

370 8092

पावती

Original/Duplicate

Thursday, April 18, 2024

नोंदणी क्र.: 39म

2:05 PM

Regn.: 39M

पावती क्र.: 8671 दिनांक: 18/04/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल2-8092-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: समीर फरीद शेख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

DELIVERED

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:25 PM ह्या वेळेस मिळेल.

सह दु. निबंधक कुर्ला 2

बाजार मूल्य: रु. 7857546.75/-

मोबदला रु. 11189189/-

भरलेले मुद्रांक शुल्क: रु. 671400/-

सह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424178706524 दिनांक: 18/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000789685202425E दिनांक: 18/04/2024

बँकेचे नाव व पत्ता:

DELIVERED



सूची क्र.2

दुय्यम निबंधक : मह.द.नि. कुर्ला 2

दस्त क्रमांक : 8092/2024

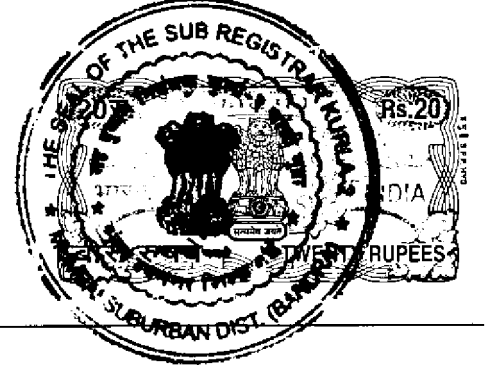
नोंदणी :

Regn:63m

20/04/2024

गावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	11189189
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार न नमुद करावे)	7857546.75
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(अमल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :मदनिका नं: 303, माळा नं: 3 रा मजला, इमारतीचे नाव: रुपायल क्रेस्ट,वी-ब्लॉक, ब्लॉक नं: कुर्ला पूर्व,मुंबई 400024, रोड : एम जी वॉर्चे मार्ग, इतर माहिती: रंग कार्पेट एरिया 580 चौ फूट,मोवत एक कार पार्किंग,इतर माहिती दस्तात नमुद केल्या प्रमाणे((C.T.S. Number : 11 :))
(5) क्षेत्रफळ	1) 59.29 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल नेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भारत महान डेव्हलपर्स अँड व्हिल्डर्स चे भागीदार अधिकृत दस्ताअकरकर्ता श्री अमित महेंद्र रुपायल यांच्या वतीने कुलमुख्यांग म्हणून ममीर अशोक खाडे वय:-42; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 14 वा मजला, इमारतीचे नाव: रुपायल आयरिस, ब्लॉक नं: माटुंगा रोड पश्चिम, मुंबई, रोड नं: प्लॉट नं:-273, मेनापती ब्रापट मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AAFFB0684E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ममीर फरीद शेख वय:-31; पत्ता:-प्लॉट नं: रूम नं-519, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कफ परडे, कुलावा, मुंबई, रोड नं: डॉ वावामाहेत्र आंबेडकर नगर, स्ट्रीट नं-07, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-DNIPS6047D 2): नाव:-मानिया ममीर शेख उर्फ मानिया परवीत वय:-22; पत्ता:-प्लॉट नं: रूम नं-519, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कफ परडे, कुलावा, मुंबई, रोड नं: डॉ वावामाहेत्र आंबेडकर नगर, स्ट्रीट नं-07, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-HTTTP3074G
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8092/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	671400
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेग	



मूल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सखमीकरण


दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 19/04/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.


सह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Bharat Mahan Developers and Builders	eChallan	69103332024041811313	MH000789685202425E	671400.00	SD	0000447845202425	18/04/2024
2		DHC		0424178706524	1800	RF	0424178706524D	18/04/2024
3	Bharat Mahan Developers and Builders	eChallan		MH000789685202425E	30000	RF	0000447845202425	18/04/2024

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

AGREEMENT FOR SALE

BETWEEN

M/s. BHARAT MAHAN DEVELOPERS & BUILDERS

AND

(1) MR. SAMEER FARID SHAIKH

(2) MRS. SANIYA SAMEER SHAIKH ALIAS SANIYA PARVEEN

FLAT NO. 303 ON 3rd FLOOR WING "B" IN RUPAREL CREST



CHALLAN
MTR Form Number-6



GRN	MH000789685202425E	BARCODE			Date	18/04/2024-12:20:33	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				KRL2_JT SUB REGISTRAR KURLA NO 2					
Location				MUMBAI					
Year				2024-2025 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030045501 Stamp Duty				671400.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						4 0 0 0 2 4			
				Remarks (If Any)					
				SecondPartyName=Sameer Farid Shaikh-					
				Amount In		Seven Lakh One Thousand Four Hundred Rupees Only			
Total				7,01,400.00		Words			
Payment Details				IDBI BANK					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		69103332024041811313	740853245
Cheque/DD No.				Bank Date		RBI Date		18/04/2024-12:21:09	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. : 0000000000

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

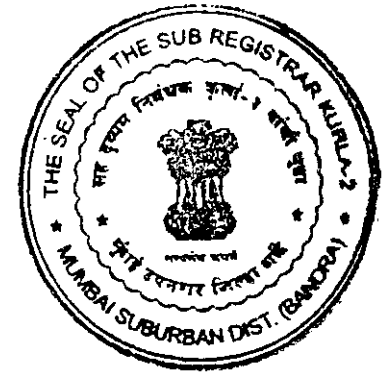
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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9-1974

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424178706524	Date 17/04/2024
Received from RUPAREL, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name WIBMOPG	Date 17/04/2024
Bank CIN 10004152024041706095	REF No. 1553137
This is computer generated receipt, hence no signature is required.	

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करल - २		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai this 18th day of April, 2024

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BETWEEN:

M/s. BHARAT MAHAN DEVELOPERS & BUILDERS, a partnership firm, having its registered office at **14th Floor, Iris Bldg., Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016**, hereinafter referred to as "THE COMPANY" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time and from time to time constituting the firm and the survivor or survivors of them and their heirs, executors and administrators of the last survivor of them and his/her/their assigns) of the One Part

Saniya

AND

(1) MR. SAMEER FARID SHAIKH AND (2) MRS. SANIYA SAMEER SHAIKH ALIAS SANIYA PARVEEN residing / having its address at **Room No. 519, Dr Babasaheb Ambedkar Nagar, Street No. 7, Cuffe Parade, Colaba, Mumbai – 400005.**, hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

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

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WHEREAS.		
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- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein) **Annexure 1**.
- B. The chain of title of the Company to the Larger Property is at **Annexure 2 (Chain of Title)**.
- C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3 (Report on Title)**.
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The Key Approvals obtained are set out at **Annexure 4 (Key Approvals)**. Applications for further Approvals may be under consideration of the relevant Authorities and, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5 (Floor Plan)**.
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. **DEFINITIONS**

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.

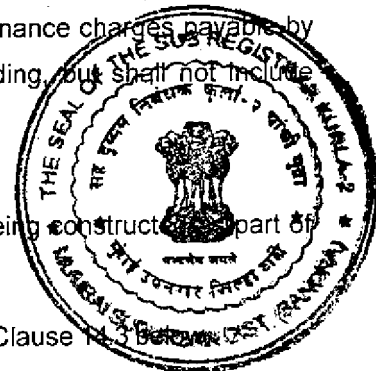
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Handwritten signature

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- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Attorney" shall have the meaning ascribed to it in Clause 11.5.(d) below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court or tribunal.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Unit/ Building, but shall not include FCAM Charges.
- 1.7. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
- 1.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 11.5. (a) below.
- 1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A.
- 1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.
- 1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.
- 1.12. "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.5. (a) below.
- 1.13. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered/ mechanical parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.14. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area. The total Sale Price payable on the basis of the carpet area of the said Unit, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the

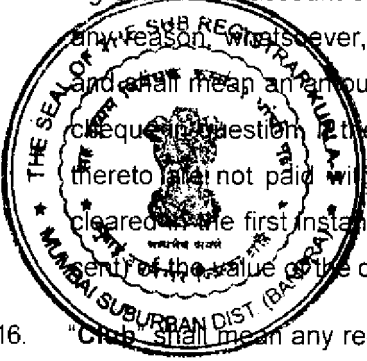


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carpet area beyond the defined limit of 3% (Three per cent), then, the Promoter shall refund the excess money paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s towards the Consideration Value, which shall be payable by the Allottee/s prior to taking possession of the said Unit. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square meter as agreed.

- 1.15. **"Cheque Bouncing Charges"** shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.
- 1.16. **"Club"** shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.17. **"Common Areas and Amenities"** shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at **Annexure 7 (Common Areas and Amenities)**.
- 1.18. **"Company Notice of Termination"** shall have the meaning ascribed to it in Clause 11.2.1
- 1.19. **"Confidential Information"** shall have the meaning ascribed to it in Clause 30.1 below.
- 1.20. **"Consideration Value"** shall have the meaning ascribed to it at **Annexure 6 (Unit and Project Details)**.
- 1.21. **"Date of Offer of Possession"** or **"DOP"** shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at **Annexure 6 (Unit and Project Details)**.
- 1.22. **"Direct Tax"** or **"Direct Taxes"** shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.23. **"Extended DOP"** shall have the meaning ascribed to it in Clause 10.1 below.
- 1.24. **"FCAM Charges"**, if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at **Annexure 6A**.



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- 1.25. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organizations formed in respect of various buildings constructed to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.
- 1.26. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.2 below.
- 1.27. "FEMA" shall have the meaning ascribed to it in Clause 20.1. (cc) below.
- 1.28. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.29. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals.
- 1.30. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.14 below.
- 1.31. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.32. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.33. "Larger Property" means the land with details as described in **Annexure 1** (*Description of Larger Property*). For clarity, there may be additional land parcels which may form part of the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.34. "Liquidated Damages" shall mean an amount equivalent to 20% (twenty per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto.
- 1.35. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.36. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection



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८०२२	Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6A .	२०
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1.38. "OC" shall have the meaning ascribed to it in Clause 10.3 below.

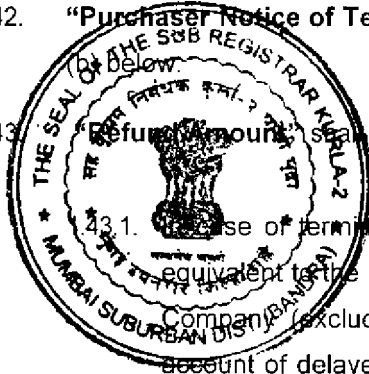
1.39. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.

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

1.41. "Property Tax" shall mean the amounts payable by the Purchaser towards property tax for the Unit, and the proportionate share of common areas of the Building.

1.42. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1. below.

1.43. "Refund Amount" shall mean:



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

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

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

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

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government levy.

- 1.44. **"Reimbursements"** shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit, including but not limited to, LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at **Annexure 6A**.
- 1.45. **"RERA"** shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.
- 1.46. **"Service Providers"** shall have the meaning ascribed to it in Clause 14 below.
- 1.47. **"Shortfall Amount"** shall have the meaning ascribed to it in Clause 16 below.
- 1.48. **"Structural Defects"** shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other load bearing elements or defects for reasons not attributable to the Company.
- 1.49. **"Taxes"** shall mean and include Direct Tax and Indirect Tax.
- 1.50. **"Transfer"** shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
- the Unit or any part of the right, title or interest therein; and, or,
 - the benefit of this Agreement; and, or,
 - in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
 - in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.
- The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of:
- a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.
- 1.51. **"Ultimate Organization"** shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/ owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Company.
- 1.52. **"Unit"** shall mean the unit in the Building with the Carpet Area as specified at **Annexure 6 (Unit and Project Details)** and floor plan thereto (with unit shaded) annexed as **Annexure 5 (Floor Plan)** hereunder.

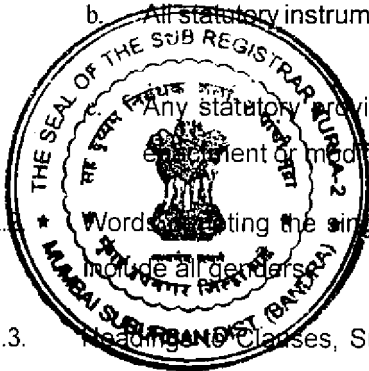


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RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - All statutory instruments or orders made pursuant to a statutory provision; and
 - Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Recitals, Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- 2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to *inter alia* the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/ marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the



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Company will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Company for the loss or damage that is suffered / likely to be suffered by the Company on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.

- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as may be applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 23 and any other provision of this Agreement, the provisions of Clause 23 shall prevail.
- 2.13. All references in this Agreement to the term 'Date of Offer of Possession' shall read and construed as reference to 'Extended DOP', if and as applicable.
- 2.14. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.



3. DISCLOSURES AND TITLE

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

4. AGREEMENT TO SELL AND CONSIDERATION

- 4.1. The Purchaser hereby agrees to purchase/ acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in

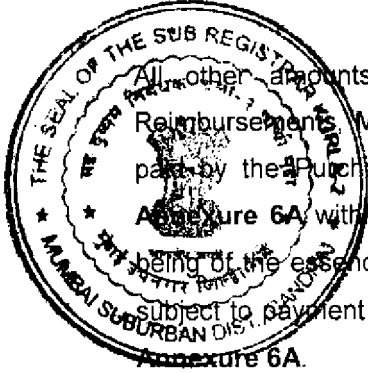
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Annexure 6 (Unit and Project Details), subject to the terms and conditions mentioned herein and the Approvals.

The Consideration Value shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6 (Unit and Project Details)**. The Purchaser shall be responsible for ensuring that payment of each installment is made within 10 (Ten) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

4A. OTHER AMOUNTS PAYABLE



All other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, shall be paid by the Purchaser to the Company in the manner more particularly described at **Annexure 6A** within 10 (Ten) days of such demand being made by the Company, time being of the essence. The Possession of the Unit as provided under Clause 10 herein is subject to payment of all amounts under this Agreement including the amounts set out at **Annexure 6A**.

4B. TERMS OF PAYMENT

4B.1 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:

- a. shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;
- b. shall observe all covenants, obligations and restrictions stated in this Agreement; and
- c. confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.

4B.2 It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- a. **Firstly**, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
- b. **Secondly**, towards Interest due as on the date of payment;
- c. **Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, dues and Taxes payable or any other administrative or legal

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expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and

- d. **Fourthly**, towards outstanding dues, including ~~Consideration Value and any other~~ amounts payable in respect of the Unit or under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto.

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

- 4B.3 In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.





5. **CONSTRUCTION AND DEVELOPMENT**

- 5.1. The Company shall, subject to the terms hereof, construct the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.

- 5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.

- 5.3. Subject to the remaining provisions of this clause, the Parties agree that the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organization. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

- 5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard

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shall be deemed to have been waived. In terms of the above, the Company shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. SECURITIZATION

- 6.1. The Purchaser hereby agrees and acknowledges that the Company shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, dispose-off, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, or any part/ portion thereof (whether or not the Company is in full receipt of the same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and acknowledges that the Company may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Company, whether in India or worldwide, as permissible under Applicable Law, which may include but not be limited to, procuring such financing from any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly, the Purchaser hereby grants his irrevocable consent to the Company to sell, assign, transfer, securitize, dispose-off, utilise or deal with, in a manner suitable to the Company (without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges and/or part thereof and any amounts received/ receivable by the Company hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges and, or, part thereof and, or, any amounts payable by the Purchaser herein.
- 6.2. It is further agreed that any such securitization shall not lead to an increase in the Consideration Value or any other amounts payable under this Agreement, including Reimbursements and Maintenance Related Charges paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. LOANS AGAINST THE UNIT

- 7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this

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Agreement ("Loan") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.

7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereon remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

7.4. The Purchaser indemnifies and hereby agrees to keep harmless and indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/ financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. CAR PARKING

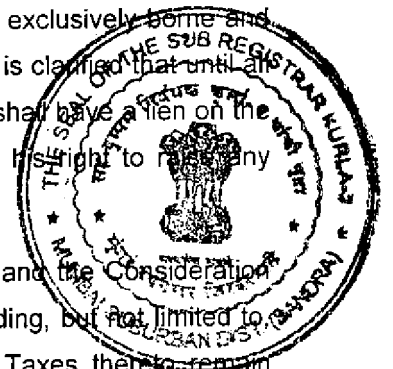
8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in **Annexure 6 (Unit and Project Details)** hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organization and/or execution of conveyance, as contemplated herein, cause such

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Ultimate Organization to confirm and ratify and shall not permit the Ultimate Organization to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.

- 8.2. The Purchaser is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Law. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted/ allocated to the Purchaser.

9. **REGISTRATION**

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

10. **POSSESSION**

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP, as set out in Annexure – 6 (Unit and Project Details), which shall be subject to grace period set out at Annexure 6 (Unit and Project Details) and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively, "Extended DOP" shall mean estimated DOP as set out at Annexure 6 (Unit and Project Details) + grace period as set out at Annexure 6 (Unit and Project Details) + further extension as may be applicable pursuant to Clause 10.4).
- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 14 (fourteen) days of the Company intimating him, in writing, that the Unit is ready for possession ("Possession Demand Letter") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has

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taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.

