

Receipt (pavti)

398/10008

Friday, May 24, 2024
10:44 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11024 दिनांक: 24/05/2024

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-10008-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: कृष्णा कुमार लक्ष्मण यादव --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:03 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु. 20075369.6 /-

मोबदला रु. 34422750/-

भरलेले मुद्रांक शुल्क : रु. 2409600/-

1) देयकाचा प्रकार: DHC रकम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524233606439 दिनांक: 24/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002135716202425E दिनांक: 24/05/2024

बँकेचे नाव व पत्ता:





24/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 10008/2024

नोदणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	34422750
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20075369.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदतिका नं. 3702, 37 वा मजला, बी-टॉवर, जिरी इमराल्ड, प्लॉट नं. 1ए, 1बी, 1 सी आणि 1डी, सेक्टर-27, खारघर, नवी मुंबई क्षेत्र-156.779 चौ. मी. कारपेट एरिया. +12.273 चौ.मी बाल्कनी / टेरेस एरिया ((Plot Number : 1ए, 1बी, 1 सी 1डी ;))
(5) क्षेत्रफळ	1) 156.779 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- जीसी वेंचर लि. तर्फे डायरेक्टर वज्रधरा वासुदेवन सुरेशकुमार यांच्या तर्फे कु. मु. म्हणुन श्री. रुपेश पाटील -- वय:-36; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 209, अकॅडीया 195, 2 रा मजला, नरीमन पॉईंट, एनसीपीए मार्ग, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:- AAACG3914A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कृष्णा कुमार लक्ष्मण यादव -- वय:-32; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. बी-1/1304, हायड पार्क, सेक्टर 35-जि, प्लॉट नं. 8/9/10, खारघर, रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (०:). पिन कोड:-410210 पॅन नं:- AFEPY0896B 2): नाव:- प्रिया कृष्णा यादव -- वय:-36; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. बी-1/1304, हायड पार्क, सेक्टर 35-जि, प्लॉट नं. 8/9/10, खारघर, रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (०:). पिन कोड:-410210 पॅन नं:- AZYPR6087R
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10008/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2409600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GEECEE VENTURES LIMITED	eChallan	69103332024051618542	MH002135716202425E	2409600.00	SD	0001350653202425	24/05/2024
2		DHC		0524233606439	1600	RF	0524233606439D	24/05/2024
3	GEECEE VENTURES LIMITED	eChallan		MH002135716202425E	30000	RF	0001350653202425	24/05/2024

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20240524344				24 May 2024,09:27:42 AM
पवल3					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	रायगड				
मूल्य विभाग	तालुका : पनवेल				
उप मूल्य विभाग	19/27-खारघर सिडको से.क्र.27				
क्षेत्राचे नांव	A Class Palika सर्व्हे नंबर/न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	42000	98800	113200	123600	113200
मोजमापनाचे एकक	चौ. मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	184.72चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	बांधीव
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above		Rs.25289/-
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.108680/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((108680-42000) * (100 / 100)) + 42000)				
	= Rs.108680/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 108680 * 184.72				
	= Rs.20075369.6/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेहर्नार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाळकनी) + वरील गच्चीचे मूल्य + बांदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदित बाळकनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 20075369.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.20075370/-				
	= ₹ दोन करोड पंच्याहत्तर हजार तीन शे सत्तर -/-				

Home

Print



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0524233606439	Date 23/05/2024
Received from geecee, Mobile number 8652144822, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 23/05/2024
Bank CIN 10004152024052306027	REF No. 414477146903
This is computer generated receipt, hence no signature is required.	

प व ल - ३
१०००८२०२४
२ / ८०





CHALLAN
MTR Form Number-6



GRN	MH002135716202425E	BARCODE			Date	16/05/2024-16:46:42	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		GEECEE VENTURES LIMITED		
Location RAIGAD				Flat/Block No.		Flat No-3702, 37th Floor, Tower No-B, GEECEE		
Year 2024-2025 One Time				Premises/Building		EMERALD		
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				2409600.00		Road/Street Plot No. 1A, 1B, 1C, And 1D, Sector-27, Kharghar		
0030063301 Registration Fee				30000.00		Area/Locality Navi Mumbai		
				Town/City/District				
				PIN		4 1 0 2 1 0		
				Remarks (If Any)		SecondPartyName=Krishna Kumar Lakshman Yadav-CA=34422750		
Total				24,39,600.00		Amount In Twenty Four Lakh Thirty Nine Thousand Six Hundred		
				Words		Rupees Only		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		6970332024051618542 8869380308
Cheque/DD No.				Bank Date		RBI Date		16/05/2024-16:47:55 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
Mobile No.: 8828972188

[Handwritten Signature]



CHALLAN
MTR Form Number-6



GRN	MH002135716202425E	BARCODE			Date	16/05/2024-16:46:42	Form ID	25.2
Department		Inspector General Of Registration						
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)				
		Registration Fee		PAN No.(If Applicable)				
Office Name		PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name		GEECEE VENTURES LIMITED		
Location		RAIGAD						
Year		2024-2025 One Time		Flat/Block No.		Flat No-3702, 37th Floor, Tower No-B, GEECEE		
				Premises/Building		EMERALD		

