

Date: 10-APR-24

PIRAMAL ESTATES PRIVATE LIMITED
4TH FLOOR, PIRAMAL TOWER
GANPATRAO KADAM MARG
MUMBAI MAHARASHTRA 400013

Dear Sir/Madam,

Sub: No Objection for the sale of Unit No. 2805 Vidit admeasuring 505.59 SQ.FT. (Carpet area) in the project Piramal Vaikunth - Vidit situate at Nr. Shivaji Nagar, Bayer India Road, Ram Maruti Nagar, Balkum, Thane (West), Maharashtra ("said Project") to Mr. Faruk Babasaheb Maner and Salami Faruk Maner (the "said Purchaser/s").

Re: Your request letter dated 03-APR-24 ("said Letter").

This bears reference to your said Letter seeking permission from **HDFC Bank Limited ("HDFC Bank")** for sale of the said Flat / said Premises to the said Purchaser/s.

Please note that HDFC Bank has considered your request and hereby conveys its "No Objection" to your selling the said Flat / said Premises to the said Purchaser/s SUBJECT HOWEVER TO the condition that the mortgage / charge / security interest created over the said Flat / said Premises in favour of HDFC Bank shall continue unabated till such time the entire sale proceeds / sale consideration (excluding TDS as applicable) received from the said Purchaser/s or paid on behalf of the said Purchaser/s is received in / deposited into the **Collection Account / Escrow Account No. 57500000906882** established for the said Project with HDFC BANK LTD ("**said Account**"). Upon receipt and/or realisation of the entire sale proceeds / sale consideration (excluding TDS as applicable) pertaining to the said Flat / said Premises in the said Account, the exclusive mortgage / charge created over the said Flat / said Premises in favour of HDFC Bank shall automatically stand satisfied / released.

This permission is granted for the limited purpose of facilitating sale of the said Flat / said Premises in favour of the said Purchaser/s and shall automatically stand withdrawn, cancelled and revoked in the event of breach of the conditions contained herein or in the event of non-consummation of the transaction contemplated with the said Purchaser/s.


You shall not enter into any agreement or arrangement with the said Purchaser/s that is contrary to the terms and conditions contained in the Transaction Documents.

This permission is not transferrable and shall be valid and effective only in this specific instance and for the specified purpose for which it is given (i.e. for sale of the said Flat / said Premises to the said Purchaser/s only) and for no other purpose. You shall seek fresh permission in the event of non-consummation of the transaction contemplated with the said Purchaser/s.

Please also note that the sale of the said Flat / said Premises to the said Purchaser/s shall not affect the mortgage/charge created and subsisting over all other properties (including without limitation, over the underlying land and the said Project) as and by way of security for the facilities availed from HDFC Bank.

Yours faithfully,

For **HDFC Bank Limited**


Authorized Signatory



**ANNEXURE A
(Price Sheet)**

Prepared exclusively for:	Faruk Maner-Piramal Vaikunth - Piramal Vaikunth	
Prepared by:	Sumer Singh	
Project:	Piramal Vaikunth	
Tower:	VIDIT	
Flat No.:	2803	
Unit Type (BHK):	2 BHK	
Floor:	28	
	Sq.ft	Sq.mt
Flat Area as Per RERA*	505.59	46.98
Balcony Area*	0.00	0.00
Dry Balcony Area*	0.00	0.00
Enclosed Balcony Area*	56.63	5.27

Date/Time	26-Mar-2024 08:37
Quotation No.	VKN-VDT-2805 / QT#000-13519

Agreement value* (A)	1,12,60,481
Stamp Duty Charges** - B	0
Registration and Processing Fees - C	37,000
Other Charges	Amount - D
Other Charges (Estimates that may be revised at the time of offer for possession)	41,198
Legal Charges	25,000
Society / Condominium Formation Charges	5,000
Electric & Water Connection Charges	50,000
Charges towards MGL connection	20,000
Corpus	1,50,000
Proportionate Share of charges for Electrical receiving and substation	53,411
Share Application Money	600
Estimated Advance Maintenance Charges @ 10 per sqft (Provision for 12 months)	67,466
Proportionate Share of taxes (Property Tax-Provision for 12 months)	31,844
Deposit for Electrical Meter of Substation	8,000

Payment Schedule	Date	% Payment	AV	TDS	Instalment
On Submission of Request for Reservation (RFR)	24-Mar-2024	5.00%	5,63,024	5,630	5,57,394
Within 15 days of RFR or on registration of agreement, whichever is earlier	8-Apr-2024	4.90%	5,51,764	5,518	5,46,246
Final Instalment	23-Apr-2024	90.10%	1,01,45,693	1,01,457	1,00,44,236
Total Payable		100.0%	1,12,60,481	1,12,605	1,11,47,876
Total All Inclusive (A+B+C+D+E)					1,17,50,000

No. of Car Park	1	Type of Car park	Single
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	Cheque Favouring	Payment Towards Tax
Account Name	PEPL Cluster4 Collection Escrow Account	PEPL Statutory Levy Account
Account No.	67500000906882	57500000907066
IFSC Code	HDFC0000060	HDFC0000060

Terms and Conditions

**Stamp Duty charges will be borne and paid by the developer at the applicable rates as notified by the State Government and prevailing at the time of registration of the Agreement

**Registration to be done within 7 days from the call of registration, failing which consequences under RFR shall follow.

^The Agreement value shall be re-calculated and adjusted proportionately if the variation in carpet area exceeds (+/-) 3% (three percent)

*Agreement value above is after giving effect of the GST input tax credit benefit.

#Please note, the payments milestones/instalments are not sequential. The payment/instalment shall be demanded by the Developer/Owner on completion of the respective milestone.

##TDS will be paid by the purchaser at prevailing applicable rates in relevant point of time

Taxes are subject to change as per government notification. All statutory payments, as may be applicable, to be paid by the customer with respect to the unit/apartment.

No change in flat layout is allowed from developer end.

In case of any delay in payment, interest will be charged at the rate of State Bank of India highest Marginal Cost of Lending Rate plus 2%.

Vaikunth Cluster 4- P51700003283, MahaRERA website: <https://maharera.mahaonline.gov.in>

**Stamp Duty charges will be borne and paid by the developer at the applicable rates as notified by the State Government and prevailing at the time of registration of the Agreement

Nam Singh Maner
Location: Kolhapur
Reason: RFR
Date: Tue Mar 26 14:07:33 IST 2024

Nam Singh Maner
Location: Kolhapur
Reason: RFR
Date: Tue Mar 26 23:01:11 IST 2024

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant





Date: 29.03.2024

To,
Mr. Faruk Babasaheb Maner & Mrs. Salami Faruk Maner
Teli galli, Wadagaon,,
Kolhapur,
Maharashtra,
416112,
India

Project	Piramal Vaikunth
Building	VIDIT
Fiat No.	2805
RERA Number	P51700003283
Receipt No.	PEPL/VKN/128960
Sales Order No	0197005195

Details of payment received and apportionment towards the said flat is given below:

Payment Mode	Bank Name	Instrument Date	Instrument Number	Amount (in Rs.)
	Others	24-03-2024	332432	2,00,000
Amount (in words): Rs. Two Lakh Only				

Milestone/s	Payment apportioned towards					Total (A+B+C+D+E)
	Principal (A)	Interest on Principal (incl. taxes) (B)	CGST & SGST (C)	Interest on GST (incl. taxes) (D)	Cheque Dishonour Charges (incl. taxes) (E)	
	0	0	0	0	0	0
Total	0	0	0	0	0	0

For queries or support, please contact your Relationship Manager **Mousumi Dey** on the Toll-Free Number 1800 266 9776 or send an email on helpdesk.prl@piramal.com.

Now say Hi on WhatsApp to our 'Piramal Realty Chat Bot' on +91-7506533333 available 24X7 to service all your request.

To know more about our exclusive referral campaign and rewards curated just for you, please visit <https://keeclub.loyalie.com/>.

Emudrank Code

For ,

Signature valid

Digitally Signed By
DS PIRAMAL ES STATE PRIVATE LIMITED
1
Fri 29-Mar-2024 16:37:44 IST



Note:

- All payments by Cheque/DD are acknowledged subject to realisation.
- All payments received will be appropriated in the following order: (i) on or towards interest (incl taxes) on delayed payment of taxes (if any); (ii) on or towards payment of taxes; (iii) on or towards interest (incl taxes) on delayed principal payments (if any); (iv) any other charges recoverable; and (v) on or towards payment of the unpaid principal.
- Any excess/advance paid over and above the due amount will not be shown in the payment apportionment table.



Date: 29.03.2024

To,
Mr. Faruk Babasaheb Maner & Mrs. Salami Faruk Maner
Tel gali, Wadgaon...
Kohapur,
Maharashtra,
416112,
India

Project	Piramal Vekurth
Building	VICIT
Fiat No	2805
RERA Number	PS170001281
Receipt No	PEPL/VKAP/26060
Sales Order No	0197005195

Details of payment received and apportionment towards the said flat is given below

Payment Mode	Bank Name	Instrument Date	Instrument Number	Amount (in Rs.)
	HDFC Bank Ltd	27-03-2024	000086	9,03,640

Amount (in words) Rs. Nine Lakh Three Thousand Six Hundred Forty Only

Milestone/s	Payment apportioned towards					Total (A+B+C+D+E)
	Principal (A)	Interest on Principal (incl. taxes) (B)	CGST & SGST (C)	Interest on GST (incl. taxes) (D)	Cheque Dishonour Charges (incl. taxes) (E)	
	0	0	0	0	0	0
Total	0	0	0	0	0	0

For queries or support, please contact your Relationship Manager **Mousumi Dey** on the Toll-Free Number 1800 266 9776 or send an email on helpdesk.pr@piramal.com.

Now say Hi on WhatsApp to our 'Piramal Realty Chat Bot' on +91-7506533333 available 24X7 to service all your request.

To know more about our exclusive referral campaign and rewards curated just for you, please visit <https://kseeclub.loyale.com/>.

Emudrank Code

For .

Signature Valid
Digitally Signed By
DS PIRAMAL REALTY PRIVATE LIMITED
1
Fri 29-Mar-24 18:27:47 IST
Authorized Signatory.

Note:

- All payments by Cheque/DD are acknowledged subject to realisation.
- All payments received will be appropriated in the following order: (i) on or towards interest (incl. taxes) on delayed payment of taxes (if any); (ii) on or towards payment of taxes; (iii) on or towards interest (incl. taxes) on delayed principal payments (if any); (iv) any other charges recoverable; and (v) on or towards payment of the unpaid principal.
- Any excess/advance paid over and above the due amount will not be shown in the payment apportionment table.

Dear Mr. Faruk Babasaheb Maner, Mrs. Salami Faruk Maner,

Greetings from Piramal Realty!

The day we all have been waiting for is finally here. 'Today' will be etched in our memories with pride and remain embossed in our hearts with happiness.

We are elated to announce that we have received the 'Occupation Certificate' for your tower in Piramal Vaikunth - VIDIT. Your dream home is now ready for possession! This is indeed an overwhelming moment for us, and we feel privileged to welcome you as one of the First Citizens of Vaikunth Cluster 4.

Our steady journey of progress and partnership has borne fruit and has been strengthened by your trust and faith in our steadfast commitment.

It is our pleasure to enclose the 'Possession Demand Letter', for your perusal and due consideration.

Happy Possession!

With warm regards,

Vishal Patni

Head – Customer Care



POSSESSION DEMAND LETTER

Date: 09.04.2024

To,
Mr. Faruk Babasaheb Maner, Mrs. Salami Faruk Maner
Teli gali, Wadagaon.,
Kolhapur, Maharashtra
416112, India

Dear Sir/Madam,

Re: Agreement for Sale dated ("**Agreement**") in respect of the Flat No. **2805** ("**Flat**") admeasuring about 505.59 sq.ft. (as defined under the provisions of RERA) along with balcony area admeasuring 0.0 sq.ft, enclosed balcony admeasuring 56.63 sq.ft. and dry balcony area admeasuring 0.0 sq.ft. equivalent to approximately 562.22 sq.ft. being the total carpet area on the **28th** Floor in the Building known as **VIDIT** ("**Building**") in Project **Piramal Vaikunth** ("**Project**") located at **Thane** ("**Property**").

1. We are pleased to inform you that we have obtained the Occupation Certificate ("**OC**") for the Building and your Flat No. **2805** is ready for handover of possession to you as per the RERA timelines. Copies of OC and Architect Certificate are enclosed herewith.
2. The detailed statement of Final Dues payable by you in terms of the said Agreement is attached herewith as **Annexure A** for your ready reference. You are required to make the payment of the Final Dues on or before 24.04.2024 ("**Due date**") to enable us to initiate the Flat handover process.
3. Now therefore, we hereby offer to you, quiet and vacant possession of the said Flat and confirm that the possession of the said Flat shall be handed over to you on or before 09.05.2024 ("**Possession Date**") subject to you making payments of final dues as per **Annexure A** hereto on or before the Due Date.
4. Kindly get in touch with your Relationship Manager for assistance in completing the formalities for possession handover such as payment of dues, booking the slot for possession of the Flat, etc.
5. We request you to complete the formalities specified herein and take possession of your Flat within the aforesaid timelines i.e., on or before the Possession Date. Kindly note that any delay in clearance of Final Dues as per **Annexure A** will attract interest at then applicable highest SBI MCLR rate plus 2% plus GST (as applicable) which shall be payable by you.
6. We further request you to kindly take note of the following points:
 - a. The Maintenance Charges (Building CAM for the society as well as the Apex Body CAM charges) shall be applicable with effect from Possession Date or the date of key handover or 30 days from receiving this letter, whichever is earlier, ("**CAM Commencement Date**") and the same shall be recorded in your final possession documentation as well.
 - b. You shall be liable to pay the Building CAM charges as well as Apex Body CAM charges from the CAM Commencement Date, irrespective of the fact whether you have taken possession of the said flat or not.
 - c. You shall be liable to pay Property Tax from the CAM Commencement Date, irrespective of the fact whether you have taken possession of the said flat or not.
 - d. From the Possession Date, the Developer shall not be responsible for the upkeep management and maintenance of the Flat or any wear and tear of the said Flat or any theft or damage to the said Flat, irrespective of the fact whether you have taken possession or not.
 - e. In the event you fail to complete the possession formalities and take possession of the said Flat on or before CAM Commencement Date then, in addition to the payment of the maintenance amount/charges shall also be liable to pay demurrage charges @ 50% of the Building CAM (plus



- applicable taxes) calculated on the total area of the said Flat to be computed from the Possession Date till the date you shall take the physical possession of the said Flat.
- f. In view of receipt of OC and this letter offering the possession of the said Flat to you, you are now liable to comply with your obligations to take the possession in terms of the said Agreement and thus you shall not be entitled to terminate this Agreement for any reason whatsoever.
7. We thank you for your continued support and for placing your faith and trust in us by choosing our Project as your home. We would request you to complete the formalities as mentioned in this letter within the aforesaid timelines to enable us to handover the possession of your Flat to you.

Yours truly,

For Piramal Estates Pvt Ltd,

Authorized Signatory

A handwritten signature in blue ink, consisting of several overlapping loops and lines.

Encl:

- 1) Annexure A - Final Dues
- 2) Annexure B - Bank Account Details for Payment of Final Dues
- 3) Occupation Certificate
- 4) Architect Certificate

Annexure A
[Final Dues]

Particulars	Amount
A. Consideration Amount/Agreement Value	1,12,60,481
(i) Principal Due (without TDS)	1,11,47,876
(ii) Principal Received	11,03,640
(iii) Input Tax Credit (ITC)	
(iv) Other Adjustments/Credits	
B. Balance Principal Payable (i-ii-iii-iv)^	1,00,44,236
(v) TDS Due	1,12,605
(vi) TDS Received	0
C. Balance TDS Payable (v-vi)	1,12,605
(vii) Interest Due	0
(viii) Interest Received	0
D. Balance Interest Payable (vii-viii)	0
(ix) Cheque Dishonoured Charges	0
(x) Cheque Dishonoured Charges Received	0
E. Balance Cheque Dishonoured Charges Payable (ix-x)	0
(xi) Service Tax Due on Consideration Amount	
(xii) Service Tax Received	
F. Balance Service Payable (xi-xii)	0
(xiii) GST Due on Consideration Amount	0
(xiv) GST Received on Consideration Amount	0
(xv) GST Due on Interest Charges	0
(xvi) GST Received on Interest Charges	0
(xvii) GST Due on Cheque Dishonour Charges	0
(xviii) GST Received on Cheque Dishonour Charges	0
G. Balance GST Payable (xiii - xiv)+(xv - xvi)+(xvii-xviii) ^	0
(xix) MVAT Due	
(xx) MVAT Received	
(xxi) MVAT Credit	
H. Balance MVAT Payable (xix-xx-xxi)	0



applicable taxes) calculated on the total area of the said Flat to be computed from the Possession Date till the date you shall take the physical possession of the said Flat.

- f. In view of receipt of OC and this letter offering the possession of the said Flat to you, you are now liable to comply with your obligations to take the possession in terms of the said Agreement and thus you shall not be entitled to terminate this Agreement for any reason whatsoever.
7. We thank you for your continued support and for placing your faith and trust in us by choosing our Project as your home. We would request you to complete the formalities as mentioned in this letter within the aforesaid timelines to enable us to handover the possession of your Flat to you.

Yours truly,

For Piramal Estates Pvt Ltd,

Authorized Signatory

Encl:

- 1) Annexure A - Final Dues
- 2) Annexure B - Bank Account Details for Payment of Final Dues
- 3) Occupation Certificate
- 4) Architect Certificate

Other Charges	Amount	Net Installment Amount Payable	TDS Payable (INR)	GST@18 %
1. Share Money	600	600	-	-
2. Formation and Registration of the Society/Organisation	5,000	4,950	50.0	900
3. Proportionate Share of taxes (Property Tax)	31,844	31,844	-	-
4. Water and Electricity Connection Charges	50,000	49,500	500	9,000
5. Proportionate Share of charges for Electrical receiving and substation				
(i) Charges	53,411	52,877	534	9,614
(ii) Deposit for Electrical Meter of Substation	8,000	7,920	80	1,440
6. Apex Body CAM	80,960	80,150	810	14,573
7. Building Maintenance Charges (BCAM)	67,466	67,466	-	12,144
8. Legal Expenses	25,000	24,750	250	4,500
9. Infrastructure Charges	0	0	0	0
10. Club House Membership Fees	0	0	0	0
11. Mahanagar Gas Connection Charges	20,000	19,800	200	3,600
12. Corpus Fund			-	-
I. Other Charges Payable (1+2+3+4+5i+5ii+6+7+8+9+10+11+12)	3,42,281	3,39,857	2,424	55,771
Final Dues Payable to Piramal Estates Pvt Ltd	1,04,75,283			
Final Dues Payable towards BCAM	79,610			

Annexure B

[Bank Account Details for Payment of Final Dues]

Bank Account 1*

Beneficiary Name	PEPL Cluster4 Collection Escrow Account
Bank Name	HDFC Bank
Account Number	57500000906882
IFSC Code	HDFC0000060
Amount (in figures)	Rs. 1,02,04,633/-
Amount (in words)	(Rupees One Crore Two Lakh Four Thousand Six Hundred Thirty-Three Only)

Bank Account 2**

Beneficiary Name	PEPL Statutory Levy Account
Bank Name	HDFC Bank
Account Number	57500000907066
IFSC Code	HDFC0000060
Amount (in figures)	Rs. 29,054/-
Amount (in words)	(Rupees Twenty-Nine Thousand Fifty-Four Only)

Bank Account 3* Demand Draft (DD)**

Demand Draft Favouring	PEPL CLUSTER 4 OTHER CHARGES A/C
Bank Name	HDFC Bank Ltd
Amount (in figures)	Rs. 1,26,567/-
Amount (in words)	(Rupees One Lakh Twenty-Six Thousand Five Hundred Sixty-Seven Only)

TDS (to be paid to the government)****

Amount (in figures) (C)	Rs. 1,15,028.71/-
Amount (in words)	(Rupees One Lakh Fifteen Thousand Twenty-Eight only)

Demand Draft (DD)*****

Favouring	Piramal Vaikunth Cluster 4 and 4A Co-Operative Housing Society Ltd
Amount (in figures) (1.8)	Rs. 79,610/-
Amount (in words)	(Rupees Seventy-Nine Thousand Six Hundred Ten Only)

***Bank Account 1** includes amount towards Principal, Interest, Cheque Dishonour, Share Money, Formation of Society, Water & Electricity Connection, Proportionate charges & deposit for Electrical Substation and receiving, Legal Expenses, Infrastructure Charges, Club House Membership Fees, Mahanagar Gas Connection Charges.

****Bank Account 2** includes amount towards Service Tax, GST, MVAT, GST of Interest Charges, GST of Cheque Dishonour Charges, GST of Other Charges like Formation of Society, Water & Electricity Connection, Charges and deposit for Electrical Substation & Receiving, Legal Expenses, Infrastructure Charges, Club House Membership Charges, Mahanagar Gas Connection Charges.

*****Bank Account 3** includes amount towards Proportionate Share of taxes, Corpus Fund, Apex Body CAM and GST of Apex Body CAM.

******TDS** is to be paid to the government online on <http://www.onlineservices.in.egov-nsdl.com/etaxnew/tdsnontds.jsp> and copy of Form 16B is to be shared to your Relationship Manager on email.

*******Demand Draft (DD)** includes amount towards Building Maintenance Charges and GST of Building Maintenance Charges.

NOTE:

1. Please mention Applicant's Name, Project Name, Unit Number, Payment Details behind the Cheque/DD.
2. Charges for Cheque Dishonour will be Rs.1500/- plus GST (as applicable).
3. ^Any excess/credit reflecting as negative balance has been adjusted in the final amount payable.
4. All advances and deposits are interest free and subject to actuals.
5. Part of Corpus Fund as per Price Sheet/Agreement for Sale has been adjusted against outgoings for common amenities in larger layout being Apex Body CAM and surplus will be handed over to Apex Body.
6. The promoter shall give accounts only for the amounts collected towards Corpus Fund, Building Maintenance Charges and Apex Body CAM of Annexure A mentioned hereinabove. Provided however the accounts for Corpus fund and Apex Body CAM will be given at the time of handover to Apex Body.
7. The advance property tax being collected herein is provisional in nature and will be revised on the actual assessment of the same by the concerned municipal authorities.
8. Proportionate Share of taxes (Property Tax) is charged at an estimated rate of Rs.4.72/- per sq ft on the Total Area of the said Flat as a provision for 12 Months. You shall pay the amounts in case of shortfall at actuals.
9. Charges for Electrical receiving and substation is charged at Rs.95/- per sq ft on the Total Area of the said Flat.
10. Building Maintenance Charges is charged at an estimated rate of Rs.10/- per sq ft on the Total Area of the said Flat as a provision for 12 Months. You shall pay the amounts in case of shortfall at actuals.
11. Apex Body CAM is charged at an estimated rate of Rs.3/- per sq ft on the Total Area of the said Flat as a provision for 48 Months. You shall pay the amounts in case of shortfall at actuals.
12. The amounts being collected under the Demand Draft are in lieu of deposits towards the Building CAM and GST thereon which shall be deposited in the society account.
13. Total area shall mean area as defined under the provisions of RERA along with balcony area and dry balcony area.
14. GST is not applicable on Share Money, Property Tax and Corpus Fund



Certificate No.:- 2105

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37) Res No. 2.10 (UDCPA)

(CLUSTER - 4) - Tower 1 Vra - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) /
Resl. (Pt.) + 6th to 38th floor

Occupancy Certificate

Tower 2 Vldit - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) /
Resl. (Pt.) + 6th to 39th floor

V.P. No. S05/0068/13 TMC/TDD/OCC/N/7003/001/2023 Date 27.12.2023

To,
M/s. Scapes (S. Gupte) (Architect)
Gupte Cottage, Panchpakhadi, Thane (w)

M/s. Piramal Estate Pvt. Ltd. Owner / Developer

Sub - Occupation Certificate for Building as above.

Ref. V. P. No. S05/0068/13

Your Letter No.: 8505 dated 22/12/2023

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. Above situated at 30.0 mt. wide D.R. Road / Street Ward No. Sector V S.No./C.T.S.No./F.P.No. mentioned backside Village Balkum under the supervision of Subhash Gupte Licensed Survey or / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/80/5667 may be occupied on the following conditions.

अटी:

- १) ठाणे महानगरपालिकेमार्फत उपलब्धतेनुसार पिण्यासाठी पाणी पुरविण्यात येईल.
- २) उद्वाहन, सी.सी.टी.व्ही. यंत्रणा, रेन वॉटर हार्वेस्टिंग सिस्टम, सोलार वॉटर हीटिंग सिस्टम कार्यान्वित ठेवण्याची जबाबदारी विकासक व तद्नंतर सोसायटी यांची राहिल.
- ३) वृक्ष, पाणी, ड्रेनेज व स्टॉर्म वॉटर ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील अटी बंधनकारक राहतील.
- ४) विकासक यांनी वेळोवेळी सादर केलेली हमीपत्र विकासकांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Assistant Director of Town Planning

Municipal Corporation of
the city of Thane.