10.3. The Company shall obtain occupation certificate for the Unit ("OC") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 2 (Two) year from the Extended DOP.

10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company, including on account of any of the following:

10.4.1. War, civil commotion or act of God;

10.4.2. Any notice, order, rule or notification of the Government and/or any other public or competent Authority/ court.



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

10.5. In the event that the Company fails to offer possession of the Unit to the Purchaser within a period of 4 (four) months from the due date of payment of the last tranche of amounts due under Annexure 6 hereto; or the date of payment of such amounts, whichever is later ("Handover Period"), the Purchaser will be entitled to receive a monthly rental compensation from the expiry of the Handover Period upto the DOP. Such monthly rental compensation shall be calculated considering average rents paid in the preceding 6 (six) months for units of similar configuration at the project or similar projects in the vicinity. Such rental compensation shall be at the sole and absolute determination and discretion of the Company, and the Purchaser hereby waives its rights to raise any dispute in relation to the same.

11. TERMINATION

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and Indirect Taxes thereto may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of any change in the Consideration Value or other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and Indirect Taxes thereto.

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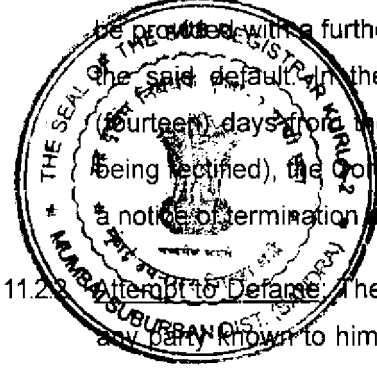
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२०२४	11.2. The Company shall have right to terminate this Agreement only in the following circumstances:	

Company's Right to Terminate

11.2.1. Default / Non-Payment: If the Purchaser has committed three defaults of any of his obligations under this Agreement, including (but not limited to), making payment of all due amounts as per Payment Schedule set out at **Annexure 6 (Unit and Project Details)** and timely payment of all amounts set out at **Annexure 6A** (and Interest thereon, if any) then the Company shall issue to the Purchaser notice of such defaults and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ speed post ("**Company Notice of Termination**").



11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to terminate this Agreement sending the Company Notice of Termination.

11.2.3. Prolonged Stoppage in Construction: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one) year due to Applicable Law, the Company shall have the option to terminate this Agreement sending the Company Notice of Termination as mentioned in clause 11.2.1.

Purchaser's Right to Terminate:

11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:

11.3.1. Delay in possession beyond Extended DOP: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in **Annexure 6 (Unit and Project Details)**, if the Company fails to offer possession of the Unit by Extended DOP, then:

a. Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause b) the DOP mentioned in **Annexure 6 (Unit and Project Details)** shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit Interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser; or

b. Within 30 (thirty) days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in **Annexure 9 (Purchaser Notice of**

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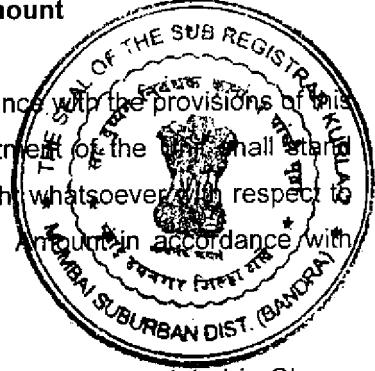
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Termination) elect to terminate this Agreement ("Purchaser Notice of Termination"). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1(a).

11.4. Consequences of Termination and Payment of Refund Amount

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11.2 & 11.3 and its sub-clause, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever in respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.2.



11.4.2. On the termination and cancellation of this Agreement in the manner as stated in Clause 11.2 & 11.3 and its sub-clauses and without prejudice to the other rights, remedies and contentions of the Company, the Company shall be entitled to forfeit 20% (Twenty Percent) of the Consideration Value ("Forfeiture Amount / Forfeiture of liquidated damages") as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty.

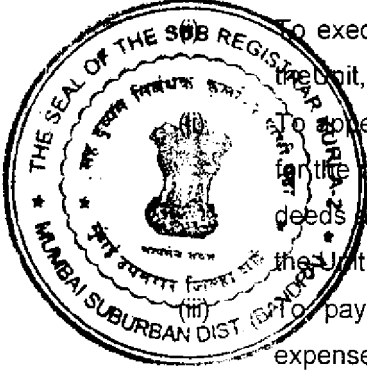
11.5. Cancellation Deed & Resale of the said Unit;

- a) Upon termination in accordance to clause no. 11.2 & 11.3 and its sub-clauses, the Purchaser shall register a cancellation deed within a period of 30 days, in the format specified by the Company ("Cancellation Deed") and such other documents as may be required for cancellation of the Units and be required to register the same as per the timelines specified by the Company and undertake all actions as may be required to give effect to this provision.
- b) Upon registration of the said Cancellation Deed, and upon resale of the said Unit, i.e. upon the Company subsequently selling and transferring the said Unit to another Purchaser and receipt of the sale price thereon, the Company shall after adjusting the Forfeiture Amount, refund to the Purchaser, the balance amount, if any of the paid-up Consideration Value and also after deducting the charges interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes including GST, stamp duty and registration charges that may be levied on this transaction, this Agreement, the said Unit, the adjustment of Forfeiture Amount within 12 (twelve) equal installment.
- c) Further, if the sale price of such subsequent re-sale and transfer of the said Unit to another Purchaser is less than the Consideration Value herein, then, the difference between the Consideration Value of such subsequent re-sale and transfer of the said Unit and the Consideration Value herein shall also be deducted from the paid-up Consideration Value, if any, and only the resultant balance shall be refunded without interest by the Company to the Purchaser. It is explicitly agreed between the Parties that the Purchaser shall without any protest accept the above said refund amount without any

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d) To give effect to this provision of Clause 11.5 above, the Purchaser hereby irrevocably nominates, constitutes and appoints the Company acting through its representatives (hereinafter referred to as, the "Attorney") to be his/her/its true and lawful Attorney to act for and on behalf of the Purchaser and in the name of the Purchaser, for doing all or any of the acts, deeds, matters and things pertaining to cancellation of the Unit and incidental matters thereto and to undertake any of the following actions on behalf of the Purchaser:



To execute all such documents as may be required for cancellation of the Unit, including, but not limited to, execution of the Cancellation Deed;
 To appear before and deal with the concerned Sub-Registrar of Assurances for the purpose of registration of the cancellation deed, affidavits, confirmation deeds and all other ancillary documents executed in respect of cancellation of the Unit upon the same being duly registered;
 To pay all costs, including stamp and registration costs, charges and expenses of and incidental to acts, deed, matter or things done or caused to be done by the Attorney in or about the exercise of power/s hereby contained; and

(iv) To undertake all actions as may be required to give effect to this Clause.

e) Without prejudice to the provisions of Clause 11.5 above, in the event the Purchaser fails to co-operate or provide the original copy of this Agreement, then the Company shall have a right to levy a non-co-operation charge of an amount equivalent to 5% percentage of the Consideration Value and adjust the same from the Refund Amount.

f) Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 (twelve) months as set in Clause 11.5 (b) & 11.5 (c).

12. **DEFECT LIABILITY**

If, during a period of 60 (sixty) months from the Date of Offer of Possession or such shorter period as permissible under Applicable Law, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In case, it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be, in any way, liable to repair or provide compensation for Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used therein.

13. **SET OFF / ADJUSTMENT**

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



14. ULTIMATE ORGANIZATION

- 14.1. The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organization in respect of the Building within 3 (three) months from the date of which 51% (fifty-one percent) of the total number of purchasers having booked their units in the building. The Ultimate Organization shall be known by such name as the Company may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organization and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organization.
- 14.2. Where the Project consists of more than one building, separate ultimate organizations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organizations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the ultimate organization(s) shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.
- 14.3. Within 3 (three) months from the date of full occupation certificate in respect of the Building and subject to payment of any outstanding amounts of CAM charges (along with interest thereon) owed by the members of the Ultimate Organization to the Company, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organization ("**Building Conveyance**") in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.
- 14.4. Within 3 (three) months from the receipt of the full occupation certificate for the last building

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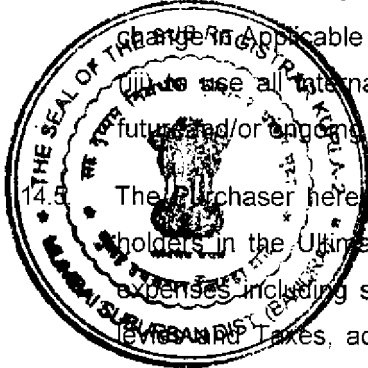
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within the Larger Property and subject to payment of any outstanding amounts of CAM charges (along with interest thereon) owed by members of the Federation to the Company, the Company shall execute a Deed of Conveyance in favour of the Federation ("Federation Conveyance") in respect of all of the Company's right, title and interest in the Larger Property subject to and excluding the Building Conveyance and also subject to the right of the Company (i) to dispose of unsold units, if any; and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise.



The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organization/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable Levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organization/ Federation.

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

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

- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company ("FMC"). The FMC will be appointed by the Company for a period of upto 60 (sixty) months, commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the

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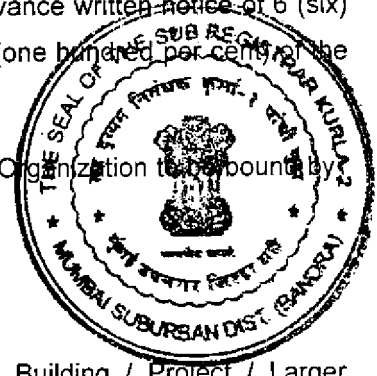
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Ultimate Organization / Federation may appoint the FMC for a further term or choose to appoint any other facility management company.

- 15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organization in the event:
- the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
 - the BCAM Charges and FCAM charges as applicable, have not been paid by 100% (one hundred per cent) of the unit purchasers at the due date (with a grace period of 30 (thirty) days).
- 15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organization shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100% (one hundred per cent) of the unit purchasers of the Building.
- 15.4. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC.



CAM Charges and Maintenance Related Amounts

- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payable as the BCAM Charges and FCAM Charges (collectively, the "CAM Charges") as set out at Annexure 6A. The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/ HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.
- 15.6. The Purchaser shall be obliged to pay the CAM charges in advance on or before the 1st day of each quarter to the Ultimate Organization / Federation or the Company, as the case maybe. The Ultimate Organization shall be responsible for collections of both, BCAM charges and FCAM charges from its members. The Ultimate Organization shall ensure that the FCAM charges are collected and deposited with the Federation on or before the 1st day of each quarter.
- 15.7. The Purchaser is aware that the CAM charges stated hereinabove are provisional and the said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.
- 15.8. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes possession on such date or not. The Purchaser undertakes to make payment of the estimated BCAM Charges and FCAM Charges for the period stated in Annexure 6A from the CAM

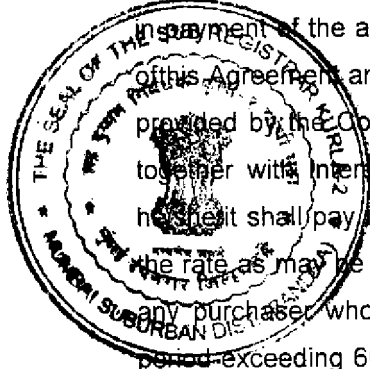
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15.9.	The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unsold unit(s) by the Company. For any unit, the CAM Charges shall commence on the date of offer of possession of the said unit after it is sold. However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.

15.10. All Maintenance Related Amounts stated in **Annexure 6A** are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organization, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.10 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/ Ultimate Organization till such time all due amounts are paid together with interest for the period of delay in payment. The Purchaser confirms that he/she/it shall pay interest on any delay in payment of Maintenance Related Amounts at the rate as may be specified by the Ultimate Organization or the Federation. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall be eligible to be considered for membership of the Ultimate Organization and/or Federation only after a period of 12 (twelve) months from such time that the defaulted amounts are fully paid, along with interest applicable thereon.



15.11. The Company shall provide expense details only in connection of Maintenance Related Amounts (excluding Building Protection Deposit) and shall not provide expense details for any other head. The details of expenses related to the BCAM charges shall be provided at the time of handover of operations by the Company to the Ultimate Organization and the FCAM charges shall be provided at the time of handover of operations by the Company to the Federation. Any surplus amounts towards BCAM and/or FCAM lying with the Company shall be paid on monthly basis to vendors providing relevant services with respect to the Building/Larger Property, after authorization from the Ultimate Organization (in case of BCAM) and Federation (in case of FCAM).

Club and Other Key Common Areas

15.12. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at **Annexure 6 (Unit and Project Details)**. For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.

15.13. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party

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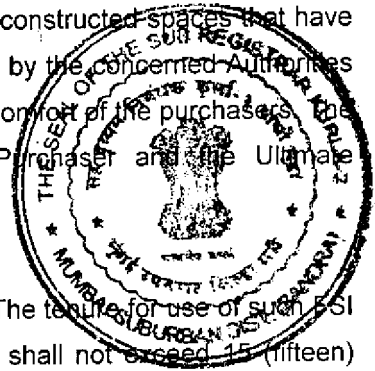
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whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold / transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is, however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s), as they may deem fit and the Purchaser shall not be entitled to object to the same.

15.14. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/ operators ("**Service Providers**") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("**FSI Free Constructed Spaces**") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organization/ Federation, subject to the following restrictions:



- a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
- b. Upon formation of the Federation, the Federation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

15.15. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/ FMC or through the Service Providers/ FMC. The Company does not warrant or guarantee the use or performance of these services provided by the respective Service Providers/ FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise in respect of these services provided by the respective Service Providers/ FMC.

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

16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of the other considerations / levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.

16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the

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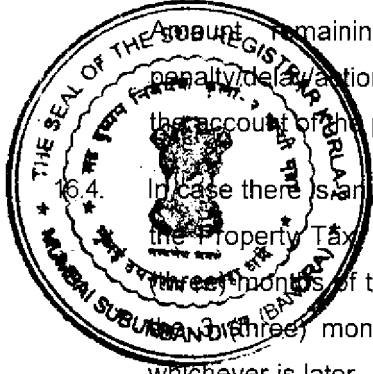
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terms stated herein.

16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 14 (fourteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.



16.4. In case there is any surplus amount lying with the Company after payment of the first bill of the Property Tax, the same shall be handed over to the Ultimate Organization within 3 (three) months of the Ultimate Organization taking charge of the affairs of the Building or three months from the date of payment of the first bill of the Property Tax, whichever is later.

16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax for the Unit shall be refunded to the Purchaser within 14 (fourteen) days of the Company being informed by the Purchaser that such demand has been raised.

16.6. The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period from commencement of construction till the Date of Offer of Possession as specified at **Annexure 6A**. The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17. BUILDING PROTECTION DEPOSIT

17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in **Annexure 6A** hereto.

17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.

17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.

17.4. In the event any violations are observed by the Company's representatives/ nominees then

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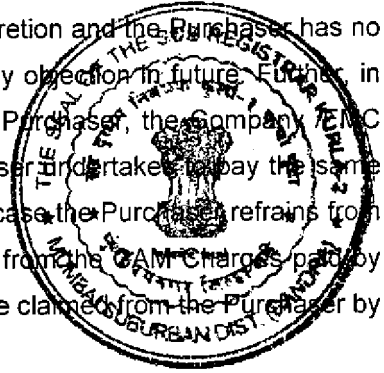
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same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 14 (fourteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.

- 17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 14 (fourteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organization, at the time same is formed.



18. INDIRECT TAXES AND LEVIES

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

19. INTEREST

- 19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.32) on all the amounts, including the Consideration Value, Reimbursements, Maintenance Related Amounts, or any parts thereof, payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days, from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

20. PURCHASER'S COVENANTS

- 20.1. The Purchaser, for himself and with the intention to bring all persons into whosever hand the Unit may come, hereby covenants and undertakes:
- a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of

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the Ultimate Organization / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

(i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to, not making any change or to alter the windows and/or grills provided by the Company);

(ii) Not make any changes to the common area/lobby and structural changes in the Building;



Not relocate brick walls onto any location which does not have a beam to support the brick wall;

Not change the location of the plumbing or electrical lines (except internal extensions);

Not change the location of the wet/waterproofed areas;

(vi) Not make any alteration in the elevation and outside color scheme of the Building;

(vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organization;

(viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and

(ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.

b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company, as amended, from time to time.

c. The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the carpet area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the manner of approval of the carpet areas.

d. In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through

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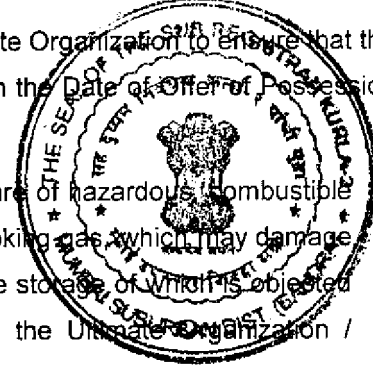
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such connection within a period of 24 (twenty four) months from the Extended DOP. In the event such Piped Gas Connection is not provided within the aforementioned period, any and all amounts paid by the Purchaser towards such Piped Gas Connection will be refunded to the Purchaser without any interest thereon ("Piped Gas Connection Charges"). The Purchaser agrees and acknowledges that on the refund of the Piped Gas Connection Charges, the Company will not have any further obligation or liability towards the Purchaser in this regard.