Account Head Details		Amount In Rs.			
0030046401 Stamp Duty		2409600.00		Road/Street	
				Plot No. 1A, 1B, 1C, And 1D, Sector-27, Kharghar	
0030063301 Registration Fee		30000.00		Area/Locality	
				Navi Mumbai	
				Town/City/District	
				PIN	
				4 1 0 2 1 0	
				Remarks (If Any)	
				SecondPartyName=Krishna Kumar Lakshman Yadav~CA=34422750	
Total		24,39,600.00		Amount In	
				Twenty Four Lakh Thirty Nine Thousand Six Hundred	
				Words	
				Rupees Only	
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CIN	
				Ref. No.	
				59163332024051648542 2669380308	
Cheque/DD No.				Bank Date	
				RBI Date	
				16/06/2024-16:46:42 17/06/2024	
Name of Bank				Bank-Branch	
				IDBI BANK	
Name of Branch				Scroll No. , Date	
				100, 17/05/2024	

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालय, नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.05.16 10:46:05 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-398-10008	0001350653202425	24/05/2024-10:44:08	IGR148	30000.00

AGREEMENT FOR SALE

This Agreement is made and entered into at Navi Mumbai, this 24th day of May 2024.

BY AND BETWEEN

GEECEE VENTURES LIMITED (CIN:L24249MH1984PLC032170), a Company incorporated and registered under the provisions of Companies Act, 1956 and deemed to be registered under the provisions of the Companies Act 2013, having its registered office at 209-210, Arcadia building, Nariman Point, Mumbai – 400 021, hereinafter referred to as the "**Promoter/ Developer**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the **ONE PART**

AND

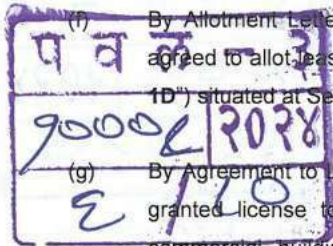
Mr. Krishna Kumar Lakshman Yadav (PAN NO. AFEPY0896B) (AGE 32 yrs) & **Mrs. Priya Krishna Yadav** (PAN NO. AZYPR6087R) (AGE 36 yrs) having address at Flat No.B-1/1304, Hyde Park, Sector 35-G, Plot no.8/9/10, Kharghar, Raigarh, Maharashtra - 410210, hereinafter called "**Allottee(s)/ Allottee(s)**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and successors, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of the HUF and in the case of a LLP, the partners from time to time constituting the LLP and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner or a company or a society or a body corporate, its successors in title) of the **OTHER PART**

"Promoter/ Developer" and "Allottee(s)" are hereinafter individually referred to as a "Party" and collectively as "**Parties**".

WHEREAS:

- (a) The City & Industrial Development Corporation of Maharashtra Ltd. ("**CIDCO**"), a company incorporated under the Companies Act, 1956 (as amended with Act No. 18 of 2013) and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai-400021 is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra Act No XXXVII of 1966) (the "Act") for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act;

- (b) The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in CIDCO, by order duly made in that behalf as per the provisions of section 113 of the said Act;
- (c) By Allotment Letter dated 25th March, 2021 bearing no. 7498/1000596/1414, CIDCO agreed to allot leasehold land bearing Plot No. 1A admeasuring 1900.23 sq. mtrs. ("Plot 1A") situated at Sector 27, Kharghar, Navi Mumbai to the Promoter.
- (d) By Allotment Letter dated 24th March, 2021 bearing reference no. 7485/1000590/1400, CIDCO agreed to allot leasehold land bearing Plot no.1B admeasuring 1,962.13 sq. meters ("Plot 1B") situated at Sector 27, Kharghar, Navi Mumbai to the Promoter.
- (e) By Allotment Letter dated 24th March, 2021 bearing reference no. 7484/1000589/1399, CIDCO agreed to allot leasehold land bearing Plot no.1C admeasuring 1,982.52 sq. meters ("Plot 1C") situated at Sector 27, Kharghar, Navi Mumbai to the Promoter.



- (f) By Allotment Letter dated 16th June, 2021 bearing reference no. 29049/1000722/3118 agreed to allot leasehold land bearing Plot no.1D admeasuring 2,757.75 sq. meters ("Plot 1D") situated at Sector 27, Kharghar, Navi Mumbai to the Promoter.

- (g) By Agreement to Lease dated 20th August 2021 ("Agreement to Lease No. 1"), CIDCO granted license to Promoter to enter upon Plot 1A for constructing residential cum commercial building on it on terms and conditions mentioned therein. The above Agreement to Lease is duly registered with the Sub Registrar of Panvel 5 under registered serial no. PVL5/10299/2021 on 30th August, 2021.

- (h) By Agreement to Lease dated 20th August 2021 ("Agreement to Lease No. 2"), CIDCO granted license to Promoter to enter upon Plot 1B for constructing residential cum commercial building on it on terms and conditions mentioned therein. The above Agreement to Lease is duly registered with the Sub Registrar of Panvel 5 under registered serial no. PVL5/10297/2021 on 30th August, 2021.

- (i) By Agreement to Lease dated 20th August 2021 ("Agreement to Lease No. 3"), CIDCO granted license to Promoter to enter upon Plot 1C for constructing residential cum commercial building on it on terms and conditions mentioned therein. The above Agreement to Lease is duly registered with the Sub Registrar of Panvel 5 under registered serial no. PVL5/10295/2021 on 30th August, 2021.

- (j) By Agreement to Lease dated 27th August 2021 ("Agreement to Lease No. 4"), CIDCO granted license to Promoter to enter upon Plot 1D for constructing residential cum commercial building on it on terms and conditions mentioned therein. The above Agreement to Lease is duly registered with the Sub Registrar of Panvel 5 under registered serial no. PVL5/10445/2021 on 30th August, 2021.