Copy to

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

P.T.O.



Date: 28th December, 2023.

TO WHOM SO EVER IT MAY CONCERN

Sub: Building Completion Certificate for Tower 1 Vraj - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 38th floor & Tower 2 Vidit - 2 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 39th floor in building project known as "Piramal Vaikunth" on land bearing Old Survey Nos. 8/1 to 14, 9/1 to 37, 39 to 42, 10/1 to 17, 11/2 to 9, 11/10A, 11/10B, 11/11 to 18, 204/13, 15, 205/14 to 20, 205/24 to 30, 205/31A, B, 205/32, 33, 206/2, 3, 277/1 to 20 New survey Nos. 7/1 to 14, 8/1 to 37, 39 to 42, 9/1 to 17, 10/2 to 10/5 (pt.), 10/7 to 9, 10/10A, 10/10B, 10/11, to 18, 99/13, 15, 100/14 to 20, 100/24 to 30, 100/31A & B, 100/32 & 33, 101/2 & 3, 105/1 to 20, of village Balkum, Dist. Thane, Sector V. (V.P. No. S05/0068/13)

With reference to above subject matter, we hereby certify that the work of Tower 1 Vraj & Tower 2 Vidit is 100% completed as per approved plans & Occupation Certificate issued by Thane Municipal Corporation vide no. TMC/TDD/OCC/N/7003/0011/2023 Dt. 27/12/2023.

This certificate is issued on request of our client.

For Scapes

Ar. Subhash Gupte.

Regn. no.: CA/80/5667

Kyc
Pending

Faruk Maner

Vidit
2805

536/7855

पावती

Original/Duplicate

Tuesday, April 16, 2024

नोंदणी क्र.: 39M

3:55 PM

Regn.: 39M

पावती क्र.: 8462 दिनांक: 16/04/2024

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन9-7855-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: फारुक बाबासाहेब मणेर.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2320.00

पृष्ठांची संख्या: 116

एकूण:

₹. 32320.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:13 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

अह दय्यस निबंधक वर्ग २ ठाणे क. ९

वाजार मूल्य: ₹. 7784765 /-

मोवदना ₹. 11260481/-

भरलेले मुद्रांक शुल्क: ₹. 788500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 320/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0424161915501 दिनांक: 16/04/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0424166014252 दिनांक: 16/04/2024

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH000163769202425E दिनांक: 16/04/2024

विक्रेते नाव व पत्ता:

Signature

गुप्त वस्तु संपर्क कळवून
व्यक्तिगत/व्यापारिक/संस्थात्मक

मावाचे नाव : बाळकुम

(1) विलंबाचा प्रकार	करारनामा
(2) मोबदला	11260481
(3) वाजाराभाव (वाइपट) याच्या बाबत विलंबाचा प्रकार आकारणी देतो की परतेशार ने नमूद करावे)	7784785
(4) भू-मापन, पोटरींग्मा व पर्यवेक्षण (अमल्यास)	1) पाविकेचे नाव-ठाणे म.न.पा. इतर वर्णन : इतर माहिती: होत न. 9/36 3 अ-1 योजे बाळकुम ता.त्रि. ठाणे. मध्ये न. 7/1 ने 7/14 व इतर मध्ये नंबर इत्यात नाम व कल्याणमाण, सदतिका क्र. 2805, 28 वा मजला, विदिन टॉवर, पिरामल वेंकट, शिवाजी राम व वळ, मुला मुंबई- आपा रोड, वापर इडिया रोड, राम मारुती नगर, बाळकुम ठाणे, क्षेत्र 505.59 चौ.फुट वगैरे वरणांचे 46.98 चौ.मी. वगैरे योजे मजला वळकनी क्षेत्र 5.27 चौ.मी. व योजे 1 कार पाकिंगराह (Survey Number : 7/1 ने 7/14 व इतर मध्ये नंबर इत्यात नाम व कल्याणमाण :)
(5) क्षेत्रफळ	1) 46.98 चौ.मीटर
(6) आकारणी किंवा जुरी देण्यात अंमल वेव्हा.	
(7) दस्तावेज करून देणा-या/विहीन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- पिरामल इस्टेट प्रा. लि वर्क अधिकृत माहीकर्ते विशाल पटनी यांचे वर्क क.पु. म्हणून संदेश मुजर - वय:-43; पत्ता:- प्लॉट नं. : , माळा नं: 8 वा मजला , इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: पविन्सुला कॉर्पोरेट पार्क, गणपतराव कदम मार्ग, रोड नं: वोजर परेल, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400013 पिन नं:-AACCA7777K
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- फारुक बाबाराहेब मणेर . वय:-49; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: केवी मल्ली, वडगाव, कोल्हापुर , ब्लॉक नं: , रोड नं: , महाराष्ट्र, कर्जि: आपुर. पिन कोड:-416112 पिन नं:- AHRPM9064C 2): नाव:- सलामी फारुक मणेर . वय:-45; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: केवी मल्ली, वडगाव, कोल्हापुर , ब्लॉक नं: , रोड नं: , महाराष्ट्र, कर्जि: आपुर. पिन कोड:-416112 पिन नं:-BAQPM3027A
(9) दस्तावेज करून दिव्याचा दिनांक	16/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7855/2024
(12) वाजाराभावप्रमाणे मूद्रांक शुल्क	788500
(13) वाजाराभावप्रमाणे नोंदणी शुल्क	30000
(14) अंश	

बह दूयम विवरणक वर्ग २ ठाणे क. ९

मुल्यांकनासाठी विचारान घेतलेला नपशील:-

मूद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PIRAMAL ESTATES PVT LTD	eChallan	69103332024041617096	MH000718394202425E	788500.00	SD	0000404515202425	16/04/2024
2		DHC		0424161915501	320	RF	0424161915501D	16/04/2024
3		DHC		0424166014252	2000	RF	0424166014252D	16/04/2024
4		eChallan		MH000163769202425E	30000	RF	0000404525202425	16/04/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		16 April 2024 03:32:46 PM	
Valuation ID	202404167277	दनन	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
उप मूल्य विभाग	9-36-338-11 ठाणे शिवाजी रस्त्याच्या दोन्ही बाजूचे लगतचे सर्व नंबर		
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर नं 00	सर्व्हे नंबर 07
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
30300	116700	134700	146300
		औद्योगिक	मोजमापनाचे एकक चौ मीटर
		144700	
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	57475 चौ मीटर	मिळकतीचा वापर	निवासी सदनिका
बांधकामाचे वर्गीकरण	1.आर सी सी	मिळकतीचे वय	0 TO 2वर्षे
उद्भवान सविधा	आहे	मजला	21st and Above
		मिळकतीचा प्रकार	बांधीव
		बांधकामाचा दर	Rs. 26620/-
		कार्ट क्षेत्र	52.25 चौ मीटर
Sale Type - First Sale			
Sale Resale of Built up Property, constructed after circular dt.02.01.2018			
मजला निहाय घट वाढ		= 110 / 100 Apply to Rate= Rs.128370/-	
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसा यानुसार टक्केवारी) * खुल्या जमिनीचा दर	
		= ((128370-30300) * (100 / 100)) + 30300)	
		= Rs.128370/-	
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 128370 * 57475		
	= Rs. 7378065.75/-		
F) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौ मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (116700 * 25/100)		
	= Rs. 406699.5/-		
Applicable Rules		= 3, 9, 18, 19, 15	
एकत्रित अंतिम मूल्य			
मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मंडीनार्डन मजला क्षेत्र मूल्य - लगतच्या मज्बीचे मूल्य खुली बाळकनी - वरील मज्बीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाळकनी - स्वयंमूलित कलनादळ			
= A - B - C + D + E + F + G + H + I + J			
= 7378065.75 + 0 + 0 + 0 + 406699.5 + 0 + 0 + 0 + 0 + 0			
= Rs. 7784765/-			
= ७ सत्याहत्तर लाख चौन्वाऐशी हजार सात थो पासठ ५/-			

Home Page

दनन - ९
दस्त क्र. ७८५५ / २०२४
९ / १९९६





CHALLAN
MTR Form Number-6



GRN	MH000163769202425E	BARCODE		Date	03/04/2024-17:35:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			



CHALLAN
MTR Form Number-6



GRN	MH000718394202425E	BARCODE		Date	16/04/2024-15:09:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AACCA7777K			
Location	THANE		Full Name	PIRAMAL ESTATES PVT LTD			
Year	2024-2025 One Time		Flat/Block No.	FLAT NO. 2805, 28TH FLOOR, VIDIT TOWER			
Account Head Details	Amount In Rs.	Premises/Building					
0030046401 Stamp Duty	788500.00	Road/Street	PIRAMAL ВАIKUNTH, RAM MARUTI NAGAR				
		Area/Locality	BALKUM, THANE				
		Town/City/District					
		PIN	4 0 0 6 0 8				
		Remarks (If Any)	PAN2=AHRPM9064C--SecondPartyName=FARUK BABASAHEB MANER-CA=11260481				
		Amount In	Seven Lakh Eighty Eight Thousand Five Hundred Rupee				
Total	7,88,500.00	Words	es Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332024041617096		2864422198		
Cheque/DD No.	Bank Date	RBI Date	16/04/2024-15:11:14		Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9930796282

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

दनन-९
दस्त क्र. 0044/2024
2/99E





CHALLAN
MTR Form Number-6



GRN	MH000163769202425E	BARCODE			Date	03/04/2024-17:35:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AIIRPM9004C			
Location	THANE			Full Name	FARUK BABASAHEB MANER			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 2805, 28TH FLOOR, VIDIT TOWER			
Account Head Details		Amount In Rs.		Premises/Building	PIRAMAL VAIKUNTH, RAM MARUTI NAGAR			
0030063301 Registration Fee		30000.00		Road/Street	BALKUM, THANE			
				Area/Locality	BALKUM, THANE			
				Town/City/District				
				PIN	4 0 0 6 0 8			
				Remarks (If Any)	PAN2=AACCA7777K--SecondPartyName=PIRAMAL ESTATES PVT LTD-CA=11260481			
				Amount In	Thirty Thousand Rupees Only			
Total			30,000.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024040318482	2862346070	
Cheque/DD No.				Bank Date	RBI Date	03/04/2024-17:36:17	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Mobile No. : 9930796282

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

रनन - ९
दस्त क्र. ८८५५/२०२४
3/99E





CHALLAN
MTR Form Number-6



GRN	MH000718394202425E	BARCODE			Date	16/04/2024-15:09:38	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN9 THANE NO 9 JOINT SUB REGISTRAR			PAN No (If Applicable)	AACCA7777K			
Location	THANE			Full Name	PIRAMAL ESTATES PVT LTD			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 2805, 28TH FLOOR, VIDIT TOWER			
Account Head Details			Amount In Rs.	Premises/Building	PIRAMAL ВАIKUNTH, RAM MARUTI NAGAR			
0030046401	Stamp Duty		788500.00	Road/Street	BALKUM, THANE			
				Area/Locality	BALKUM, THANE			
				Town/City/District				
				PIN	4 0 0 6 0 8			
				Remarks (If Any)	PAN2=AHRPM9064C--SecondPartyName=FARUK BABASAHEB MANER-CA=11260481			
				Amount In	Seven Lakh Eighty Eight Thousand Five Hundred Rupe			
				Words	es Only			
Total			7,88,500.00					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No. *	69103332024041617096	2864422198	
Cheque/DD No				Bank Date	RBI Date	16/04/2024-15:11:14	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID: _____ Mobile No.: 9930796282
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

(Note in Marathi regarding document registration validity)

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-536-7855	0000404515202425	16/04/2024-15:53:53	IGR121	788500.00
Total Defacement Amount					7,88,500.00

दस्तावेज - ९
 Page 1/1
 दस्त क्र. ८८५५/२०२४
 ४/१९९६



16-04-2024 04:03:44

CHALLAN
MTR Form Number-6



GRN	MH000163769/202425E	BARCODE	[Barcode]			Date	03/04/2024-17:36:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	THN9 THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AHRPM9064C				
Location	THANE			Full Name	FARUK BABASAHEB MANER				
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 2805, 28TH FLOOR, VIDIT TOWER				
Account Head Details		Amount In Rs.	Premises/Building		PIRAMAL VAIKUNTH, RAM MARUTI NAGAR				
0030063301	Registration Fee	30000.00	Road/Street		BALKUM, THANE				
			Area/Locality		TOWN/CITY/DISTRICT				
			PIN		4 0 0 6 0 8				
			Remarks (If Any)						
			PAN2=AACCA7777K-SecondPartyName=PIRAMAL ESTATES PVT LTD-CA=11260481						
			Amount In		Thirty Thousand Rupees Only				
Total		30,000.00	Words						
Payment Details			FOR USE IN RECEIVING BANK						
IDBI BANK			Bank CIN	Ref. No.	69103332024040318482		2862346070		
Cheque-DD Details			Bank Date	RBI Date	03/04/2024-17:36:17		04/04/2024		
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		100 , 04/04/2024				

Department ID: [ID] Mobile No.: 9930796282
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

[Note in Marathi regarding validity and registration]

Validity unknown

Challan Defaced Details

Digitally signed by [Signature]
 DIRECTORATE OF ACCOUNTS
 AND TREASURES MUMBAI 02
 Date: 2024.04.16 09:56:15 IST
 Reason: GRHS Filled Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-536-7855	0000404525202425	16/04/2024-15:54:02	IGR121	30000.00
Total Defacement Amount					30,000.00

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 Page 1/1
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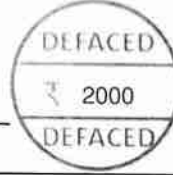


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0424166014252 Receipt Date 16/04/2024

Received from Piramal, Mobile number 9930796282, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7855 dated 16/04/2024 at the Sub Registrar office S.R. Thane 9 of the District Thane.



Payment Details

Bank Name SBIN	Payment Date 16/04/2024
Bank CIN 10004152024041613009	REF No. 447388266573
Deface No 0424166014252D	Deface Date 16/04/2024

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

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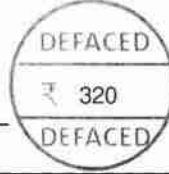


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Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0424161915501 Receipt Date 16/04/2024

Received from PIRAMAL ESTATES PVT LTD, Mobile number 9930796282, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 7855 dated 16/04/2024 at the Sub Registrar office S.R. Thane 9 of the District Thane.



Payment Details

Bank Name SBIN	Payment Date 16/04/2024
Bank CIN 10004152024041614167	REF No. 410783568296
Deface No 0424161915501D	Deface Date 16/04/2024

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AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made and entered into at **Thane** on this 16th day of April in the year Two Thousand Twenty-Four;

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BETWEEN

PIRAMAL ESTATES PRIVATE LIMITED, CIN - U17100MH1999PTC122652, a company incorporated under the Companies Act, 1956 having its registered office at 8th Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 (hereinafter referred to as "**the Developer**"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in title and assigns) of the **ONE PART;**

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Mr. Faruk Babasaheb Maner and Mrs. Salami Faruk Maner Adult/s, Indian Inhabitant/s / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, a Trust registered under the Indian Trusts Act, 1882, having their address for the purpose of these presents at **Teli galli, Wadagaon, Kolhapur - 416112, Maharashtra, India** hereinafter referred to as "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of (i) individual/s his/her/their heirs, executors, administrators and permitted assigns; (ii) a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor; (iii) an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF; (iv) a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them; (v) a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them; (vi) a company/ body corporate its successors and permitted assigns) of the **OTHER PART**.

The Developer and the Purchaser are hereinafter collectively referred to as "**the Parties**", and individually as a "**Party**".

WHEREAS:-

- A. The Developer is the owner of and other wise well and sufficiently seized possessed of and entitled to all those pieces and parcels of land situate, lying and being at Village Balkum, Taluka Thane, District Thane, hereinafter be collectively referred to as the "**Larger Land**" more particularly described in First Schedule.
- B. The development of the Larger Land will be undertaken in phases and will take substantial time. The Developer is presently contemplating developing the Larger Land by exploiting the full development potential of the Larger Land in a whole project which is presently named as "**Piramal Vaikunth**" (hereinafter referred to as the "**Larger Project**"). The Developer will develop the Larger Project in various phases by constructing various buildings in each phase. Presently, the Developer is developing one phase on a portion of the Larger Land as per the current approvals, consisting of 2 (**Two**) residential tower namely "**Vaikunth Cluster 4**" (hereinafter referred as "**the Project**"). The Project has been registered with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section

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5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA/Act") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of the 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. **P51700003283** dated **5th August, 2017** for the Project and a copy of the RERA Certificate is annexed and marked as **Annexure "A"** hereto

- C. The Project shall be developed on a portion of the said Larger Land more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "**Project Land**").
- D. This Agreement is in respect to "**Tower VIDIT**" of the Project (which shall hereinafter be referred to as the "**said Building**"). The FSI proposed to be consumed for the said Building is approximately 22,402 sq. mts.
- E. "**Tower Vraj**" of the Project hereinafter be referred to as the "**Other Tower**".
- F. The Developer shall be promoters under the provisions of RERA and RERA Rules. The Developer will also be developing further phases on the remaining portion of the Larger Land comprising of towers and/or wings and/or building(s) for residential, commercial and/or such other user as the Developer may deem fit, subject to receipt of necessary approvals ("**Future Buildings**").
- G. The Developer is undertaking the development of the said Building and the Other Tower, i.e. the Project and the Larger Project by exploiting the full development potential of the Larger Land by way of *inter-alia* (a) utilising, consuming and loading Floor Space Index ("**FSI**") and also FSI by way of Transfer of Development Rights ("**TDR**") and/or FSI nomenclated in any manner whatsoever including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, premium FSI available under development control regulations applicable to Thane ("**Thane DCR**") and any other FSI/TDR including TDR that may be acquired in any manner, (b) utilising, consuming and exploiting all the benefits, potential, yield, advantages presently available and/or that may be available in future for any reason whatsoever and/or any other rights, benefits or any floating rights which is or are and / or may be available in respect of the Larger Land or elsewhere and/or any potential that is or may be available on account of the existing provisions and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable law, or elsewhere

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and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable law including in Thane DCR and the Act/regulations therein.

- H. The Developer has received full Occupation Certificate in the said Project dated 27th December, 2023 bearing reference number TMC/TDD/OCC/N/7003/0011/2023, which has been uploaded on the MahaRERA Portal. The same is annexed hereto as **Annexure "G"**. The Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of (i) all the documents of title relating to the Larger Land and of such other documents as are specified under the RERA and the rules made there under, (ii) the authenticated copy of the plan of the said Flat, (iii) the Title Certificates dated 24th July 2017 issued by Dhaval Vussonji and Associates, Advocates and Solicitors certifying the title of the said Project Land is annexed and marked as **Annexure "C"** hereto and (iv) all the approvals and sanctions obtained till date for the development of the Larger Land. The 7/12 extract of the Larger Land are annexed hereto as **Annexure "D"** (collectively).
- I. By and under a Unilateral Indenture of Mortgage dated 28th June 2022 executed by and between the Developer and HDFC Ltd. registered with the sub-registrar of assurances at Thane bearing registration number TNN5-10979-2022 on 1st July, 2022, the Developer has created a mortgage with respect to the Larger Land in favour of the HDFC Ltd. on the terms and conditions as stated therein.
- J. The Developer is also proposing to develop and maintain a temple / religious / spiritual space ("**Temple**") on a portion of the Larger Land ("**Temple Portion**"). The exact location of the Temple Portion will be determined in the course of the development of the Larger Land. For the construction of the Temple on the Temple Portion, the FSI permitted to be used on the Temple Portion from and out of the Larger Land shall be used and such Temple shall also be open to the public in general on the terms as may be formulated by the Developer from time to time. The Developer has informed the Purchaser/s and the Purchaser/s is/are fully aware that such Temple on the Temple Portion shall at all times have an exclusive access through the Larger Land (which exact location of the access will also be determined by the Developer in the course of the development of the Larger Land) and the Purchaser shall not be entitled to make any claim of disturbance, disruption, nuisance or otherwise against the Developer or any person claiming through it / him /her in this regard.

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- K. The Developer has constructed the said Building comprising of **1 Level Basement + Lower Gr. + Upper Gr. + 1st to 5 Level Podium (pt.) / Resi (pt.) + 6th to 39th Floor** habitable floors.
- L. Total FSI used for the development of the said Project is approximately **42,103.1 sq. mtrs.**
- M. The common areas, facilities and amenities for the said Building which shall be available to be used by the Purchaser are listed in the **Third Schedule** hereunder written ("**the Project Amenities**").
- N. The common areas, facilities and amenities in the Larger Project which shall be available to be used by the Purchaser are listed in the **Fourth Schedule** hereunder written ("**Larger Project Amenities**"). The Purchaser acknowledges that the construction and development of the Larger Project Amenities will take substantial time and agrees that the Developer shall make available the Larger Project Amenities on completion of the development of the Larger Project.
- O. The Developer shall be entitled to put hoarding/boards of their brand name/logo, in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Project and/or Larger Project and on the façade, terrace, compound wall or other part of the Project and/or Larger Project, without causing any obstruction to the purchasers of the flats in the Project. The Developer shall also be entitled to place, select, decide hoarding/board sites on any area identified by the Developer on the Project and/or Larger Project.
- P. The details of the Project along with the annexures and the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>
- Q. The Developer has the right to sell the premises/unit/flat in the Project to be constructed by the Developer, and, to enter into this Agreement with the purchaser/s and to receive the sale consideration in respect thereof.
- R. The Purchaser/s, being desirous of acquiring a premises / unit/ flat in the said Building of the Project, has/have approached the Developer and requested to sell and transfer to him/her/them a flat in the said Building more particularly described in the **Fifth Schedule** hereunder written and hereinafter referred to as "**the said Flat**". A copy of the respective floor plan of the said Flat is annexed hereto and marked **Annexure "E"**.
- S. The Developer has entered into a standard agreement as per the format prescribed by the Council of Architects with an architect, registered with the

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Council of Architects and has also appointed a structural engineer for the preparation of the structural designs and drawings of the Project and will supervise the architect and the structural engineer till completion of the Project.

- T. By letter dated 3rd August, 2015 bearing serial number V.P No. S05/0068/13 TMC/TDD/1470/15 issued by the Thane Municipal Corporation ("TMC"), TMC granted Intimation of Disapproval and revised Intimation of Disapproval respectively (collectively hereinafter referred to as "IOD" to the Developer *inter alia* approving the plans for developing the said Building subject to the terms and conditions mentioned therein, as may be amended from time to time in accordance with applicable law. A copy of the IOD is annexed hereto and marked as **Annexure "F"**.
- U. 17th December, 2015 bearing serial number V.P No. S05/0068/13 TMC/TDD/1602/15 addressed by the TMC, TMC issued commencement certificate ("CC") *inter alia* permitting the commencement of construction of the said Building subject to the terms and conditions mentioned therein, as may be amended from time to time in accordance with applicable law. A copy of the CC is annexed hereto and marked as **Annexure "B"**.
- V. The Developer has completed the construction of the Project in accordance with the sanctioned plans, proposed plans and approvals and permissions.
- W. Presently, the Developer has received the full occupation certificate in respect of the said Project dated 27th December, 2023 bearing reference number TMC/TDD/OCC/N/7003/0011/2023, which has been uploaded on the MahaRERA Portal. The same is annexed hereto as **Annexure "G"**.
- X. Prior to the date hereof, the Developer has executed a Letter of Allotment in favour of the Purchaser in furtherance to Request for Reservation where under the Developer has agreed to allot the said Flat to the Purchaser in the manner provided therein ("**the Letter of Allotment**").
- Y. The Purchaser has agreed and consented to the development of the Larger Project. The Purchaser has also examined all documents and information uploaded by the Developer on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects. The Purchaser has prior to the execution of this Agreement satisfied himself about (i) the rights of the Developer to develop the Larger Project, (ii) the approvals and sanctions obtained till date for the development of the said Building, and (iii) the nature of the rights retained by the Developer under this Agreement. This

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Agreement has been entered into by the Purchaser after seeking necessary legal advice and perusal of plans for the Project both sanctioned as well as proposed.

- Z. This Agreement shall always be subject to the provisions of the Act as amended from time to time and the rules framed thereunder.
- AA. Relying upon the Request for Reservation and Letter of Allotment and the representations, declarations and assurances made by the Parties, to faithfully abide by all the terms and conditions and stipulations contained in this Agreement, the Developer has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer the said Flat at the Sale Consideration and on the terms and conditions hereinafter appearing and willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- BB. Now therefore, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally, agree as follows.