- e. The Purchaser shall ensure and cause the Ultimate Organization to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.
- f. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organization / Federation.
- g. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- h. The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building and/or Ultimate Organization shall not be changed without the prior written consent of the Company.
- i. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name.
- j. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- k. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained as per the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurbishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- l. Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into



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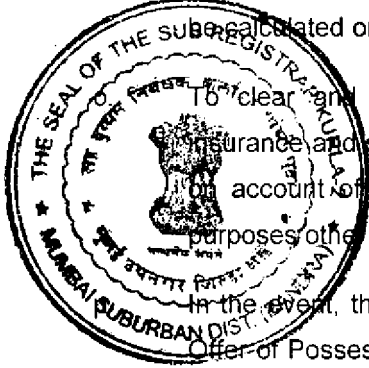
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consideration and the Purchaser waives his right to raise any dispute in this regard.

m. To pay to the Company within 10 (Ten) days of demand by the Company the Purchaser's share of security deposit demanded by concerned local Authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.

n. To pay to the Company within 10 (Ten) days of demand by the Company, the Purchaser's share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.



To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz., user for any purposes other than for residential or otherwise.

In the event, the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit.

q. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at **Annexure 6A** as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months the Purchaser agrees and acknowledges that the Company shall, deduct such additional provisional electricity charges from the CAM Charges collected from the Purchaser per the terms of this Agreement.

r. The Purchaser understands and agrees that the Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit till such time that the Occupation Certificate is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer/lease etc. of the Unit after this time shall require written approval/ no- objection letter ("NOC") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, of the Company) to ensure that the inherent nature of the Ultimate Organization and/or Federation is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organization and/or Federation. The Purchaser further agrees that in the event of any breach of any conditions, covenants or obligations under this Agreement, including but not limited to conditions pertaining to fit-out and maintenance of the Unit, the Purchaser shall rectify and cure such breach to the satisfaction of the Ultimate Organization/Federation, prior to

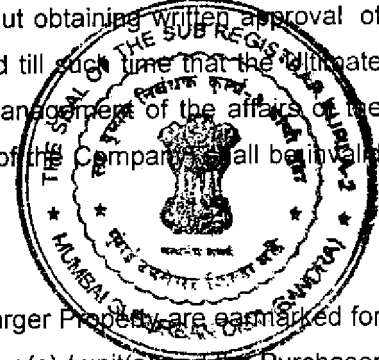
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obtaining such NOC. The Purchaser is aware that at the time of issuance of such NOC, the Purchaser (or party acquiring the interest, as they may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization and the Federation (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the larger development respectively, of the Company) shall be invalid and liable to be cancelled.



- s. The Purchaser is aware that certain parts of the Larger Property are earmarked for exclusive use by the residents of the specific building(s) / unit(s) and the Purchaser hereby agrees to not interfere in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.
- t. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.
- u. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to, the application form, allotment letter, brochure or electronic communication of any form.
- v. Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organization/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- w. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5% (zero point five per cent) of the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance

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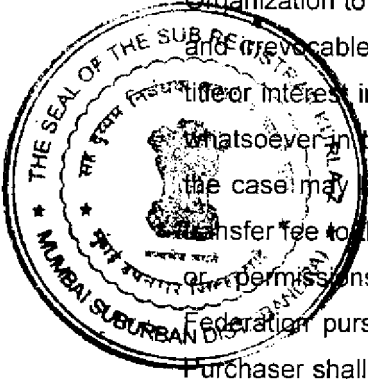
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Related Amounts and all Indirect Taxes thereto, for every day that any such breach continues within 14 (fourteen) days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.

- x. The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the Building / Project shall unequivocally belong to the Company till such time that they are sold. The Company shall have (and the Purchaser shall cause the Ultimate Organization to agree and ratify that the Company has) the absolute, unconditional and irrevocable right to sell, transfer, lease, encumber and, or, create any right, title or interest in the unsold units, without any consent/no-objection, of any nature whatsoever in this regard, from the Ultimate Organization and, or, Federation (as the case may be) for the purpose and further, without payment of any charges / transfer fee to the Ultimate Organization and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organization and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organization and, or, Federation to issue such consents and, or, permissions forthwith on request. The Company shall provide written intimation of such sale to the Ultimate Organization and, or, Federation within 30 (thirty) days of such sale being completed and the Ultimate Organization / Federation shall add such purchaser as its member, without any delay or demur and further, without any charge being levied for addition of such new member(s). Such purchaser of unsold unit/s shall, in any case, deemed to be a member of the Ultimate Organization.
- y. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organization/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20.1(w) and (x), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto for each month of delay caused.
- z. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization, the Company shall earmark certain car parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.



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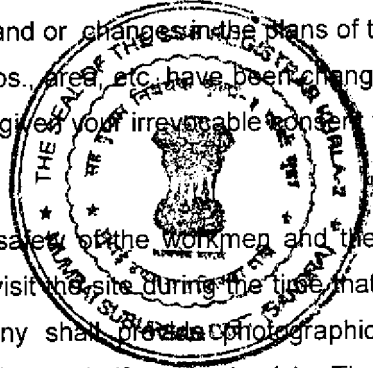
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- aa. The plans, specifications, images and other details including change in the name of the said building to any other name and also to change the Constitution of the Firm, which we may deem fit and proper, and or also change the elevation, layout specifications, etc. for raising additional floor/s, area, premises, etc. for constructing the new building/s and or wing/s and for changing / revising the RERA time lines, herein may undergo change in accordance with applicable laws, directions/orders of the statutory authorities. The process of approvals has been initiated and some of the approvals may be received over a period of time. Due to such additions and or alterations and or amendment and or modification and or changes in the plans of the said Building, whereby the said Premises, floors nos., area, etc. have been changed and modified for which you have agreed and have given your irrevocable consent for the same.
- bb. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto. .
- cc. Upon and after handover of the management of the Building to the Ultimate Organization, the Ultimate Organization (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.
- dd. The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all other Applicable Laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the



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Applicable Law. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.



ee. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the promise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.

ff. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

gg. The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Company may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

21. **RIGHTS AND ENTITLEMENTS OF THE COMPANY IN THE SAID PROJECT/LARGER PROPERTY;**

21.1. The Purchaser unconditionally agree(s), accept(s), consent(s) and confirm(s) that the Company is entitled to the rights and entitlements in this Agreement including as stated in this Clause;

a) The Company shall be exclusively entitled to utilise, exploit and consume the Full Development Potential (including by way of FSI and TDR nomenclature in any manner including additional / incentive / special / premium / fungible / compensatory FSI), as well as any further / future development potential capable of being utilised on the Project / Said Larger Property and/or any part thereof, as the case may be, (including FSI/TDR nomenclature in any manner and purchased TDR), whether balance or increased, at present or in future, and as may arise due to any reason including change in applicable law or policy. Such development potential shall vest with the Company and has been reserved by the Company unto itself, and may be utilised by the Company as the Company deems fit.

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- b) The construction and development of the said Project is presently sanctioned in the manner as set out in **Annexure 4**. As mentioned and as disclosed at Recital D hereinabove; the key approvals shall be amended, modified, revised, varied, and changed from time to time to utilize the Full Development Potential of the **Project / Larger Property**.
- c) The Company shall be entitled to amalgamate the said Larger Property with any other adjacent land / property which it may have already purchased /acquired, or which it may hereafter purchase/acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. The Purchaser agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Company to utilise, exploit and consume the Full Development Potential of the said **Project / Larger Property** (both inherent and further/future), would require the Company to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the **Project / Larger Property** or any part thereof (including layout plans, building plans, floor plans) and undertake such modified / altered / new construction and development in accordance therewith and the Purchaser accord(s) his / her / its irrevocable and unconditional consent under Section 14 of the RERA and under Section 7 of MOFA, 1963, to the Company in respect hereof. Consequently and after negotiations and discussions between the Purchaser and the Company, the Purchaser agree(s), accept(s) and confirm(s) that in the course of development of the **Project / Larger Property** as disclosed at Recital D hereto and until completion of the development thereof in the manner stated in this Agreement, the Company shall be entitled to do the following as it may in its sole discretion deem fit, subject however to the said Unit not being materially adversely affected;
- d) Apply for and obtain approvals and permissions in phases, including amendments to existing approvals and permissions and part occupation certificates;
- e) Amend, modify, vary, alter, change, substitute, rescind, re-design and re-locate the amenities, common areas, facilities in said Project;
- f) To apply for and obtain amended / substituted / revised / modified layout plans, building plans and floor plans sanctioning construction of the said Project upto such floors as may be permissible whilst exploiting the full and maximal development potential of the said Project / Said Larger Property as stated in this Agreement.
- g) Make amendments, modifications, variations, alterations, changes, deletions and revisions with respect to the development of the said Project / Said Larger Property
- h) To construct lesser number of upper floors in respect of the said Project, and the Purchaser shall not have any claim(s) against the Company in this regard;
- i) The plans, specifications, images and other details including change in the name of the said building to any other name and also to change the Constitution of the Firm, which we may deem fit and proper, and or also change the elevation, layout, specifications, etc. for raising additional floor/s, area, premises, etc. for constructing the new building/s and or wing/s and



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for changing / revising the RERA time lines, herein may undergo change in accordance with applicable laws, directions/orders of the statutory authorities. The process of approvals has been initiated and some of the approvals may be received over a period of time. Due to such additions and or alterations and or amendment and or modification and or changes in the plans of the said Building, whereby the said Premises, floors nos., area, etc. have been changed and modified for which you have agreed and have given your irrevocable consent for the same.

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22. **COMPANY SHALL NOT MORTGAGE OR CREATE A CHARGE**



After the Company executes this Agreement, it shall not mortgage or create a charge on the said Unit and any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such

The Parties agree to adhere to the conditions set out in **Annexure 8 (Special Conditions)** and agree that these conditions shall prevail over any other conflicting provision of this document.

24. **MISCELLANEOUS**

24.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.

24.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at **Annexure 6 (Unit and Project Details)**. Electronic communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.

24.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.

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

25. **DISPUTE RESOLUTION AND GOVERNING LAW**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA authority as per the provisions of

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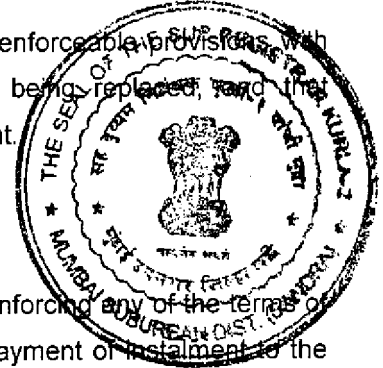
the Real Estate (Regulations and Development) Act, 2016, Rules and Regulations thereunder.

26. SEVERABILITY

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

27. WAIVER

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



28. ENTIRE AGREEMENT

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

29. INDEMNITY

The Allottee shall indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all demands, notices, claims, actions, proceedings, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Allottee of any of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee in complying/performing his/her/their obligations under this Agreement.

30. CONFIDENTIALITY

- 30.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents

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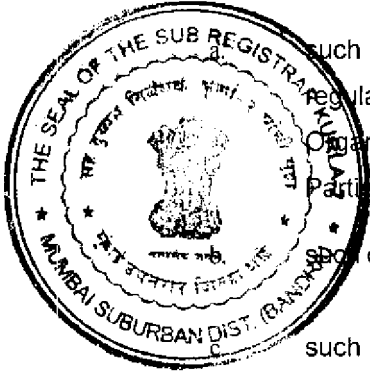
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executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.

- 30.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.
- 30.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:



such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
 such disclosure is required in connection with any litigation; or
 such information has entered the public domain other than by a breach of the Agreement.

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

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SIGNED SEALED AND DELIVERED by

the within named "Promoter" i.e.

M/s. BHARAT MAHAN DEVELOPERS & BUILDERS

by the hands of its Partner / Authorised Signatory

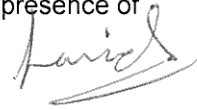
MR. AMIT MAHENDRA RUPAREL



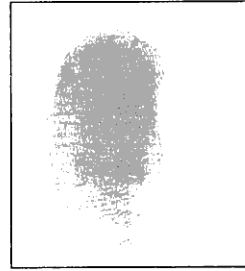
Signature _____

in the presence of

1.



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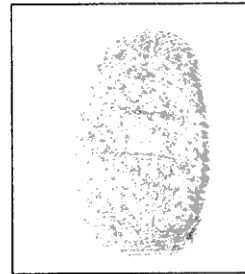
SIGNED AND DELIVERED

by the within named Allottee/s

(1) MR. SAMEER FARID SHAIKH




Signature _____



(2) MRS. SANIYA SAMEER SHAIKH

ALIAS SANIYA PARVEEN



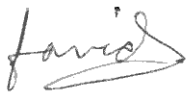
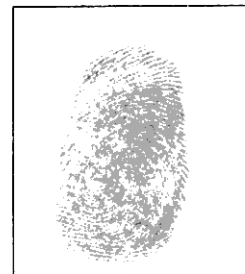
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in the presence of

1.



2.

करल - २		
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RECEIPT

RECEIVED of and from the Allottee/s above named the sum of **Rs.35,45,000/- (Rupees Thirty Five Lakhs Forty Five Thousand Only)** as part payment towards the Sale Price under this Agreement.

Date	Bank	Cheque / UTR No.	Amount
12-Nov-2023	M-swipe	331716750990	51,000
16-Nov-2023	M-swipe	332118416578	2,49,000
27-Nov-2023	M-swipe	333114143639	96,652
27-Nov-2023	M-swipe	333114142166	3,50,000
27-Nov-2023	M-swipe	333114141928	1
27-Nov-2023	M-swipe	333114142774	3,50,000
27-Dec-2023	M-swipe	336111964550	3,90,000
27-Dec-2023	M-swipe	336111965471	3,90,000
27-Dec-2023	M-swipe	336111965890	3,38,806
05-Jan-2024	M-swipe	400519546507	3,95,000
05-Jan-2024	M-swipe	400519546316	3,89,541
04-Feb-2024	M-swipe	403513117374	1,55,000
04-Feb-2024	M-swipe	403513117140	3,90,000
TOTAL			35,45,000/-

Rs. 35,45,000/-

WE SAY RECEIVED

For M/s. BHARAT MAHAN DEVELOPERS & BUILDERS



AMR
Authorized Signatory

Witnesses:

- Farid*
- [Signature]*

ANNEXURE - '1'

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Annexure 1 - Description of Larger Property

ALL that piece and parcel or ground containing by admeasurement in the aggregate 3301.70 square meters or thereabouts bearing N.A. Survey No. Dy.CE/2066/BPES/SUR, of Village Kurla situated and lying the land bearing CTS No(s). 11(Pt.), 11/1 to 9 & 11/214 to 216 of Village Kurla - S. G. Barve Road, Kurla (E), Mumbai 400024 in the Registration district and Sub - District of Bombay City and Bombay Suburban together with the building and Structures standing thereon and assessed by the Assessor and Collector of Municipal Corporation of Greater Bombay, under Eastern Suburb - L Ward and bounded as follows: That is to say:

On the North - East:	36.60 meters wide S.G. Barve Marg
On the South - East :	C.T.S. 11 (Pt.)
On the South - West :	C.T.S. 11 (Pt.)
On the North - West:	C.T.S. 9A, 9A/1, 10/1A and 10 B

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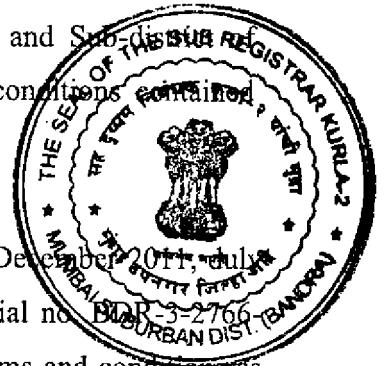
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Annexure 2 - Chain of Title

A. By and under Development Agreement dated 13th September 2004 ("Development Agreement/DA") executed between the Adarsh Ekta Co-operative Housing Society Limited (then proposed) ("Society") and M/s. Bharat Mahan Developers & Builders i.e. the Promoter herein (therein referred to as said "the Developer"), the Society has interalia granted and conferred upon the Developer, the development rights in respect of all that piece and parcel of land bearing admeasuring 3301.7 sq.mtrs or thereabouts bearing New CTS No. 11 (part) of Village Kurla, lying and being situate at S.G. Bharve Road, Kurla East, Mumbai 400 024, in the Registration District and Sub-District of Bombay City, at and for a consideration and on the terms and conditions contained therein.