- (k) By Modified Agreement registered with the Sub Registrar of Panvel 5 under registered serial no. PVL5/14950/2021 on 26th November 2021 ("Modified Agreement"), CIDCO



h

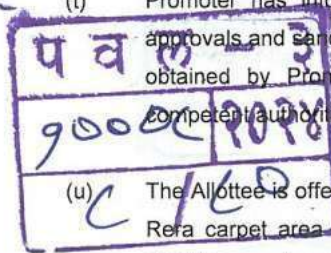
[Signature]

[Signature]

amalgamated the Plot 1A, Plot 1B, Plot 1C and Plot 1D now totally admeasuring 8,602.63 sq. meters ("**Project Land**") and granted permission to the Promoter to use the Project Land for residential cum commercial purpose on terms and conditions mentioned therein. The Project Land is more particularly described in the **FIRST SCHEDULE** hereunder. A copy of layout plan of the Project Land is hereto annexed and marked as **Annexure – "C"**.

- (l) By letter bearing Ref. No. CIDCO/MTS-III/UDCPR/8000133464/2021/831 dated 29th December 2021 issued by Estate Department of CIDCO, CIDCO granted NOC to the Promoter for utilizing additional premium Floor Space Index of 3,441.05 sq. meters and ancillary Floor Space Index of 10,066 sq. meter available under Unified Development Control and Promotion Regulation for Maharashtra, 2020 ("**UDCPR**") on terms and conditions mentioned therein.
- (m) The Promoter is entitled and enjoined upon to construct buildings on the Project Land in accordance with the recitals hereinabove;
- (n) Promoter is in possession of the Project Land;
- (o) As per UDCPR the Promoter has proposed to construct on the Project Land, a "Residential cum Commercial" project comprising shops on Ground floor + 5 (five) parking floors + Sixth floor (6th) comprising amenities and Seventh (7th) to Twentieth (20th) Residential habitable floors all together by utilizing 48,168.30 sq. meters FSI ("**Project**") as per the sanctioned plans with such modifications as may be approved by the concerned local bodies and authorities from time to time and by claiming, availing, utilizing and consuming the entire present and future development potential of the Property including but not limited to Floor Space Index ("**FSI**"), Transferable Development Rights ("**TDR**"), Premium FSI, Fungible FSI, Increase FSI, Increased TDR, additional TDR and/or any other the development rights or potential of howsoever nature and by whatsoever name called arising and/or generated from the Property which can be availed, consumed and utilized on Project Land under UDCPR or any amendments/modifications/ re-enactment thereto (hereinafter collectively referred to as "**FSI/TDR**"). The said Project together with all amenities will constitute the whole project named as "**GeeCee Emerald**".
- (p) By Commencement Certificate bearing reference no. CIDCO/BP/17968/TPO(NM&K)/2021/9744 dated 7th October, 2022 (the "**CC**"), CIDCO has granted permission, sanction and approval to Promoter to commence construction of development of the Project on the said Property by constructing thereupon two buildings/towers of ground floor + 2 (two) floors/ levels of common podium + Third floor (3rd) comprising amenities and Fourth (4th) to Thirteenth (13th) habitable floors by utilizing 14,321.845 sq. meters of FSI out of the total FSI.
- (q) The Promoter has registered the floors sanctioned of the said Project as per the said CC under provisions of the Real Estate (Regulation and Development) Act 2016 with Maharashtra Real Estate Regulatory Authority bearing registration no. P52000050116.

- (r) The Promoter has obtained 'Amended Commencement Certificate' dated 23rd April, 2024 bearing reference no. CIDCO/BP-17968/TPO(NM&K)/2021/12078 (the "**Amended CC**") from CIDCO for developing and constructing the said Project i.e., 2 (two) buildings of Ground floor comprising of 45 Shops + Parking floors from First (1st) Floor to Fifth (5th) Floor + Amenities at Sixth (6th) Floor and Seventh (7th) to Fortieth (40th) habitable floors comprising of 374 Residential units on the said Project Land. A copy of the said Amended CC is annexed herewith as Annexure B.
- (s) The Promoter has amended and updated the MahaRERA portal for the said Project having registration no. P52000050116 upon receipt of said Amended CC. A copy of RERA registration certificate for the said Project is annexed hereto as Annexure F.
- (t) Promoter has informed the Allottees and Allottees are aware that the permissions, approvals and sanctions (including modified/ amended CC) in relation to the project will be obtained by Promoter from CIDCO and other competent authority OR issued by competent authorities from time to time in stages/phases;
- (u) The Allottee is offered a Flat bearing number 3702 on the 37TH floor, in the tower no. B of Rera carpet area measuring 156.779 sq. metres along with balcony/terrace area of 12.273 sq. meters (approx.), (hereinafter referred to as the said "Apartment") of the project buildings collectively called "**GEECEE EMERALD**" (hereinafter referred to as the said "Buildings" being constructed on the Project Land, by the Promoter;
- (v) The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- (w) The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the Buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the Buildings.
- (x) By virtue of the above Agreement to Lease No. 1, Agreement to Lease No. 2, Agreement to Lease No. 3, Agreement to Lease No. 4 and Modified Agreement, the Promoter has sole and exclusive right to sell the Apartments in the said Buildings to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;
- (y) On demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects "SATISH V. AHUJA & ASSOCIATES", having his office at C- 2, Aashiyana, Sector – 17, Vashi, Navi Mumbai and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;
- (z) The authenticated copies of Report on Title issued by advocate of the Promoter showing the nature of the title of the Promoter to the Project Land on which the Apartments are