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

1. The Developer has constructed the said Building which is comprising of **1 Level Basement + Lower Gr. + Upper Gr. + 1st to 5 Level Podium (pt.) / Resi (pt.) + 6th to 39th Floor** habitable floors. The Project shall have the common areas, facilities and amenities that may be usable by the Purchaser in the said Building and the Project as listed in the **Third and Fourth Schedule** hereunder written.
2. **PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION:**
 - (i) The Purchaser hereby agrees to purchase and acquire from the Developer, and the Developer hereby agrees to sell to the Purchaser, Flat No **2805** of the **2 BHK** admeasuring **46.98** square meters carpet area as per RERA on the **28th** floor in the said Building (more particularly described in the **Fifth Schedule**) and as shown in the floor plan annexed and marked as **Annexure E**" hereto, at and for the Sale Consideration. The said Flat shall contain the fixtures, fittings and the amenities as set out in the **Sixth Schedule** hereto. The Developer hereby agrees to allot to the Purchaser **1 (One)** number of covered car parks, as per the details provided in **Fifth Schedule**. For

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the purpose of this Agreement, "covered car park" shall mean an enclosed or covered area on the said Project Land hereunder written for parking of vehicles of the Purchaser(s) which may be in basements and/or still and/or podium and/or space provided by mechanized parking arrangements but shall not include a garage and/or open car parking space(s).

- (ii) The total aggregate consideration amount for the said Flat is **Rs. 1,12,60,481/- (Rupees One Crore Twelve Lakh Sixty Thousand Four Hundred Eighty-One Only)** ("the Sale Consideration"). The Purchaser has paid on or before the execution of this Agreement, a sum of **Rs. 11,03,640/- (Rupees Eleven Lakh Three Thousand Six Hundred Forty Only)**, as advance payment.
- (iii) The Purchaser shall pay to the Developer the balance Sale Consideration towards the said Flat in instalments in the manner as set out in the **Seventh Schedule**, time being the essence of the contract.
- (iv) The Developer shall issue a notice to the Purchaser as per the Schedule of payment detailed in the **Seventh Schedule** (the payment at each stage is individually referred to as "**the Instalment**" and collectively referred to as "**the Instalments**"). The payment shall be made by the Purchaser within 15 (fifteen) days of the Developer making a demand for the payment of the Instalment, time being the essence of the contract
- (v) The Sale Consideration shall be paid to the Developer and all payments shall be made by way of demand drafts/ pay orders/ cheques/ RTGS/ ECS/ NEFT, in the name of "**PEPL Cluster4 Collection Escrow Account**" ("**the said Account**"). The Purchaser shall deduct tax at source ("**TDS**") from the Sale Consideration and shall pay the tax deducted to the Government within prescribed time and deliver the relevant TDS certificate challans, receipts and other relevant documents, relating to each payment to the Developer as per the provisions of the Income-tax Act, 1961 and the rules made thereunder.
- (vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the

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said Flat and/or this Agreement). Similarly, any other charges/costs/penalties mentioned in this Agreement excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied. It is clarified that all such aforesaid taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST (Central and State) and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Flat, shall be borne and paid by the Purchaser alone and the Developer shall not be liable to bear or pay the same or any part thereof.

- (vii) As regards anti-profiteering, the Central Goods and Services tax Act (CGST Act) and the Rules made thereunder provide that any reduction in rate of tax on any supply of goods or services or the benefit of the input tax credit should be passed on to the customer by way of commensurate reduction in prices. It is hereby agreed between the Parties that Sale Consideration is after giving effect to such benefits and hence no further benefits need to be passed on to the Purchaser on account of the same.
- (viii) The Sale 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 increase in charges which may be levied or imposed by the competent authority/ Local Bodies / Government from time to time. The Developer undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developer shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- (ix) The carpet area of the said Flat is approximate. The actual carpet area may vary from the carpet area mentioned herein due to design and construction exigencies. The Developer shall confirm the final carpet area (as per RERA) that has been allotted prior to Possession Date , by furnishing details of the changes, if any, in the carpet area (as per

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RERA), subject to a variation cap of (+/-) 3% (three percent). The total Sale Consideration payable on the basis of the carpet area (as per RERA) of the said Flat, shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area (as per RERA), then, the Developer shall refund the excess Sale Consideration paid by the Purchaser in proportion to the area reduced within 45 (forty-five) days with Interest Rate, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area (as per RERA) allotted to Purchaser, the Developer shall demand additional amount from the Purchaser towards Sale Consideration, which shall be payable by the Purchaser prior to taking possession of the said Flat. It is clarified that the Sale Consideration under this clause shall be adjusted in proportion to the area increased/decreased of the said Flat. Any delay or default by the Purchaser for payment of additional amount within time stipulated in the aforesaid demand notice will attract provisions of clause 5(iv) & (v) respectively appearing hereafter.

- (x) The Developer shall have irrevocable and unconditional right and entitlement to apply and/or appropriate and/or adjust the amounts received from the Purchaser in the following order: (i) on or towards payment of taxes; (ii) on or towards payment of the interest on the delayed payment of the instalment and taxes thereof (if any); (iii) any other penalty/charges recoverable under this Agreement; and (iv) on or towards payment of the unpaid instalment. The Purchaser hereby undertake(s) not to object/demand/direct the Developer to adjust his/her/their payments in any other manner.
- (xi) On a written demand being made by the Developer on the Purchaser with respect to the payment of any amounts payable in terms of this Agreement, the Purchaser shall pay such amount to the Developer, within 15 (fifteen) days of the Developer's written demand, without any delay, demur or default.
- (xii) If the Purchaser enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Developer in terms of this Agreement.
- (xiii) The Developer shall be entitled to securitize the Sale Consideration and other amounts payable by the Purchaser under this Agreement (or any part thereof), in the manner permissible under law, in favour of any persons including banks/financial institutions and shall also be entitled

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to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Purchaser under this Agreement or any part thereof. Upon receipt of such intimation from the Developer, the Purchaser shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated. The Developer shall accept all the payment under this Agreement only through the Purchaser/s bank account and no third party payment shall be accepted by the Developer on behalf of the Purchaser/s.

3. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the TMC at the time of sanctioning the said plans or thereafter and has obtained from the TMC, the Occupation Certificate in respect of the said Flat in the said Building and the Project The Purchaser agrees to make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

4. **FSI, TDR AND DEVELOPMENT POTENTIALITY WITH RESPECT TO THE PROPOSED FUTURE AND FURTHER DEVELOPMENT OF THE LARGER LAND/ LARGER PROJECT:**

The Purchaser hereby agrees, accepts and confirms that the Developer proposes to develop the Larger Project on the Larger Land (by utilization of the full development potential) and develop the same in phases. The Purchaser has agreed to purchase the said Flat after fully understanding the unfettered and vested rights of the Developer in this regard.

5. **POSSESSION DATE, DELAYS AND TERMINATION:**

(i) The Developer shall give possession of the said Flat to the Purchaser on or before **30th December, 2023** ("**Possession Date**"). **PROVIDED THAT** all amounts due and payable by the Purchaser herein including the Sale Consideration have been paid in full and the Purchaser has otherwise complied with the terms and conditions of this Agreement **PROVIDED FURTHER** that the Developer shall be entitled to extension of time for giving delivery of the said Flat(as permitted by the Authority), if handover of possession, is delayed *interalia* on account of any or all of the following factors:-

(a) Any force majeure events;

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- (b) Any notice, directives, order, rule, notification of the Government and/or other public or local or competent authority and/or any other change in law; and/or;
- (c) Any stay order / injunction / prohibition order issued by any Court of Law, and/or any other judicial or quasi-judicial authority, competent authority, TMC, statutory authority;
- (d) Any other circumstances that may be deemed reasonable by the Authority.

For the purpose of this Agreement, "Force Majeure Event" shall include the following:

- a. War, civil commotion or any terrorist attack; and/or
- b. Act of god, which includes earthquake, cyclone, epidemic, tsunami, flooding and any other natural disaster or unforeseen naturally occurring event; and/or
- c. Any change in law and/or changes in the policies of the Government from time to time;
- (ii) If the Developer fails to abide by the time for handing over the said Flat to the Purchaser on the Possession Date (save and except for the reasons as stated herein above) in spite of receipt of all amounts payable by the Purchaser in terms of this Agreement then the Purchaser shall be entitled to either of the following:-
- (a) call upon the Developer by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Developer ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% p.a. (hereinafter referred to as "SBI MCLR") and in case the SBI MCLR is not in use then it would be replaced by such benchmark lending rates as fixed by SBI from time to time for lending to the general public plus two percent ("the Interest Rate") thereon for every month of delay from the Possession Date, on the Sale Consideration paid by the Purchaser. The interest amount calculated as per this clause shall be paid by the Developer to the Purchaser till the date of offering the possession of the said Flat by the Developer to the Purchaser;

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sub-clause, the Developer shall refund to the Purchaser/s (subject to the adjustment and recovery of any agreed liquidated damages, such as Non-Refundable Amounts (defined hereinafter) or any other amount which may be payable to the Developer) within the time as stipulated herein Within a period of 30 (thirty) days of the Developer Termination Notice, the Developer shall after deduction of the Non-Refundable Amounts, refund the balance amount of the Sale Consideration to the Purchaser. Provided however, if the Developer is unable to forfeit/recover the Non-Refundable Amounts for any reason whatsoever, then the Purchaser shall promptly without any delay, demur or protest, within 3 days of such termination, reimburse such Non-Refundable Amounts to the Developer, failing which the Developer shall be entitled to charge interest at same rate as Interest Rate (defined hereinabove) on outstanding amount of the said Liquidated Damages and the Benefits from the date of termination till the date of repayment /reimbursement thereof by the Purchaser to the Developer. Upon the termination of this Agreement, the Purchaser shall have no claim of any nature whatsoever on the Developer and/or the said Flat and/or covered car park and the Developer shall be entitled to deal with and/or dispose off the said Flat and/or covered car parks in the manner it deems fit and proper. In case Organisation of Flat Purchasers is formed and the Purchaser has been admitted as member of the Organisation of Flat Purchasers then in such case the Purchaser shall tender resignation as member of the Organisation of Flat Purchasers and surrender the share certificate and further the Purchaser shall also sign and execute all necessary documents in this regards as required by the Developer. **"Non-Refundable Amounts"** herein shall mean and include (a) 10% of the Sale Consideration, in case of termination prior to receipt of occupation certificate, or amounts as per clause 29 (a) of this Agreement, in case of termination after receipt of occupation certificate (as the case may be); (b) value of any discounts or cost of benefits provided by the Developer under any scheme below ("**Benefits**") under which the said Flat was booked by the Purchaser; (c) Interest on any overdue payments and (d) brokerage paid to channel partners/brokers, if any, and (e) administrative charges as per Developer's policy and (f) all taxes paid by the Developer to the Authorities and (i) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (j) any other taxes which are currently applicable or may be applicable in future.

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15 टनन - ९
दस्त क्र. ७८५५ / २०२४
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- (vi) In the event, the Purchaser wishes to terminate this Agreement for any reasons not attributable to the Developer, then the Developer shall be entitled, to accept such termination by issuing a written notice, in which case the consequences as mentioned in sub-clause 5(v) and above shall follow.
- (vii) In the event of termination of this Agreement as per clause 5 (ii), (v) and (vi), if necessary at the request of the Developer, the Purchaser hereby agrees and undertakes to execute such deeds, documents or writings including a Deed of Cancellation to record the cancellation, of this Agreement. Till Purchaser executes such deeds, documents or writings as requested by the Developer, the Purchaser hereby authorizes the Developer to retain the amount to be refunded on the execution of such documents as requested by the Developer. Even in absence of document recording such termination, the Purchaser will not have any right, title or claim over the said Flat on termination of the said Agreement. In the event, the Purchaser is either not cooperating or is not willing or is not coming forward to register the Deed of Cancellation of this Agreement within the time as stipulated by the Developer in the Termination Notice, the Agreement shall be deemed to be terminated and no further action or documentation shall be required. However, the Developer shall be entitled but not obliged to file declaration with respect to termination and cancellation of the Agreement, before the Sub Registrar of Assurances. Upon such deemed termination, the Purchaser shall have no claim of any nature whatsoever, including refund as aforesaid, against the Developer and/or in respect of the said Flat and/or covered car park and the Developer shall be entitled to deal with and/or dispose off the said Flat and/or covered car park in the manner it deems fit and proper. Further, in case Organisation of Flat Purchasers is formed and the Purchaser has been admitted as member of the Organisation of Flat Purchasers then in such case the Purchaser's membership with respect to the Organisation of Flat Purchasers shall also be deemed to be terminated with immediate effect and the share certificate issued to the Purchaser shall stand cancelled and revoked.
- (viii) It is further agreed between the Developer and the Purchaser that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Developer suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Flat in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the

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- (b) Subject to Clause no. 5(i) mentioned above, if the Developer does not give possession of the said Flat to the Purchaser on or before time as stipulated in Clause no. 5(i) above, then the Purchaser shall be entitled to terminate this Agreement herein contained by notice to the Developer and thereupon the Developer shall simultaneously against execution and registration of the Deed of Cancellation return to the Purchaser within 30 days from the date of receipt of the termination notice from the Purchaser, the amounts already received by the Developer from the Purchaser in respect of the said Flat with Interest Rate per annum from the date the Developer received the aforesaid amounts. On such repayment of the money, the Purchaser shall execute such documents as are required by the Developer in this regard. It is agreed and understood by the Purchaser that all the rights of the Purchaser under this Agreement and/or in respect of the said Flat or otherwise howsoever shall stand extinguished forthwith thereupon. The Developer shall be entitled to deal with, resell and/or dispose of the said Flat in such manner as the Developer may deem fit without any reference or recourse to the Purchaser/s

In case if the Purchaser elects his remedy under sub-clause 5 (ii) (a) above then in such a case the Purchaser shall not subsequently be entitled to the remedy under sub-clause 5 (ii) (b) above.

- (iii) In the event of cancellation of Agreement as aforesaid, the Developer shall be entitled to file declaration with respect to termination and cancellation of the Agreement, before the Sub Registrar of Assurances. On the termination hereof, the Purchaser will not have any rights or claims of any nature with regard to the said Flat and the Developer shall be entitled to deal with the same in any manner it deems fit, and all amounts paid by the Purchaser towards TDS, GST (Central and State), stamp duty, registration charges and all other taxes paid/payable up to the date of termination shall stand forfeited, however, in the event that the Purchaser is in a position to obtain a refund of any such amount themselves, in accordance with the provisions of law then the Developer shall not object to the same if it does not adversely affect its interests. The Developer will provide

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necessary certificate/declaration for discharge of GST (Central and State) and other taxes and if any such refund is granted in such a particular case, then the same shall be immediately refunded to the Developer. The Developer shall after deduction of all costs, charges, due to the Developer under this Agreement refund the balance, if any, to the Purchaser.

- (iv) If the Purchaser fails to make any payments including government levies on the stipulated date/s and time/s as required under this Agreement, then, the Purchaser shall pay to the Developer interest at the Interest Rate together with all the applicable taxes, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate together with all the applicable taxes..
- (v) Without prejudice to the right of the Developer to charge interest at the Interest Rate mentioned hereinabove and any other rights and remedies available to the Developer, either (a) on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developer under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings); and/or (b) the Purchaser commits any breach of the terms and conditions of this Agreement, the Developer shall be entitled to at his own option and discretion, terminate this Agreement, without any reference or recourse to the Purchaser. Provided that, the Developer shall give notice of 15 (fifteen) days in writing to the Purchaser ("**Default Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Purchaser, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Developer within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Developer shall be entitled to terminate this Agreement by issuance of a written notice to the Purchaser ("**Developer Termination Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Purchaser. On the receipt of the Developer Termination Notice by the Purchaser, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this

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टनन - ९
वस्त क्र. ७८५५ / २०२४
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Purchaser by the Developer and accordingly the balance amount, if any, only shall be refunded/ paid to the Purchaser.

- (ix) Without prejudice to the other rights and remedies of the Developer, the Purchaser agrees that in case of any cheque of the Purchaser being dishonored for payments of amounts due under this Agreement, the Purchaser shall also pay a sum of Rs. 1,500/- (Rupees One Thousand Five Hundred) forthwith along with the payment to be made with the dishonored cheque.

6. **PROCEDURE FOR TAKING POSSESSION:**

- (i) Upon payment by the Purchaser of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Developer shall offer possession of the said Flat to the Purchaser in writing ("**Possession Notice**").
- (ii) The Purchaser shall take possession of the said Flat within 15 (fifteen) days of the Possession Notice.
- (iii) Upon receiving the Possession Notice from the Developer as per Clause 6 (i) above, the Purchaser shall take possession of the said Flat from the Developer by executing necessary indemnities, undertakings and such other documentation as may be required by the Developer. Irrespective of whether the Purchaser takes or fails to take possession of the said Flat within the time provided in Clause 6 (i) & (ii) above, the Purchaser shall continue to be liable to pay maintenance charges, applicable property tax and all other charges as applicable, as per clause 6 (iv) hereinbelow, from the date possession of the said Flat is offered to the Purchaser. Alongwith and in addition to the aforesaid charges/taxes, the Purchaser will also be liable to pay demurrage charges @ of Rs.5/- per sq. fts. per month (plus applicable taxes) calculated on the total area of the said Flat as stated in the Fifth Schedule as penalty towards non-occupancy charges for delay in taking possession ("**Demurrage Charges**") of the said Flat by the Purchaser to be computed from 16th day of the date of Possession Notice till the date when the Purchaser takes possession of the said Flat. The Developer shall not be liable for internal maintenance and any wear and tear of the said Flat or any theft or damage to the said Flat.
- (iv) The Purchaser shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Flat, of outgoings

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दस्त क्र. ७८५५/२०२४
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in respect of the Project and Larger Land including *inter-alia*, Clubhouse usage/maintenance charges local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the TMC or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Project and/or the Larger Land as decided by the Developer, from the date possession of the said Flat is offered to the Purchaser.

- (v) Until the conveyance is duly executed and registered and the said Building is handed over to the Organisation of Flat Purchasers (as defined below), the Purchaser shall pay to the Developer such proportionate share of outgoings as may be determined by the Developer at its sole discretion. The Purchaser further agrees that till the Purchaser's share is so determined by the Developer at its sole discretion, the Purchaser shall pay to the Developer provisional monthly contribution towards the outgoings as mentioned in **Eighth Schedule**. The provisional monthly contribution towards outgoings of the Organisation of Flat Purchasers and Apex Body mentioned herein are based on current estimation and will be calculated and charged to the purchasers on actuals. The amounts so paid by the Purchaser to the Developer shall not carry any interest and shall remain with the Developer until the Conveyance is duly executed and registered in favor of the Organisation of Flat Purchasers. On execution of the conveyance as aforesaid, the aforesaid deposits less any deductions as provided for in this Agreement (including monthly outgoings, taxes etc. paid to the authority/ies, shall be paid over by the Developer to the respective Organisation of Flat Purchasers.

7. If within a period of 5 (five) years from the date of Occupation Certificate of the said Flat to the Purchaser, the Purchaser brings to the notice of the Developer any structural defect in the said Flat or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified within a period of 30 (thirty) days from the date of notice by the Purchaser to the Developer at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the RERA. It is clarified that the Developer shall not be liable for any such defects if the same have been caused by reason of any default and/or negligence of the Purchaser and/or

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any other purchasers in the Project. It is clarified that the Developer shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Purchaser/s and/or any other purchasers in the said Project 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 Purchaser/s and/or any other purchaser/person in the said Project and/or the Larger Project and/or the Said Property. The Purchaser/s is/are aware and agree(s) and confirm(s) that the said Flat shall be of RCC structure with normal brick/block wall/dry wall with gypsum/putty/cement plaster. The Purchaser/s is/are aware that the said Project is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the said Project at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Developer's obligation to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Purchaser/s/ the Organisation of the Flat Purchasers /the Other Organisation/the Apex Body shall have no claim(s) of whatsoever nature against the Developer in this regard.

8. The Purchaser shall use the said Flat or any part thereof or permit the same to be used only for purpose of residence. The Purchaser shall use the covered car park space only for purpose of parking vehicle.

9. **FORMATION OF THE SOCIETY / CONDOMINIUM / COMPANY / ASSOCIATION OF THE FLAT PURCHASER:**

(i) The Developer shall, at its own option and discretion, be entitled to form either a society or condominium or company or association of the flat purchaser ("**Organisation of Flat Purchasers**") in respect of the said Building and/or the said Project.

(ii) Within a period of 3 (three) months of 51% of the total number of flat/units/premises in the Project being registered by purchasers, the Developer shall submit an application to the competent authorities to form an Organisation of Flat Purchasers to comprise solely of the Purchaser and other purchasers of flat/units/premises in the said Building/Project, under the provisions of the laws applicable, read with Act and the RERA Rules.

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19

रनन - ९
दस्ता क्र. ७०८५५/२०२४
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- (iii) The Purchaser shall, along with other purchasers of Flat/ premises/units in the said Building/Project, join in forming and registering the Organisation of Flat Purchasers in accordance with the provisions of the applicable laws, Act and RERA Rules, in respect of the said Building/Project and/or the said Larger Project.
- (iv) For this purpose, the Purchaser shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Organisation of Flat Purchasers and for becoming a member thereof, including the bye-laws of the same and shall duly fill in, sign and return to the Developer within 7 (seven) days of the same being made available to the Purchaser, so as to enable the Developer to register the Organisation of Flat Purchasers. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft/final bye-laws of the Organisation of Flat Purchasers, as may be required by the competent authority.
- (v) The name of the Organisation of Flat Purchasers shall be solely decided by the Developer.
- (vi) The Organisation of Flat Purchasers shall admit all purchasers of flats and premises in the said Building or the Project as the case may be as members, in accordance with its applicable laws.
- (vii) The Developer shall be entitled, but not obliged to, join as a member of the Organisation of Flat Purchasers in respect of unsold premises in the Project, if any.
- (viii) The Developer may in his discretion and if so permitted by law, form separate Organisation of flat purchasers ("**Other Organisation**") for each real estate project/building forming part of the Larger Project instead of one Organisation of flat purchasers for the Larger Project as set out above.
- (ix) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Organisation of Flat Purchasers and/or Other Organisation, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Developer for preparing, drafting and approving all such documents, shall be borne and paid by the respective

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Organisation of Flat Purchasers /Other Organisation and their respective members/intended members including the Purchaser, as the case may be, and the Developer shall not be liable toward the same.

10. **CONVEYANCE TO THE ORGANISATION OF FLAT PURCHASERS AND OTHER ORGANISATION:**

- (i) Within 3(Months) months from the date of execution hereof, the Project with the common areas, facilities and amenities in the said Building and the Project described in the **Third Schedule** hereunder written shall be conveyed to the Organisation of Flat Purchasers vide a registered indenture of conveyance ("**Conveyance**"). The Organisation of Flat Purchasers and its committee members/members shall be required to cooperate and join in execution and registration of the Conveyance. The costs, expenses, charges, levies and taxes on the Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Organisation of Flat Purchasers alone. Post the Conveyance, the Organisation of Flat Purchasers shall be responsible for the operation and management and/or supervision of the Project including any common areas facilities and amenities handed over to them by the Developer and the Developer shall not be responsible for the same. The Amenities retained by the Developer will be handed over to the Apex body (as defined below).
- (ii) The Developer shall execute and register similar conveyances to the Other Organisation.

11. **FORMATION OF THE APEX BODY:**

- (i) Within a period of 3(three) months of obtainment of the Occupation Certificate of the last of the Future Buildings of the last phase in the layout of the Larger Land and the Larger Project, the Developer shall submit application/s to the competent authorities to form a federation of Organisation of Flat Purchasers comprising the Organisation of Flat Purchasers and Other Organisation , under the provisions of the applicable laws and the rules made thereunder, read with the Act and the RERA Rules ("**Apex Body**").

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रनन-९
दस्त क्र. ७८५५/२०२४
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- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Developer for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/Intended members, and the Developer shall not be liable toward the same.
- (iii) The Purchaser hereby agrees to pay to the Developer on or before the 10th day of every month beginning from the month following the month in which the Developer offers to give possession of the said Flat to the Purchaser and until the complete administrative control of the Larger Land is regained by the Apex Body, property taxes, all outgoing and expenses, provisions for depreciation and sinking fund and all outgoing and expenses for management, upkeep, maintenance and repairs of the said Building and the Larger Land including common areas and facilities, Clubhouse usage/maintenance charges as applicable and as the case may be, and common lights, common sanitary and other utility services, garden and other services and amenities including remuneration, salaries and wages to watchmen, supervisors, sweepers, gardeners and other persons employed for the aforesaid purposes or any of them and the collection charges in respect thereof and the Purchaser shall not withhold payment of the aforesaid outgoing and expenses demanded from the Purchaser under this clause on any ground whatsoever.