B. By and under a Supplemental Development Agreement dated 20th December 2011, duly registered with the Sub-Registrar of Assurances at Kurla under serial no. 2012, the society and the Promoter herein have modified certain terms and conditions as agreed by and between them, in respect of the development of the said Property, at and for a consideration and on the terms and conditions more particularly contained therein. The said Development Agreement is appended to the registered Supplemental Development dated 20th December 2011.

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ANNEXURE – '3'

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Sandeep Kumar Singh

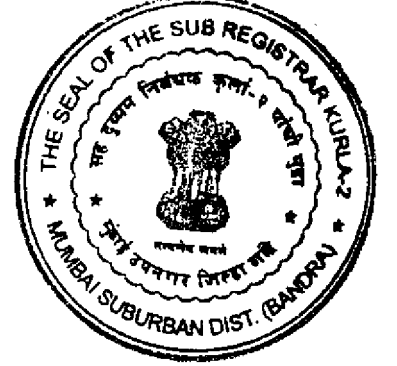
M. Sc., LL. B.

Mob. : 9167598501
8600844972

ADVOCATE HIGH COURT

Office : Opp. Bandra Court, Suruchi Corner, Anant Kanekar Marg, Bandra (E), Mumbai - 400 051.

To
Maharashtra Real Estate Regulatory Authority
4th Floor, Housefin Bhavan,
Near RBI, E Block,
Bandra Kurla Complex
Bandra (East) Mumbai,
Maharashtra 400051.



LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece and parcel of land admeasuring 3301.7 sq.mtrs or thereabouts bearing CTS No. 11 (part) of Village Kurla, lying and being situate at S.G. Barve Road, Kurla East, Mumbai 400 024, in the Registration District and Sub-district of Bombay City "**said property**"

I/We have investigated the title of the said property on request of **M/s. BHARAT MAHAN DEVELOPERS & BUILDERS** a Partnership firm, "**said Firm**" having its office address at Ground floor Ali Dada Estate, S. G. Barve Marg, Kurla Esat Mumbai 400 024 on the basis of following;

1. **Description of the Property**: - All that piece and parcel of land admeasuring 3301.7 sq.mtrs or thereabouts bearing CTS No. 11 (part) of Village Kurla, lying and being situate at S.G. Bharve Road, Kurla East, Mumbai 400 024, in the Registration District and Sub-district of Bombay City "**said property**"
2. The documents for development of the said property as mentioned in the report reflecting the flow of the title of said on the said property is enclosed herewith as **Annexure -A**
3. Copy of the 7/12 Extract/ Property Card issued on 21st July 2012 (as on the date of application for registration).
4. Mutation Entry No. 164.

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Sandeep Kumar Singh

M. Sc., LL. B.

Mob. : 9167598501
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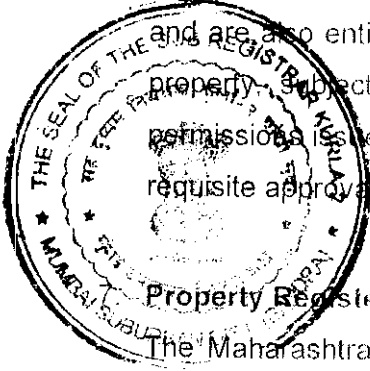
ADVOCATE HIGH COURT

Office : Opp. Bandra Court, Suruchi Corner, Anant Kanekar Marg, Bandra (F), Mumbai - 400 051.

करल - २		
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5. Search Report dated 23rd January 2017 for 30 years from 1982 to 2017.
6. On perusal of the above mentioned documents and all other relevant documents and all other relevant documents relating to the title of the said property, I/we am/are of the opinion that the title of said Firm is/are clear, marketable and without any encumbrance and are entitled to development rights in respect to the said property and are also entitled to create mortgage and charge inter-alia in respect of the said property. Subject to compliance with terms and conditions of all approvals and permissions issued by SRA/MCGM/MHADA from time to time and revalidation of the requisite approvals and permissions from time to time.



Property Register Card/Owners of the said Property: -

The Maharashtra Housing Board (as per Property Card) is the Owner of the said Property, and/or otherwise well and sufficiently entitled to the right, title and interest in respect of said Property.

8. The report reflecting the flow of title of said Firm on the said property is enclosed herewith as Annexure -A
9. No litigations on the title of the said Property.

Place: Mumbai

Date: 21st day of August, 2023

Sandeep Kumar Singh

Advocate

SANDEEP KUMAR SINGH

M. Sc., LL. B.

ADVOCATE HIGH COURT

Suruchi's Chamber, Ghaskar Building,
2nd Floor, Bandra Court, A. K. Marg,
Bandra (F), Mumbai - 400 051.

Encl :- As above



Sandeep Kumar Singh

M. Sc., LL. B.

ADVOCATE HIGH COURT

Office : Opp. Bandra Court, Suruchi Corner, Anant Kanekar Marg, Bandra (E), Mumbai - 400 051.

करल - २		
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Annexure -A

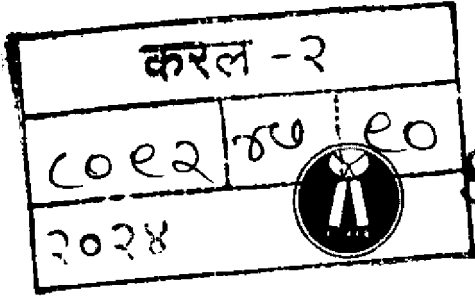
Report reflecting the flow of title of the said Firm i.e., M/s. Bharat Mahan Developers & Builders.



On perusal of the documents furnished to us, I/we observe as under: -

- A. The Maharashtra Housing Board (as per Property Card) is the Owner of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing admeasuring 4100 square meters or 3301.7 sq.mtrs or thereabouts bearing CTS No. 11 (part) of Village Kurla, lying and being situate at S.G. Bharve Road, Kurla East, Mumbai 400 024, in the Registration District and Sub-district of Bombay City (hereinafter referred to as said "**Property**").
- B. The Property under reference as per Annexure II issued by the Chief Officer, Mumbai Board, MHADA is a "Censused Slum" as per the MHADA record.
- C. The said property is/was fully occupied by various slum dwellers / tenements / encroachers / hutments and occupants.
- D. By and under Development Agreement dated 13th September 2004 ("**Development Agreement/DA**") executed between the Adarsh Ekta Co-operative Housing Society Limited (then proposed) ("**Society**") and M/s. Bharat Mahan Developers & Builders i.e. the Promoter herein (therein referred to as said "the Developer"), the Society has interalia granted and conferred upon the Developer, the development rights in respect of all that piece and parcel of land bearing admeasuring 3301.7 sq.mtrs or thereabouts bearing New CTS No. 11 (part) of Village Kurla, lying and being situate at S.G. Bharve Road, Kurla East, Mumbai 400 024, in the Registration District and Sub-district of Bombay City, at and for a consideration and on the terms and conditions contained therein.

(Handwritten signature)



Sandeep Kumar Singh

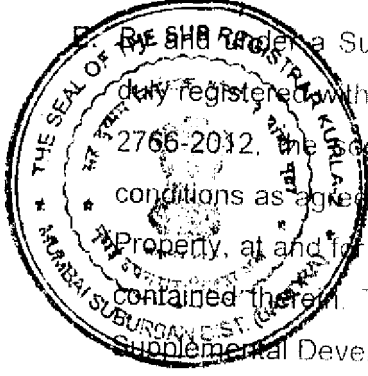
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Mob. : 9167598501
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ADVOCATE HIGH COURT

Office : Opp. Bandra Court, Suruchi Corner, Anant Kanekar Marg, Bandra (E), Mumbai - 400 051

-2-



By SHB Register a Supplemental Development Agreement dated 20th December 2011, duly registered with the Sub-Registrar of Assurances at Kurla under serial no. BDR-3-2766-2012, the Society and the Promoter herein have modified certain terms and conditions as agreed by and between them, in respect of the development of the said Property, at and for a consideration and on the terms and conditions more particularly contained therein. The said Development Agreement is appended to the registered Supplemental Development dated 20th December 2011.

- F. The Slum Rehabilitation Authority ("SRA") after perusing all the above relevant documents approved implementation of Slum Rehabilitation Scheme under the aegis of Regulation 33(10), or any other approved Scheme under the DCPR 2034 and issued Letter of Intent on 24th April, 2012 and revised Letter of Intent dated 20th October 2016 both bearing No. SRA/ENG/1086/L/MHL/LOI ("LOI") on terms and conditions contained therein.
- G. The slum dwellers / tenements / encroachers / hutments and occupants have formed a Society by the name and style Adarsh Ekta Co-operative Housing Society Limited (then proposed) ("Society"), registered under the Maharashtra Co-operative Societies Act, 1960 having Registration Certificate No. MUM/SRA/HSGI(TC)/12227/2012 dated 24th July 2012. The Promoter through separate writings entered into with the slum dwellers / tenements / encroachers / hutments and occupants and in accordance with said writings the Promoter shall allot permanent alternate accommodation, in the rehab building/s, proposed to be constructed on the said Property.
- H. The Promoter for the purpose of carrying out the redevelopment of the said property has obtained Intimation of Approval ("IOA") bearing No. SRA/ENG/2892/L/MHL/AP dated 29th October 2012 and further amended on 19th December 2016 and 8th August 2023 in respect of the Composite Building comprising of sale and rehab tenements (said "Sale Building") and have also issued a Commencement Certificate ("CC") vide No. SRA/ENG/2892/L/MHL/AP dated 11th January 2017 and further amended on 9th

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Sandeep Kumar Singh

M. Sc., LL. B.

Mob. : 9167598501
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ADVOCATE HIGH COURT

Office : Opp. Bandra Court, Suruchi Corner, Anant Kanekar Marg, Bandra (E), Mumbai - 400 051.

-3-

August 2023 in respect of said Sale Building to be constructed on the said Property under the aegis of DCPR 2034

- I. The development of the said Sale Building known as "RUPAREL CREST" on the said Property and proposed as a "Real Estate Project" by the Promoter and is in process of the registration as a 'Real Estate Project' ("the Real Estate Project / Building") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the Regulations.
- J. On perusal of the above legal documents, letters, approvals, searches, and permissions issued by SRA/MCGM/MHADA and subject to what is stated above, in my/our opinion M/s. Bharat Mahan Developers & Builders are entitled to the development rights in respect to the said property and also have clear and marketable rights free from all encumbrances and are further entitled to create mortgage and charge inter-alia in respect of the said property including the FSI /TDR to be utilised thereupon, subject to compliance with the terms and conditions of all approvals and permissions issued by SRA/MCGM/MHADA from time to time and revalidation of the requisite approvals and permissions from time to time.



Sandeep Kumar Singh

Advocate SANDEEP KUMAR SINGH
M.Sc., LL.B.
ADVOCATE HIGH COURT
Lawyer's Chamber, E-Block Building,
2nd Floor, Bandra Court, A. K. Marg,
Bandra (E), Mumbai - 400 051.

ANNEXURE - '4'

Annexure 4 - Key Approvals

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No.	Approval/ Document Name	Date of Document	Document Ref No.	Issuing Authority
1.	Letter of Intent ("LOI")	15-01-2024	SRA/ENG/1086/L/MHL/ LOI	Slum Rehabilitati on Authority ("SRA")
2.	Intimation of Approval ("IOA")	IOA dated; 18-01-2024	SRA/ENG/2892/L/MHL/ AP	Slum Rehabilitati on Authority ("SRA")
3.	Commencement Certificate ("CC")	CC issued on 19-01-2024	SRA/ENG/2892/L/MHL/ AP	Slum Rehabilitati on Authority ("SRA")
4	RERA Project Registration Number	25-09-2023	P51800052788	Maharashtra Real Estate Regulatory Authority



ANNEXURE - '4(1)'



SLUM REHABILITATION AUTHORITY

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No.: SRA/ENG/1086/L/MHL/LOI

Date: 15 JAN 2024

To,

Architect : Shri. Rahul Kamathi of
M/s. Rahul Kamathi Architects & Interior Designers
Ruparel Iris, Level 1 & 2,
Near Magnet Mall, Senapati Bapat Marg,
Matunga (West), Mumbai - 400 016.

Developer : M/s. Bharat Mahan - Developers & Builders
Gr. Floor, Atlas Tower,
Alidada Estate,
S.G. Barve road, Kurla (East),
Mumbai - 400 024.

Society : Adarsh Ekta SRA CHS Ltd.

Subject : Issue of Revised Letter of Intent for Proposed for S.R.
Scheme on plot bearing CTS Nos. 11 (pt.), 11/1 to 11/9
& 11/214 to 11/216 of village Kurla - S. G. Barve Road,
Kurla (E), Mumbai-24 for "Adarsh Ekta SRA CHS Ltd",
in L ward of MCGM under Reg. 9 (6) (a) read with Cl.
3.12 of Reg. 33(10) (VIII) of clause (3.8) of DCPR 2034.



Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on property bearing plot bearing CTS Nos. 11 (pt.), 11/1 to 11/9 & 11/214 to 11/216 of village Kurla - S. G. Barve Road, Kurla (E), Mumbai-24 for "Adarsh Ekta SRA CHS Ltd", in L ward of MCGM, this office is pleased to inform you that this **Revised Letter of Intent** is principally approved for the sanctioned **FSI of 5.00 (Five)** in accordance with provisions of DCPR- 2034, which shall be allowed to be consumed on the plot, subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is in continuation of earlier LOI dtd. 24/04/2012 & 29/10/2016.
3. The built-up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts etc. the parameters shall be got revised from time to time.

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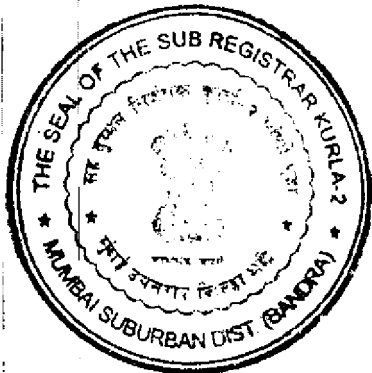
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SRA/ENG/1086/L/MHL/LOI

4. The salient features of the scheme are as under:

No.	Description	Parameters (in sq.mt.)
1	Area of plot	3301.70
2	Deduction:	
	a) Setback area	147.20
3	Net plot area	3154.50
4	Add for FSI purposed 2(a) above.	147.20
5	Plot area for FSI.	3301.70
6	Max. FSI permissible on plot.	4.0 or sanctioned FSI whichever is more.
7	Max. BUA permissible on plot.	13206.80
8	Incentive FSI : 1:10 i.e. Upto 0.40 Ha. Rs. 49960/- Construction Rate as per R.R. 2023-24: Rs. 30250/-	1.10
9	Rehab BUA	6474.00
10	Rehab Common passage & amenity structure.	2650.19
11	Rehabilitation component (9+10)	9124.19
12	Sale components (9124.19 x 1.1)	10036.61
13	Total BUA sanctioned for the project (9+12)	16510.61
14	FSI sanctioned for the project (13/5)	5.00
15	Nos. of slum dwellers to be recommended.	Total Eligible - 125 Resi. - 116 Comm. - 08 R/C - 01 Provisional PAP - 59 Resi. - 51 Com. - 04 R/C - 03 Others - 01 Amenities Bal. - 01 We. Cent.- 01 Soc. Off. - 02 Amen. - 02 PAP- 26



5. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under various provision of IPC 1860 and Indian Evidence Act.1872.

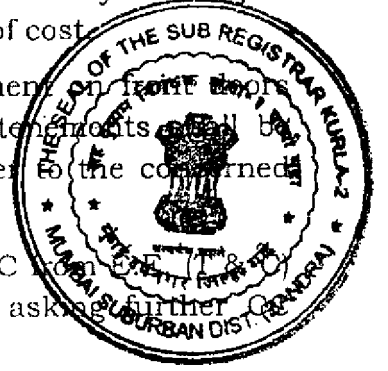
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SRA/ENG/1086/L/MHL/LOI

6. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of ASR to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority in addition to that under 124(E).
7. The Developer shall hand over PAP tenements if any within one months after grant of OCC. The said PAP tenements as mentioned in salient features condition 4 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.
The PAP tenements shall be marked as a PAP tenement prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
8. That you shall submit the Revised NOC from CFO, NOC from Dy. Ch. Eng. (M&E) before asking for building under reference.
9. That you shall pay layout scrutiny fees before asking amended plans.
10. That all the structural members below ground shall be designed considering the effect of chlorinated water, Sulphur water, seepage water etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be submitted before asking further CC to composite bldg. in the scheme.
11. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
12. That you shall submit Registered Undertaking, stating that, the said entrance lobby will not be misused in Rehab Bldg.
13. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
14. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
15. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

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SRA/ENG/1086/L/MHL/LOI

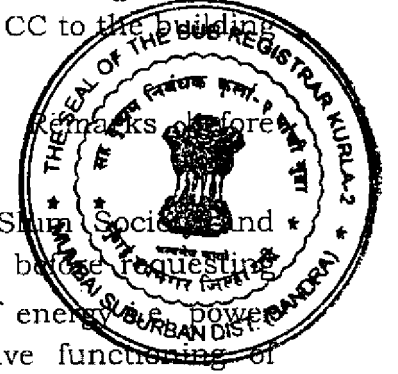
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.500/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
17. The IOA/Building plans will be approved in accordance with the DCPR-2024 and previous rules, policies and conditions at the time of approval.
18. The Arithmetic error/ typographical error if any revealed at any time shall be corrected on the other side.
19. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
20. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
21. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
22. That you shall construct tenements in shear wall technology as per Circular No.154.
23. That the developer shall submit certificate of name reservation of society from A.R.S. before asking further CC to Rehab Building.
24. That the Rain Water Harvesting system should be installed/provided as per the provision of direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions at all the times, Failing which penalty of the Rs.1000/- per annum for every 100 sq.mt. of built up area shall be leviable.
25. That the work shall not be carried out between 10.00 pm to 6.00 am, only in accordance with Rule 5A(3) of Noise Pollution (Regulation & Control) Rules 2000 & the provision of Notification issued by Ministry of Environment & forest Dept.
26. That you shall Register the said project with MAHA- RERA Authority and the certificate regarding the same shall be submitted to this office for record.
27. That you shall abide and ensure the compliance of the provision of Building Construction Act while executing the scheme.