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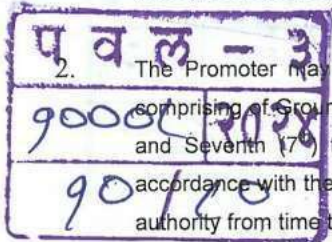
constructed or are to be constructed have been annexed hereto and marked as Annexure 'A';

- (aa) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C;
- (bb) The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure "D";
- (cc) The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupancy Certificate of the said Building
- (dd) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the occupancy certificate in respect of the said Building shall be granted by the concerned local authority
- (ee) The Promoter has accordingly commenced construction of the said Buildings in accordance with the said proposed plans.
- (ff) The Allottee has applied to the Promoter for allotment of an Apartment No. 3702 on 37th floor in the tower no. B being constructed on the Project Land.
- (gg) The rera carpet area of the said Apartment is **156.779** square meters and " rera carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.
- (hh) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- (ii) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs.23,00,000/-** (Rupees Twenty Three Lakhs only), being earnest money towards sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

- (jj) Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- (kk) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment.

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

1. The recitals mentioned hereinabove shall always form an integral and operative part of this Agreement as if incorporated verbatim;



2. The Promoter may construct the said Building consisting of 2 (two) nos. of buildings comprising of Ground floor + 5 (five) parking floors + Sixth floor (6th) comprising amenities and Seventh (7th) to Fortieth (40th) residential habitable floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that in respect of variations or modifications which may adversely affect the Apartment of the Allottee the Promoter shall have to obtain prior consent in writing of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



- (a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. **3702** of **4** BHK of rera carpet area admeasuring **156.779** sq. metres along with balcony/terrace area of **12.273** sq. meters (approx.) on **4th** floor, in the tower no. **B**, of the project buildings collectively called "**GEECEE EMERALD**" (hereinafter referred to as "**the Apartment**") as shown in the Floor plan thereof hereto annexed and marked Annexures "D" for the consideration of **Rs.3,44,22,750/- (Rupees Three Crore Forty Four Lakhs Twenty Two Thousand Seven Hundred Fifty only)** ("**Sale Consideration**") (subject to deduction of Tax deducted at source (TDS) therefrom as per the provisions of the Income Tax Act, 1961 and rules made therein under), which includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. In the event if there is any change/ increase/ decrease in common area and facilities appurtenant to the Apartment there shall be no change in the Sale Consideration of the Apartment.

- (ii) The Allottee hereby agrees to accept allotment from the Promoter and the Promoter hereby agrees to allot free of cost to the Allottee, covered parking space situated at 02ND Floor / level basement / podium / stilt / mechanical car parking unit bearing No. **86, 87 & 88** admeasuring 134.50 sq. ft. each having 16.40 ft. length x 8.20 ft. breadth x 7.00 ft vertical clearance being constructed in the layout. Provided however the proportionate property taxes, maintenance charges and other outgoings in respect of such allotted parking space shall be borne and paid by the Allottee(s) alone.

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(iii) The Allottee has requested the Promoter for allotment of an open car parking space and the Promoter agrees to allot to the Allottee an open car parking space without consideration bearing No. N/A admeasuring N/A sq. ft. having N/A ft. length x N/A ft. breadth.

(iv) The authenticated copies of the Parking Layout Plan as approved by the concerned Local Authority have been annexed hereto and marked as Annexure G.

(v) The parking space allotted for use by the Allottee(s) shall always form an integral part of the Apartment and cannot be dealt with separately in isolation from the Apartment by the Allottee(s).

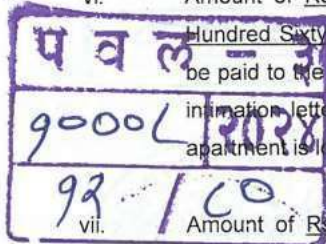
(vi) The Allottee(s) is/are aware that similar rights/permission for allotment of other parking spaces in the said Building shall be granted by the Promoter to other allottee(s) and the same shall be binding on the Allottee(s) including his/her/their/its nominees and assigns.

(vii) Before execution of this Agreement, the Allottee(s) have fully satisfied himself/herself/itself/themselves and accepted the parking space allotted, the parking spaces arrangement and inadequate aisle space. No complaints of whatsoever nature from allottee(s) (including Allottee(s) herein) as regards to parking spaces allotted, parking spaces arrangement and inadequate aisle space will be entertained by Promoter, Society, CIDCO or any one of them at any time in future.

3(b) The Allottee has paid on or before execution of this agreement, a sum of Rs.23,00,000/- (Rupees Twenty Three Lakhs Only) (Excluding GST) (not exceeding 10% of the total Sale Consideration) as earnest money and hereby agrees to pay to that Promoter the balance amount of Rs.3,21,22,750/- (Rupees Three Crore Twenty One Lakhs Twenty Two Thousand Seven Hundred Fifty Only) in the following manner:-

- i. Amount of Rs.80,26,825/- (Rupees Eighty Lakhs Twenty Six Thousand Eight Hundred Twenty Five Only) (not exceeding 30% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **plinth** of the building in which the said apartment is located.
- ii. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 36% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **2nd slab** of the building in which the said apartment is located..
- iii. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 42% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **4th slab** of the building in which the said apartment is located.