12. **CONVEYANCE OF THE LARGER LAND TO THE APEX BODY:**

- (i) Within a period of 3 (three) months of registration of the Apex Body, the Developer and Apex Body shall execute and register an Indenture of Conveyance whereby the Developer shall convey all its right, title and interest in the land comprised in the Larger Land and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already conveyed to the Organisation of Flat Purchasers /Other Organisation, in favour of the Apex Body ("**Apex Body Conveyance**").
- (ii) The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The costs, expenses, charges, levies and taxes on the Apex Body Conveyance and the transaction contemplated thereby including stamp duty and registration charges

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दस्त क्र. ७८५५/२०२४
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shall be borne and paid by the Apex Body alone. Post the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including any common areas facilities and amenities and the Developer shall not be responsible for the same.

- (iii) The Purchaser and/or the Organisation of Flat Purchasers and Apex Body agree that TMC and/or any such concerned authorities shall have free access to inspect, repair and/or carryout maintenance of the water pipelines located adjacent to boundary of the said Larger Land and the Purchaser and/or the Organisation of Flat Purchasers and Apex Body shall co-operate and not raise any objection with TMC and/or concerned authorities in this regards.
13. The Purchaser shall, before delivery of possession of the said Flat as stipulated herein, deposit the amounts with the Developer as per the details mentioned in the **Eighth Schedule**. The amounts mentioned in **Eighth Schedule** are not refundable and no accounts or statement will be required to be given by the Developer to the Purchaser in respect of the above amounts deposited by the Purchaser with the Developer.
14. The Developer shall maintain a separate account in respect of the sums received by the Developer from the flat purchasers as advance or deposit, sums received on account of the share capital for the promotion of the Apex Body and/or the Organisation of Flat Purchasers as may be formed by the Developer or towards the outgoings and shall utilize the amounts only for the purposes for which they have been received. The Purchaser shall, on request from the Developer, execute necessary documents and authorizations in favour of the Developer to operate escrow account and society's bank account in which the amounts towards outgoings are collected. The said authorisations shall operate till the time the Developer hands over the affairs of the Project to the Organisation of the Flat Purchaser.
15. The Purchaser(s) will be liable to pay installation / connection charges and deposits of electricity, water supply, piped gas, sewerage services etc. before delivery of possession of the said Flat as stipulated herein and stated in Eighth Schedule. The Developer shall not be liable to render any account for the amount so collected above. In addition to the above, the Purchaser will also bear and pay such charges, fees, expenses as may be fixed by the Developer and also the taxes as may

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दस्त क्र. ७८५५ / २०२४
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be applicable by for utilizing the additional facilities and amenities in the Larger Land.

16. The Purchaser hereby also agrees that in the event of any amount by way of premium, security deposit or fire cess, betterment charges or development tax or security deposit for the purpose of obtaining water/ electricity/ cable connection for the said Building or any part thereof or any portion of the Larger Land or any other purpose in respect of the said Building or any other tax or payment of a similar nature becoming payable or due to the TMC or any other authority or becoming payable by the Developer, the same shall be reimbursed by the Purchaser to the Developer proportionately with respect to the said Flat and in determining such amount, the decision of the Developer shall be conclusive and binding upon the Purchaser.
17. The Developer has informed the Purchaser that there are common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities including podium and conveniences in the layout of the Larger Land. The Developer has further informed the Purchaser that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Purchaser along with other purchasers of flats/units/premises in the Project and/or on the Larger Land, shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Project including the Purchaser herein and the proportion to be paid by the Purchaser shall be determined by the Developer and the Purchaser agrees to pay the same regularly without raising any dispute or objection with regard thereto.
18. The Purchaser or any of the purchasers of flats/units/premises in the Project shall not object to the Developer laying through or under or over the Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the Larger Land.
19. The Developer shall be entitled to construct on a temporary basis one or more site office/sales lounge/show flat on the Larger Land in accordance with Development Control Regulations and shall have the

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टनन - ९ 24
दस्त क्र. ७८५५/२०२४
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right to access the same at any time without any restriction whatsoever irrespective of whether the Larger Land, or any portion thereof has been transferred to the Apex Body until the development of the Larger Land and / or amalgamated lands has been completed in all respects.

20. The Developer reserves to itself the right to transfer the Larger Project, the Larger Land or any part thereof to any third party at any time in accordance to the provisions of the Act and the Purchaser hereby accords his irrevocable consent to the same and undertakes not to raise any objection in this regards and waives his rights to raise such objection or make any claims in that regard. The Developer shall be at liberty to sell, assign, transfer, lease, mortgage or otherwise deal with its right, title and interest in the Larger Land, and/or the Project and/or any part thereof or any of the Other Tower and/or the Future Buildings or structures to be constructed thereon, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the said Flat.
21. The Purchaser shall be obliged and undertakes to take the said Flat for possession on the basis of such occupation certificate which relates to the said Flat. The Developer shall, without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its contractors or otherwise the remaining work in respect of the Project and/or the Larger Project even if the same causes any nuisance and/or annoyance to the Purchaser and the Purchaser agrees and covenants not to raise any objection and/or claim in that regard.
22. The Developer will be entitled to use the terrace/s including the parapet wall for any purpose including display of advertisements and sign boards and for such purpose may utilize any common facility or amenity such as water, electricity etc. available to which the Purchaser shall not have right to object, and it is expressly agreed that the Developer shall be entitled to put a hoarding or grant on lease site for pager station, cell base station and telecom towers on the Larger Land or on the said Building or on the Other Tower, and Future Buildings or any part thereof including the terrace and the said hoardings may be illuminated or comprising neon sign and for that purpose the Developer is fully authorized to allow temporary or permanent construction or erection or installation either on the exterior of the said Building and the Purchaser agrees not to object or dispute the same. The Developer shall be entitled to install its logo in one or more places in or upon the said Building, Other Tower, Future Buildings, Larger Land and the Developer reserves to itself full and free right of way and means and

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25

रनन - ९
दस्त क्र. ७८५५/२०२४
३२/१९९



access to such place or places for the purpose of repair, painting or changing the logo.

23. The Developer would be entitled to aggregate any contiguous land parcel and amalgamate it with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules. Until the entire development of the Larger Land / amalgamated lands to its full development potential has been completed in all respects, the Purchaser shall not interfere in any manner in any work of development or construction and the Developer alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided and the Purchaser shall have no right or interest in the enjoyment and control of the Developer in this regard and the Purchaser shall not hinder or obstruct the Developer in this regard or in the exercise by the Developer of its aforesaid rights.

24. The Purchaser is aware that the Developer will be developing the Larger Land in a phase-wise manner on such terms and conditions as the Developer may deem fit and shall be entitled to all the benefit of Floor Space Index or any such entitlements for the more beneficial and optimum use and enjoyment of the same in such manner as the Developer deems fit and the Developer shall be entitled to grant or offer upon or in respect of any portion of the Larger Land, to any third party all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, installations and/or services in the Larger Land in such manner as may be desired by the Developer.

25. **SECURITIZATION AND LOAN:**

25.1 The Purchaser accords his irrevocable consent to the Developer to securitize the Sale Consideration and/or part thereof and the amounts receivable by the Developer under this Agreement and to assign to banks/financial institutions or any other person the right to directly receive from the Purchaser the Sale Consideration or any part thereof. The Purchaser upon receipt of any such intimation in writing from the Developer agrees and undertakes to pay without any delay, demur, deduction or objection to such bank/ financial institution, the Sale Consideration or any part thereof and/or the other amounts payable under this Agreement. The Developer confirms that the same shall be valid payment of the Sale Consideration and discharge of the Purchaser's obligations hereunder.

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25.2 It is agreed that the Purchaser shall be entitled to avail loan from a bank/ financial institution and to mortgage the said Flat by way of security for repayment of the said loan to such Bank only with the prior written consent of the Developer. All the costs and expenses in connection with the procurement and availing of the said loan and mortgage of the said Flat and payment of charges to the banks, institutions, shall be solely and exclusively borne and incurred by the Purchaser. The Developer will grant their no-objection, whereby the Developer will express its no-objection to the Purchaser availing of such loan and mortgaging the said Flat with such bank/financial institution, provided however, the Developer shall not incur any liability/obligation for repayment of the monies so borrowed by the Purchaser and/or any monies in respect of such borrowings including interest and cost and provided further that such mortgage created in favour of such bank/financial institution in respect of the said Flat of the Purchaser shall not in any manner jeopardise the Developer's right to receive full Sale Consideration and other charges and to develop the balance of the Larger Land and such mortgage in favour of such bank/financial institution shall be subject to the Developer's first lien and charge on the said Flat in respect of the unpaid amounts payable by the Purchaser to the Developer under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Developer will issue the said no-objection letter provided that the concerned bank/financial institution agrees to make payment of the balance purchase price of the said Flat directly to the Developer as per the schedule of payment of the purchase price provided in this Agreement.

25.3 The Purchaser shall be entitled to avail loan from a bank/financial institution and to mortgage the said Flat after possession of the said Flat is handed over to the Purchaser. Provided however, that the Developer shall not incur any liability/obligation for repayment of the loan in any manner whatsoever to such bank/financial institution. The Purchaser shall be solely liable to bear and pay (if applicable) all the amounts, charges, premiums, fees required to be paid to the concerned authority/ies including Collector (as and when demanded) for the creation of such mortgage / charge/ lien on the said Flat as and when demanded by the concerned authorities and only upon compliance of all the terms and conditions for the creation of mortgage / charge/ lien on the said Flat, as imposed by the concerned authorities and the Developer, shall the Purchaser be entitled to create mortgage / charge/ lien on the said Flat. The Developer shall not be liable for any of the

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acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the loan and/or the mortgage. It shall be the responsibility of the Purchaser to inform the Organisation of Flat Purchasers in the said Building about the lien/charge of such bank/ financial institution and the Developer shall not be responsible or liable for the same in any manner whatsoever.

26. **Lock-in- Period:** The Purchaser shall not let, sub-let, transfer assign or part with the said Flat, interest or benefit of this Agreement or part with the possession and/or personal license of the said Flat for a 'lock-in period' beginning from the date of this Agreement up to Possession Date. From the lock in period up till conveyance of the said Project to the proposed Organisation of Flat Purchasers, the Purchaser will be required to obtain a prior written consent in the form of a No Objection Certification from the Developer along with payment of processing charges at the rate of 4% plus applicable taxes thereof on the sale consideration under agreement of resale, as a facilitation fee.

27 **FACILITY MANAGEMENT:**

27.1 Notwithstanding the other provisions of this Agreement, the Developer shall be entitled to nominate any one or more persons ("**Facility Management Agency**") to manage the operation and maintenance of the said Building and the Project, common amenities, common areas, facilities and infrastructure on the Larger Land or any portion thereof as may be determined by the Developer in its sole discretion. The Developer shall have the authority and discretion to negotiate with such Facility Management Agency and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the Facility Management Agency shall be borne and paid only by the purchasers and/or occupants of the said Building and the Larger Project including the Purchaser on a pro rata basis, as part of the development and common infrastructure charges referred to herein. Such charges may vary and the Purchaser agrees that it shall not raise any dispute regarding the appointment of any Facility Management Agency by the Developer for any of the buildings that may be constructed on the Larger Land including the said Building or towards the maintenance charges determined by such agency. It is agreed and understood by the Purchaser that the cost of maintenance of the said Building and the Larger Land and other common areas, facilities and infrastructure in the Larger Land shall be borne and paid only by the Purchaser and other purchasers/occupants of the Larger Project on a pro-rata basis. The

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Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Developer and/or the Facility Management Agency, including without limitation, payment of the Purchaser's share of the service charges that may become payable, from time to time. The Purchaser is aware that the Developer is not in a business of providing services proposed to be provided by the Facility Management Agency. The Parties hereto agree that the Developer is not and shall not be responsible or liable in connection with any defect or the performance or non-performance or otherwise of the services provided by the Facility Management Agency.

27.2 The Purchaser hereby agrees to pay his share of costs, charges, expenses and fees payable for the said services to the Developer or the Facilities Management Agency as the case may be. Thereafter the Organisation of Flat Purchasers / Apex Body of flat Purchaser/s shall enter into Maintenance and Service Agreement with the Developer and/or the said Facilities Management Agency appointed by the Developer for Maintenance and Services in the said Building for such fees and on such terms and conditions as may be agreed upon. This condition is the essence of this Agreement.

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

28 PROPERTY TAXES AND OTHER CHARGES:

28.1 The Developer shall bear and pay all outgoing and statutory dues including municipal taxes, work contract tax, taxes for land under construction and all the taxes relating to the said Building or the land on which the said Building stands, non-agricultural assessment and other assessments and/or dues and/or charges of any sort or in respect of and/or concerning the said Building or the land on which the said Building stands and the development of the said Building or the land on which the said Building stands, till the Developer offers possession of

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the said Flat to the Purchaser after which the Purchaser will be liable and responsible for bearing its pro-rata share as per the calculation made by the Developer. It is clarified that all taxes, dues, cess, outgoings with respect to the said Flat for a period commencing from the Developer offering the possession of the said Flat to the Purchaser shall be borne and paid by the Purchaser as per the details to be provided by the Developer.

28.2 The Purchaser shall pay proportionate share of property tax to the TMC assessed on the said Building provided however that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than covered car park or any other user of the said Flat, the Purchaser alone shall bear and pay such special taxes and rates.

28.3 The Purchaser hereby agrees that in the event of any additional amount as may notified by the competent authority, becoming payable by way of levy of premium to the concerned local authority or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the Larger Land and/or the said Building and/or the Project, constructed/to be constructed thereon, applicable after the execution of this Agreement, the same shall be reimbursed by the Purchaser to the Developer.

28.4 The Purchaser and/or the said Organisation of Flat Purchasers shall reimburse to the Developer, any refundable deposits paid by the Developer in respect of the Apex Body or the Organisation of Flat Purchasers or any other association as may be formed by the Developer.

28.5 After the possession of the said Flat is handed over to the Purchaser, if any additions or alterations in or about or relating to the said Building is required to be carried out at the request of the Government, local authority or any other statutory authority, the same shall be carried out by the Purchaser at the Purchaser's cost and the Developer shall not be in any manner liable or responsible for the same.

29 COVENANTS OF THE PURCHASER:

In addition to what is contained elsewhere in this Agreement, the Purchaser himself/herself and with the intention to bind all persons to whom the said Flat may be given, hereby covenants with the Developer as follows:-

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दस्ता क्र. ७८५५/३०२४
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- (a) To maintain the said Flat at the Purchasers' own cost in good and tenable state of repairs and conditions from the date possession of the said Flat being offered to the Purchaser and the Purchaser shall not do or suffer to be done anything in or to the said Building, / Future Building or staircase or any passages therein which may be against any rules and regulations of concerned Government or local or other authority and the Purchaser shall not change or alter or make additions in or to the said Building or the said Flat or any part thereof without the prior written permission of the Developer or the Organisation of Flat Purchasers /Apex Body, as the case may be;
- (b) Not to store or permit to be stored in the said Flat any goods or articles which are of hazardous, combustible or dangerous nature (save and except the goods or articles which are used for residential purpose) or are so heavy as to damage the construction or structure of the said Building, or store goods or articles which are objected to by the concerned Government, local or other authority and the Purchaser shall not keep any article in the common passages, lifts, staircases, landings, entrance lobbies, terraces or any other common areas on the said Building or any part thereof and the Purchaser shall not display or permit display of any sign boards, hoardings or advertisements on the exterior of the said Flat or in the common areas on the Larger Land or said Building or any part thereof and the Purchaser shall not carry or cause to be carried to upper floors any heavy packages which may damage or are likely to damage the lift, staircases, common passages or structure of the said Building in which the said Flat are situate, including entrance of the said Building or any part thereof;
- (c) To carry out at their own costs all internal repairs to the said Flat and maintain the said Flat in good condition and the Purchaser shall not do or suffer to be done anything in or to the said Building or in the said Flat or any part thereof which may be against the rules and regulations of the concerned local authority or public authority and in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and the Purchaser does hereby indemnify and keep

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टनन-९
दस्त क्र. ७८५५/२०२४
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indemnified the Developer in this regard;

- (d) Not to demolish or cause to be demolished the said Flat or any part thereof nor at any time make or cause to be made any additions or alterations of whatever nature in or to the said Flat or any part thereof nor any alteration in the elevation, external façade, and aesthetics and outside colour scheme of the said Building or any part thereof. The Purchaser shall not fix grills or projections on the exterior of the said Flat and the Purchaser shall not decorate or alter the exterior of the said Flat either by painting and/or otherwise. The Purchaser shall not shift or alter the location of the windows or ventilators in the said Flat;
- (e) To keep the sewers, drains and pipes in the said Flat and appurtenant thereto in good tenantable repairs and condition and in particular, support, shelter and protect the other parts of the said Building or any part thereof and the Purchaser shall not chisel or in any other manner damage columns, beams, walls, slabs or R. C. C. Partis or other structural members in the said Flat or the said Building or any part thereof without the prior written permission of the Developer and/or of the Organisation of Flat Purchasers /Apex Body, as the case may be;
- (f) Not to enclose the passages, if any, forming part of the said Flat without the previous written permission of the Developer and/or the Organisation of Flat Purchasers /Apex Body, as the case may be, and of the Municipal and other concerned authorities;
- (g) Not to affix air conditioner/s at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Building or any part thereof in any manner whatsoever;
- (h) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Flat/ said Building / or any part thereof in any manner whatsoever;
- (i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Building or any part thereof or the Larger Land or any part thereof;

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- (j) Not to do or permit to be done any act or thing which may render void or violable any insurance of the Larger Land or the said Building or any part thereof or whereby an increased premium shall become payable in respect of the insurance.
- (k) All taxes, dues, cess, outgoings due and payable in proportion to the said Flat and in the manner as set out herein shall be borne and paid by the Purchaser, including any increases and any new or additional taxes, from time to time;
- (l) The Purchaser shall on demand, deposit with the Developer his proportionate share towards the installation of water meter and electric cable meter and/or any other deposit to be paid by the Developer to the local authority or body concerned and/or any other concerned authority as per the calculation made by the Developer;
- (m) The Purchaser shall abide, observe and perform all the rules and regulations which the proposed Organisation of Flat Purchasers /body may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Flat and the said Building or any part thereof, and for observance and performance of the said Building rules and regulations for the time being in force of the concerned local authority and of the government and other public bodies and authorities. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the proposed Organisation of Flat Purchasers regarding the occupation and use of units /flats in the said Building or any part thereof and the Purchaser shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings;
- (n) That the prospective Organisation of Flat Purchasers /end user shall preserve and maintain the documents/plans received from Developer/Architect and subsequently carry out necessary repairs /structural audit/fire audit at regular intervals and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorised agency of TMC.

a) Ownership Documents

b) Copies of I.O.D., C.C., subsequent amendments, O.C.C.,

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- B.C.C. and corresponding canvass mounted plans.
- c) Copies of soil investigation reports.
 - d) R.C.C. details and canvass mounted structural drawings.
 - e) Structural Stability Certificate from Licensed Structural Engineer.
 - f) Structural Audit Reports
 - g) All details of repairs carried out in the buildings
 - h) Supervision Certificate issued by the Licensed Site Supervisor
 - i) Building Completion Certificate issued by Licensed Surveyor / Architect
 - j) N.O.C. and completion certificate issued by the C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.
- (o) The Purchaser agrees to not do any act deed matter or thing, which will upset or interfere with the set-up of the Temple or the pooja and offerings to the deity therein. The Purchaser, as a part of the Organisation of Flat Purchasers will respect and uphold the rights created in favour of the entity operating the Temple or the group company of the Developer, as the case may be.
- (p) The Purchaser shall also sign and execute such forms and applications as may be required or as may be specified by the Developer for the formation of the Apex Body and/or the Organisation of Flat Purchasers or any other association, as the case may be under the provisions of applicable law and rules and/or admission and for the enrolment of the Purchaser as a member thereof;
- (q) The Purchaser undertakes not to sell/ transfer/ lease/ sub-lease/ provide on license basis or deal with the parking space allotted to him independent of the said Flat.
- (r) The Purchaser agrees and confirms that the covered car park space allotted to him shall stand automatically cancelled in the event of cancellation, surrender, relinquishment, resumption, re-possession etc. of the said Flat.
- (s) The Purchaser agrees that in the event the Purchaser sells the said Flat to any person or party, subject to what is stated hereunder then in that event the rights hereunder in respect of

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the covered car park space shall stand transferred to such intending Purchaser.

- (t) The Purchaser agrees that the unauthorized usage of allotted covered car park space shall be leviable with penalty and other consequences as may be determined by the Developer.
- (u) The Purchaser shall not change the name of the Building and/or the Project either by himself or through the Apex Body and/or the Organisation of Flat Purchasers, as the case may be at any point of time without the prior written permission of the Developer.
- (v) The amenities/ furniture and fixtures displayed in the sample flat are only for display and the Developer is not required to provide the same to the Purchaser.
- (w) The Purchaser shall permit the Developer and their Architects, surveyors and agents with or without workmen and others upon the reasonable notice given by the Developer to the Purchaser, to enter upon the said Flat to view and examine the state and condition thereof and execute any works required therein;
- (x) The Purchaser shall be liable and hereby expressly agrees to bear and pay all existing and future local body tax, GST and / or other taxes and charges and / or levies that may be imposed, whether payable in the first instance or otherwise, and all increases thereof which are / may be levied or imposed by the concerned local authorities and / or Government and / or public bodies or authorities.
- (y) The Purchaser is aware and acknowledges that the Developer is entitled to sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the flats and apartments, garages or other premises constructed/to be constructed on the portion of the Larger Land or any part thereof and the Purchaser shall not raise any objection with respect to the same.
- (z) The Purchaser is aware and acknowledges that the Purchaser shall not be entitled to terminate this Agreement. Upon termination by the Purchaser after receipt of the Occupation Certificate, the Developer shall be entitled to forfeit the entire Sale Consideration paid till date by the Purchaser to the

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35 टनन - ९
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- (aa) The Purchaser is aware and acknowledges upon receipt of occupation certificate for the said Flat/Building, the Purchaser shall not be entitled to terminate this Agreement. Upon termination by the Purchaser after receipt of the Occupation Certificate, the Developer shall be entitled to forfeit the entire Sale Consideration paid till date by the Purchaser to the Developer.
- (bb) The Purchaser shall not at any time do any work in the said Flat, which would jeopardize the soundness or safety of the said Building or any part thereof or prejudicially affect the same.
- (cc) The Purchaser shall use the passenger lifts in the said Building in accordance with the rules and regulations framed in that regard, from time to time. The Purchaser shall not cause any damage to the lifts, staircases, common passages or any common facilities or any other parts of the said Building or any part thereof including the said Flat.
- (dd) The Purchaser shall pay all amounts agreed or liable to be paid by the Purchaser pursuant to this Agreement for Sale and to observe and perform the terms, conditions, provisions, stipulations and covenants contained in this Agreement for Sale (and on the part of the Purchaser to be paid observed and performed) as far as the same are required to be paid observed and performed by the Purchaser and shall keep the Developer indemnified against all actions suits and proceedings and all costs, charges, expenses, fines, penalties, levies and damages incurred or suffered by or caused to or levied or imposed on the Developer by reason of non-payment non-observance and/or non-performance thereof;
- (ee) Irrespective of a dispute, if any, arising between the Developer and the Purchaser and/or the any Organisation of Flat Purchasers formed in accordance herewith, all amounts, contribution and deposits including amounts payable by the Purchaser to the Developer under this Agreement shall always be paid punctually to the Developer and shall not be withheld by the Purchaser for any reasons whatsoever;

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- (ff) The Developer shall not be liable to pay monthly outgoings or any other charges towards maintenance of the said Building (by whatever name called) and the said Property in relation to the unsold premises in the said Building or any part thereof.
- (gg) The open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the said Building or any part thereof shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Purchaser shall not use or permit the use of common passages, ducts, refuge areas, open spaces, lobbies, and staircases in the said Building or any part thereof for storage or for use by servants at any time.
- (hh) The Purchasers shall not display at any place in the said Building or any part thereof any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser shall not stick or affix pamphlets, posters or any paper on the walls of the said Building or any part thereof or common areas therein or in any other place or on the window, doors and corridors of the said Building or any part thereof or anywhere else whatsoever on the Larger Land or any structures thereon.
- (ii) The Purchaser may be permitted/ allowed to commence interior works in the said Flat only after receipt of the possession subject to Purchaser making all payments as per this agreement and after complying with the terms and conditions of this Agreement. Prior to carrying out the interior works in the said Flat, the Purchaser shall give to the Developer/TMC, in writing, the details of the nature of interior works to be carried out and the Developer will be entitled to make changes thereto in a reasonable manner and all interior works shall comply with the terms of this Agreement and any other undertaking to be given by the Purchaser in this regard to the Developer. In case of any damage or wear and tear to the said Flat and/or the said Building of any nature whatsoever, the Purchaser will be solely liable and responsible for the same and shall rectify at his costs and expenses without making Developer liable for the same;
- (jj) The Developer shall be entitled to inspect all interior works carried out by the Purchaser. In the event the Developer finds that the nature of interior work being executed by the Purchaser

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37 टनन-९
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is harmful to the said Flat or to the structure, façade and/or elevation of the said Building or any part of thereof, the Developer can require the Purchaser to stop such interior work and the Purchaser shall stop such interior work at once, without raising any dispute;

(kk) The Purchaser will ensure that the debris from the interior works are be dumped in an area earmarked for the same and will be cleared by the Purchaser, on a daily basis, at no cost to the Developer and no nuisance or annoyance to the other purchasers. All costs and consequences in this regard will be to the account of the Purchaser;

(ll) The Purchaser will further ensure that the contractors and workers (whether engaged by the Purchaser) during execution of the interior work do not dump any material (waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same;

(mm) The Purchaser/s shall ensure that the contractors and workers, do not use or spoil the toilets in the said Flat or in the said Building or any part thereof or anywhere else on the Larger Land and use only the toilets earmarked by the Developer for this purpose;

(nn) All materials brought into the said Flat for carrying out interior works will be at the sole cost, safety, security and consequence of the Purchaser and that the Developer will not be held responsible for any loss/theft/damage to the same and the Purchaser duly indemnifies the Developer in this regard;

(oo) If during the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Purchaser at the Purchaser's own cost, and that the Developer will not be held responsible for the same and the Purchaser duly indemnifies the Developer in this regard. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone and the Purchaser duly indemnifies the Developer in this regard;

(pp) During the execution of interior works, if any of the Purchaser's contractor / workmen / agents / representatives misbehaves or

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is found to be in a drunken state, then the said contractor / workmen / agents / representatives will be removed forthwith and will not be allowed to re-enter the said Flat or the said Building or any part of the Larger Land. Further, the Purchaser shall be responsible for acts of such persons and the Purchaser duly indemnifies the Developer in this regard.