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SRA/ENG/1086/L/MHL/LOI

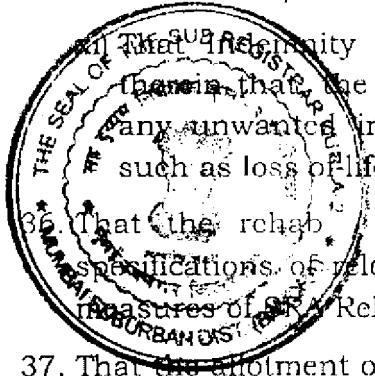
28. That the cognizance of Govt. Notification No. झापुरा-१२०३/प्र.क्र.४६/२०१९/झापसू-१ दिनांक २८.०८.२०१९ shall be taken & the conditions mentioned in the notification to be followed scrupulously.
29. That you shall revise the LOI as per final certification of Annexure-II for the eligibility of slum dwellers.
30. That you shall submit Registered undertaking/Affidavit stating that you shall obtain clearance from MCZMA before asking Plinth CC to the building in the scheme.
31. That you shall submit revised valid Civil Aviation Remarks before requesting further CC to any building.
32. That you shall enter into Tri-party Agreement with Slum Society and concerned company for maintenance of Parking Tower before requesting OC and also make the provision of alternate source of energy & power back up facility in case of power failure for effective functioning of mechanical arrangement of Parking Tower.
33. As per Circular no.130 Cess charges of one percent of total cost of construction (excluding land cost) shall be paid before grant of C.C.
34. That the rehab / composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by SRA.
35. That the Registered Undertaking from the Developer shall be submitted for the following: -
- Not misusing part/pocket terrace of Composite bldg.
 - To Demolish the excess area if constructed beyond permissible F.S.I.
 - Not to misuse Puzzle/Mechanical and Stack parking system shall be equipped with electric sensor devices & also proper precaution & safety majors shall be taken to avoid mishap & maintenance shall be done regularly.
 - Not to misuse the entrance lobby.
 - That the buyers / member will not be held liable to SRA for failure of mechanical/stack parking system in future.
 - Not misusing the society office for any other purpose than specified or for not creating any third-party interest in whatsoever manner of Rehab building/wing.
 - The Developer shall do the electro mechanical maintenance the High-Rise Rehab wing/building for a period of 10 years from the date of Occupation of the said buildings before approval of OCC to rehab bldg./wing u/Ref.
 - Not misusing part/pocket terrace, service floor for sale wing/rehab wing.



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SRA/ENG/1086/L/MHL/LOI

- ix) That you shall submit the necessary consents from Rehab commercial tenements as per SRA circular no.140 before granting CC to the building u/r.
- x) That you will obtain clearance from MCZMA before plinth CC to proposed building in the scheme u/ref. and will modify the proposed scheme as per conditions of the NOC from MCZMA.



- xi) That you shall submit a Fidelity Bond Indemnifying SRA and SRA staff mentioning therein that the SRA and SRA staff will not be held responsible from any unwanted incident due to proposed stack/ mechanical parking such as loss of life, damage of the property, goods, noise pollution etc.
37. That the rehab composite buildings shall be constructed as per specifications of relevant IS codes & the specifications of quality control measures of SRA Rehab buildings prescribed by SRA.
38. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Registrar of societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab/composite building and Sr. No. Annexure-II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab tenements.
39. That you shall submit a registered undertaking before CC to the sale wing/building from the Developer stating therein that, "If any litigation arises from the prospective buyers due to deficient open space SRA, and its staff will not be responsible for the same and incorporation of clause in the agreement of prospective buyers stating there in that, the building is planned with deficient open space and the buyers shall not complain in SRA for the same at any point of time, as well as the developer shall indemnify the SRA and its staff from any probable disputes in future.
40. That you shall get D. P. Road/set back land demarcated from A.E.(Survey) D.P./ T&C department of MCGM and handed over to MCGM free of cost and free of encumbrances by transferring the ownership in the name of MCGM duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
41. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D. C. Regulation no 37 (24). prior to commencing the building work & the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstruction flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting for CC of Sale Building.

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SRA/ENG/1086/L/MHL/LOI/2024

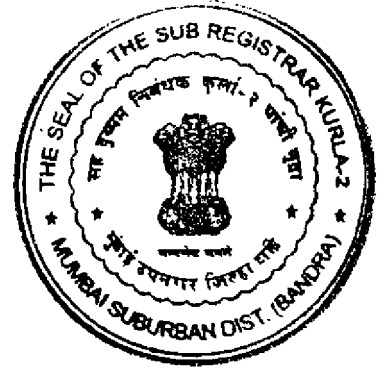
41. That the Sale BUA equivalent to BUA of Sales office & Sample flat shall be restricted till the same is demolished on site.
42. That you shall comply the conditions laid down in SRA's circular No.210.

If applicants Society/Developer/Architect are agreeable to all these conditions, then they submit proposal for approval of plans separately for each building/wing, in conformity with DCPR-2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours Faithfully;

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved Revise LOI)



ANNEXURE - '4(2)'

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2892/L/MHL/AP

Date: 18 JAN 2024

To,

✓ **Architect**

**Mr. Rahul Kamathi of M/s. Rahul Kamathi
Architects & Interior Designers.**

Ruparel Iris, Level 1 & 2

Near Magnet mall Senapati Marg,

Matunga (West)

Mumbai



Sub: Amended plans for Composite bldg. proposed under
Rehabilitation Scheme on plot bearing CTS Nos. 11 (pt.), 11/1
& 11/214 to 11/216 of village Kurla - S. G. Barve Road, Kurla (E),
Mumbai-24 for "Adarsh Ekta SRA CHS Ltd".

Ref: Your letter received to this office dtd. 15/01/2024


Gentleman,

With reference to the above, the amended plans for Sale Building submitted by you are hereby approved by this office, subject to following conditions,

1. That all the conditions of LOI u/no. SRA/ENG/1086/L/MHL/LOI dtd. 24.04.2012 & Revised LOI issued on dtd. 29/10/2016 & 15/01/2024 shall be complied with
2. That the conditions of IOA u/no. SRA/ENG/2892/L/MHL/AP dtd. 29/10/2012 & amended plans on 19/12/2016 & 08/08/23 shall be complied with.
3. That Revised structural design and calculations shall be submitted for proposed amended plans
4. That you shall submit revised NOC from completion certificate of E.E. T & C, Cnc. (M & E) & drainage approval as per proposed amended plans
5. That the C.C shall be get Re-endorsed as per amended plans.

One set of plans is returned herewith as token of approval

Yours faithfully,


Executive Engineer L
Slum Rehabilitation Authority



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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2892/L/MHL/AP/1 JAN 2017

COMMENCEMENT CERTIFICATE

TO,

COMPOSITE BLDG.

M/s. Bharat Mahan, Developers & Builders,
Ground floor, Alidada Estate No.267,
C.T. No. 8, 10/1, 11(part), S.G. Barve Marg,
Nehru Nagar, Kurla (E),
Mumbai-400 024.

Sir,
 With reference to your application No. 078 dated 02/07/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. - C.T.S.No. 11(part.), 11/1 to 9 and 11/214 to 215

of village Kurla T.P.S.No. -
 ward 'L' Situated at S.G. Barve Road, Kurla (E), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1086/L/MHL/LOI (Rev.) dt. 29/10/2016
 IDA U/R No. SRA/ENG/2892/L/MHL/AP (Amended) dt. 12/12/2016
 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening shall be part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI G.A. HARME

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This part C.C. is granted for work up to plinth level of Rehab Wing 'A' & 'B' of
Composite Building as per amended plans dtd. 12/12/2016.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

12/12/17
 Executive Engineer (SRA) II

FOR

CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

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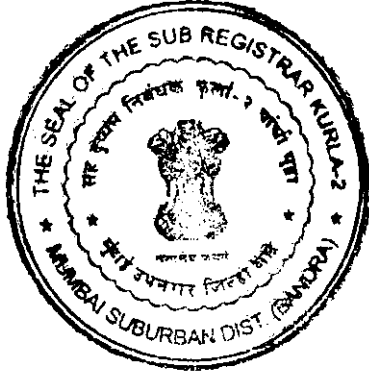
09 JAN 2023

is re-endorsed as per approved plans dated 08/01/2024.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2892/L/MHL/AP 19 JAN 24

This U.C. is re-endorsed as per approved amended plans dated 08/01/2024. (wing A,B,C& D)



[Signature]
Executive Engineer
Slum Rehabilitation Authority

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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 :
P51800052788

Project: **Ruparel Crest** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS 11 PT 1 TO 9 CTS 11 PT 214 TO 216** at
Kurla, Kurla, Mumbai Suburban, 400024;

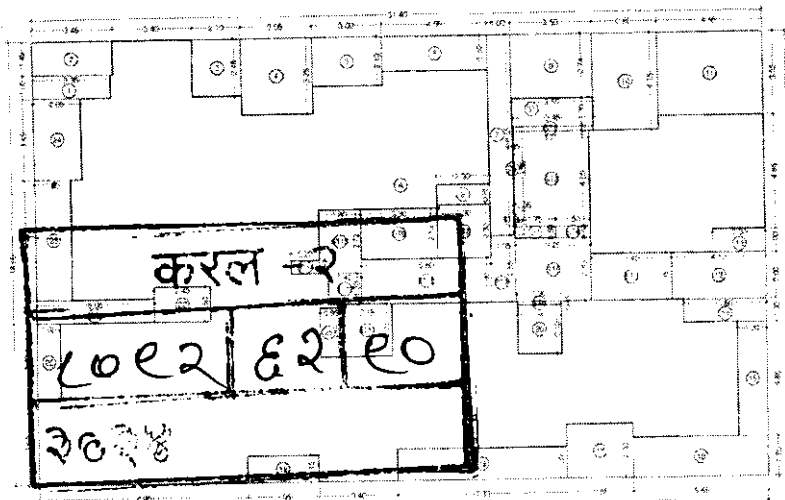
- Bharat Mahan Developers & Builders** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400024.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - 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 **25/09/2023** and ending with **31/12/2025** 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
- 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 25-09-2023 14:39:43

Dated: 25/09/2023
Place: Mumbai

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

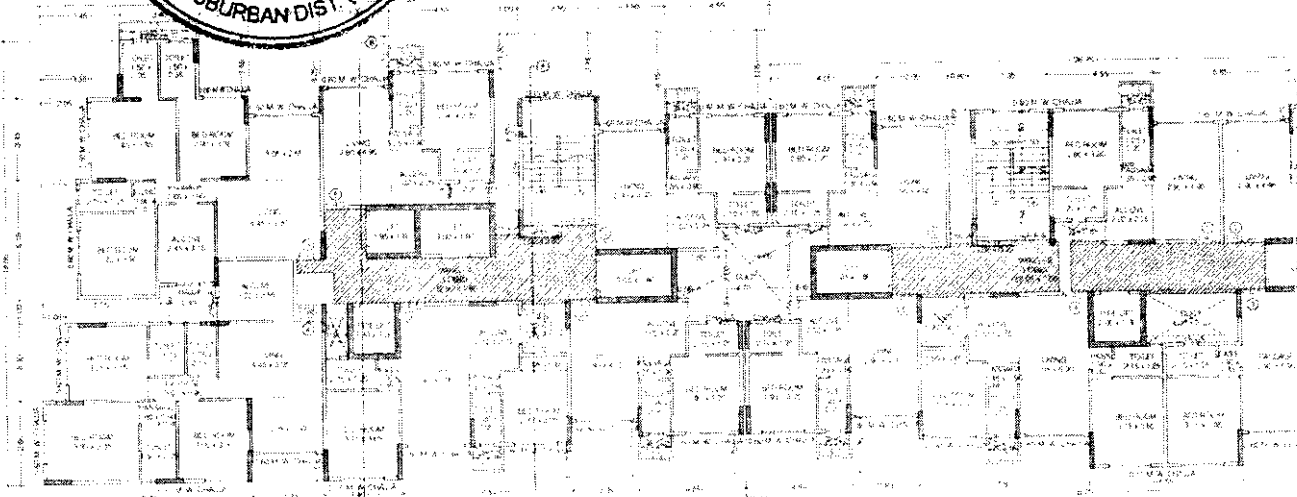


TYPICAL FLOOR AREA LINE DIAGRAM (2ND TO 7TH, 9TH TO 13TH)

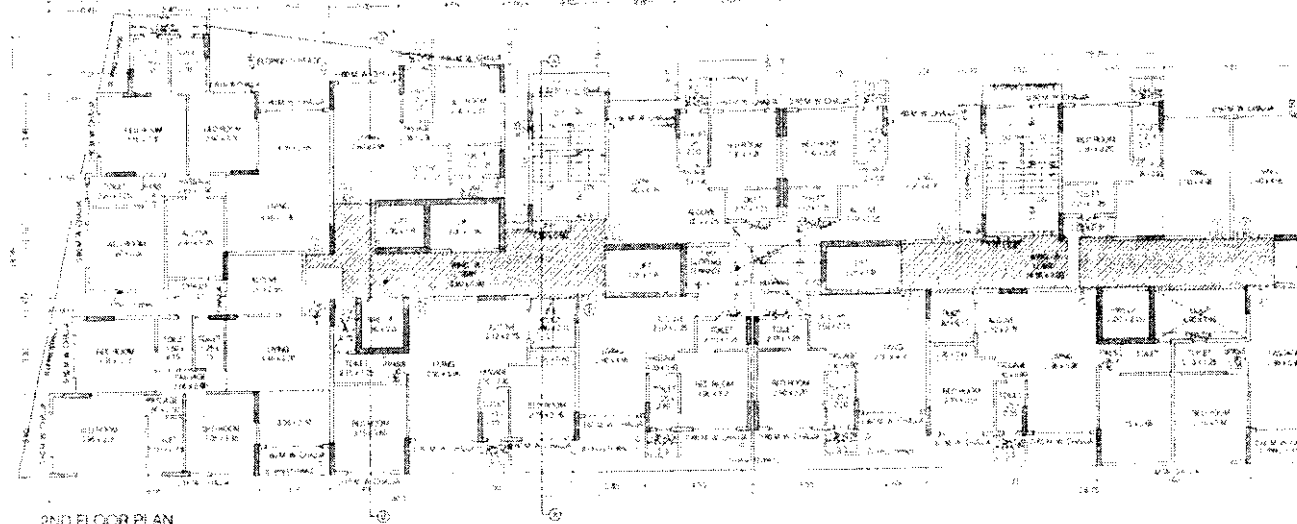


BUILT UP AREA CALCULATION WING - A

TYPICAL FLOOR (2ND TO 7TH, 9TH TO 13TH)			
NO.	THICKNESS	PERIMETER	AREA
1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
16	1.00	1.00	1.00
17	1.00	1.00	1.00
18	1.00	1.00	1.00
19	1.00	1.00	1.00
20	1.00	1.00	1.00
21	1.00	1.00	1.00
22	1.00	1.00	1.00
23	1.00	1.00	1.00
24	1.00	1.00	1.00
25	1.00	1.00	1.00
26	1.00	1.00	1.00
27	1.00	1.00	1.00
28	1.00	1.00	1.00
29	1.00	1.00	1.00
30	1.00	1.00	1.00
31	1.00	1.00	1.00
32	1.00	1.00	1.00
33	1.00	1.00	1.00
34	1.00	1.00	1.00
35	1.00	1.00	1.00
36	1.00	1.00	1.00
37	1.00	1.00	1.00
38	1.00	1.00	1.00
39	1.00	1.00	1.00
40	1.00	1.00	1.00
41	1.00	1.00	1.00
42	1.00	1.00	1.00
43	1.00	1.00	1.00
44	1.00	1.00	1.00
45	1.00	1.00	1.00
46	1.00	1.00	1.00
47	1.00	1.00	1.00
48	1.00	1.00	1.00
49	1.00	1.00	1.00
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51	1.00	1.00	1.00
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57	1.00	1.00	1.00
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59	1.00	1.00	1.00
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61	1.00	1.00	1.00
62	1.00	1.00	1.00
63	1.00	1.00	1.00
64	1.00	1.00	1.00
65	1.00	1.00	1.00
66	1.00	1.00	1.00
67	1.00	1.00	1.00
68	1.00	1.00	1.00
69	1.00	1.00	1.00
70	1.00	1.00	1.00
71	1.00	1.00	1.00
72	1.00	1.00	1.00
73	1.00	1.00	1.00
74	1.00	1.00	1.00
75	1.00	1.00	1.00
76	1.00	1.00	1.00
77	1.00	1.00	1.00
78	1.00	1.00	1.00
79	1.00	1.00	1.00
80	1.00	1.00	1.00
81	1.00	1.00	1.00
82	1.00	1.00	1.00
83	1.00	1.00	1.00
84	1.00	1.00	1.00
85	1.00	1.00	1.00
86	1.00	1.00	1.00
87	1.00	1.00	1.00
88	1.00	1.00	1.00
89	1.00	1.00	1.00
90	1.00	1.00	1.00
91	1.00	1.00	1.00
92	1.00	1.00	1.00
93	1.00	1.00	1.00
94	1.00	1.00	1.00
95	1.00	1.00	1.00
96	1.00	1.00	1.00
97	1.00	1.00	1.00
98	1.00	1.00	1.00
99	1.00	1.00	1.00
100	1.00	1.00	1.00