- iv. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 48% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **6th slab** of the building in which the said apartment is located.
- v. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 54% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **11th slab** of the building in which the said apartment is located.
- vi. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 60% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **16th slab** of the building in which the said apartment is located.
- vii. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 66% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **21st slab** of the building in which the said apartment is located.
- viii. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 72% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **26th slab** of the building in which the said apartment is located.
- ix. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 78% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **31st slab** of the building in which the said apartment is located.
- x. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 84% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **36th slab** of the building in which the said apartment is located.
- xi. Amount of Rs.20,65,365/- (Rupees Twenty Lakhs Sixty Five Thousand Three Hundred Sixty Five Only) (not exceeding 90% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of the **Terrace slab** of the building in which the said apartment is located.



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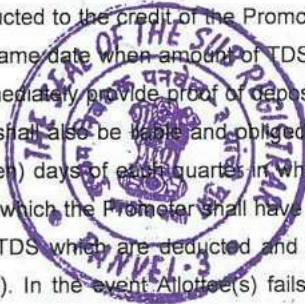
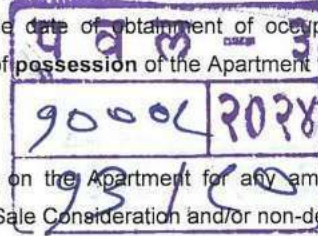
xii. Amount of Rs.17,21,138/- (Rupees Seventeen Lakhs Twenty One Thousand One Hundred Thirty Eight Only) (not exceeding 95% of the total Sale Consideration) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of intimation letter of completion of **External Paint work** of the building in which the said apartment is located.

xiii. Balance Amount of Rs.17,21,137/- (Rupees Seventeen Lakhs Twenty One Thousand One Hundred Thirty Seven Only) to be paid to the Promoter by the Allottee(s) within 15 (fifteen) days from the date of obtaining of occupation certificate or on receipt of intimation letter of **possession** of the Apartment to the Allottee, whichever is earlier.

3(c) The Promoter shall have an unpaid vendor's lien on the Apartment for any amounts outstanding under this Agreement and/or out of the Sale Consideration and/or non-deposit of TDS until the same is paid to the Promoter by the Allottee(s). The Allottee(s) shall be liable and obliged to deposit the amount of TDS so deducted to the credit of the Promoter with the income-tax department simultaneously on the same date when amount of TDS is deducted by the Allottee(s) and the Allottee(s) shall immediately provide proof of deposits of the amount of TDS to the Promoter. The Allottee(s) shall also be liable and obliged to provide TDS certificate to the Promoter within 15 (Fifteen) days of each quarter in which the amount of TDS is deducted by the Allottee(s) failing which the Promoter shall have an unpaid vendor's lien on the Apartment for amount of TDS which are deducted and for which TDS Certificate is not provided by the Allottee(s). In the event Allottee(s) fails to deposit TDS and provide TDS Certificate to the Promoter in the manner mentioned hereinabove, then the Allottee(s) shall be liable and obliged to forthwith pay such amounts from the date of such default to the Promoter together with interest as per the said Act and rules made therein under failing which the Promoter shall have good right, full power and absolute authority to terminate this Agreement in terms of this Agreement.

3(d) The total consideration is not inclusive of said Taxes as mentioned below. In addition to the total Sale Consideration the Allottee(s) hereby agree(s) to pay to the Promoter, the applicable Goods and Service Tax (GST), cess, dues, charges, duties, imposition, premium, surcharge, fees, levies, local body tax (LBT), service tax, value added tax (VAT), and any other tax levied by whatsoever name called or otherwise of howsoever nature together with any increase, interest and/or penalty, etc levied (prospectively or retrospectively) by the Government, local authority, competent authority, etc on the Sale Consideration of the Apartment, any deposits, miscellaneous charges, any other amounts payable under this Agreement and/or on the sale transaction contemplated herein (hereinafter collectively referred to as the "**said Taxes**") as and when the same is demanded by the Promoter, without any delay, demur or default. In relation to applicable taxes, Promoter shall provide copy of applicable order/demand note/circular for the same. The payment of the said Taxes by the Allottee(s) to the Promoter within the due date shall always form part and parcel of fundamental terms of this Agreement. The Promoter shall not be liable to refund the said Taxes paid by the Allottee(s) to the Promoter.

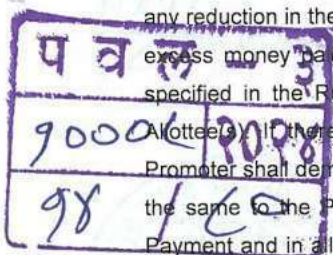
3(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other



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

- 3(f) The Promoter shall confirm the final rera carpet area that has been allotted to the Allottee(s) after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the rera carpet area, subject to a variation cap of 3 (three) percent. The Total Price payable for the rera carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the rera carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee(s) within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the rera carpet area allotted to Allottee(s), the Promoter shall demand additional amount from the Allottee(s) and the Allottee(s) shall pay the same to the Promoter as per the next milestone of the Payment Plan/Schedule of Payment and in all circumstances before possession of the Apartment is handed over by the Promoter to the Allottee(s). All these monetary adjustments shall be made at the same rate per square meter/ per sq. ft. as agreed in Clause 3 of this Agreement.



- 3(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

- 4.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee(s), obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

- 4.2 Time is essence for the Promoter as well as the Allottee(s). The Promoter shall endeavour to abide by the time schedule for completing the project after receiving the occupancy certificate. Similarly, the Allottee(s) shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 3(b) herein above ("Payment Plan/ Schedule of Payment").