- (qq) The Purchaser shall extend full cooperation to the Developer, its agents, contractors to ensure good governance in the execution of such interior works.
- (rr) The Purchaser shall ensure that common passages/ walkways and any other common areas are not obstructed or damaged during the course of carrying out any works or thereafter;
- (ss) If, after the date on which the Purchaser has taken possession of the said Flat, any damage, of whatsoever nature (not due to defect in construction as envisaged in clause 7 hereinabove), is caused to the said Flat and/or other units/areas in said Building or any part thereof, neither the Developer nor their contractor(s) will be held responsible for the cost of reinstating or repairing the same and that Purchaser alone will be responsible for the same and the Purchaser duly indemnifies the Developer in this regard;
- (tt) The Developer will be entitled to frame rules and regulations forming the manner in which interior work shall be carried out and the Purchaser shall be bound and liable to comply with the same.
- (uu) Nothing contained in this Agreement is intended to be nor shall be construed or claimed by the Purchaser as a grant, demise or assignment in law of the said Building, Larger Land or any part thereof. The Purchaser shall have no claim in respect of any and all open spaces, lobbies, stair-cases, terraces, recreation space etc., will remain in the possession of the Developer. All development rights with respect to the same shall remain with the Developer.
- (vv) The Developer shall also be free to construct sub-station for electricity supply, offices for the Organisation of Flat Purchasers formed by the Developer, covered and enclosed garage in the open compound, underground and overhead tanks, structures,

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39	रनन-९
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watchman's cabin, toilet for servants, septic tanks and soak pits, the location of which are not particularly marked on the building plans or any other plans.

- (ww) Any delay tolerated or indulgence shown by the Developer in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developer shall not be construed as a waiver on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser, nor shall the same in any manner prejudice, limit or affect the rights of the Developer.
- (xx) The Purchaser hereby indemnifies and shall keep indemnified the Developer from and against all claims, costs, charges, expenses, damages and losses which the Developer may suffer due to any action that may be initiated by the Bank/Financial institution on account of such loan or for recovery of loan on account of any breach by the Purchaser of the terms and conditions governing the said loan. Notwithstanding any of the provisions hereof, the Purchaser hereby agrees that the Developer shall have first lien/charge on the said Flat towards all the claims, cost, charges, expenses, losses incurred by the Developer and the Purchaser undertakes to reimburse the same to the Developer without any delay or demur or default.
- (yy) It is abundantly made clear to the Purchaser who is a non-resident/ foreign national of Indian Origin, that in respect of all remittances, acquisitions/transfer of the said Flat, 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, 1999 or such 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. The Purchaser understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control laws and guidelines issued those issued by the Reserve Bank of India, the Purchaser alone shall be liable for any action under the Foreign Exchange Management, 1999, or any other statutory modifications or re-

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टनन - ९
दस्ता क्र. 1044 / 2024
२०/११६



enactments thereto and other applicable laws. The Developer accepts no responsibility in this regard and the Purchaser does hereby indemnify and keep the Developer indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

- (zz) The Purchaser has represented and warranted to the Developer that he has the power and authority to enter into and execute this Agreement.

30 REPRESENTATIONS OF THE DEVELOPER:

30.1 Save and except as disclosed herein and in the disclosures made to the Purchaser, the Developer hereby represents and warrants to the Purchaser as follows, subject to what is stated in this Agreement and all its Schedules and Annexures, subject to what is stated in the Title Certificate, and subject to the RERA Certificate,-

- (a) The Developer is the developer of the Larger Land and is solely entitled to develop the same by constructing buildings thereon and is at liberty to sell on ownership basis and/or allot, dispose, transfer the said Flat or units and/or any other tenements and/or right in the Larger Land or any part thereof;
- (b) Upon possession of the said Flat being delivered to the Purchaser in accordance with the terms of this Agreement, the Purchaser shall be entitled to use and occupy the said Flat in accordance with applicable law;
- (c) The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the said Flat to the Purchaser, obtain from the concerned local authority necessary approvals in respect of the said Flat.
- (d) The Developer has clear and marketable title and has the requisite rights to carry out development of the Larger Project and also has actual, physical and legal possession of the Larger Land for the implementation of the Larger Project;
- (e) There are no encumbrances upon the Project except those disclosed to the Purchaser and under RERA;

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41

रनन - ९
दस्त क्र. ७८५५/२०२४
४८/११९



- (f) There are no litigations pending before any Court of law with respect to the Project except those disclosed to the Purchaser and/or RERA;
- (g) All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas;
- (h) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may be affected;
- (i) The Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Flat, which will, in any manner, affect the rights of Purchaser under this Agreement;
- (j) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement;
- (k) The Developer has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities till the Conveyance and thereupon shall be proportionately borne by the Organisation of Flat Purchasers;
- (l) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Larger Land) has been received or served upon the Developer in respect of the Larger Land and/or the Project except those disclosed to the Purchaser.

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दस्ता क्र. २०८५/२०२५
२०१९९६



31 MISCELLANEOUS:

31.1 The Purchaser shall immediately after the execution of this Agreement at his own costs and expenses, lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Developer about the same. The Developer shall not be liable or responsible in any manner for delay or default in registration. The Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Act and intimate to the Developer the Serial Number under which this Agreement is lodged for registration and thereupon the Developer shall remain present to admit execution thereof before the Sub-Registrar. The registration charges and other related charges shall be borne and paid by the Purchaser alone. The amount of stamp duty on this Agreement is paid by the Developer.

31.2 Further, in the event of cancelation /termination by either party for any reasons whatsoever as stated herein above, the Developer solely shall have the right to apply to the concerned authorities for refund of stamp duty paid on this Agreement. The Purchaser hereby undertakes not to separately apply to the concerned authorities for refund of stamp duty paid on this Agreement.

31.3 Save and except as provided in clause 5 (vii) above, this Agreement shall not be altered, modified or supplemented except with the prior written approval of the Parties, and all such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by the Parties herein.

31.4 **Notice:** All notices to be served on the Purchaser/s in connection with this Agreement shall be deemed to have been duly served on the Purchaser/s if sent to the Purchaser/s by R.P.A.D. / Under Certificate of Posting / Courier or by hand delivery or by Fax, E-mail to the address / phone number / email id (as the case may be) of the Purchaser/s hereinbefore mentioned / provided by the Purchaser/s from time to time. The address of the Purchaser/s for the purposes of this Agreement is as set out in the **Fifth Schedule** of this Agreement. A notice shall be deemed to have been served as follows:

- (a) if personally delivered, at the time of delivery;
- (b) if sent by courier, R.P.A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same.

In the event the Purchaser/s changes its aforesaid address as mentioned in this Clause, it shall intimate the same to the other party

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43

टनन - ९
दस्त क्र. 10244/2028
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and thereafter all the notices and communications as mentioned above shall be addressed to the changed address. In case joint purchasers, the Developer shall address all communication and correspondence to the purchaser whose name appears first in this Agreement.

31.5 Interpretation: In this Agreement where the context admits:

- (a) any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;
- (b) any reference to the singular shall include the plural and vice-versa;
- (c) any references to the masculine, the feminine and the neuter shall include each other;
- (d) any references to a "company" shall include a body corporate;
- (e) the word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed;
- (f) the schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it. Any references to clauses, sections and schedules are to clauses, sections of and schedules to this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of clauses, sections and schedules in which the reference appears;
- (g) All the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated

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रनन - १ 44
दस्त क्र. ७८५५/२०२४
५९/१९९



verbatim in the operative part and to be interpreted, construed and read accordingly;

- (h) references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (i) the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;
- (j) each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (k) in determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following Business Day;
- (l) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- (m) references to a person (or to a word importing a person) shall be construed so as to include:
- (i) an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organisation, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);

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45 टनन-९
दस्त क्र. ७८५५/२०२४
५२/१९९



- (ii) that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and
- (iii) references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
- (n) where a wider construction is possible, the words "other" and "otherwise" shall not be construed "ejusdem generis" with any foregoing words.
- 31.6 It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Flat, in case of a transfer, as the said obligations go along with the said Flat, for all intents and purposes.
- 31.7 If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
- 31.8 Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in the Project, the same shall be in proportion to the carpet area of the said Flat to the total carpet area of all the other premises/units/areas/spaces in the Project.
- 31.9 The Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
- 31.10 Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of

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दस्ता क्र. ७८५५/२०२४
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failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the Act and the Rules and Regulations, thereunder.

31.11 This Agreement and the rights and duties of the Parties arising out of this Agreement shall be governed by and construed in accordance with the laws of India and the competent courts of Mumbai shall have exclusive jurisdiction for all disputes arising under this Agreement.

31.12 If any of the terms/ provisions of this Agreement is, or, becomes illegal, invalid or unenforceable in any respect, under any of the laws, or any of the provision/ term/ clause is held to be unenforceable by law, then such unenforceability shall not affect the other terms/ provisions of this Agreement and all the remaining parts of this Agreement shall continue to be enforceable and binding on the Parties, barring the provision which is unenforceable. This Agreement shall be construed as if the said unenforceable term/ provision were not a part of this Agreement. The Parties shall replace such unenforceable provision by such a provision which gives effect nearest to that provision/ term replaced and preserves the Party's commercial rights under this Agreement.

31.13 The Purchaser represents and confirms that he has read the terms and conditions of this Agreement and has understood the Purchaser's liabilities and limitations as set forth herein and has neither relied upon nor been influenced by any marketing brochures, e-mails, advertisements, representations of any nature whatsoever whether written or oral.

31.14 This Agreement constitutes the whole agreement and understanding between the Parties relating to its subject matter and supersedes and extinguishes any prior drafts, agreements, letters, marketing materials, advertisements, artistic impression of layouts, writings, allotment, brochures and/or any other documents shared, furnished or entered into including undertakings, representations, warranties and arrangements of any nature, whether in writing or oral, relating to such subject matter.

31.15 The Purchaser is also an Investor (or person) within the meaning of Article 5 (g-a) (ii) of Schedule I of the Bombay Stamp Act 1958 and the subsequent Purchaser under a subsequent sale shall within a period of one year from the date of this agreement be entitled for adjustment of duty if any paid on this Agreement. Provided that this clause shall automatically lapse if no such transfer as above is made within the said period of one year. Further provided that in the event of any change in the provisions of law in this respect, this clause shall stand amended mutatis mutandis.

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दस्तावेज नं. ७८५५/२०२४
५४/९९६



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

Signed and Delivered)
By the withinnamed the Developer)
Piramal Estates Private Limited)
Through its Authorised Signatory)
Mr. Vishal Patni)

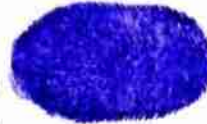


For PIRAMAL ESTATES PVT. LTD.

Vishal Patni
Authorised Signatory

in the presence of
1) *Nishal B Fulare VF*
2) *Rajendra Nalla*

Signed and Delivered)
By the withinnamed the Purchaser)
Mr. Faruk Babasaheb Maner)



Faruk Maner

Mrs. Salami Faruk Maner)



in the presence of
1) *VF*
2) *R*

Salami Faruk Maner

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दस्त क्र. ७८५५/२०२४
५५/११६



Faruk Maner
Salami Faruk Maner

FIRST SCHEDULE

Larger Land

All that piece or parcel of land bearing Old Survey Nos. 8/1 to 8/14, 9/1 to 9/42 except 9/32 and 9/38; 10/1 to 10/17; 11/2, 11/3, 11/4 Pt., 11/5/1 Pt., 11/5/2 Pt., 11/6 to 11/9, 11/10/1, 11/10/2, 11/11 to 11/18; 193/6 Pt.; 204/13 Pt. and 204/15 Pt.; 205/14 Pt., 205/15 Pt., 205/16 Pt., 205/17A, 205/17B Pt., 205/18 Pt., 205/19 Pt.; 205/20, 205/24 Pt., 205/24 Pt., 205/25 to 205/30, 205/31/1, 205/31/2, 205/32 and 205/33; 206/2 Pt. and 206/2 Pt. and 206/3 Pt.; 277/1 to 277/20 except Hissa Numbers 3 and 5 corresponding New Survey Nos. 7/1 to 7/14; 8/1 to 8/42 except 8/32 and 8/38; 9/1 to 9/17, 10/2A, 10/3, 10/4A, 10/5A, 10/5C, 10/6 to 10/9, 10/10A, 10/10B, 10/11 to 10/18; 88/6B, 99/13B, 99/15B, 100/14A, 100/15B, 100/16B, 100/17A and 100/17B, 100/18/A, 100/19/B, 100/20, 100/24A, 100/24B, 100/25 to 100/30, 100/31A and 100/31B, 100/32 and 100/33; 101/2A, 101/2A, 101/2B and 101/3A; 105/1 to 105/20 (except Hissa Nos. 3 and 5) in aggregate admeasuring 32.51 Acres or thereabouts as per the Sanad dated 12th October, 1965 (31.40 Acres or thereabouts as per the 7/12 Extracts) and land bearing Old Survey No.9/32, 277/3 and 277/5 and corresponding New Survey Nos. 8/32, 105/3 and 105/5 in aggregate admeasuring 0.35 Acres or thereabouts (total aggregating to 33.02 Acres corresponding to 133627.2 sq. mts. approximately) as per the 7/12 Extracts situate, lying and being at Village Balkum, Taluka Thane, District Thane in the Registration Sub-District Thane and bounded as follows:

- On or towards the North by : Property belonging to Bayer India Pvt Ltd
(Kalpataru.Group)
- On or towards the South by : 20mtr proposed D.P Ram Maruti Road and Old
Mumbai Agra Highway, Balkum
- On or towards the East by : Property belonging to Bayer India Pvt Ltd
(Kalpataru.Group) and Dosti Group Balkum
Thane
- On or towards the West by :30 Mtr proposed D.P Ram Maruti Road
Balkum, Thane

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SECOND SCHEDULE

Project Land

All that piece or parcel of land bearing Survey No. 8 Hissa No. 6(pt), 11, 12(pt), 15(pt); Survey No. 10 Hissa No. 14(pt), 16(pt), 17(pt); Survey No. 100 Hissa No. 30(pt), 31A(pt), 31B(pt), 32(pt) admeasuring 5703.87 square meters, situate, lying and being at Village Balkum, Taluka Thane, District Thane in the Registration Sub-District Thane and bounded as follows:

On or towards the North by : Cluster 4 / 4A part development.
On or towards the South by : Private Land
On or towards the West by : Proposed DP road / Private Land
On or towards the East by : Cluster 4 / 4A part development

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दस्ता क्र. ७८५५/२०२४
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**THIRD SCHEDULE
PROJECT FACILITIES**

Sr. No.	Facilities
1	Library
2	Indoor Games room
3	Creche
4	Hobby Area
5	Gymnasium

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FOURTH SCHEDULE

Details of the Facilities available in the common area and amenity spaces on the Larger Land

Sr. No.	Facilities
1	Multi-purpose court
2	Squash court
3	Swimming Pool
4	Kid's pool
5	Bicycle path
6	Mini Cricket Ground
7	Café
8	Convenience Store

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FIFTH SCHEDULE

Sr. No.	Terms and Expressions	Meaning
1	Project Name	Vaikunth Cluster 4
2	Building /Wing No.	2 (As defined in the sanctioned plan as approved by TMC)
3	Tower Name	VIDIT
4	The said Flat	Flat No. 2805 admeasuring about 46.98 sq. mtrs. (as defined under the provisions of RERA) equivalent to approximately 505.59 sq. ft. carpet area on the 28th habitable floor of the said Building along with balcony area admeasuring 00.00 sq. mtr., enclosed balcony area admeasuring 05.27 sq. mtr. and dry balcony area admeasuring 00.00 sq. mtr.
5	The Sale Consideration	Rs. 1,12,60,481/- (Rupees One Crore Twelve Lakh Sixty Thousand Four Hundred Eighty-One Only)
6	Details of the covered car parking space(s)	1 (One)
7	Date of Letter of Allotment	30th March, 2024
8	Date of Request for Reservation	24th March, 2024
9	Name of the Account for payment of Sale Price	"PEPL Cluster4 Collection Escrow Account"
10	Address of the Purchaser/s for the purposes of this Agreement	Teli Galli, Wadagaon, Kolhapur - 416112, Maharashtra, India
11	Permanent Account Number	Developer's PAN: AACCA7777K Purchaser/s PAN: AHRPM9064C, BAQPM3027A

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दस्त क्र. ८८५५/२०२४
२०/११६



SIXTH SCHEDULE

Description of the Amenities in the said Flat

SR. NO.	DESCRIPTION	
A	FLOORING	
1	Living, Dining and Passage	Anti-Skid Vitrified Tiles
2	Guest / Kids Bedroom (as applicable)	
3	Kitchen	
4	Balcony	
5	Bathrooms	
6	Master Bedroom	Laminated Wooden Flooring
B	KITCHEN	
1	Counter-top with Backsplash	Granite or equivalent
C	BATHROOMS / TOILETS	
1	Bathrooms / Toilets	Quality CP Fittings and Sanitaryware
2	Walls	Shower area dado – Full height (upto window lintel) Dry area – 1.2 mt.
3	Wash Basin Counter	Yes
D	OTHERS	
1	Windows	SGU
2	Door Frames and Windows	Yes
3	Video Door Phone	Yes
4	Paint	Yes

टनन - ९
दस्त क्र. ७८५५/२०२४
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SEVENTH SCHEDULE
PAYMENT SCHEDULE

Sr. No.	Milestones	Amount (Rs.)
1	On Submission of Request for Reservation (RFR)	5,63,024
2	Within 15 days of RFR or on registration of agreement, whichever is earlier	5,51,764
3	Final Instalment	1,01,45,693
	Agreement Value	1,12,60,481

- * The payments mentioned in the schedule are excluding Applicable Taxes
- * The payment milestones/ installments stated in this schedule are not sequential. The payment/ installment shall be deemed by the Developer on completion of the respective milestone irrespective of sequence in which they are written.

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दस्त क्र. ७८५५/२०२४
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EIGHTH SCHEDULE

- (i) ¹Rs. 700/- for share money, application entrance fee of the Organisation of Flat Purchasers and Apex Body;
- (ii) Rs. 31,844/- towards estimated Property Tax and other charges/levies in respect of the Organization of the Flat Purchasers and Apex Body for 12 months;
- (iii) Rs. 67,466/- towards estimated building common area maintenance charges of the Organization of the Flat Purchasers ("Building CAM") for 12 months;
- (iv) ²Proportionate share of estimated apex body common area maintenance charges (Apex Body CAM) (if applicable);
- (v) Rs. 1,50,000/- towards the corpus fund.
- (vi) Rs. 5,000/- for formation and registration of the Organisation of Flat Purchasers and Apex Body;
- (vii) Rs. 50,000/- for water, electricity, and other utility and services connection charges;
- (viii) Rs. 61,411/- towards proportionate share of charges and deposit for electrical receiving and sub-station provided/to be provided in the layout of the Larger Land;
- (ix) Rs. 25,000/- towards the legal expenses.
- (x) Rs. 20,000/- towards MGL connection charges.

The promoter shall not be liable to give account for the amounts collected at sr. nos. (v) to (x) mentioned hereinabove.

Taxes will be applicable to the above-mentioned amounts except sr. nos. (i), (ii), (v). Taxes are subject to changes as per government notification.

¹ Rs. 600 in case Purchaser is individual and Rs. 1,100/- shall be collected in case the Purchaser is a body corporates and additional Rs. 100/- for each additional purchaser/applicant.

² Amount will be intimated at the time of offer for possession.

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56
दस्त क्र. ७८५५/२०२४
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ANNEXURE-A



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 : **P51700003283**

Project: Vaikunth Cluster 4 , Plot Bearing / CTS / Survey / Final Plot No.: No 7/1 to 14, 8/1to37, 39to42, 9/1to17, 10/2to9, 10/10A, 10/10B, 10/11to18, 99/13B, 15B, 100/14A, 15B, 1 at Thane (M Corp.), Thane, Thane, 400808;

1. **Piramal Estate Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400013.**

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 (l) 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 05/08/2017 and ending with 30/12/2023 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:09-09-2021 17:03:04

Dated: 09/09/2021
Place: Mumbai

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

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THANE MUNICIPAL CORPORATION, THANE

Sanction of Development Commencement Certificate (Amended)

V.P. No. S05/006R/13 TMC / TDD / 8834 / 21 Date 30/12/2021
To, Shri / Smt. M/s. Sanyas (S. Gupta) (Architect)
Gupta Cottage, Panchpakhadi, Thane (W)
Shri. M/s. Pinnacle Estate Pvt. Ltd. (Owners) & (Developer)

With reference to your application No. 8638 dated 09/11/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. 30, Omka-W.D. Panchpakhadi, Sector No. (Panchpakhadi) at Road / Street S. No. / C.S.T. No. / F.P. No.

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.

स्वीकार के बिना प्रकृत आवेदन संख्या 8638 दिनांक 09/11/2021 को विकास अनुमति / प्रारंभ प्रमाण पत्र के अंतर्गत 45 और 69 के अधीन महाराष्ट्र क्षेत्रीय और नगर नियोजन अधिनियम, 1966 के अंतर्गत निर्माण कार्य और इमारत बनाने की अनुमति प्रदान की जाती है...

P.T.O.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No.
Office Stamp
Date
Issued

Your faithfully,
Municipal Corporation of the city of, Thane.

Table with 2 columns: Category (Cluster, Club, House, Temple, MLCP parking Tower) and Building Details (Vivaan, Vaitsal, Vyom, Bldg. D (Vinayak), E (Vedant), F (Vittal), Tower 1 (Vairat) & 2 (Vijit), Tower 1 - (Vidya), Tower 2 - (Vind), Tower 4, Tower 5, Vidit, Vama, Vyam, Vra).

- 5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the State or Central Government under the provisions of any other law/rules, it shall be binding on the owner/developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed along with change in status record of rights shall be executed in the name of authority within 6 months from the date of Commencement Certificate.
8. All the provisions mentioned in UDCPR as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Grey water, where ever applicable shall be completed along with completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.

Handwritten and stamped information including date 10/12/2021 and signature/initials.



11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Area/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).
15. Condition mentioned in permission/c.c. TMC/TDD/3705/21 Dt. 28/09/2021 will be binding on developer/owner.
16. Developer/owner shall be binding to propose minimum area for commercial user in the said layout.
17. Developer/owner shall make artificial ventilation provision for proposed ventilation shaft as per National Building Codes.