TYPICAL FLOOR (3RD TO 7TH, 9TH TO 12TH)



2ND FLOOR PLAN

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Annexure 6

A- Unit and Customer Details;

Sr. No.	Terms and Expressions	Meaning
1.	Project Name	Ruparel Crest
2.	Project RERA Registration No.	P51800052788
3.	Said Unit	Flat No. 303 in Wing "B" on the 3 rd floor of the said Project.
4.	Carpet area of the said Unit as per RERA	The area of the said Unit is 580 Sq. Ft. (as per RERA)
5.	Sale Price	Rs.1,11,89,189/- (Rupees One Crore Eleven Lakhs Eighty Nine Thousand One Hundred Eighty Nine Only)
6.	Part Payment towards the Sale Price paid prior hereto	Rs.35,45,000/- (Rupees Thirty Five Lakhs Forty Five Thousand Only)
7.	Bank Account of the Promoter	Bank Name : ICICI Bank Bank Account Number : 777705234104 Bank Address : Lower Parvati Bank IFSC Code : ICIC0000323
8.	Car parking space/s	Exclusive Right to use 1(One) car parking space in mechanical arrangement in the car parking tower on the podium level, as the case may be.
9.	Completion Date	31 st December 2023
10.	Contact Details	Promoter's phone number: 022-24397400 Promoter's Address: Ruparel Iris Building, Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016. Purchaser email address: sssameer233@gmail.com Purchaser phone number: 8108599852 Purchaser Address: Room No. 519, Dr Babasaheb Ambedkar Nagar, Street No. 7, Cuffe Parade, Colaba, Mumbai - 400005.
11.	PAN	Promoter's PAN : AAFFB0684E Purchaser PAN: (1) MR. SAMEER FARID SHAIKH : DNIPS6047D (2) MRS. SANIYA SAMEER SHAIKH ALIAS SANIYA PARVEEN : HTTPP3074G

A- Payment Schedule for the Consideration Value (CV)

Sr. No.	Milestone	Percentage (%)	Cumulative Percentage (%)	Amount(In Rs.)
1	Reservation amount	2.71	2.71	Rs.3,03,030/- (Rupees Three Lakhs Three Thousand Thirty Only)
2	Within 15 (Fifteen) days from the date of Reservation.	7.19	9.90	Rs.8,04,700/- (Rupees Eight Lakhs Four Thousand Seven Hundred Only)

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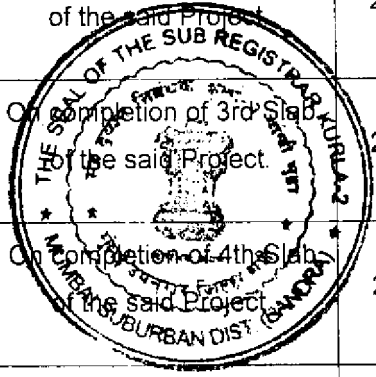
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Sr. No.	Milestone	Percentage (%)	Cumulative Percentage (%)	Amount(In Rs.)
1	Within 30 (Thirty) days from the date of Reservation.	10.10	20.00	Rs.11,30,108/- (Rupees Eleven Lakhs Thirty Thousand One Hundred Eight Only)
4	On completion of Plinth.	12.00	32.00	Rs.13,42,703/- (Rupees Thirteen Lakhs Forty Two Thousand Seven Hundred Three Only)
5	On completion of 1st Slab of the said Project.	2.00	34.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
6	On completion of 2nd Slab of the said Project.	2.00	36.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
7	On completion of 3rd Slab of the said Project.	2.00	38.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
8	On completion of 4th Slab of the said Project.	2.00	40.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
9	On completion of 5th Slab of the said Project.	2.00	42.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
10	On completion of 6th Slab of the said Project.	2.00	44.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
11	On completion of 7th Slab of the said Project.	2.00	46.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
12	On completion of 8th Slab of the said Project.	2.00	48.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
13	On completion of 9th Slab of the said Project.	2.00	50.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
14	On completion of 10th Slab of the said Project.	2.00	52.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
15	On completion of 11th Slab of the said Project.	2.00	54.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
16	On completion of 12th Slab of the said Project.	2.00	56.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)

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Amount (In Rs.)

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Sr. No.	Milestone	Percentage (%)	Cumulative Percentage (%)	
17	On completion of 13th Slab of the said Project.	2.00	58.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
18	On completion of 14th Slab of the said Project.	2.00	60.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
19	On completion of 15th Slab of the said Project.	2.00	62.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
20	On completion of 16th Slab of the said Project.	2.00	64.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
21	On completion of 17th Slab of the said Project.	2.00	66.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
22	On completion of 18th Slab of the said Project.	2.00	68.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
23	On completion of 19th Slab of the said Project.	2.00	70.00	Rs.2,23,784/- (Rupees Two Lakhs Twenty Three Thousand Seven Hundred Eighty Four Only)
24	On completion of brick work of the said Unit	1.00	71.00	Rs.1,11,892/- (Rupees One Lakh Eleven Thousand Eight Hundred Ninety Two Only)
25	On completion of internal plastering of the said Unit	1.00	72.00	Rs.1,11,892/- (Rupees One Lakh Eleven Thousand Eight Hundred Ninety Two Only)
26	On completion of flooring of the said Unit	1.00	73.00	Rs.1,11,892/- (Rupees One Lakh Eleven Thousand Eight Hundred Ninety Two Only)
27	On completion of installation of doors of the said Unit	1.00	74.00	Rs.1,11,892/- (Rupees One Lakh Eleven Thousand Eight Hundred Ninety Two Only)
28	On completion of installation of window fittings of the said Unit.	1.00	75.00	Rs.1,11,892/- (Rupees One Lakh Eleven Thousand Eight Hundred Ninety Two Only)
29	On completion of installation of sanitary fittings of the said Unit.	1.25	76.25	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)
30	On completion of staircase of the floor on which the said Unit is located.	1.25	77.50	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)
31	On completion of lift wells of the floor on which the said Unit is located.	1.25	78.75	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)

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	Milestone	Percentage (%)	Cumulative Percentage (%)	Amount(In Rs.)
32	On completion of lobbies of the floor on which the said Unit is located.	1.25	80.00	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)
33	On completion of external plumbing.	1.25	81.25	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)
34	On completion of external plastering of the said Unit.	1.25	82.50	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)
35	On completion of elevation of the said Unit.	1.25	83.75	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)
36	On completion of Terrace slab with water proofing.	1.25	85.00	Rs.1,39,865/- (Rupees One Lakh Thirty Nine Thousand Eight Hundred Sixty Five Only)
37	On completion of installation of lifts in the said Project.	2.50	87.50	Rs.2,79,730/- (Rupees Two Lakhs Seventy Nine Thousand Seven Hundred Thirty Only)
38	On completion of installation of water pumps in the said Project.	2.50	90.00	Rs.2,79,730/- (Rupees Two Lakhs Seventy Nine Thousand Seven Hundred Thirty Only)
39	On completion of installation of electrical fittings in the said Unit is located.	2.50	92.50	Rs.2,79,730/- (Rupees Two Lakhs Seventy Nine Thousand Seven Hundred Thirty Only)
40	On completion of the electro, mechanical and environment requirements of the said Project.	2.50	95.00	Rs.2,79,730/- (Rupees Two Lakhs Seventy Nine Thousand Seven Hundred Thirty Only)
41	At the time of offer for handing over of the possession of the said Unit to the Allottee/s.	5.00	100.00	Rs.5,59,452/- (Rupees Five Lakhs Fifty Nine Thousand Four Hundred Fifty Two Only)
	Total	100		Rs.1,11,89,189/- (Rupees One Crore Eleven Lakhs Eighty Nine Thousand One Hundred Eighty Nine Only)

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

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

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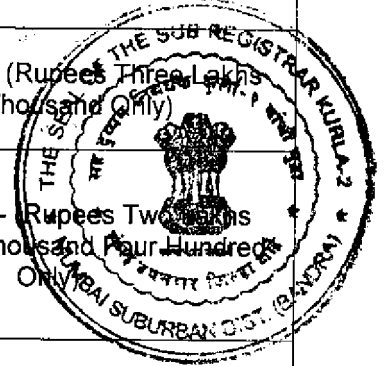
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करल - २		
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Annexure 6A

A - Payable on/before the Date of Offer of Possession*:s

Sr. No	Particulars	Amount(In Rs.)
1	Charges towards formation and registration of the Society, along with applicable taxes.	Rs.25,000/- (Rupees Twenty Five Thousand Only)
2	Deposit towards water, electricity, and other utility and services connection charges.	Rs.50,000/- (Rupees Fifty Thousand Only)
3	All legal costs, charges and expenses (taxes to be paid separately by the Purchaser at applicable rates).	Rs.25,000/- (Rupees Twenty Five Thousand Only)
4	Membership fee with respect to the club house forming part of the said Project.	Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only)
5	An ad-hoc amount towards the outgoings in connection with the development charges, taxes common infra, commercial services, facilities, amenities, which are common for the said Project.	Rs.2,99,400/- (Rupees Two Lakhs Ninety Nine Thousand Four Hundred)
6	Share application money and entrance fee of the Society.	Rs.600/- (Rupees Six Hundred Only)
7	Proportionate share of municipal taxes and other charges/levies in respect of the Society (taxes to be paid separately by the Purchaser at applicable rates)	On pro-rata basis in proportion to all other allottees in the said Project.
8	Ad hoc maintenance charges for 24 (Twenty-Four) months towards provisional monthly contribution towards outgoings of the Society (taxes to be paid separately by the Purchaser at applicable rates)	On pro-rata basis in proportion to all other allottees in the said Project.



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

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Annexure 7 - Amenities

[Description of the Internal Amenities in the said Premises]

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Sr. No.	Item	Location	Specifications
1	Flooring	Living Room / Dining & Passage	Imported tile
		Bedroom	Imported tile
		All Toilets	Tile
		Kitchen	Dado tiles upto door height
2	Wood Work	Main Door	Wooden Door frame
		Other Door	Wooden Door frame with Door Shutter
3	Windows	All Windows	UPVC/Aluminum window
4	CP / Sanitary	All Toilets	Premium quality CP Sanitary
5	Internal Paint	walls & ceiling	Internal wall & ceiling with plastic paint
6	Switches	Internal Switches	Modular switches
7	Kitchen	Kitchen	Platform with standard single sink
	Platform		



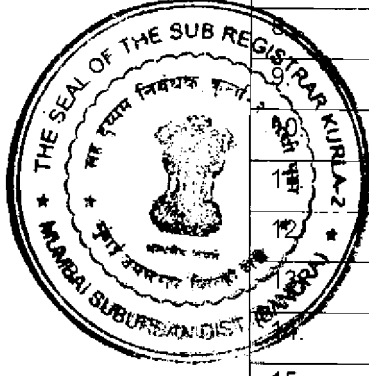
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[Description of the Real Estate Project Amenities that may be usable by the Allottee/s on a non-exclusive basis along with allottee/s / occupants in the Real Estate Project]

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Sr. No.	Real Estate Project Amenities
1.	Swimming Pool
2.	Pergola Seating
3.	Party Deck
4.	Juice Bar
5.	Bamboo Garden
6.	Aroma Garden
7.	Aroma / Flower Garden
	Gazebo Seating / Sr. Citizen Corner
	Water Feature
	Covered Seating
11.	Party Lawn
12.	Sky Walk
	Acupressure / Reflexology Pathway
	Chess Board
15.	Sandpit With Wall Climbing
16.	Amphitheatre & Open Mini Theatre
17.	Cricket Net
18.	Children's Play Area
19.	Fitness Center

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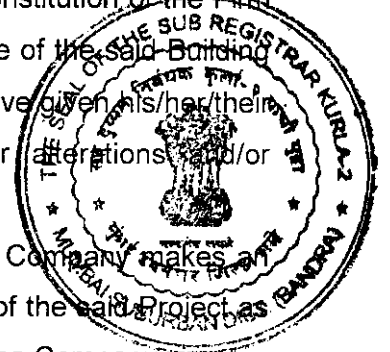
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ANNEXURE 8
(Special Conditions)

1. The Purchaser agrees and acknowledges that the Company may require to carry out additions and/or alterations and/or amending and/or modifications in the plans/approvals, change in view/location of the Unit, elevation, layout, specifications, location of the amenities, raising additional floor/s, area, premises, etc., for constructing the new building/s and or wing/s, change in the constitution of the Firm which the Company may deem fit and proper, change the name of the said Building to any other name. The Purchaser has/have agreed and has/have given his/her/their irrevocable consent for carrying out such additions and/or alterations and/or amendments and/or modifications.
2. The Purchaser agrees and acknowledges that in the event the Company makes an application to the Authority for extension of date of possession of the said Project as prescribed under the Act, for the reasons beyond the control of the Company viz non-availability of steel, cement, building and construction material, delay in obtaining permissions, approvals, sanctions, part/full OC (Occupation Certificate) for reasons not attributable to the Company and any other reasons/factors which may be beyond the control of the Promoter, in such an event the Purchaser grants his/her/their/its irrevocable consent for the same and further agrees and consents to the extended date of possession mentioned on the website of the Authority.



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Annexure 9
(Purchaser Notice of Termination)

[Dated]

To,

[M/s. BHARAT MAHAN DEVELOPERS & BUILDERS]

Sub: Notice of Termination



Dear Sir,

We refer to the Agreement to Sell dated [date of execution] (ATS) executed in respect of Unit 303 on the 3rd floor, wing "B" of the building known [Ruparel Crest] at [SG Barve Marg, Police Colony, Kurla, Mumbai, Maharashtra 400024].

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

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

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

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

Please treat this as the Notice of Termination referred to at Clause 11.3.1.b of the ATS and proceed with the termination of the ATS in accordance with Clause 11 of the ATS.