- 5.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the Project Land is 49,095.93 square meters only and Promoter has planned to utilize Floor Space Index of 48,168.30 sq. meters. The Promoter has agreed to avail, claim, utilize and consume the entire FSI/TDR of the Project Land either available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in UDCPR

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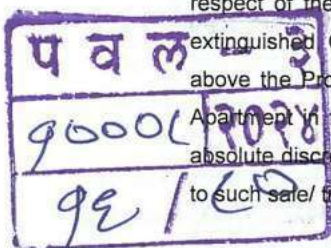
or based on expectation of increased FSI which may be available in future on modification to DCPR, which are applicable to the said Project. The Promoter has disclosed the FSI/TDR of the Project Land as proposed FSI to be utilized by him on the Project Land in the said Project and Allottee(s) has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by availing, utilizing and consuming the above proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

- 5.2 Promoter shall while developing the Project Land will be required to make necessary amendments or substitution of the sanctioned plans, layouts, elevations and designs from time to time as may be required by the Government, CIDCO or any other local authority and/ or as the Promoter may consider necessary in respect of the Project Land to enable the Promoter to fully and entirely claim, avail, utilize and consume the entire present and future development potential of the Property on the Project Land including but not limited to FSI/TDR arising/ generated therefrom under the provisions of UDCPR or any amendment/modification/re-enactment thereto. The Allottee(s) has/have entered into this Agreement knowing fully well that the scheme of development proposed to be carried out by the Promoter by availing, consuming and utilizing the entire FSI/TDR of the Property on the Project Land and the Allottee(s) has/have no objection to the Promoter for the above.
- 6.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee(s), the Promoter agrees to pay to the Allottee(s), who does not intend to withdraw from the project, interest as specified in the Rule of the said Act, on all the sale consideration amounts paid by the Allottee(s), for every month of delay, till the handing over of the possession. Provided that, if Promoter has informed the Allottee about the reasons for delay in completion of the project and/or obtainment of occupation certificate by Promoter from competent authority and Allottee(s) has/have given consent to (i) the extended time lines required by the Promoter to complete the Project or for obtaining occupancy certificate from competent authority; or (ii) new possession date, then in any of the above events the Promoter shall not be liable or obliged to pay interest to Allottee(s) under this clause. The Allottee(s) agrees to pay to the Promoter, interest as specified in the Rule of the said Act, on all the delayed payments, amounts and taxes which become due and payable by the Allottee(s) to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter till realisation of the same to the Promoter.
- 6.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 6.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:
- a. Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD/Speed Post at the address provided by the allottee and/or mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in

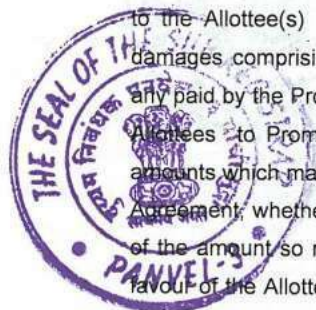
respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

- b. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

- 7.1 On termination, all rights created in favour of the Allottee(s) of whatsoever nature in respect of the Apartment shall automatically stand cancelled, revoked, terminated and extinguished. On cancellation, revocation and termination of this Agreement as mentioned above the Promoter shall be entitled to immediately sell, transfer and/or dispose of the Apartment in favour of any other person/party at such price as the Promoter may in its absolute discretion think fit and proper. The Allottee(s) herein shall have no right to object to such sale/ transfer/disposal of the Apartment by the Promoter.



- 7.2 The Allottee(s) also agrees that, sending of the balance sale consideration amount (if any) to the Allottee(s) (after forfeiting and deducting therefrom mutually agreed liquidated damages comprising of 10% of total sale consideration plus brokerage fees/ charges if any paid by the Promoter to the broker/ consultant/ real estate agent plus all taxes paid by Allottees to Promoter plus any outstanding interest plus any damages plus any other amounts which may be payable to Promoter) at the address given by the Allottee(s) in this Agreement; whether the Allottee(s) encashes the cheque or not, will amount to the refund of the amount so required to be refunded and any right of whatsoever nature created in favour of the Allottee(s) shall stand cancelled, revoked, terminated and extinguished. The Parties have mutually agreed that in the event if there is any shortfall in the amount forfeited by the Promoter, then the Allottee(s) hereby agrees, confirms, declares, warrants and covenants with the Promoter to forthwith pay such shortfall/deficit amount to the Promoter without any delay, demur or default and the Promoter shall have good right, full power and absolute authority and entitlement to claim, demand and recover such amount from the Allottee(s).



- 7.3 In the event if the Allottee(s) has obtained any loan from bank, financial institution, housing finance company and non-banking financial company for purchasing the Apartment, then the Allottee(s) shall and the Allottee(s) hereby undertakes, confirms, declares, warrants and covenants with the Promoter to forthwith repay, clear and settle the entire loan/mortgage debt including any interest and penalty accrued thereon and obtain no dues certificate, release letter and release deed from such bank, financial institution, housing finance company and non-banking financial company. On receipt of such no dues letter, release letter and release deed from the financial institution, banks, etc. the Allottee(s) shall be entitled to the refund of the amounts mentioned in clause 7 above and 9 herein below from the Promoter.

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7.4 Notwithstanding what is mentioned in this Agreement or any provisions of law, the Allottee(s) shall only be entitled to refund of the sale consideration amount received by the Promoter from the Allottee(s), subject to the terms and conditions of this Agreement (including clause 7.1 to 7.5 herein) and the Promoter shall only be liable to refund any amounts mentioned therein to the Allottee(s) until and unless the Allottee(s) has/have executed and registered a Deed of Cancellation of the Apartment in favour of the Promoter.