शुध्दात
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Yours faithfully,

(Signature)
 Executive Engineer
 Municipal Corporation of
 the city of Thane

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Ref No DV49917-18

Pinnacle Estates Private Limited
4th Floor, Pinnacle Tower Annex
G. K. Marg, Lower Park
Mumbai 400 013

Amd. Ann. Jt. Annex I/Annex

TITLE CERTIFICATE

Re: All that piece and parcel of land bearing Old Survey Nos. 8/1 to 8/14, 9/1 to 9/42 except 9/32 and 9/38, 10/1 to 10/17, 11/2, 11/3, 11/4 Pt., 11 5/1 Pt., 11/5/2 Pt., 11/6 to 11/9, 11/10/1, 11/10/2, 11 11 to 11/18, 103/6 Pt., 204/13 Pt. and 204/15 Pt., 205/14 Pt., 205/15 Pt., 205/16 Pt., 205/17A, 205/17D Pt., 205/18 Pt., 205/19 Pt., 205/20, 205/24 Pt., 205/24 Pt., 205/25 to 205/30, 205/31 1, 205 31/2, 205 32 and 205/33, 206/2 Pt. and 206/2 Pt. and 206/3 Pt., 277/1 to 277/20 except Hisa Numbers 3 and 5 and corresponding New Survey Nos. 7/1 to 7/14, 8/1 to 8/42 except 8/32 and 8/38, 9 1 to 9 17, 10/2A, 10/3, 10/4A, 10/5A, 10/5C, 10/6 to 10/9, 10/10A, 10/10B, 10 11 to 10/18, 88/6H, 90 13H, 90 13D, 100 14A, 100 13D, 100/16B, 100/17A and 100/17B, 100/18A, 100/19A, 100/20, 100/24 A, 100/24B, 100/25 to 100/30, 100 31A and 100/31B, 100/32 and 100 33, 101/2A, 101/2B and 101/3A, 105/1 to 105/20 except Hisa Numbers 3 and 5 in aggregate admeasuring 32.51 Acres equivalent to 1,31,563.3 square meters or thereabouts as per the Sanad dated 12th October, 1965 and 32.58 Acres equivalent to 1,35,833 square meters or thereabouts as per the 7/12 Extracts and land bearing Old Survey Nos. 9/32, 27/93 and 27/95, and corresponding New Survey Nos. 8/32, 105/1 and 105/3 in aggregate admeasuring 0.35 Acres or thereabouts also as per the 7/12 Extracts situate, lying and being at Village Balkum, Taluka Thane, District Thane (hereinafter collectively referred to as the "said Property").

Based on (i) the photographs of papers and documents furnished to us in respect of the said Property, (ii) inspection granted to us on 16th July, 2017 at our office of the original documents of title in respect of the said Property as listed in the First Schedule hereunder written; (iii) records of the (Online New) Report dated 21st June 2017 issued by Mr. Jind Darda, Company Secretary, and (iv) the Declaration dated 27th July, 2017 made by Mr. Shifu Bhaskar, Director of Pinnacle Estates Private Limited, the said Declaration, we issue as under:

2. FLOW OF TITLE

1. It appears that Roche Products Private Limited ("Roche") had applied to the Government of Bombay requesting it to acquire certain lands situate at Village Balkum, Taluka Thane, District Thane under the provisions of the Land Acquisition Act, 1984 (1 of 1984) ("the Act") for the purposes of establishing a factory building. In order to acquire the land, the Government required Roche to enter into an agreement with it under the provisions of Section 41 of the Act.

Page 1 of 9

ORAYAL SUDHARJAN & ASSOCIATES

ADVOCATES & NOTARIES

112-114 Free Press House,

Free Press Journal Marg,

Mumbai 400 021.

T - 02 22 6642 414

www.oroyaladvocates.co.in

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2. By an Agreement dated 18th May, 1959 made between Roche and the then Governor of Bombay, the Government of Bombay agreed to apply the provisions of the Act to acquire for Roche, land admeasuring 58.13 Acres or thereabouts situate lying, and being at Village Balkum, Taluka Thane, District Thane and more particularly described in the Schedule thereunder written ("the First Property") subject to the terms and conditions contained therein.
3. It appears that by way of a Government Notification dated 26th May 1959 bearing Reference No. LTH1558-58854, issued by the Revenue & Forests Department, the Government acquired the First Property and transferred the possession of the same to Roche on 11th July 1959.
4. On perusal of Mutation Entry No. 1414 dated 6th October, 1960 (it by an order dated 28th September 1960 and bearing No 9H/LDP/SR/1507 issued under Order dated 7th September, 1960, bearing No. LNO/2160/3764-A issued by the Revenue Department, the reservation of road on the Old Survey No. 9 (New Survey No. 105) Hisa No. 3 and Old Survey No. 277 (New Survey No. 105) Hisa No. 5 ("the Second Property") was deleted and the lands were given to Roche for industrial purposes. The aforesaid mutation entry also records that the Second Property was in possession of Roche since 6th October, 1960.
5. By a Sanad dated 12th October, 1965 ("Sanad") the Collector of Thane on behalf of the Governor of Maharashtra granted to Roche, the First Property admeasuring 58.13 Acres or thereabouts and more particularly described in the schedule thereunder written. The said Property constitutes a portion of the First Property and the whole of the Second Property. Certain terms and conditions of the Sanad are as under:
 - a) Roche shall not use the said Property for any purpose other than that for which it has been acquired for;
 - b) Roche shall undertake the work of construction of the building or buildings required for Roche within one year from the date on which the possession of the land is handed over to Roche and complete the same within three years from the date of possession. Roche shall not use the said Property for any reason or to erect anything which in the opinion of the Government is objectionable;
 - c) In case the said Property is not used for the purpose for which it was acquired or is used for any other purposes or in case Roche commits any breach of any of the conditions mentioned in the Sanad, the said Property together with the buildings, if erected, shall be liable to resumption by the Government in the manner contained therein;
 - d) If at any time or times, the whole or any part of the said Property is required by the Government or for the purpose of making any new public road or for any purpose connected with public health, safety, utility or necessary (as to which Roche shall

Page 2 of 9

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except as final the decision of the Government) Roche on being thereunto required by the Government in writing shall transfer to the Government the whole or part of the said land as the Government shall specify to be necessary for any of the aforesaid purposes and in consideration of such transfer, the Government shall pay to Roche the sum equal to the amount of compensation awarded under the Land Acquisition Act, 1894 (the said Act) and paid by Roche in respect of the land so transferred including the percentage awarded under the Executive Engineer. These Division, whose decision in the matter shall be final as the date of development of the land transferred, which shall include the value at the date of the transfer of any structure standing thereon and when part of a building is on the land so transferred and part is on an adjoining land reasonable compensation for the injurious affection of the part of the building as on the adjoining lands; and

- c) Roche shall not in anywise alienate the said Property or any portion thereof, by way of sale, mortgage, lease or otherwise except with the previous permission in writing of the Government. Roche shall, however, be entitled to mortgage the said Property without such special permission in any Co-operative Society, Scheduled Bank, Statutory Finance Corporation or any other Financing Agencies, whether within or outside India which is approved or recognized by the Government for the bona fide purpose of securing payments of loans raised by Roche subject to the conditions that in the event of the sale of the said Property after it is mortgaged whether for realization of the mortgage debt or otherwise, however fresh prior permission of the Government shall be necessary in the proposed sale and while granting such permission it shall be open to the Government to require the payment to the Government of half of the amount of difference as calculated by the Collector (whose decision shall be final and binding upon Roche and all parties claiming through it) between sale proceeds and cost of acquisition paid by Roche to the Government in respect of the said Property.
- 6. It appears that by a letter dated 21st July, 1971, Roche requested the Government for permission to transfer a part of the First Property which was issued, to Bayer (India) Limited ("Bayer")
- 7. By an Order dated 20th March 1973 issued by the Additional Collector, Thane, the Government resumed an area admeasuring 24 Acres 8 Annas out of the First Property. It appears that the area of the First Property in the aforesaid Order dated 20th March, 1973 has been erroneously recorded as 34 Acres and 17 Annas instead of 38.13 Acres, being the area given under the schedule to the Sanad. For the purpose of this Title Certificate we have considered the area of the First Property as 38.13 Acres as given under the schedule to the Sanad.
- 8. We further note from the Order dated 20th March, 1973 that the Old Survey No.193 (New Survey No.88) Hissa No.6 admeasuring 11 Gunthas 12 Annas was resumed by the

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Government. However, we note that separate 7/12 extracts have been issued of Old Survey No.193 (New Survey No.88) bearing Hissa No. 6A admeasuring 5.6 Acres reflecting the name of Bayer as holder and Old Survey No.193 (New Survey No.88) 6B admeasuring 5.8 Acres reflecting presently the name of Piramal Estate Private Limited ("PEPL"), being the successor in the title of the cross-holder Roche. It appears that only an area of 5.6 Acres was resumed by the Government and thereafter handed over to Bayer under the Order dated 20th March, 1973 and an area of 5.8 Acres out of Old Survey No.193 (New Survey No.88) Hissa No.6 continued to remain with Roche. By and under the said Declaration, PEPL has confirmed that an area admeasuring 5.8 Acres of the Old Survey No.193 (New Survey No.88) Hissa No.6 is included in the area held by Roche and forms part of the First Property.

- 9. In the circumstances, it appears that Roche continued to hold the balance land which included the said Property after resumption of the 24 Acres 8 Annas referred hereinabove less the area of 5.8 Acres of the Old Survey No.193 (New Survey No.88) Hissa No.6, which continued to be held by Roche.
- 10. By a Fresh Certificate of Incorporation dated 24th of June, 1995, the name of Roche Products Private Limited was changed to Piramal Healthcare Limited ("PHCL").
- 11. By an Order dated 14th August 1997, the Hon'ble High Court of Judicature at Bombay sanctioned the Scheme of Arrangement between Nicholas Piramal (India) Limited ("NPIL") and PHCL, under sections 391 to 394 of the Companies Act 1956, whereby the entire pharmaceutical division of PHCL, along with its assets was transferred to and merged with NPIL. The said Property including the structure standing thereon did not form a part of the assets that were merged with NPIL but were retained by PHCL. We have seen copy of the Order in relation to Company Petition No.278 of 1997 sanctioning the said Scheme of Arrangement.
- 12. By a Fresh Certificate of Incorporation dated 28th of August 1997, the name of Piramal Healthcare Limited was changed to Piramal Holdings Limited ("PHL").
- 13. By an Order dated 5th May 2005 passed in Company Petition No.131 of 2005, the High Court of Judicature of Bombay sanctioned the Scheme of Arrangement between PHL and Alplex International Limited ("Alplex"), under sections 391 to 394 of the Companies Act, 1956 and the said Property thereby stood transferred to and vested in Alplex from 1st of January 2005.
- 14. By an unregistered Development Agreement dated 28th May 2008, made between Alplex International Limited therein referred to as the Owner of the First Part and V3 Designs Private Limited therein referred to as the Developer of the Second Part, Alplex granted development rights in respect of *inter alia* the said Property in favour of V3 Designs Private Limited (now an LLP) as or for the consolidation and on the terms and conditions contained therein.

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- 15. By a Deed of Confirmation dated 12th October 2009, made between Apex International Limited therein referred to as the Owner of the First Part and VJ Designs Private Limited therein referred to as the Developer of the Second Part and registered with the office of the Sub-Registrar of Assurances under Serial No. 10396 of 2009, the validity and subsistence of the aforesaid Development Agreement dated 28th May 2008 was confirmed.
- 16. By a Fresh Certificate of Incorporation dated 28th October 2010 the name of Apex International Limited was changed to Piramal Realty Limited.
- 17. By a Deed of Limited Liability Partnership dated 1st March 2011, the shareholders of VJ Designs Private Limited recorded their intention to convert VJ Designs Private Limited into a Limited Liability Partnership. By a Certificate of Registration of Conversion of VJ Designs Private Limited to VJ Designs LLP dated 28th March 2011, VJ Designs LLP was registered as a Limited Liability Partnership ("LLP").
- 18. By a Fresh Certificate of Incorporation dated 4th March 2011, the name of Piramal Realty Limited was changed to Piramal Realty Private Limited.
- 19. By a Fresh Certificate of Incorporation dated 1st of August, 2011, the name of Piramal Realty Private Limited was changed to Piramal Estates Private Limited ("PEPL").
- 20. By and under a Deed of Cancellation dated 25th July, 2014 executed between Piramal Estates Private Limited of One Part and VJ Designs LLP, of the Other Part and registered with the office of the Sub Registrar of Assurances, Thane under Serial No. 9400 of 2014, the Development Agreement dated 28th May 2008 and the Deed of Confirmation dated 12th October, 2009 was cancelled.

II. REVENUE RECORDS

- 21. We have been furnished with copies of the 7.12 extracts issued on 29th September, 2014, in respect of the said Property and note that
 - a) The name of PEPL is reflected in the holder's column;
 - b) The tenure is reflected as 'Occupant Class-II';
 - c) The copy of 7.12 Extract issued on 29th September, 2014 in respect of New Survey No. 99-13B reflects the tenure as 'new tenure'; and
 - d) Save and except in respect of New Survey Nos. 7.1, 7/2, 10/2A, 10/10B, 88/6D, 101/2B, 105.1, 105.2, 105.4, 105-6 to 9, 105-19 and 105/20, the other rights column of the photocopies of 7.12 extracts in respect of the said Property reflects a 'rukda' remark.

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- 22. We have not been furnished with a complete set of Mutation Entries in respect of the said Property. By and under the said Declaration PEPL has *inter-alia* confirmed that it is in the process of procuring the same.

III. SEARCHES IN THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCES

- 23. We have been furnished with a copy of the Search Report dated 6th April, 2015 issued by Advocate Sanjay Sinha, in respect of the searches conducted in the office of Sub-Registrar of Assurances for the period from 1985 to 2014 and observe that a notice of *Lis Pendens* dated 31st July, 2006 has been recorded in favour of one Madhukar Dharma Patil in respect of open land admeasuring 7,714 square meters situate at Village Balkum, Thane. However, by and under the said Declaration PEPL has *inter-alia* confirmed that the said open land admeasuring 7,714 square meters does not form part of the said Property. We have caused further searches to be conducted in the office of Sub-Registrar of Assurances for the period 2014 to 2015 and have been furnished with a Search Report dated 5th January, 2016 issued by E.S. Gaukar, Search Clerk and observe that there are certain documents referred to therein. However, by the said Declaration, PEPL has confirmed that (i) the documents reflected in the aforesaid Search Report dated 5th January, 2016 do not adversely affect the title of PEPL to the said Property; and (ii) no documents have been executed post 2015 which adversely affects the title of PEPL to the said Property.

IV. SEARCHES ON THE ONLINE PORTAL OF THE MINISTRY OF CORPORATE AFFAIRS

- 24. We have caused searches to be conducted on the online portal of the Ministry of Corporate Affairs in respect of the charges created by PEPL and have been furnished with a copy of the Online Search Report dated 19th July, 2017 issued by Ms. Jinal Dawda, Company Secretary. On perusal thereof, we note that no mortgage has been created on the said Property or any part thereof.

I. MISCELLANEOUS

- 25. We have been furnished with a copy of an Order dated 20th June, 2015 bearing reference no. Revenue C-1/T-1 Transfer permission/SH-02/2015 issued by the Collector, Thane, wherein permission was granted for residential/commercial use of the said Property on the terms and conditions mentioned therein. We recommend that a technical diligence be conducted to ascertain that all terms and condition under the aforesaid Order dated 20th June, 2015 have been complied with and the amounts mentioned therein have been paid.
- 26. We have not issued any Public Notice inviting claims in respect of the said Property.
- 27. We have not conducted negative search in High Court in respect of PEPL to ascertain whether winding up petitions have been filed and/or whether there are any other pending litigation/proceedings, in respect of the said Property and/or any part thereof. However, by

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and under the said Declaration PEPL has inter-alia confirmed that there are no litigations affecting the said Property or any part thereof.

28. By and under the said Declaration, PEPL has confirmed that the original of the following documents of title are in possession of PEPL.
29. By and under the said Declaration, PEPL, has confirmed that:
 - a) PEPL is in possession of the said Property;
 - b) There are no mortgages/charges or interest of the said Property or any part thereof; and
 - c) There is sufficient road access to the said Property from a public road.
30. For the purposes of this Title Certificate, we have made certain assumptions which are set out in the Second Schedule Set out hereinafter.

CONCLUSION

Subject to the aforesaid, in our view, Pirama Estate Private Limited has clear and marketable title to the said Property in terms of the Sanad dated 12th October, 1965 and the order dated 29th September, 1964 and bearing no. 903/DP/SR/1597 issued under the order dated 7th September, 1960 bearing the LNO/2160/376/A issued by the Revenue Department.

THE FIRST SCHEDULE HERELINAHOSE REFERRED TO
(List of original documents of title in respect of the said Property herewith)

1. Agreement dated 18th May, 1956 executed by and between Roche Products Private Limited and the then Governor of Bombay; and
2. Sanad dated 17th October, 1965 issued by the Governor of Bombay to M. Roche Products.

THE SECOND SCHEDULE HERELINAHOSE REFERRED TO
(Assumptions)

3. This Title Certificate is issued to Pirama Estates Private Limited ("PEPL") for the limited purpose of expressing our opinion in the matters mentioned herein and is issued under the instructions of PEPL and meant only for the personal and use of PEPL to whom it is issued.
4. This Title Certificate is based only on the information given to us alongwith the documents and statements submitted, furnished and produced before us from time to time during the course of our due diligence.

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5. While conducting our due diligence exercise, we have assumed the genuineness of all signatures, the authenticity and completeness of all documents submitted to us and the conformity with the originals of all documents supplied as copies. In addition, we have assumed and have not verified the accuracy as to factual matters of each document we have reviewed.
6. This Title Certificate is confined and limited to the state of affairs as on the date hereof. We are not aware of any information to the contrary, which would lead us to believe that the observations stated herein are no longer valid.
7. We are unable to verify whether the parties to any agreements reviewed had the authority to enter into such agreements or whether the agents acting for such parties had the powers of attorney to do so where the documents have been executed as attorneys.
8. This Title Certificate is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond the matters expressly stated herein. This Title Certificate is based only on the documents made available for our examination and information provided to us as stated above. Matters expressed herein are limited to reflect the state of the law applicable to the particular facts herein contained only as on the date hereof.
9. We express no opinion as to the consequence or application of any law existing and applicable after such date, and expressly decline any continuing obligation to advise after the date of this Title Certificate of any changes in the foregoing or any changes of circumstances of which we may become aware that may affect our observations contained herein.
10. As regards any statements and/or information specified in this Title Certificate we have relied on the representations, declaration and confirmation made by Mr. Shiju Bhaskar, Director of PEPL, under the said Declaration dated 24th July, 2017 and have not independently verified the same.
11. As regards the litigation matters, we have not, independently verified the said information and have relied on the information provided to us by PEPL in this regard. Further, we have not carried out any independent searches in any of the Court offices regarding the pendency of any litigation.
12. We have relied solely on the registered documents of title furnished to us in cases where there is any inconsistency between the search reports and other unregistered documents furnished to us from time to time during the course of our due diligence exercise.
13. We assume that technical diligence in respect of the said Property as regards the requisite building permissions, compliance of all the terms and conditions of the orders passed in respect of the Property including but not limited to the T.C., physical surveys, reservations,

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Development permissions, etc. have been duly completed and that the said Property is being developed in accordance with approvals and sanctions issued by the governmental authorities.

14. We have not opined on the structures and/or any buildings existing on the said Property and we recommend that a separate technical diligence be conducted for the same.
15. We expressly disclaim any liability, which may arise due to any decision taken by any person or persons, on the basis of this Title Certificate.

Dated this 24th day of July, 2017

Yours faithfully,

[Signature]
Dheval Vasanji & Associates
Advocates & Solicitors

Page 4 of 8

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ANNEXURE - D

Form 11: Includes a header section with fields for name, address, and contact details. Below is a table with columns for various categories and a date stamp of 22 MAR 2018.

Form 12: Includes a header section with fields for name, address, and contact details. Below is a table with columns for various categories and a date stamp of 22 MAR 2018.

Form 13: Includes a header section with fields for name, address, and contact details. Below is a table with columns for various categories and a date stamp of 22 MAR 2018.

Form 14: Includes a header section with fields for name, address, and contact details. Below is a table with columns for various categories and a date stamp of 22 MAR 2018.

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Form 15: Includes a header section with fields for name, address, and contact details. Below is a table with columns for various categories and a date stamp of 22 MAR 2018.

Form 16: Includes a header section with fields for name, address, and contact details. Below is a table with columns for various categories and a date stamp of 22 MAR 2018.

Form 100 (1973) - Income Tax Return

Income Tax Return for the year ending 31st March 2016

Assessee's Name: **Dr. P. S. Srinivasan**

Address: **10/1, Anna Salai, Chennai - 600 002**

Signature: **Dr. P. S. Srinivasan**

Date: **22 MAR 2016**

Sl. No.	Particulars	Amount
1	Salary	1,00,000
2	House Rent Allowance	1,00,000
3	Interest on Public Deposits	10,000
4	Interest on Government Securities	5,000
5	Dividend Income	2,000
6	Income from Other Sources	1,000
7	Total Income	2,28,000
8	Less: Exemptions	(1,00,000)
9	Chargeable Income	1,28,000
10	Less: Tax Paid	(10,000)
11	Balance of Tax	118,000

Form 100 (1973) - Income Tax Return

Income Tax Return for the year ending 31st March 2016

Assessee's Name: **Dr. P. S. Srinivasan**

Address: **10/1, Anna Salai, Chennai - 600 002**

Signature: **Dr. P. S. Srinivasan**

Date: **22 MAR 2016**

Sl. No.	Particulars	Amount
1	Salary	1,00,000
2	House Rent Allowance	1,00,000
3	Interest on Public Deposits	10,000
4	Interest on Government Securities	5,000
5	Dividend Income	2,000
6	Income from Other Sources	1,000
7	Total Income	2,28,000
8	Less: Exemptions	(1,00,000)
9	Chargeable Income	1,28,000
10	Less: Tax Paid	(10,000)
11	Balance of Tax	118,000

Form 100 (1973) - Income Tax Return

Income Tax Return for the year ending 31st March 2016

Assessee's Name: **Dr. P. S. Srinivasan**

Address: **10/1, Anna Salai, Chennai - 600 002**

Signature: **Dr. P. S. Srinivasan**

Date: **22 MAR 2016**

Sl. No.	Particulars	Amount
1	Salary	1,00,000
2	House Rent Allowance	1,00,000
3	Interest on Public Deposits	10,000
4	Interest on Government Securities	5,000
5	Dividend Income	2,000
6	Income from Other Sources	1,000
7	Total Income	2,28,000
8	Less: Exemptions	(1,00,000)
9	Chargeable Income	1,28,000
10	Less: Tax Paid	(10,000)
11	Balance of Tax	118,000

Form 100 (1973) - Income Tax Return

Income Tax Return for the year ending 31st March 2016

Assessee's Name: **Dr. P. S. Srinivasan**

Address: **10/1, Anna Salai, Chennai - 600 002**

Signature: **Dr. P. S. Srinivasan**

Date: **22 MAR 2016**

Sl. No.	Particulars	Amount
1	Salary	1,00,000
2	House Rent Allowance	1,00,000
3	Interest on Public Deposits	10,000
4	Interest on Government Securities	5,000
5	Dividend Income	2,000
6	Income from Other Sources	1,000
7	Total Income	2,28,000
8	Less: Exemptions	(1,00,000)
9	Chargeable Income	1,28,000
10	Less: Tax Paid	(10,000)
11	Balance of Tax	118,000

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दस्त क्र. 0000/2028

03/99E



Form 100 (1973) - Income Tax Return

Income Tax Return for the year ending 31st March 2016

Assessee's Name: **Dr. P. S. Srinivasan**

Address: **10/1, Anna Salai, Chennai - 600 002**

Signature: **Dr. P. S. Srinivasan**

Date: **22 MAR 2016**

Sl. No.	Particulars	Amount
1	Salary	1,00,000
2	House Rent Allowance	1,00,000
3	Interest on Public Deposits	10,000
4	Interest on Government Securities	5,000
5	Dividend Income	2,000
6	Income from Other Sources	1,000
7	Total Income	2,28,000
8	Less: Exemptions	(1,00,000)
9	Chargeable Income	1,28,000
10	Less: Tax Paid	(10,000)
11	Balance of Tax	118,000

Form 100 (1973) - Income Tax Return

Income Tax Return for the year ending 31st March 2016

Assessee's Name: **Dr. P. S. Srinivasan**

Address: **10/1, Anna Salai, Chennai - 600 002**

Signature: **Dr. P. S. Srinivasan**

Date: **22 MAR 2016**

Sl. No.	Particulars	Amount
1	Salary	1,00,000
2	House Rent Allowance	1,00,000
3	Interest on Public Deposits	10,000
4	Interest on Government Securities	5,000
5	Dividend Income	2,000
6	Income from Other Sources	1,000
7	Total Income	2,28,000
8	Less: Exemptions	(1,00,000)
9	Chargeable Income	1,28,000
10	Less: Tax Paid	(10,000)
11	Balance of Tax	118,000

74

22 MAR 2016

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22 MAR 2016

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22 MAR 2016

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22 MAR 2016

टनन ९
 दस्त क्र. ७८५५/२०२४
 ७४ २२६



76

22 MAR 2016

76

22 MAR 2016

Form 64: Financial statement for the period ending 31.03.2016. Includes a table for income details and a stamp from the Income Tax Department.