Yours sincerely,

(1) MR. SAMEER FARID SHAIKH

(2) MRS. SANIYA SAMEER SHAIKH ALIAS SANIYA PARVEEN

ANNEXURE - '10'



महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 83754529574



83754529574

करल - २		
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गाव/पेठ : कुर्ला भाग - ३		तालुका/न.भू.का. : नगर भूमापन अधिकारी, कुर्ला			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
११			४९७२१.००	एच-१	-

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	महाराष्ट्र गृहनिर्माण मंडळ.
पट्टेदार :	L
	-
इतर भार :	-
	-
इतर शेरें :	-



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(पा) किंवा गार (इ)	साक्षात्कार
29/08/2001	भाडेपट्ट्याने पैकी क्षेत्र ६४५.६३ चौ.मी. ९९ वर्षांचे कराराने	सह दु.नि. कुर्ला 1 बंदर 6/2006 07/07/2006	वेअरमन / सेक्रेटरी नेहरुनगर प्रेरणा को.ऑ.हौ.सो.लि	फेरफार क्रं. ३५ प्रमाणे सही- 29/08/2001 न.भू.अ. कुर्ला.
24/05/2003	भाडेपट्ट्याने पैकी क्षेत्र ६४५.०१ चौ.मी. ९९ वर्षांचा कराराने	र.द.क्र. बंदर-3 1475/95/दि. 17.4.97	नेहरु नगर विश्वदर्शन को.ऑ.हौ.सो.लि.	फेरफार क्रं. ४६ प्रमाणे सही- 26/05/2003 न.भू.अ. कुर्ला
18/04/2006	भाडेपट्ट्याने पैकी क्षेत्र ९४३.३ चौ.मी. ९९ वर्षांचा कराराने	र.द.क्र. बंदर-13/ 448 व 449/04 दिनांक/19/11/2004	नेहरुनगर शिवालय को.ऑ.हौ.सो.लिमिटेड	फेरफार क्रं. २०६ प्रमाणे सही- 18/04/2006 न.भू.अ. कुर्ला
19/08/2006	बिनशेती भादेश गा.जिल्हाधिकारी मुंबई उपनगर जिल्हा येथे काहील आदेश सी/ डेस्क रडी/एत.एन.डी/एन.पी/एन.आर.के/९९०/ दि.११/८/०६ चे सुधारीत बिनशेती आदेशाने न.भू.क्र. ११ पै. १९२/२०१५ व सेल डिड क्र.१९८४/बंदर-१३/२००६, दि.२४/२/२००६ व करेक्शन डिड/दस्त क्र. २७४९/२०१५ दिनांक २५/४/२०१५ अन्वये न.भू.क्र. ११ पै. ७२९.९४ चौ.मी. व न.भू.क्र. ११/५१ ते ५८ चे एकूण क्षेत्र २१४.४० चौ.मी. असे मिळून एकूण क्षेत्र ९३६.३४ चौ.मी. क्षेत्रास भाडेपट्टेदार म्हणून ९९ वर्षाकरीता नेहरु नगर जय जयवंती को.ऑ.हौ.सो.लि. चे नांवाची नोंद केली. -			सही- 19/08/2006 न.भू.अ. कुर्ला
28/07/2009	भाडेपट्ट्याने पैकी क्षेत्र ७८४.१२ चौ.मी. ३० वर्षांचे कराराने	र.जि. द.क्र. बंदर 3/8756/08 दि. 27/10/08 युक्त दुरुस्ती पत्र क्र. बंदर- 3 3417/09 दि. 6/5/09	नेहरुनगर कंझुमर्स को. ऑ.सोसायटी लिमिटेड	फेरफार क्रं. १६३ प्रमाणे सही- 28/07/2009 न.भू.अ. कुर्ला
08/10/2015	भाडेपट्ट्याने. सह दुय्यम निबंधक कुर्ला - ३ यांचेकडील भाडेपट्टा दस्त क्र. १९८३/बंदर-१३/२००६ दि. २४/२/२००६ व सेल डिड दस्त क्र. १९८४/बंदर-१३/२००६, दि. २४/२/२००६ व करेक्शन डिड/दस्त क्र. २७४९/२०१५ दिनांक २५/४/२०१५ अन्वये न.भू.क्र. ११ पै. ७२९.९४ चौ.मी. व न.भू.क्र. ११/५१ ते ५८ चे एकूण क्षेत्र २१४.४० चौ.मी. असे मिळून एकूण क्षेत्र ९३६.३४ चौ.मी. क्षेत्रास भाडेपट्टेदार म्हणून ९९ वर्षाकरीता नेहरु नगर जय जयवंती को.ऑ.हौ.सो.लि. चे नांवाची नोंद केली.		नेहरु नगर जय जयवंती को.ऑ.हौ.सो.सोसायटी लिमिटेड ७२९.९४ चौ.मी.	फेरफार क्रं. ३२० प्रमाणे सही- 08/10/2015 न.भू.अ. कुर्ला.
14/12/2015	गा.जमावंदी आयुक्त आणि संचालक मृगि अभिलेख (ग.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.- ५/ मि.प/अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग- ३/फे.फा.क्र.३३०/२०१५ दिनांक १४/१२/२०१५ अन्वये केवळ मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एकोणपन्नास हजार सातशे एकवीस पूर्णांक आठ दशांश चौ.मी. दाखल केले.			फेरफार क्रं. ३३० प्रमाणे सही-
28/02/2019	भाडेपट्ट्याने. महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.भू.क्र. ११ पैकी मिळकतीमधील ७५९.३५ चौ.मी. क्षेत्रास १) सह दुय्यम निबंधक कुर्ला - १, यांचे कडील भाडेपट्टा दस्त क्र. करल- १/६१४९/२०१५ दि. १९/५/२०१५, २) सह दु. नि. कुर्ला - १ (वर्ग-२) यांचेकडील भाडेपट्टा सूची क्र. II, दि. २१/५/२०१५ तसेच ३) सह दु. नि. कुर्ला - १ यांचे कडील पत्र जा.क्र./सूची क्र.२/दुरुस्ती ६९४/२०१७, दिनांक ०८/०९/२०१७ अन्वये एकूण ३० वर्षे कालावधीकरीता भाडेपट्ट्याने नेहरु नगर ज्योतीर्मय को.ऑ.हौ.सो.लि. यांचे नांवाची नोंद दाखल केली.		नेहरु नगर ज्योतीर्मय को.ऑ.हौ.सो.लि. (क्षेत्र ७५९.३५ चौ.मी.)	फेरफार क्रं. ३६१ प्रमाणे सही- 28/02/2018 न.भू.अ. कुर्ला.
17/04/2018	भाडेपट्ट्याने. महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.भू.क्र. ११ पै. मिळकतीमधील ७२९.०० चौ.मी. क्षेत्रास सह दुय्यम निबंधक कुर्ला-३, गुंज.नगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र. बंदर क्र.१३/६०४३/२००६, दि. ७ जुलै २००६ व सेल डिड दस्त क्र. बंदर-१३/६०४४/२००६, दि. ७ जुलै २००६ अन्वये एकूण ९९ वर्षे कालावधीकरीता भाडेपट्ट्याने नेहरु नगर एकता को.ऑ.हौ.सो.लि. यांचे नांवाची नोंद दाखल केली.		नेहरु नगर एकता को.ऑ.हौ.सो.लि.	फेरफार क्रं. ३७५ प्रमाणे सही- 06/06/2018 न.भू.अ. कुर्ला.
01/11/2021	भाडेपट्टा नोंद - सह दु.नि. कुर्ला १ यांचेकडील र.द.क्र. २७०२/२०२१ दिनांक ०९/०२/२०२१ अन्वये महाराष्ट्र गृहनिर्माण मंडळ. यांनी दि. ०९/०९/१९६७ पासून ते दि. ०९/०९/२०६६, ९९ वर्ष ० महिने कालावधीकरीता वार्षिक रक्कम रु. ९६० दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली.	सह दु.नि. कुर्ला 1 2702/2021 09/02/2021	नेहरु नगर निर्मल को ऑप हौ सो ७५९.२६ चौ.मी	फेरफार क्रं. ४१५ प्रमाणे सही- 01/11/2021 न.भू.अ. न.भू.अ. कुर्ला

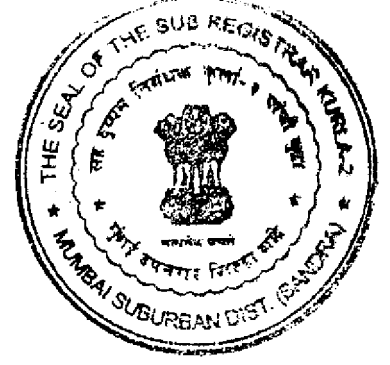
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हे मलकत पत्रिका (दिनांक ०१/११/२०२१ ११:११:१८ AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

डिजिटल स्वाक्षरी (Digital Signature)

मलकत पत्रिका डाउनलोड दिनांक २५/०९/२०२३ ०३:०९:०३ PM

वेद्यता पडताळणी साठी <https://digital.sabara.mahabhumi.gov.in/DSLIR/Login/VerifyPropertyCard> या संकेत स्थळावर २२१०१००००२३३२४२९ हा क्रमांक वापरावा.



करल - २		
८०९२	७६	९०
२०२४		

घोषणापत्र

मी श्री. समीर अशोक खाडे याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला ...२...यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अमित महेंद्र रुपारेल यांनी दिनांक 27-09-2021 रोजी मला दिलेल्या कुमाखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीसाठी सादर केला आहे/ निष्पादीत करुन कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यास मी पूणता : सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे .

दिनांक:- 18 /04/2024

ठिकाण :- मुंबई



कुलमुखत्यारपत्रधारकाचे नावं व सही

Samir A. Khade
श्री समीर अशोक खाडे

Original/Duplicate
Date: 28/09/2021
Page: 28/09/2021

REGISTRATION NO: 11194/2021
REGISTRATION DATE: 28/09/2021
REGISTRATION FEE: 2500000
REGISTRATION CHARGES: 1000000
REGISTRATION TAX: 1000000
REGISTRATION TOTAL: 4500000

REGISTRATION NO: 11194/2021
REGISTRATION DATE: 28/09/2021
REGISTRATION FEE: 2500000
REGISTRATION CHARGES: 1000000
REGISTRATION TAX: 1000000
REGISTRATION TOTAL: 4500000

REGISTRATION NO: 11194/2021
REGISTRATION DATE: 28/09/2021
REGISTRATION FEE: 2500000
REGISTRATION CHARGES: 1000000
REGISTRATION TAX: 1000000
REGISTRATION TOTAL: 4500000

REGISTRATION NO: 11194/2021
REGISTRATION DATE: 28/09/2021
REGISTRATION FEE: 2500000
REGISTRATION CHARGES: 1000000
REGISTRATION TAX: 1000000
REGISTRATION TOTAL: 4500000

oss=IR4Dx8PE7qB

9/28/2021

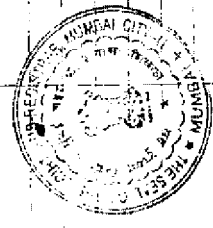
DELIVERED

DELIVERED



CHALLAN
MTR Form Number-6

GRN	250820211400311	BARCODE	250820211400311	Date	25/08/2021 14:00:31	Form ID	ARC
Department	Inspector (General) Of Registration						
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	REGISTRATION OFFICE, MUMBAI	PAN No. (If Applicable)	AACHR0385E				
Location	MUMBAI	Full Name	Anil Mangalwar Rautale				
Year	2021-2022	Fra/Block No.					
Account Hold Details	Amount In Rs.	Promises/Builing					
Account No.	93000000000000000000	Road/Street					
Branch	100000	Area/Locality	Mumbai				
Pin	400001	Town/City/District					
Remarks (If Any)	Second/any/pane/Samest/Samest Khasa and Daspak Chiknuk						
Total	60000	Amount In Words	Six Hundred Rupees Only				
Payment Details	STATE BANK OF INDIA						
Bank Name	STATE BANK OF INDIA						
Branch	STATE BANK OF INDIA						
Account No.	1000000000000000000000						
Branch	STATE BANK OF INDIA						
Account No.	1000000000000000000000						



Handwritten signature and date: 25/08/2021

करल - २
६०२७०
२०२४



Receipt of Document Handling Charges

PRN : 2509202101057 Receipt Date : 28/09/2021

Received from Amit Ruparel, Mobile number 0000000000, an amount of Rs.240/- towards Document Handling Charges for the Document to be registered on Document No. 11194 dated 28-09/2021 at the Sub Registrar office Joml S.R. Mumbai City 2 of the District Mumbai District.

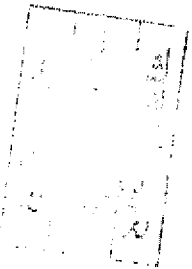
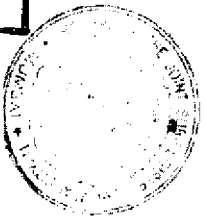
240

Payment Details

Bank Name	Sbiepay	Payment Date	25/09/2021
Bank CIN	10004152021092500966	REF No.	202126829529182
Deface No	2509202101057D	Deface Date	28/09/2021

This is computer generated receipt, hence no signature is required

करल - २		
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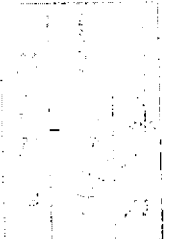


SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Mr. Amit Mahendra Ruparel, Indian inhabitant, having address at Ruparel Ins. Plot No. 273, Senapati Bapat Marg, Matunga Road (West), Mumbai 400016, SEND GREETINGS.

A WHEREAS I the owner / assignee of rights of immovable property being situated in and around Mumbai, Mumbai Suburban, Navi Mumbai, Thane, Pune and in some parts across India is entitled to develop, sell, transfer convey the same, I am also holding various properties as Individual, Partner of various firms and Director of various Companies holding various properties

B AND WHEREAS I as the owner / assignee of rights of immovable property/ies is required to execute various documents such as Supplementary Agreement, Power of Attorneys and any other documents, instruments, writings including all document related to develop, purchase, sale, transfer of the Land / Building / Shops / Flats / Units, etc.



[Handwritten signature]

करल - २
 ८०२७९९०
 २०२४



1. acts, deeds, matters and things necessary for effectively registering and receiving back any of the said documents
2. AND to do perform and execute all acts, deeds, matters, documents and things relating to the registration of the Deeds and for that purpose aforesaid apply and effectually to all intents and purposes as we could do in our proper person if these presents had not been made.
- 3 THIS POWER OF ATTORNEY is restricted to only for the limited purpose to admit the execution before the Sub-Registrar of Assurances within India THIS POWER OF ATTORNEY is not for the execution of said Documents.

I, Mr. Amit Ruparel, hereby agree to ratify and confirm all acts and things lawfully done by the said Attorneys by exercise of the powers herein contained.

IN WITNESS WHEREOF, I, Mr. Amit Ruparel, have hereunto set and subscribed my hands to this document, at Mumbai this 27th day of September, 2021.

SIGNED AND DELIVERED by the)
 Within named)
 Mr. Amit Ruparel)



Signature _____
 in the presence of
 1. _____
 2. _____



IN Me Accept:
 1) Mr. Sameer Khade

Signature _____



2) Mr. Deepak Chikhale

Signature _____

in the presence of

1. _____
 2. _____

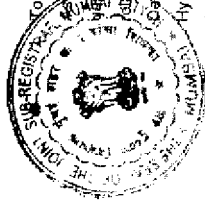


C. AND WHEREAS I also execute various other documents such Development Agreement, Supplementary Agreement, Power of Attorneys, Hypothecation deed, Mortgage Deed, Share Purchase Agreement, Deed of Admission, Deed of Retirement, Indenture of Mortgage, Partnership Deed, Agreement/s for Sale, Agreement/s of Leave and License, Trust Deeds, deed of assignment, agreement/s to lease, lease deed/s, deed of rectification, deed of modification, deed of cancellation, deed/s of adherence, declaration/s, undertakings, agreement/s and any type/other documents, instruments, writings including all document related to develop, purchase, sale, transfer, the Land / Building/ Shops/ Flats/Units, etc.

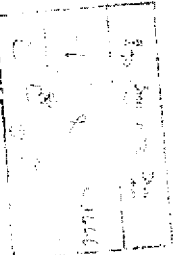
D. AND WHEREAS on account of pre-occupation with work, I am unable to appear before the Sub-Registrar for admitting executed deeds and documents for registration.

E. AND WHEREAS I, therefore, propose to appoint 1) Mr. Sameer Ashok Khade and 2) Mr. Deepak Chikhale to do jointly and/or severally to be my true and lawful attorneys with full authority and power to appear before the Office of Sub-Registrar at relevant places across India to admit the execution of all the documents duly signed by me for registration.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that I Mr. Amit Mahendra Ruparel hereby appoint and constitute the said Mr. Sameer Khade and 2) Mr. Deepak Chikhale to do jointly and/or severally (herein after referred to as said "Attorney") to be my true and lawful attorneys with full authority and power to do the following acts, deeds and things mentioned below, for me and on my behalf and in my name v/z.