7.5 All the rights and/or remedies of the Promoter including aforesaid rights of the Promoter are cumulative and without prejudice to one another.

8 The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said Buildings and the Apartment as are set out in Annexure 'E' annexed hereto.

9. The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of December 2027. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as specified in the Rule of the said Act from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, circular, rule, notification of the Government and/or other public or competent authority/court.

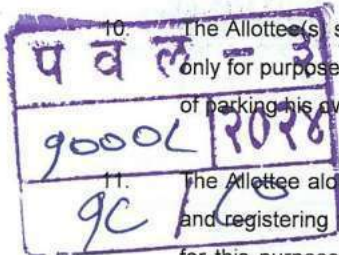
9.1 **Procedure for taking possession:** The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee(s) as per the agreement shall offer in writing the possession of the Apartment, to the Allottee(s) in terms of this Agreement to be taken within 15 days (fifteen days) from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee(s). The Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoter or maintenance agency, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee(s) in writing within 15 (fifteen) days of receiving the occupancy certificate of the Project.

9.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

9.3 Failure of Allottee(s) to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per clause 9.1, the Allottee(s) shall take possession of the

Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee(s). In case the Allottee(s) fails to take possession within the time provided in clause 9.2 such Allottee(s) shall continue to be liable to pay maintenance charges as applicable.

- 9.4 If within a period of five years from the date of handing over the Apartment to the Allottee(s), the Allottee(s) brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee(s) shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.



10. The Allottee(s) shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence/commercial. He shall use the parking space only for purpose of parking his own vehicle.



11. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority. The Promoter shall within three months of registration of the Society, obtainment of full occupation certificate of all the Buildings and completion of project in all aspects, as aforesaid, apply to CIDCO to transfer to the Society all the leasehold right, title and the interest of the Promoter in the Plot and that of the Promoter in the said structure of the Buildings in which the said Apartment is situated.

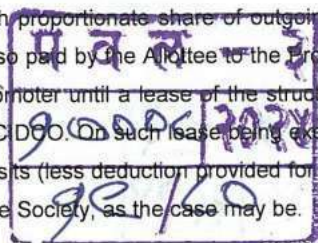
- 11.1 Within 15 days after notice in writing is given by the Promoter to the Allottee(s) that the Apartment is ready for use and occupancy, the Allottee(s) shall be liable to bear and pay maintenance and outgoings of the Apartment and the proportionate share (i.e. in proportion to the rera carpet area of the Apartment) of outgoings in respect of the Project Land and Buildings namely property taxes, cess, ground rent, local taxes, betterment charges or such other levies by the concerned local authority and/or Government, electricity charges, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers, security, maintenance and all other expenses necessary and incidental to the management and maintenance of the Project Land and Buildings. Provided that if the Allottee(s) does not pay the maintenance charges/outgoings within 15 days of receiving possession notice or demand notice in this regard then the Promoter shall be entitled to hold possession of the Apartment and levy interest (at such

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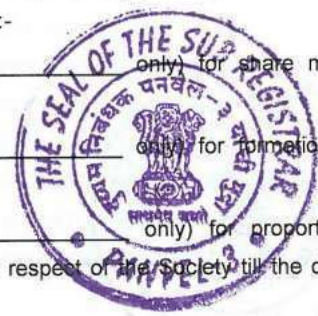
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rate as prescribed under RERA and rules made thereunder or in the absence of the same @12% p.a.) on such delayed payment from the date when the payment is due till realization of such payment to Promoter or Management Agency. The Allottee(s) shall pay to the Promoter or Management Agency such proportionate share of outgoings in respect of the Apartment as may be determined. The Allottee(s) further agrees that till the Allottee(s) share is so determined the Allottee(s) shall pay to the Promoter provisional monthly contribution at actuals per month towards the outgoings. The amounts so paid by the Allottee(s) to the Promoter shall not carry any interest. Until admission of all allottees as members of Society, completion of project and execution of lease in favour of the Society, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a lease of the structure of the building is executed in favour of the Society by CDDO. On such lease being executed for the structure of the Buildings the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society, as the case may be.



12. The Allottee shall within 15 (fifteen) days from the date of obtainment of occupation certificate or before delivery of possession of the said Apartment, whichever is earlier keep deposited with the Promoter, the following amounts :-

- (i) Rs. NIL /- (Rupees only) for share money, application entrance fee of the Society;
- (ii) Rs. NIL /- (Rupees only) for formation and registration of the Society;
- (iii) Rs. NIL /- (Rupees only) for proportionate share of taxes and other charges/levies in respect of the Society till the date of occupancy certificate;
- (iv) Rs. (CARPET Area X 11) /- (Rupees only) plus taxes as applicable for deposit towards provisional monthly contribution towards outgoings of Society, shall be collected for one year in advance at the time of possession; and
- (v) Rs. NIL /- (Rupees only) for Deposit towards Water, Electric, and other utility and services connection charges.
- (vi) Rs. NIL /- for deposits of electrical receiving and Sub Station provided in Layout.



13. The Allottee shall pay to the Promoter a sum of Rs.NIL..... for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter.

- 13.1 At the time of registration of lease of the structure of the buildings and the Project Land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the Society on such lease or any document or instrument of transfer in respect of the structure of the said Building and the Project Land.