Form 64: Financial statement for the period ending 31.03.2016. Includes a table for income details and a stamp from the Income Tax Department.

Form 64: Financial statement for the period ending 31.03.2016. Includes a table for income details and a stamp from the Income Tax Department.

Form 64: Financial statement for the period ending 31.03.2016. Includes a table for income details and a stamp from the Income Tax Department.

टनल - १

दस्तावेज क्र. 10244 / 2024

100/99E



Form 64: Financial statement for the period ending 31.03.2016. Includes a table for income details and a stamp from the Income Tax Department.

Form 64: Financial statement for the period ending 31.03.2016. Includes a table for income details and a stamp from the Income Tax Department.

72

22 MAR 2016

पञ्जाब प्रदेश सरकार
 [Seal]

क्र.सं.	नाम	पता	वर्ग	क्षेत्रफल	मूल्य	विवरण
1001/20
1002/20
1003/20
1004/20
1005/20

73

22 MAR 2016

पञ्जाब प्रदेश सरकार
 [Seal]

क्र.सं.	नाम	पता	वर्ग	क्षेत्रफल	मूल्य	विवरण
1001/20
1002/20
1003/20
1004/20
1005/20

74

22 MAR 2016

पञ्जाब प्रदेश सरकार
 [Seal]

क्र.सं.	नाम	पता	वर्ग	क्षेत्रफल	मूल्य	विवरण
1001/20
1002/20
1003/20
1004/20
1005/20

75

22 MAR 2016

पञ्जाब प्रदेश सरकार
 [Seal]

क्र.सं.	नाम	पता	वर्ग	क्षेत्रफल	मूल्य	विवरण
1001/20
1002/20
1003/20
1004/20
1005/20

रतन
 दस्त क्र. 1044 / 2028



00/996

76

22 MAR 2016

पञ्जाब प्रदेश सरकार
 [Seal]

क्र.सं.	नाम	पता	वर्ग	क्षेत्रफल	मूल्य	विवरण
1001/20
1002/20
1003/20
1004/20
1005/20

77

22 MAR 2016

पञ्जाब प्रदेश सरकार
 [Seal]

क्र.सं.	नाम	पता	वर्ग	क्षेत्रफल	मूल्य	विवरण
1001/20
1002/20
1003/20
1004/20
1005/20

Form 51: Income Tax Return for FY 2019-20. Assessee: **श्री. वि. वि. शर्मा**. Address: **प्लॉट नं. 12, गेट नं. 1, बंगला, दिल्ली-110015**. Date: **22 MAR 2018**. Includes a table for tax calculation and a signature stamp.

Form 51: Income Tax Return for FY 2019-20. Assessee: **श्री. वि. वि. शर्मा**. Address: **प्लॉट नं. 12, गेट नं. 1, बंगला, दिल्ली-110015**. Date: **22 MAR 2018**. Includes a table for tax calculation and a signature stamp.

Form 52: Income Tax Return for FY 2019-20. Assessee: **श्री. वि. वि. शर्मा**. Address: **प्लॉट नं. 12, गेट नं. 1, बंगला, दिल्ली-110015**. Date: **22 MAR 2018**. Includes a table for tax calculation and a signature stamp.

Form 52: Income Tax Return for FY 2019-20. Assessee: **श्री. वि. वि. शर्मा**. Address: **प्लॉट नं. 12, गेट नं. 1, बंगला, दिल्ली-110015**. Date: **22 MAR 2018**. Includes a table for tax calculation and a signature stamp.

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वे/१९९



Form 54: Income Tax Return for FY 2019-20. Assessee: **श्री. वि. वि. शर्मा**. Address: **प्लॉट नं. 12, गेट नं. 1, बंगला, दिल्ली-110015**. Date: **22 MAR 2018**. Includes a table for tax calculation and a signature stamp.

Form 54: Income Tax Return for FY 2019-20. Assessee: **श्री. वि. वि. शर्मा**. Address: **प्लॉट नं. 12, गेट नं. 1, बंगला, दिल्ली-110015**. Date: **22 MAR 2018**. Includes a table for tax calculation and a signature stamp.

THE STATE OF RAJASTHAN

REGISTRATION DEPARTMENT

REGISTRATION NO. 10000000000000000000

REGISTRATION DATE: 22 MAR 2016

REGISTRATION FEE: 50

REGISTRATION CHARGES: 50

REGISTRATION TOTAL: 100

Sl. No.	Name of the Property	Area	Category	Value	Rate	Amount
1
2
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10

THE STATE OF RAJASTHAN

REGISTRATION DEPARTMENT

REGISTRATION NO. 10000000000000000000

REGISTRATION DATE: 22 MAR 2016

REGISTRATION FEE: 55

REGISTRATION CHARGES: 55

REGISTRATION TOTAL: 110

Sl. No.	Name of the Property	Area	Category	Value	Rate	Amount
1
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THE STATE OF RAJASTHAN

REGISTRATION DEPARTMENT

REGISTRATION NO. 10000000000000000000

REGISTRATION DATE: 22 MAR 2016

REGISTRATION FEE: 50

REGISTRATION CHARGES: 50

REGISTRATION TOTAL: 100

Sl. No.	Name of the Property	Area	Category	Value	Rate	Amount
1
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THE STATE OF RAJASTHAN

REGISTRATION DEPARTMENT

REGISTRATION NO. 10000000000000000000

REGISTRATION DATE: 22 MAR 2016

REGISTRATION FEE: 55

REGISTRATION CHARGES: 55

REGISTRATION TOTAL: 110

Sl. No.	Name of the Property	Area	Category	Value	Rate	Amount
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रचन १

दस्तावेज क्र. 10199 / 2028



THE STATE OF RAJASTHAN

REGISTRATION DEPARTMENT

REGISTRATION NO. 10000000000000000000

REGISTRATION DATE: 22 MAR 2016

REGISTRATION FEE: 50

REGISTRATION CHARGES: 50

REGISTRATION TOTAL: 100

Sl. No.	Name of the Property	Area	Category	Value	Rate	Amount
1
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THE STATE OF RAJASTHAN

REGISTRATION DEPARTMENT

REGISTRATION NO. 10000000000000000000

REGISTRATION DATE: 22 MAR 2016

REGISTRATION FEE: 55

REGISTRATION CHARGES: 55

REGISTRATION TOTAL: 110

Sl. No.	Name of the Property	Area	Category	Value	Rate	Amount
1
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११
 (विशेष सूचनाएं हैं)
 १९९९
 विमान काले आ ही
 (६३१)

22 MAR 2018

११
 (विशेष सूचनाएं हैं)
 १९९९
 विमान काले आ ही
 (६३१)

22 MAR 2018

११
 (विशेष सूचनाएं हैं)
 १९९९
 विमान काले आ ही
 (६३१)

22 MAR 2018

११
 (विशेष सूचनाएं हैं)
 १९९९
 विमान काले आ ही
 (६३१)

22 MAR 2018

टनन - ९
 वस्तु क्र. ७८५५/२०१८
 ८९/९९६



११
 (विशेष सूचनाएं हैं)
 १९९९
 विमान काले आ ही
 (६३१)

22 MAR 2018

११
 (विशेष सूचनाएं हैं)
 १९९९
 विमान काले आ ही
 (६३१)

22 MAR 2018

Form with handwritten entries and a circular stamp. The stamp contains the text 'THE SEAL OF THE SUB REGISTRAR' and 'TAMIL NADU'. The form includes a header section with fields for name and address, and a main table with multiple columns and rows. The date '22 MAR 2018' is printed at the bottom left.

Form with handwritten entries and a circular stamp. The stamp contains the text 'THE SEAL OF THE SUB REGISTRAR' and 'TAMIL NADU'. The form includes a header section with fields for name and address, and a main table with multiple columns and rows. The date '22 MAR 2018' is printed at the bottom left.

Form with handwritten entries and a circular stamp. The stamp contains the text 'THE SEAL OF THE SUB REGISTRAR' and 'TAMIL NADU'. The form includes a header section with fields for name and address, and a main table with multiple columns and rows. The date '22 MAR 2018' is printed at the bottom left.

Form with handwritten entries and a circular stamp. The stamp contains the text 'THE SEAL OF THE SUB REGISTRAR' and 'TAMIL NADU'. The form includes a header section with fields for name and address, and a main table with multiple columns and rows. The date '22 MAR 2018' is printed at the bottom left.

दन नं १
दस्त क्र. ७७५५/२०२४
७४/१७६



Form with handwritten entries and a circular stamp. The stamp contains the text 'THE SEAL OF THE SUB REGISTRAR' and 'TAMIL NADU'. The form includes a header section with fields for name and address, and a main table with multiple columns and rows. The date '22 MAR 2018' is printed at the bottom left.

Form with handwritten entries and a circular stamp. The stamp contains the text 'THE SEAL OF THE SUB REGISTRAR' and 'TAMIL NADU'. The form includes a header section with fields for name and address, and a main table with multiple columns and rows. The date '22 MAR 2018' is printed at the bottom left.

119

119

22 MAR '16

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22 MAR '16

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120

22 MAR '16

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117

22 MAR '16

रतन १

दस्त क्र. ७७५५

७५/१११

OF THE SUB REGISTRAR, DIST. THANE

121

121

22 MAR '16

118

118

22 MAR '16

Form 169: Income Tax Return for FY 2016-17. Filed on 22/03/2018. Includes a table with columns for Income, Tax, and Deductions.

Form 165: Income Tax Return for FY 2016-17. Filed on 22/03/2018. Includes a table with columns for Income, Tax, and Deductions.

Form 172: Income Tax Return for FY 2016-17. Filed on 22/03/2018. Includes a table with columns for Income, Tax, and Deductions.

Form 151: Income Tax Return for FY 2016-17. Filed on 22/03/2018. Includes a table with columns for Income, Tax, and Deductions.

टनन - ९
वस्त क्र. ८०८५/२०१६
८०/१९९



Form 174: Income Tax Return for FY 2016-17. Filed on 22/03/2018. Includes a table with columns for Income, Tax, and Deductions.

Form 156: Income Tax Return for FY 2016-17. Filed on 22/03/2018. Includes a table with columns for Income, Tax, and Deductions.

Form 181: Affidavit for registration of a document. Includes fields for name, address, and a table for recording details.

Sl. No.	Particulars	Area	Value	Rate	Amount
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Form 181: Affidavit for registration of a document. Includes fields for name, address, and a table for recording details.

Sl. No.	Particulars	Area	Value	Rate	Amount
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Form 181: Affidavit for registration of a document. Includes fields for name, address, and a table for recording details.

Sl. No.	Particulars	Area	Value	Rate	Amount
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Form 181: Affidavit for registration of a document. Includes fields for name, address, and a table for recording details.

Sl. No.	Particulars	Area	Value	Rate	Amount
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रसन १
दस्ता क्र. ७८५५/२०२४
८१९९



Form 181: Affidavit for registration of a document. Includes fields for name, address, and a table for recording details.

Sl. No.	Particulars	Area	Value	Rate	Amount
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Form 181: Affidavit for registration of a document. Includes fields for name, address, and a table for recording details.

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191

22 MAR 2016

विद्यमान हस्ताक्षर (दि.)

पंजीकृत कार्यालय (दि.)

पंजीकृत कार्यालय (दि.)

क्र.सं.	विवरण	दि.	स्थिति
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189

22 MAR 2016

विद्यमान हस्ताक्षर (दि.)

पंजीकृत कार्यालय (दि.)

पंजीकृत कार्यालय (दि.)

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192

22 MAR 2016

विद्यमान हस्ताक्षर (दि.)

पंजीकृत कार्यालय (दि.)

पंजीकृत कार्यालय (दि.)

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189

22 MAR 2016

विद्यमान हस्ताक्षर (दि.)

पंजीकृत कार्यालय (दि.)

पंजीकृत कार्यालय (दि.)

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टनन-९

दस्तक. 0644/2028

12/1998



193

22 MAR 2016

विद्यमान हस्ताक्षर (दि.)

पंजीकृत कार्यालय (दि.)

पंजीकृत कार्यालय (दि.)

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190

22 MAR 2016

विद्यमान हस्ताक्षर (दि.)

पंजीकृत कार्यालय (दि.)

पंजीकृत कार्यालय (दि.)

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Form No. 30 (Part I) - 2017
 Date of Sale: 19/03/2018
 Price: ₹ 1,00,00,000/-
 Buyer: Shri. Suresh Chandra Singh
 Seller: Shri. Suresh Chandra Singh
 District: Sonbhadra
 Block: ...
 Village: ...
 22 MAR 2018

Sl. No.	Particulars	Area	Rate	Amount
1
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Form No. 30 (Part I) - 2017
 Date of Sale: 19/03/2018
 Price: ₹ 1,00,00,000/-
 Buyer: Shri. Suresh Chandra Singh
 Seller: Shri. Suresh Chandra Singh
 District: Sonbhadra
 Block: ...
 Village: ...
 22 MAR 2018

Sl. No.	Particulars	Area	Rate	Amount
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Form No. 30 (Part I) - 2017
 Date of Sale: 19/03/2018
 Price: ₹ 1,00,00,000/-
 Buyer: Shri. Suresh Chandra Singh
 Seller: Shri. Suresh Chandra Singh
 District: Sonbhadra
 Block: ...
 Village: ...
 22 MAR 2018

Sl. No.	Particulars	Area	Rate	Amount
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Form No. 30 (Part I) - 2017
 Date of Sale: 19/03/2018
 Price: ₹ 1,00,00,000/-
 Buyer: Shri. Suresh Chandra Singh
 Seller: Shri. Suresh Chandra Singh
 District: Sonbhadra
 Block: ...
 Village: ...
 22 MAR 2018

Sl. No.	Particulars	Area	Rate	Amount
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दस्तावेज क्र. 6044/2018
 22 MAR 2018
 60/99E



Form No. 30 (Part I) - 2017
 Date of Sale: 19/03/2018
 Price: ₹ 1,00,00,000/-
 Buyer: Shri. Suresh Chandra Singh
 Seller: Shri. Suresh Chandra Singh
 District: Sonbhadra
 Block: ...
 Village: ...
 22 MAR 2018

Sl. No.	Particulars	Area	Rate	Amount
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Form No. 30 (Part I) - 2017
 Date of Sale: 19/03/2018
 Price: ₹ 1,00,00,000/-
 Buyer: Shri. Suresh Chandra Singh
 Seller: Shri. Suresh Chandra Singh
 District: Sonbhadra
 Block: ...
 Village: ...
 22 MAR 2018

Sl. No.	Particulars	Area	Rate	Amount
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क्र.सं.	दिनांक	विवरण	प्रमाण
1	22 MAR 2010
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क्र.सं.	दिनांक	विवरण	प्रमाण
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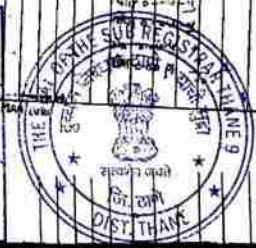
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रामन-९

दस्तावेज क्र. 60744/2028

29/199E



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22 MAR 2016

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विद्यमान अर्थोपपन्न (रु.)

विद्यमान खर्च (रु.)

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22 MAR 2016

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23

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विद्यमान खर्च (रु.)

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22 MAR 2016

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विद्यमान अर्थोपपन्न (रु.)

विद्यमान खर्च (रु.)

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22 MAR 2016

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विद्यमान अर्थोपपन्न (रु.)

विद्यमान खर्च (रु.)

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22 MAR 2016

रन नं- 9
इस्त क्र. 4444/2028



22 MAR 2016

26

विद्यमान अर्थोपपन्न (रु.)

विद्यमान खर्च (रु.)

क्र.सं.	दिनांक	विवरण	प्रमाण
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22 MAR 2016

22 MAR 2016

27

विद्यमान अर्थोपपन्न (रु.)

विद्यमान खर्च (रु.)

क्र.सं.	दिनांक	विवरण	प्रमाण
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22 MAR 2016

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Handwritten form with tables and stamps. Includes a circular stamp at the top right and a date stamp at the bottom left: 22 MAR 2016.

Handwritten form with tables and stamps. Includes a circular stamp at the top right and a date stamp at the bottom left: 22 MAR 2016.

टानन-९
क्र. ७८५५/२०१६
१३/१९९६



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Handwritten form with tables and stamps. Includes a circular stamp at the top right and a date stamp at the bottom left: 22 MAR 2016.

Form 11: Affidavit of the Debtor. Includes fields for Debtor's Name, Address, and a table for listing creditors and their claims. The table has columns for creditor name, amount, and date of claim.

Form 12: Affidavit of the Creditor. Includes fields for Creditor's Name, Address, and a table for listing debtors and their liabilities. The table has columns for debtor name, amount, and date of liability.

Form 13: Affidavit of the Debtor. Includes fields for Debtor's Name, Address, and a table for listing creditors and their claims. The table has columns for creditor name, amount, and date of claim.

Form 14: Affidavit of the Creditor. Includes fields for Creditor's Name, Address, and a table for listing debtors and their liabilities. The table has columns for debtor name, amount, and date of liability.

रतन

दस्त क्र. 0044/2028

28/9/28



Form 15: Affidavit of the Debtor. Includes fields for Debtor's Name, Address, and a table for listing creditors and their claims. The table has columns for creditor name, amount, and date of claim.

Form 16: Affidavit of the Creditor. Includes fields for Creditor's Name, Address, and a table for listing debtors and their liabilities. The table has columns for debtor name, amount, and date of liability.

THE SEAL OF THE SUB-REGISTRAR, DIST. THANE

57

Handwritten text: *प्राधान्य प्रमाण*

क्र.सं.	दिनांक	विवरण	प्रमाण
187172			
187173			
187174			
187175			
187176			

22 MAR 2018

THE SEAL OF THE SUB-REGISTRAR, DIST. THANE

58

Handwritten text: *प्राधान्य प्रमाण*

क्र.सं.	दिनांक	विवरण	प्रमाण
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187178			
187179			
187180			
187181			

22 MAR 2018

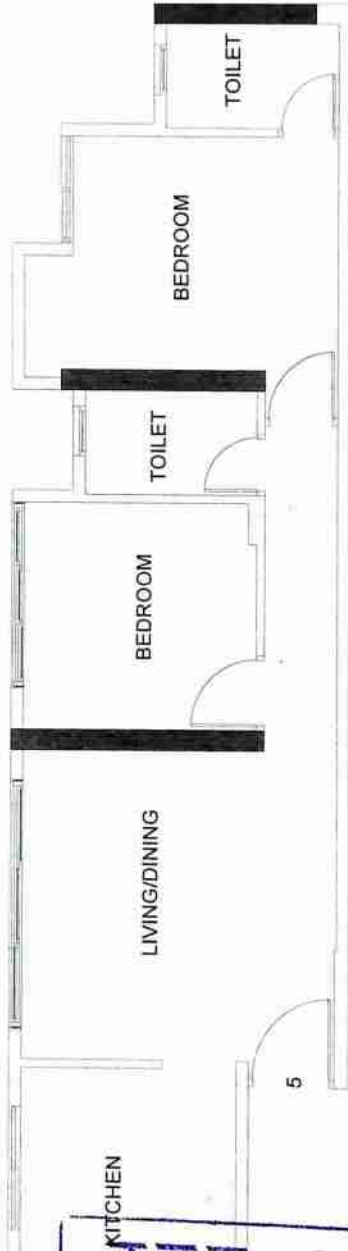
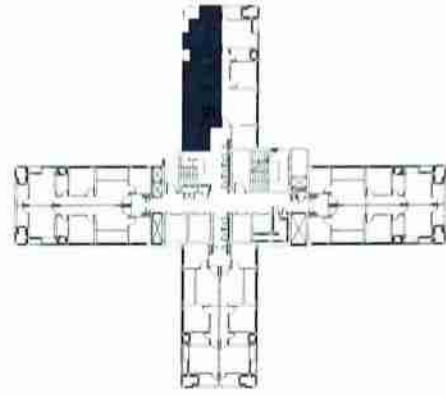
टनन - ९

दस्त क्र. ७७५५ / २०२४

९५ / ११६



ANNEXURE - E



प्लान - ९
 दस्त क्र. ७७५५/२०२४
 २६/११६



Annexure

Shree

PIRAMAL VAIKUNTH -
 CLUSTER 4 - TOWER VIDIT
 FLAT NO 2805 FLOOR LEVEL : 28th floor.

Shree

11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Area/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).
15. Condition mentioned in permission/c.c. TMC/TDD/3705/21 Dt. 28/09/2021 will be binding on developer/owner.
16. Developer/owner shall be binding to propose minimum area for commercial user in the said layout.
17. Developer/owner shall make artificial ventilation provision for proposed ventilation shaft as per National Building Codes.

सावधान
 जसुर मजदुरावतुनर वसुधतुन न कुरुते एतन्म
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Yours faithfully,

 20/11/2024
 सुनील पाटील
 Executive Engineer
 Municipal Corporation of
 the city of Thane.

टनन - ९
दस्त क्र. 0644/2024
९८/११९





THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37) Reg. No. 2-10 (UDCPA)

(CLUSTER - 4) - Tower 1 Vraj - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) /

Resi. (Pt.) + 6th to 38th floor

Occupancy Certificate

Tower 2 Vidit - 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) /

Resi. (Pt.) + 6th to 39th floor

V.P. No. S05/0068/13 TMC/TDD/OCC/N/7003/001/2023 Date 27.12.2023

To,
M/s. Scapes (S. Gupte) (Architect)
Gupte Cottage, Panchpakhadi, Thane (w)

M/s. Piramal Estate Pvt. Ltd. Owner / Developer

Sub - Occupation Certificate for Building as above.

Ref. V. P. No. S05/0068/13

Your Letter No.: 8505 dated 22/12/2023

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. Above situated at 30.0 mt. wide D. Road / Street Ward No. Sector No. V S. No. / C.T.S. No. / F.P. No. mentioned backside village Balkum under the supervision of Subhash Gupte Licensed Survey or/Engineer/Structural Engineer/Supervisor/ Architect/Licence No. CA/80/5667 may be occupied on the following conditions.

अटी:

- १) ठाणे महानगरपालिकेमार्फत उपलब्धतेनुसार पिण्यासाठी पाणी पुरविण्यात येईल.
- २) उद्भवान, सो.सी.टी.व्ही. यंत्रणा, रेन वॉटर हार्वेस्टिंग सिस्टम, सोलार वॉटर हीटिंग सिस्टम कार्यान्वित ठेवण्याची जबाबदारी विकासक व तद्नंतर सोसायटी यांची राहिल.
- ३) वृक्ष, पाणी, ड्रेनेज व स्टॉर्म वॉटर ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील अटी बंधनकारक राहतील.
- ४) विकासक यांनी वेळोवेळी सादर केलेली हमीपत्र विकासकांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Assistant Director of Town Planning

Municipal Corporation of
the city of Thane.

Copy to

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



P.T.O.

Old Survey Nos. 8/1 to 14, 9/1 to 37, 39 to 42, 10/1 to 17, 11/2 to 9, 11/10A, 11/10B, 11/11 to 18, 204/13, 15, 205/14 to 20, 205/24 to 30, 205/31A, B, 205/32, 33, 206/2, 3, 277/1 to 20 New survey Nos. 7/1 to 14, 8/1 to 37, 39 to 42, 9/1 to 17, 10/2 to 10/5 (pt.), 10/7 to 9, 10/10A, 10/10B, 10/11, to 18, 99/13, 15, 100/14 to 20, 100/24 to 30, 100/31A & B, 100/32 & 33, 101/2 & 3, 105/1 to 20.

सावधान

नगर नकशानुसार मांडाकारन न करणे वसेच विचार निघंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता मांडाकारन करणे, महत्वाचे प्रादेशिक व नगर रक्षणा अधिनियमाचे कलम ५२ अन्वये दंडात्मक गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे तैद व र. २०००/- दंड होऊ शकतो.