To present and lodge for registration in the Office of the Sub-Registrar of Assurances across various places in India or any registering authority appointed under the Indian Registration Act for the time being in force having jurisdiction in relation to the registration of any deed/s, documents, undertakings, Development Agreement, Supplementary Agreement, Power of Attorneys, hypothecation deed, Mortgage Deed, Share Purchase Agreement, Deed of Admission, Deed of Retirement, Indenture of Mortgage, Partnership Deed, agreement/s for sale, agreement/s of leave and license, Trust Deeds, deed of assignment, agreement/s to lease, lease deed/s, deed of rectification, deed of modification, deed of cancellation, deed/s of adherence, declaration/s, agreement/s and any type/other documents, instruments, writings including all document related to purchase, sale, transfer, the Land / Building/ Shops/ Flats/ Units (hereinafter referred to as "the said documents") and to admit the execution of all the documents duly signed by me for registration and to do all



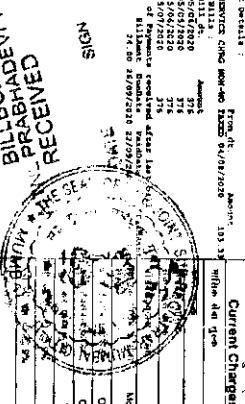
MAHENDRA RUPAREL

MTNL

Customer Name: **SHRI. SURESH K. SHINDE**
 Address: **SHRI. SURESH K. SHINDE, 101, MIDC INDUSTRIAL ESTATE, BANGUR, PUNE-411 004**
 GSTIN No: **2724AC162828123**
 Billing Period: **01/05/2020 - 30/09/2020**

Service: **300 Free Calls**
 Billing Cycle: **Monthly**
 Plan: **MTNL Economy**

Category	Usage	Rate	Amount
300 Free Calls	300	0.00	0.00
Other Services			0.00
Total			0.00



MTNL
 We are working tirelessly to help you return to work safely.
 STAY HOME STAY SAFE

Delivered by **MTNL**
 DGM (CSMS)

300 Free Calls
MTNL

करल - २
 COE2 COE0
 २०२३



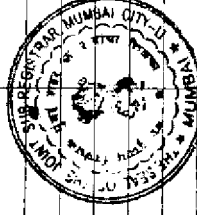
SHRI. SURESH K. SHINDE
 101, MIDC INDUSTRIAL ESTATE,
 BANGUR, PUNE-411 004



SHRI. SURESH K. SHINDE
 101, MIDC INDUSTRIAL ESTATE,
 BANGUR, PUNE-411 004



CHALLAN
MTR Form Number-6

GRN	MH0567927262122P	BARCODE	25/09/2021-14:03:31	Form ID	4811										
Department	Inspector General Of Registration	Sluhy Duty	TAX ID / TAN (if Any)												
Type of Payment	Registration Fee	PAN No.(if Applicable)	44CPR380E												
Office Name	RBE_11 SUB REGISTRA MUMBAI CITY 3	Full Name	Amr Mahendra Ruparel												
Location	MUMBAI	Flat/Block No.													
Year	2021/2021	Amount In Rs.	600.00	Amount In	Six Hundred Rupees Only										
Account Head Details		Premises/Building		Words	600 00										
00304E501	Sluhy Duty	Road/Street													
003003001	Registration Fee	Area/Locality	Mumbai												
		Town/City/District													
		PIN	400001												
Remarks (If Any)															
SecondPartyName:Sameer Khade and Dereek Chikhal-															
															
<table border="1"> <tr> <td colspan="2">FOR USE IN RECEIVING BANK</td> </tr> <tr> <td>Bank CIN</td> <td>1000502021092501002 539060680413</td> </tr> <tr> <td>Bank Date</td> <td>25/09/2021 14:04:02 Not Verified with RBI</td> </tr> <tr> <td>Bank Branch</td> <td>STATE BANK OF INDIA</td> </tr> <tr> <td>Scroll No. / Date</td> <td>Not Verified with Spool</td> </tr> </table>						FOR USE IN RECEIVING BANK		Bank CIN	1000502021092501002 539060680413	Bank Date	25/09/2021 14:04:02 Not Verified with RBI	Bank Branch	STATE BANK OF INDIA	Scroll No. / Date	Not Verified with Spool
FOR USE IN RECEIVING BANK															
Bank CIN	1000502021092501002 539060680413														
Bank Date	25/09/2021 14:04:02 Not Verified with RBI														
Bank Branch	STATE BANK OF INDIA														
Scroll No. / Date	Not Verified with Spool														

करल - 2
COE2C9EO
2024




Sr. No.	Remarks	Disbursement No.	Disbursement Date	Userid	Disbursement Amount
1	05131911194	000199348202122	25/09/2021-11:16:16	IGR183	100.00
2	05131911194	000199348202122	25/09/2021-11:16:15	IGR183	500.00
Total Disbursement Amount					600.00


भारत सरकार
Government of India
9223 9634 8376



आधार - सामान्य मागसाचा अधिकार
भारत सरकार
Unique Identification Authority of India
Government of India
9223 9634 8376



आधार - सामान्य मागसाचा अधिकार
भारतीय विशिष्ट अंकक प्राधिकरण
Unique Identification Authority of India
9223 9634 8376



मवई
2024

Payment Details

Sr.	Business Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Amil	10000502021092501002	MH006579270202122P	500.00	SD	0003199348202122	28/09/2021
	Ruparel						
2	Amil		MH006679270202122P	400	RF	0003199348202122	28/09/2021
	Ruparel						
			2508202101057	240	RF	250820210105/40	28/09/2021

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

11194 /2021

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1. Any Scanned Document for collection through mumbai is posted on a sign period after scanning.

2. Get sign immediately after registration.

For feedback, please write to us at feedback@mumbai.gov.in

करल - २
२०२४

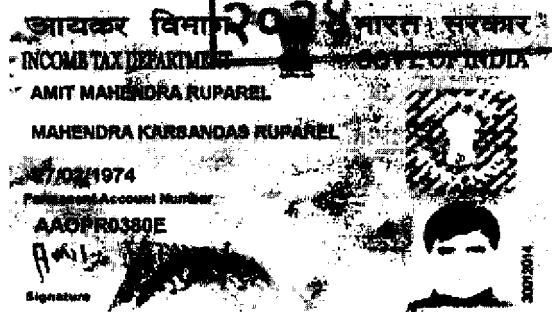
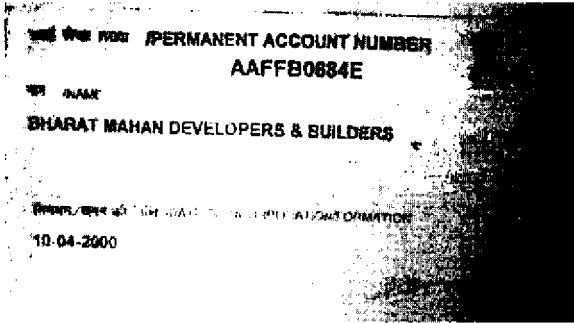


करल - २
२०२४



SELLER

करल - २		
००२	४	९०



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

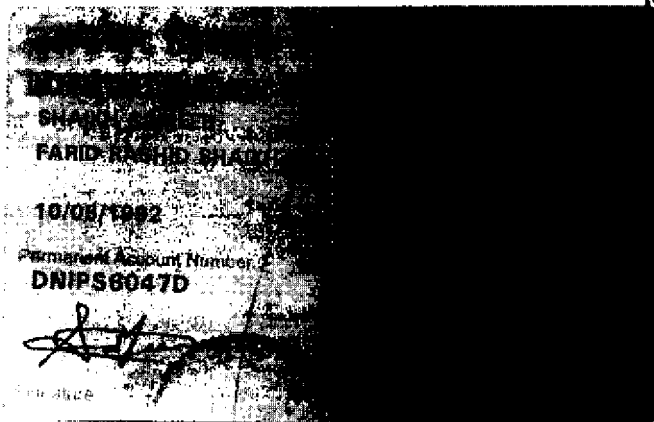
AMR

SAMEER KHADE
ASHOK SHANKAR KHADE
*510611381
ASQPK7630N

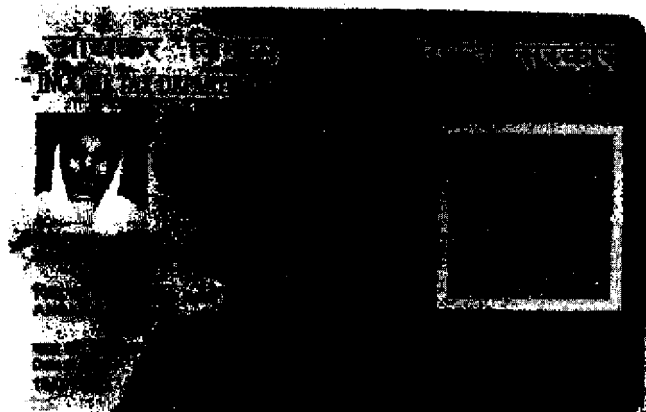
Sameer Khade



PURCHASER




[Signature]



Savijy

RUPAREL REALTY
 Ruparel Iris, Plot No. 273, Next to Agmark Laboratory,
 Senapati Bapat Marg, Matunga Road (W),
 Mumbai - 400 016, Tel / Fax: +91 22 2439 1100




Name : **Dipak More**
 Emp. Code : **DDR254**

Dipak More
 Authorized Signatory

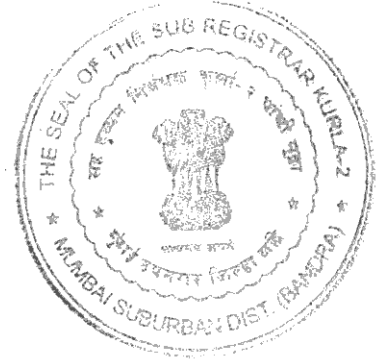
करल - २
 ०२२ ५ २०
 २०२४

RUPAREL REALTY
 Ruparel Iris, Plot No. 273, Next to Agmark Laboratory,
 Senapati Bapat Marg, Matunga Road (W),
 Mumbai - 400 016, Tel / Fax: +91 22 2439 1100




Name : **Ajay More**
 Emp. Code : **DDR473**

Ajay More
 Authorized Signatory



RUPAREL REALTY
 Ruparel Iris, Plot No. 273, Next to Agmark Laboratory,
 Senapati Bapat Marg, Matunga Road (W),
 Mumbai - 400 016, Tel / Fax: +91 22 3520 1515



Name : **Prakash Kadam**
 Department : **Registration**
 Emp. Code : **DDR386**

Prakash Kadam
 Authorized Signatory

Prakash Kadam

भारत सरकार
 GOVERNMENT OF INDIA



फरीद रशीद शेख
 Farid Rashid Shaikh
 जन्म वर्ष / Year of Birth : 1969
 पुरुष / Male

Farid



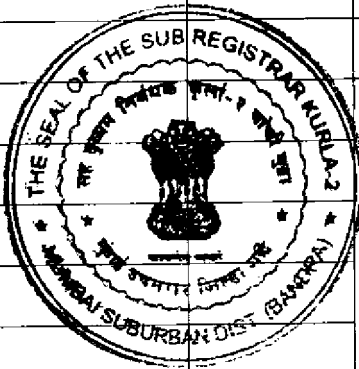
9309 8085 9149

आधार - सामान्य माणसाचा अधिकार

CHALLAN
MTR Form Number-6



GRN	MH000789685202425E	BARCODE			Date	18/04/2024-12:20:33	Form ID	25						
Department				Inspector General Of Registration										
Type of Payment				Stamp Duty Registration Fee										
Office Name				KRL2 JT SUB REGISTRAR KURLA NO 2										
Location				MUMBAI										
Year				2024-2025 One Time										
Account Head Details				Amount In Rs.		Premises/Building								
003005501 Stamp Duty				671400.00		Road/Street								
003003301 Registration Fee				30000.00		Area/Locality								
						Town/City/District								
						PIN								
						Remarks (If Any)								
						SecondPartyName=Sameer Farid Shaikh-								
						<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p align="center">कल-२</p> <table border="1"> <tr> <td>०९२</td> <td>८६</td> <td>९०</td> </tr> <tr> <td colspan="3">२०२४</td> </tr> </table> </div>			०९२	८६	९०	२०२४		
०९२	८६	९०												
२०२४														
701400.00						Amount In								
						Words								
						Seven Lakh One Thousand Four Hundred Fourty Only								
Total				7,01,400.00										
Payment Details				IDBI BANK										
				FOR USE IN RECEIVING BANK										
Cheque-DD Details				Bank CIN		Ref. No.		69103332024041811313 74085 15						
Cheque/DD No				Bank Date		RBI Date		18/04/2024-12:21:09 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										



Sr. No	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-370-8092	0000447845202425	18/04/2024-14:05:49	IGR198	701400.00
2	(IS)-370-8092	0000447845202425	18/04/2024-14:05:49	IGR198	701400.00
Total Defacement Amount					7,01,400.00



D H C
Department of Document Handling Charges

Receipt of Document Handling Charges

PRN	0424178706524	Receipt Date	18/04/2024
-----	---------------	--------------	------------

Received from RUPAREL, Mobile number 0000000000, an amount of Rs.1800/- towards Document Handling Charges for the Document to be registered on Document No. 8092 dated 18/04/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

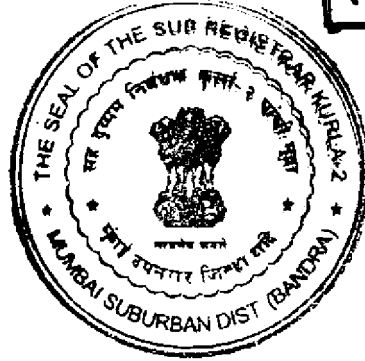
1800

Payment Details

Bank Name	WIBMOPG	Payment Date	17/04/2024
Bank CIN	10004152024041706095	REF No.	1553137
Deface No	0424178706524D	Deface Date	18/04/2024

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

क्याल - २		
८०९२	८७	९०
२०२४		







18/04/2024 2 17:46 PM

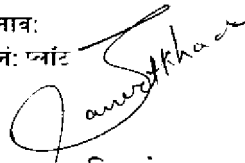

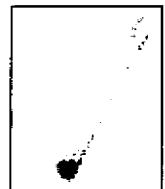
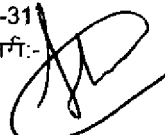


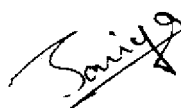

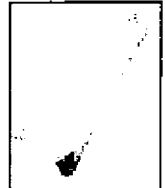
दस्न गोपवाग भाग-2

करल2

दस्न क्रमांक:8092/2024

दस्न क्रमांक :करल2/8092/2024

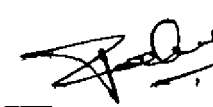

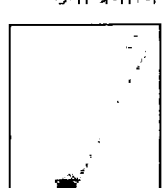
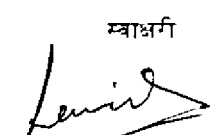


दस्नाचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ना	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:भारत महान डेव्हलपर्स अँड विल्डर्स चे भारीदार अधिकृत हस्ताक्षरकर्ता श्री अमित महेंद्र स्यांगल यांच्या वतीने कुलमुख्यावर म्हणून समीर अशोक खाडे पत्ना:प्लॉट नं: ऑफिस, माळा नं: 14 वा मजला, इमारतीचे नाव: स्यांगल आयरिस, ब्लॉक नं: माटुंगा रोड पश्चिम, मुंबई, रोड नं: प्लॉट नं-273, सेनापती वापट मार्ग, महाराष्ट्र, मुंबई. फोन नंबर:AAFFB0684E	लिहून देणार वय :-42 स्वाक्षरी:- 		
2	नाव:समीर फरीद शेख पत्ना:प्लॉट नं: रूम नं-519 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कफ परडे , कुलावा , मुंबई, रोड नं: डॉ बाबामाहेब अंबेडकर नगर, स्ट्रीट नं-07 , महाराष्ट्र, मुंबई. फोन नंबर:DNIPS6047D	लिहून घेणार वय :-31 स्वाक्षरी:- 		
3	नाव:मानिया समीर शेख उर्फ मानिया परवीन पत्ना:प्लॉट नं: रूम नं-519 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कफ परडे , कुलावा , मुंबई, रोड नं: डॉ बाबामाहेब अंबेडकर नगर, स्ट्रीट नं-07, महाराष्ट्र, मुंबई. फोन नंबर:HTTTP3074G	लिहून घेणार वय :-22 स्वाक्षरी:- 		

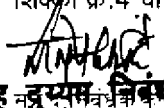
वरील दस्तऐवज करून देणार नथाकर्त्रीत करारनामा चा दस्न एवज करून दिल्याचे कबूल करतान.
शिक्रा क्र.3 ची वेळ:18 / 04 / 2024 02 : 16 : 36 PM

ओळख:-

खालील दस्तऐवज असे निवेदीन करतान की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतान, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ना	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:प्रकाश कदम - - वय:29 पत्ना:ऑफिस, स्यांगल आयरिस,14 वा मजला, प्लॉट नं-273, सेनापती वापट मार्ग, माटुंगा रोड पश्चिम, मुंबई पिन कोड:400016	स्वाक्षरी 		
2	नाव:फरीद रशीद शेख - - वय:55 पत्ना:लिहून घेणारप्रमाणे पिन कोड:400005	स्वाक्षरी 		

शिक्रा क्र.4 ची वेळ:18 / 04 / 2024 02 : 17 : 05 PM


सह मुख्य निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

करल-२		
८०२	८२	२०
२०२४		



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Bharat Mahan Developers and Builders	eChallan	69103332024041811313	MH000789685202425E	671400.00	SD	0000447845202425	18/04/2024
2		DHC		0424178706524	1800	RF	0424178706524D	18/04/2024
3	Bharat Mahan Developers and Builders	eChallan		MH000789685202425E	30000	RF	0000447845202425	18/04/2024

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

8092 /2024

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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For feedback, please write to us at feedback.isarita@gmail.com

करल - २		
६०२	००	००
२०२४		



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण न ६९६ (६०) पाने आहेत.
पुस्तक क्रमांक-१/करल-२/...६०२/२०२४
क्रमांकावर नोंदला.

दिनांक: १९/०४/२०२४

(Signature)
सह दुय्यम निबंधक (वर्ग-२)
कुर्ली क्र.-२

=====

DATED THIS _____ DAY OF _____, 2024

=====

BETWEEN

M/s. BHARAT MAHAN DEVELOPERS &
BUILDERS

...Promoter

AND

(1) MR. SAMEER FARID SHAIKH
(2) MRS. SANIYA SAMEER SHAIKH
ALIAS SANIYA PARVEEN

...Allottee

=====

AGREEMENT FOR SALE
OF PREMISES FLAT No. 303 ON 3rd FLOOR
WING "B" IN RUPAREL CREST

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