets with German Grohe (or equivalent) CP fittings & American Kohler (or equivalent) Sanitary ware finish would be Vitrified Tile (or equivalent as per discretion of the designers) for dado and flooring.
- Gas-Detector in Kitchen.
- Provision for Telephone & TV Connectivity in Living & Master Bedroom.
- Separate Utility Area in each apartment with Protective Anti-Skid flooring.
- Separate Store Room.
- Fibre-optic connectivity providing hi-speed internet access and advanced IPTV (Monthly Services on Chargeable basis from Provider)



LODHA SPLENDORA

Amenities For 3 BHK LUXE:

o Amenities for each building:

- Lifts from leading manufacturer.
- Fire Fighting Equipment.
- Entrance Lobby.
- Lift Lobby on Each floor.
- 4-Tier Security.
- DG power backup for Common Area Lighting, Elevators & Water Supply system.

o Amenities inside each apartment:

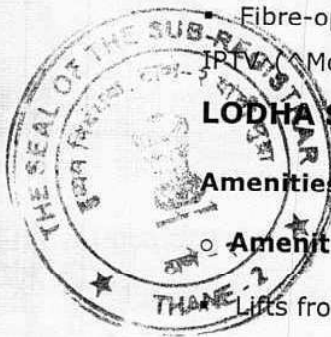
- Air Conditioned homes with Split A/C excluding kitchen, toilets and any service areas.
- Italian Marble flooring in Living/Dining & passage.
- Vitrified Tile Flooring in Bedrooms & Kitchen.
- Motion Sensor driven lighting in all toilets.
- Sundeck in Living & Bedroom with French Windows & Wooden Finish(or equivalent as per discretion of the designers) Flooring.
- Separate wardrobe area in bedroom.
- Imported Fitted Kitchen.
- Toilets with German Grohe (or equivalent) CP fittings & American Kohler (or equivalent) Sanitary ware finish would be Vitrified Tile (or equivalent as per discretion of the designers) for dado and flooring.
- Gas-Detector in Kitchen.
- Provision for Telephone & TV Connectivity in Living & Master Bedroom.
- Separate Utility Area in each apartment with Protective Anti-Skid flooring.
- Separate Store Room.
- Fibre-optic connectivity providing hi-speed internet access^ and advanced IPTV (Monthly Services on Chargeable basis from Provider)

LODHA SPLENDORA

Amenities For 3 BHK PREMIA:

o Amenities for each building:

- Lifts from leading manufacturer.
- Fire Fighting Equipment.
- Entrance Lobby.
- Lift Lobby on Each floor.
- 5-Tier Security.



- DG power backup for Common Area Lighting, Elevators & Water Supply system.
- **Amenities inside each apartment:**
 - Air Conditioned homes with Split A/C excluding kitchen, toilets and any service areas.
 - Italian Marble flooring in Living/Dining, Passage & bedrooms.
 - Vitrified Tile Flooring in Kitchen.
 - Motion Sensor driven lighting in all toilets.
 - Master Bedroom with Walk-in Wardrobe & 4 -Fixture Master Toilet.
 - Sundeck in Living & Bedroom with French Windows & Wooden Finish(or equivalent as per discretion of the designers) Flooring.
 - Separate wardrobe area in bedroom.
 - Imported Fitted Kitchen.
 - Toilets with German Grohe (or equivalent) CP fittings & American Kohler (or equivalent)Sanitary ware finish would be Vitrified Tile (or equivalent as per discretion of the designers) for dado and flooring.
 - Gas-Detector in Kitchen.
 - Provision for Telephone & TV Connectivity in Living & Master Bedroom.
 - Separate Utility Area in each apartment with Protective Anti-Skid flooring.
 - Separate Store Room.
 - Separate Puja Room.
 - Fibre-optic connectivity providing hi-speed internet access^ and advanced IPTV^(^Monthly Services on Chargeable basis from Provider)

LODHA SPLENDORA

Common facilities for the Clusters:

Complex Facilities:

1. Central landscaped area with:

Ganesha Temple

Outdoor Sports Courts:

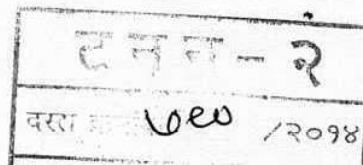
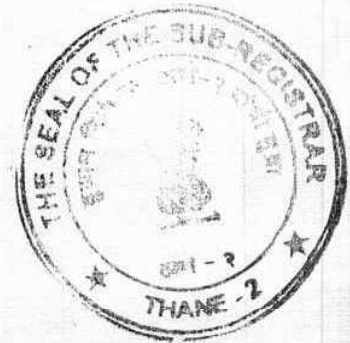
- Tennis
- Badminton
- Multipurpose Court – basketball / volleyball

Cricket Pitch

Football field

Jogging Track.

Amphitheatre



Pavilions
Garden
Sit outs
Lily Pond
Meditation lawn
Picnic Area

2. Club house:

Gymnasium with Yoga / Aerobics studio
Swimming pool
Separate Kids pool
Steam room.
Indoor games room with Table Tennis, Carrom and Chess
KidzFun: Indoor kids play room - cum - crèche
Grand Lounge-cum-Café
Party hall
Outdoor party lawn / terrace
Auditorium - cum - Theatre
Library & Business Centre

3. Central control centre monitoring entire complex's security and operations

4. Covered parking

5. Driver's room and waiting area.

6. Servant's toilets and bathrooms

*All amenities/facilities and specifications are subject to change with equivalent as per the sole discretion of the Project Architect.



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वर्षा २०१८	२०१८