Yours Faithfully

Assistant Director of Town Planning,
Municipal Corporation of
the city of Thane

टनन-९
दस्त क्र. CCYU/2024
१००/११६



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PIRAMAL ESTATES PRIVATE LIMITED



15/11/1999

Permanent Account Number

AACCA7777K

Signature



Signature



टनन - ९
दस्त क्र. ७८५५ / २०२४
१०९ / १९९





Abhay

PERMANENT ACCOUNT NUMBER
AJPP2986K
 नाम / Name
PRAMOD ANAND PAWAR
 पिता का नाम / FATHER'S NAME
ANAND GOVIND PAWAR
 जन्म तिथि / DATE OF BIRTH
03-08-1973
 हस्ताक्षर / SIGNATURE
PRM
 अधिकारी / अधिकृत / अधिकारी
 Commissioner of Income Tax (Computer Operations)

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AHRPM9064C
 नाम / Name
FARUK BABASAHEB MANER
 पिता का नाम / Father's Name
BABASAHEB IBRAHIM MANER
 जन्म की तारीख /
 Date of Birth
01/06/1974
 हस्ताक्षर / Signature
Faruk
 29122090

टनन - ९
 दस्त क्र. *uuyy/2024*
902/99E



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BAQPM3027A
 नाम / Name
SALAMI FARUK MANER
 पिता का नाम / Father's Name
SARDAR HUSEN SANADI
 जन्म की तारीख /
 Date of Birth
13/02/1979
 हस्ताक्षर / Signature
Salami
 10112022

Salami



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PIRAMAL ESTATES PRIVATE LIMITED HELD ON FRIDAY, THE 16TH DAY OF FEBRUARY, 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 8TH FLOOR, PIRAMAL TOWER, GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI - 400 013.

"RESOLVED THAT in supersession to all the Resolutions passed earlier in this regard, (1) Mr. Pankaj Mundada (DIN: 09574922), Director of the Company; (2) Mr. Sachin Sonavane; (3) Mr. Mohit Gupta and (4) Mr. Vishal Patni, Authorized Representatives of the Company (hereinafter collectively referred to as 'Authorized Signatories') be and are hereby severally authorized to sign, execute Agreements for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Deed of Confirmation, Conveyance Deed and Documents/application for Refund of Stamp Duty, Supplemental Agreement(s), Mudrank Office Related Documents and any other deeds, documents and instruments related to the sale of the flat(s)/unit(s) in the project(s) or documents related to government office (hereinafter called as 'Agreements') implemented/to be implemented by the Company and to appear before the Registrar or Sub-Registrar of Assurances and to lodge, present, admit these Agreements/Documents for Registration and receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1908;

RESOLVED FURTHER THAT the Authorized Signatories be and are also authorized to issue Power of Attorney(s) as per the draft tabled at the meeting in favour of:


1.	Mr. Manoj Sajnani	6.	Mr. Yasveer Patel
2.	Mr. Pramod Pawar	7.	Mr. Rushabh Visharia
3.	Mr. Alfred Amaldas	8.	Mr. Nitish Rodrigues
4.	Mr. Sandesh Gujar	9.	Mr. Mahesh Lohar
5.	Mr. Saurav Mukherjee	10.	Mr. Mohit Wadhvani

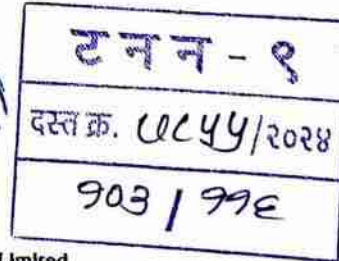
(hereinafter collectively referred to as 'Constituted Attorneys') thereby delegating the limited powers for appearing either jointly and/or severally before the Registrar or Sub-Registrar of Assurances and to lodge and to present for registration of the aforesaid Agreements, to admit the aforesaid Agreements and to receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1908 AND GENERALLY to do and perform all acts, matters and things necessary or expedient in relation for the purpose of registering the said documents;

RESOLVED FURTHER THAT the Power of Attorney(s) issued pursuant to the superseded Resolutions passed earlier in this regard be and are hereby revoked and rescinded;

RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be true by any Director of the Company be furnished to the concerned authorities with a request to act upon the same."

**CERTIFIED TRUE COPY
For Piramal Estates Private Limited**


**Deepak Suvarna
Director
(DIN: 10119782)**



**Piramal Estates Private Limited
CIN: U17100MH1999PTC122652**

Registered Office: 8th Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013 India
T: +91 22 3351 4000/4040
piramalrealty.com

"कुलमुखत्यारधारकाचे घोषणापत्र"

मी, प्रमोद आनंद पवार, संदेश गुजर, महेश लोहार वय ४२ वर्ष, पिरामल टॉवर, ८ वा मजला, गणपतराव कदम मार्ग, लोअर परेल, मुंबई ४०००१३ याद्वारे घोषित करतो की, दुय्यम निबंधक ठाणे - ९ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. पिरामल इस्टेट प्रायव्हेट लिमिटेड तर्फे पंकज मुंदडा, मोहित गुप्ता, सविन सोनावणे, विशाल पटनी यांनी दि. १९.०३.२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार यांच्या पैकी कोणीही व्यक्ती मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वय शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

Amor

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक १६/०४/२०२४

ठिकाण : ठाणे

ट न न - ९
दस्त क्र. ७८५५/२०२४
१०४/११६



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 Tuesday, March 19, 2024
 4:14 PM

Original Document
 शेरी 8, 398
 Page 398

शेरी 8, 4881 शेरी 1903/2024

सादर कर: मीरा वीरा
 सादरकरणाचा अगुणतः क्रमांक-4877-2024
 सादरकरणाचा प्रकार: गुणवत्तासंगत
 सादर करानेकरिता याद्वारे निवेदन आहे की सादर कर रकमेची देवा घेऊन

शेरी 8	₹ 100.00
सादर करानेकरिता	₹ 340.00
DELIVERED	₹ 440.00

सादर कर: ₹ 1.1
 शेरी 8: 3
 सादर कर घेऊन: ₹ 300.

1) सादर कर: DHC क्रमांक: ₹ 340/-
 सादरकरणाचा अगुणतः क्रमांक: 0324195315470 शेरी: 1903/2024
 शेरी 8 व शेरी 3
 2) सादर कर: sChalan क्रमांक: ₹ 100/-
 सादरकरणाचा अगुणतः क्रमांक: MH-017886600202324E शेरी: 1903/2024
 शेरी 8 व शेरी 3

सादर करानेकरिता
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FLWTR

19/03/2024

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D H C

Receipt of Document Handling Charges

PRN 0324195315470	Receipt Date 19/03/2024
Received from PIRAMAL ESTATES PRIVATE LIMITED. Mobile number 0000000000 an amount of Rs 340/-, towards Document Handling Charges for the Document to be registered on Document No. 4877 dated 19/03/2024 at the Sub Registrar office Joint S R. Mumbai 5 of the District Mumbai 046/-1.	
Payment Details	
Bank Name MAHB	Payment Date 19/03/2024
Bank Cdr 10004152024031914445	REF No 014292721
Deface No 03241953154700	Deface Date 19/03/2024

This is computer generated receipt hence no signature is required



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CHALLAN
MTR Form Number-4

CHALLAN NO: 1905/2024-08 26 17 Form ID: 4811

Department: Registrar General of Registration	Payer Details	
Type of Payment: Stamp Duty	TAX ID / PAN (If Any)	AACD1777R
Other Name: SOHA, JT SUB REGISTRAR MUMBAI	PAN No (If Applicable)	PRAMAL ESTATES PRIVATE LIMITED
Location: MUMBAI	Plot No.	3TH FLOOR, PRAMAL TOWER
Year: 2023-2024 One Time	Flat/Shop No.	3TH FLOOR, PRAMAL TOWER
Account Head Details	Amount in Rs.	600.00
Stamp Duty	Registration Fee	100.00
Remarks (If Any):	Remarks (If Any):	PRAMAL ESTATES PRIVATE LIMITED, MUMBAI, MAHARASHTRA AND OTHERS
Total	Amount in Words	Six Hundred Rupees Only
Payment Details: BANK OF MAHARASHTRA	Bank Code	Ref No
Challan ID Details	Bank Date	PSB Date
Created ID No.	Bank Branch	Bank of Maharashtra
Name of Bank	Branch	Lower Panel, Mumbai
Name of Branch	Branch No. / Date	Not Verified with Bank

NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. For more details please visit the website www.maharashtra.gov.in



वर्क - 4
२६/०९/२०२४
२०२४

टनन - ९
दस्त क्र. ७६५५/२०२४
१०६/११६



CHALLAN
MTR Form Number-4

CHALLAN NO: 1905/2024-08 26 17 Form ID: 4811

Department: Registrar General of Registration	Payer Details	
Type of Payment: Stamp Duty	TAX ID / PAN (If Any)	AACD1777R
Other Name: SOHA, JT SUB REGISTRAR MUMBAI	PAN No (If Applicable)	PRAMAL ESTATES PRIVATE LIMITED
Location: MUMBAI	Plot No.	3TH FLOOR, PRAMAL TOWER
Year: 2023-2024 One Time	Flat/Shop No.	3TH FLOOR, PRAMAL TOWER
Account Head Details	Amount in Rs.	600.00
Stamp Duty	Registration Fee	100.00
Remarks (If Any):	Remarks (If Any):	PRAMAL ESTATES PRIVATE LIMITED, MUMBAI, MAHARASHTRA AND OTHERS
Total	Amount in Words	Six Hundred Rupees Only
Payment Details: BANK OF MAHARASHTRA	Bank Code	Ref No
Challan ID Details	Bank Date	PSB Date
Created ID No.	Bank Branch	Bank of Maharashtra
Name of Bank	Branch	Lower Panel, Mumbai
Name of Branch	Branch No. / Date	Not Verified with Bank

NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. For more details please visit the website www.maharashtra.gov.in

Sl. No.	Remarks	Debitment No.	Dr. Current Date	Amount	Debitment Amount
1	181-909-4877	009298742202324	19/09/2024 16:12:17	100.00	100.00
2	121-508-4877	009298742202324	19/09/2024 16:17:17	500.00	500.00
Total:				600.00	600.00

वर्क - 3
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बवई - ५
 २०२४

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN by these presents that We Mr. Pantaj Mundada, Mr. Mohit Gupta, Mr. Sachin Sonawane and Mr. Vishal Patil Authorized Representatives of Pramal Estates Private Limited having Registered office at 8th floor, Pramal Tower, Ganpatrao Kadam Marg Lower Panel, Mumbai-400013 (hereinafter called 'the Company') have been appointed as the Authorized Signatories of the Company by a Resolution dated 16th February, 2024 passed by the board of the Company whereby certain powers and authorities are conferred upon us to sign, execute Agreements for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Supplemental Agreement(s), Deed of Confirmation and any other deeds documents and instruments related to the sale of the flat(s) in the project(s) implemented to be implemented by the Company. A certified copy of the said resolution dated 16th February, 2024 is hereto annexed and marked as Annexure "A".

Handwritten signatures and initials

दस्त क्र. ७८५५/२०२४
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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT we do hereby nominate, constitute and appoint (1) Mr. Manoj Sajnal (2) Mr. Pramod Phadnis (3) Mr. Alfred Maldas (4) Mr. Sandesh Gujar (5) Mr. Sakaraj Multharjee (6) Mr. Yashveer Patel (7) Mr. Rushabh Visharia (8) Mr. Nitesh Rodrigues (9) Mr. Mahesh Lohar (10) Mr. Mohit Wadhvani, all adult Indian inhabitants having their office at 8th floor, Pramal Tower, Ganpatrao Kadam Marg, Lower Panel, Mumbai - 400 013 jointly and each of them severally to be our true and lawful Attorneys in fact and at law for us and in our name and on our behalf -

1) To appear before the concerned office of the Registrar or Sub-Registrar of Assurances and to lodge and present for registration and admit execution on behalf of us and do all things necessary or proper for the purpose of registration under the Indian Registration Act, XVI of 1908 or any other Act or Regulation for the time being in force relating to the Registration of Assurances, all Agreements for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Supplemental Agreement(s), Deed of Confirmation and any other deeds documents and instruments requiring registration intended or expressed to be made between the Company and prospective purchasers of flat(s)/office(s)/shop(s)/premises in the buildings and other structures under construction or to be constructed or completed in the Project(s) implemented to be implemented by the Company and already executed or signed or hereafter to be executed or signed by us as the duly authorized representative of the Company



2) To sign the said Agreement for Sale(s), Deed of Rectification(s), Deed of Modification(s), Cancellation Deed(s), Supplemental Agreement(s) and/or any other deeds documents, instruments etc. from the concerned Sub-Registrar of Assurances and to obtain registration thereof and to give proper receipts and discharge for the same

3) And generally to do and perform all acts, matters and things necessary or expedient in connection with the registration referred to herein above as fully and effectually in all respects as the said Attorneys in fact and ourselves could do by law

बवई - ५
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4) We do hereby ratify and confirm and covenant for ourselves to ratify and confirm all and whatsoever our said Attorneys shall lawfully do in or about the registration referred to herein above by virtue of these presents

Handwritten signatures and initials

WE HEREBY DECLARE that the Power of Attorney(s) supersedes earlier Power of Attorney issued by the Company in this regard and shall remain revocable and restricted

AND WE HEREBY DECLARE that the said Powers granted to the attorney(s) shall stand revoked in the event he/she ceases to be in the employment of the Company or any of its group Companies

IN WITNESS WHEREOF We have executed these presents this 15 day of March 2024

SIGNED AND DELIVERED BY

Name	Signature	Photograph	LHT
1) Mr. Parag Mundhara	<i>Parag Mundhara</i> FOR PRABAL ESTATES PVT LTD AUTHORISED CLERK		
2) Mr. Mahesh Gupta	<i>Mahesh Gupta</i> FOR PRABAL ESTATES PVT LTD		
3) Mr. Sankha Senavard	<i>Sankha Senavard</i> FOR PRABAL ESTATES PVT LTD		
4) Mr. Vishal Patel	<i>Vishal Patel</i> FOR PRABAL ESTATES PVT LTD AUTHORISED CLERK		

in the presence of

1) *Byrappa*



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टनन-९
दस्त. क्र. ७६५५/२०२४
१०८/११६



Name	Signature	Photograph	LHT
1. Mr. Manoj Bajrani	<i>Manoj Bajrani</i>		
2. Mr. Prasad Pawar	<i>Prasad Pawar</i>		
3. Mr. Alfred Amaldas	<i>Alfred Amaldas</i>		
4. Mr. Sandesh Gujar	<i>Sandesh Gujar</i>		
5. Mr. Saurav Mukherjee	<i>Saurav Mukherjee</i>		
6. Mr. Yashvir Patel	<i>Yashvir Patel</i>		

क्र. ६
०६०९९/१०
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7. Mr. Rushabh Vicharis			
8. Mr. Nitish Rodrigues			
9. Mr. Mahesh Lohar			
10. Mr. Mohit Wadhvani			

In the presence of
 11.

12. Bushan Chagale
 Bhusgale



बखर्क - ५
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टनन - ९
 दस्त क्र. ७८५५/२०२४
 ९०१/९९६



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PIRAMAL ESTATES PRIVATE LIMITED HELD ON FRIDAY, THE 14TH DAY OF FEBRUARY, 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 8TH FLOOR, PIRAMAL TOWER, GANPATRAO KADAM MARG, LOWER PAREL, MUMBAI - 400 013.

"RESOLVED THAT in supercession to all the Resolutions passed earlier in this regard, (1) Mr. Pankaj Mundade (DIN: 09374922), Director of the Company; (2) Mr. Sachin Somanani; (3) Mr. Mohit Gupta and (4) Mr. Vishal Panni, Authorized Representatives of the Company (hereinafter collectively referred to as "Authorized Signatories") be and are hereby severally authorized to sign, execute agreements for Sale(s), Deed of Rectification(s), Cancellation, Deed(s), Deed of Confirmation, Conveyance Deed and Documents/application for Refund of Stamp Duty, Supplemental Agreement(s), Mutation Office Related Documents and any other deed(s), documents and instruments related to the sale of the flat(s)/unit(s) in the project(s) or documents related to government office (hereinafter called as "Agreements") implemented to be implemented by the Company and to appear before the Registrar or Sub-Registrar of Assurances and to lodge, present, submit these Agreements/Documents for Registration and receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1908.

RESOLVED FURTHER THAT the Authorized Signatories be and are also authorized to sign and execute the Power of Attorney(s) as per the draft tabled at the meeting in favour of:

- | | |
|-------------------------|-------------------------|
| 1. Mr. Manoj Sajani | 6. Mr. Yashveer Patel |
| 2. Mr. Pramod Jivkar | 7. Mr. Rushabh Vicharis |
| 3. Mr. Alfred Almeida | 8. Mr. Nitish Rodrigues |
| 4. Mr. Sandesh Guler | 9. Mr. Mahesh Lohar |
| 5. Mr. Saurav Makherjee | 10. Mr. Mohit Wadhvani |



(hereinafter collectively referred to as "Constituted Attorneys") thereby delegating the limited powers for appearing either jointly and/or severally before the Registrar or Sub-Registrar of Assurances and to lodge and to present for registration of the aforesaid Agreements, to submit the aforesaid Agreements and to receive the aforesaid registered Agreements on behalf of the Company and to do all such things as may be necessary under the Indian Registration Act, XVI of 1908 AND GENERALLY to do and perform all acts, matters and things necessary or expedient in relation for the purpose of registering the said documents.

RESOLVED FURTHER THAT the Power of Attorney(s) issued pursuant to the superseded Resolutions passed earlier in this regard be and are hereby revoked and rescinded.

RESOLVED FURTHER THAT a copy of the foregoing resolution certified to be true by any Director of the Company be furnished to the concerned authorities with a request to act upon the same."

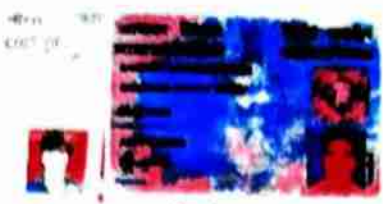
CERTIFIED TRUE COPY
 For Piramal Estates Private Limited

Deepak Sevarna
 Director
 (DIN: 18119782)



बखर्क - ५
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सदस्य सूची
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खसई - ५
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रतन - ९
दस्त क्र. ७८५५/२०२४
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Bykagale

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दिनांक 18 नव 2024 13:04

दस्तावेज क्र. :

पृष्ठ सं. 1
दस्तावेज क्र. 4877/2024/194/93

पत्र क्रमांक 4877/2024

पत्रांक - 011

पत्रांक - 02

पत्रांक संख्या - 500-

1. दि. 18 नव 2024 परीक्षा सत्रावधि

दि. 18 नव 2024

पत्रांक संख्या - 194/93/2024

2. दि. 4877/19/11/18-03-2024

पत्रांक संख्या नं. 5 दिनांक 18 नव 2024 दिनांक - 18 नव 2024

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A. Amaldas
B. Amaldas
C. Amaldas
D. Amaldas
E. Amaldas
F. Amaldas
G. Amaldas
H. Amaldas
I. Amaldas
J. Amaldas

18/11/2024 14:31 PM

दस्तावेज क्र. 2

पत्रांक संख्या 7997/13

पत्रांक संख्या - 500/00

क्र. सं.	पत्रांक संख्या	पत्रांक संख्या	पत्रांक संख्या	पत्रांक संख्या
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 दस्त क्र. ७८५५/२०२४
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Sl	Purchaser	Type	Venue/No/Vendor	GRN/License	Amount	Used At	Deface Number	Deface Date
1	PIRAMAL ESTATES PRIVATE LIMITED	eChallan	02300042024001981963	MH017596800202324E	500.00	GD	0009289762202324	15/03/2024
2		DHC		0324195315470	343	RF	03241953154700	19/03/2024
3	PIRAMAL ESTATES PRIVATE LIMITED	eChallan		MH017596800202324E	100	RF	0009289762202324	19/03/2024

(SD-Stamp Duty) (PF-Registration Fee) (DHC-Document Handling Charges)
 4837/2024

वर्ष - ५
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536/7855

मसालदार, 16 एप्रिल 2024 3.56 म.नं.

दस्त गोपबारा भाग-1

दस्तावेज

दस्तावेज क्रमांक: 7855/2024

778/998

दस्तावेज क्रमांक: दस्तावेज 9 / 7855 / 2024

बाजार मूल्य: ₹. 77,84,765/-

गोपबारा: ₹. 1,12,60,481/-

भरलेले मुद्रांक शुल्क: ₹. 7,88,500/-

डु. नि. मद्र. डु. नि. दस्तावेज 9 बाबे कार्यालय

गावणी 8462

गावणी दिनांक: 16/04/2024

क्र. नं. 7855 वर दि. 16-04-2024

मादरकरणाचे नाव: फारुक बाबामाहेब मणेर.

फेजी 3.51 म.नं. वा. इतर केना.

नोंदणी फी

₹. 30000.00

दस्त हानाळणी फी

₹. 2320.00

पृष्ठांची संख्या: 116

[Signature]

दस्त हजर करणाऱ्याची मही:

एकूण: 32320.00

Sub Registrar Thane 9

ब्रह्म द्यूयम निबंधक वर्ग २ ठाणे क. ९

Sub Registrar Thane 9

ब्रह्म द्यूयम निबंधक वर्ग २ ठाणे क. ९

दस्तावेजाचा प्रकार: करारनामा

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

शिड्डा क्र. 1 16 / 04 / 2024 03 : 51 : 51 PM ची वेळ: (मादरीकरण)

शिड्डा क्र. 2 16 / 04 / 2024 03 : 53 : 16 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्तित् व खरी आहेत. तथापि खोटी / बनावट आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये होणाऱ्या कारवाईस आफ्नी व्यक्तीशः जबाबदार राहू.

[Signature]

लिहून देणार



[Signature]

लिहून देणार

[Signature]



दम्न गोपबाग भाग-2

दनन9

दम्न क्रमांक 7855/2024

785/78E

16/04/2024 4 02:29 PM

दम्न क्रमांक दनन9/7855/2024

दम्नाचा प्रकार - करारनामा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:पिणामल इस्टेट प्रा. लि. वरिष्ठ अधिकृत मंडीकरने विधान पटनी यांचे वरिष्ठ वृ.सु.महागुन संदेश गुजर - पत्ता:प्लॉट नं. ... माळा नं. 8 वा मजला , इमारतीचे नाव: पिणामल टॉवर, ब्लॉक नं. पेनिन्सुला कॉन्स्ट्रिक्ट पार्क, गणपतराव कदम मार्ग, रोड नं: नोअर पंगेव, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AACCA7777K	विहन देणार वय -43 स्वाक्षरी -		
2	नाव:फाटक बाबासाहेब मणेर, पत्ता:प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: नेनी गल्ली, वडगाव, कोल्हापुर, ब्लॉक नं. ... रोड नं. ... महाराष्ट्र, कोल्हापूर. पिन नंबर: AHRPM9064C	विहन देणार वय -49 स्वाक्षरी -		
3	नाव:सनामी फाटक मणेर, पत्ता:प्लॉट नं. ... माळा नं. ... इमारतीचे नाव: नेनी गल्ली, वडगाव, कोल्हापुर, ब्लॉक नं. ... रोड नं. ... महाराष्ट्र, कोल्हापूर. पिन नंबर: BAQPM3027A	विहन देणार वय -45 स्वाक्षरी -		

वरील दम्नांवरून करून देणार न्यायक्षीत करारनामा चा दम्न एवज करून दिल्याचे कवून करवान,
शिक्का क्र.3 ची वेळ: 16 / 04 / 2024 03 : 59 : 00 PM

ओळख:-

खालील इतर असे निवेदीत करवान की ते दम्नांवरून करून देणा-यानां व्यक्तीश: ओळखनात, व त्यांची ओळख पटविनात

अनु क्र.	पक्षकारांचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव:विशाल फुलॉंग - वय 38 पत्ता:नागावण अपार्टमेंट, कोर्ट ताका, ठाणे पिन कोड:400601		
2	नाव:गजेन्द्र नल्ला - - वय 51 पत्ता:कळवा, ठाणे पिन कोड:400605		

शिक्का क्र.4 ची वेळ: 16 / 04 / 2024 04 : 01 : 15 PM

Sub Registrar Thane 9

मह दुय्यम निबंधक वर्ग २ ठाणे क. ९

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PIRAMAL ESTATES PVT LTD	eChallan	69103332074016096	MH000718394202425E	788500.00	SD	0000404515202425	16/04/2024
2		DHC		0424161915501	320	RF	0424161915501D	16/04/2024
3		DHC		0424166014252	2000	RF	0424166014252D	16/04/2024
4		eChallan		MH000718394202425E	30000	RF	0000404525202425	16/04/2024

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दस्त क्र. ७८५५/२०२४
११६/११६

प्रमाणित करण्यात येते की या दस्ता
मध्ये एकूण पाने ११६ आहेत
पुस्तक क्रमांक १ वर
७८५५ क्रमांकावर नोंदवला

सह दुय्यम निबंधक वर्ग २, ठाणे ९
तारीख १६ माहे ०४ सन २०२४