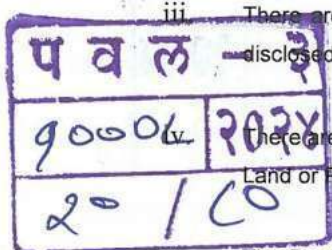
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14. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title to develop the Project Land; as declared in the opinion on title annexed to this agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;



- iii. There are no encumbrances upon the Project Land or the Project except those disclosed in the opinion on title;

- iv. There are no litigations pending before any Court of law with respect to the Project Land or Project except those disclosed in the report on title;



- v. The Promoter has disclosed all drawings, sale plans, other drawings as given to the Promoter by the appointed Architect, Structural Consultants and any other consultants appointed by the Promoter to the Allottee(s) and the Allottee(s) is aware that professional liability has been undertaken by such architect/ consultants individually with the Promoter which shall prevail on these architect/ consultants individually or cumulatively if there is any loss/ harm is caused to the Allottee(s) and based on these said details of the drawings, any of the calculations and areas shown, the Allottee(s) has agreed to take the Apartment.

- vi. All approvals, licenses and permits issued by the competent authorities with respect to the Project, Project Land and the Buildings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and the Buildings shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, Project Land and the Buildings and common areas;

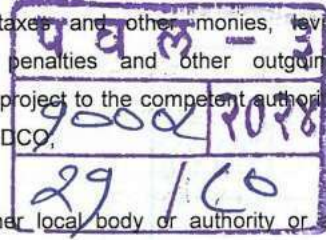
- vii. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;

- viii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee(s) under this Agreement;

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- ix. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee(s) in the manner contemplated in this Agreement;
- x. At the time of execution of the lease deed of the structure to the Society, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Buildings to the Society;
- xi. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities till obtainment of occupation certificate from CIDCO,
- xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the report on title.
- xiii. The Promoters shall have good right, full power and absolute authority to place in the Buildings, Project Land and/or any part or portion thereof including but not limited to at the entrances of the Project Land, lobby, top floor terrace or any prominent place on the Project Land and/or the New Building the Project Name "GeeCee Emerald" and/or its Logo and/or brand name (**Project Name and/or Logo and/or Brand Name**) in the manner the Promoter deem fit and proper. After placement of the Project Name and/or Logo and/or Brand Name, the same shall not be removed/ altered by the Society so formed of the allottees and/or any of the allottees at any-time in future. The allottees (including the Allottee(s) herein) for themselves and for the Society to be formed by them hereby give their irrevocable consent to the Promoter to install and place the Project Name and/or Logo and/or Brand Name in the manner mentioned above. All the allottees in the project shall be liable and obliged maintain and repair the installed Project Name and/or Logo and/or Brand Name at their own costs and charges. In event of breach of any of the above provision, the Promoter and its representatives shall always have good right and full authority to access the Project Land and/or the Buildings for the purpose of repairing or maintaining the Project Name and/or Logo and/or Brand Name at the costs, charges and expenses of the allottee(s) and Society (including the Allottee(s) herein). The Society and the allottee(s) (including the Allottee(s) herein) its members shall extend full co-operation and assistance to the Promoter in this regard. This clause shall continue to survive even after expiry of this Agreement.



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15. The Allottee(s) for himself/herself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottees' own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities and promoter.

ii. Not to slaughter any animals in the precincts of the Buildings, Project Land or any part/ portion thereof



Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach. In case if any damage is caused to the said Buildings or any part or portion thereof on account of any act or deed or omission or commission or negligence or default on the part of the Allottee(s) or any person claiming by or through the Allottee(s) in this behalf, then the Allottee(s) shall at its own cost, charge and expense be liable to restore the damage so caused to its original state and order. In addition to the above, the Allottee(s) shall also be liable for the consequence of the breach to the concerned authority and the Promoter and the decision of the Promoter in respect to all of the above shall be final, conclusive and binding on the Allottee(s).

- iv. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee(s) and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- v. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration in the elevation, section, details and outside colour scheme of the said Building and to keep the portion, sewers, drains and pipes and all other amenities in the Apartment and

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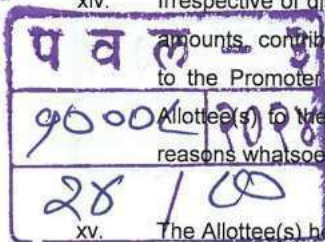
appurtenances thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other part of the Said Building and the Allottee(s) shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Pardis or other structural members in the Apartment without the prior written permission of the Promoter and the Society. In case, on account of any alterations being carried out by the Allottee(s) in the Apartment (whether such alterations are permitted by CIDCO or any other concerned authorities or not) if there shall be any damage to the adjoining premises situated below, above, adjoining the Apartment (including of leakage of water and damage to the drains), the Allottee(s) shall at his/her/their/its own costs and expenses repair such damage (including recurrence of such damages).

- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- viii. Pay to the Promoter within seven days of demand by the Promoter his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- x. The Allottee(s) shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee(s) to the Promoter under this Agreement are fully paid up and without first obtaining prior written permission/ approval of the Promoter.
- xi. The Allottee(s) shall observe and perform all the rules and regulations which the Society may adopt and the additions, alterations or amendments thereof that may be made from time to time. The Allottee(s) shall observe and perform all the rules and regulations for protection and maintenance of the said Buildings and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the Promoter/Society regarding the occupation and use of the Apartment and shall

pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xii. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Buildings or any part thereof to view and examine the state and condition thereof.
- xiii. To observe and perform all the terms and conditions and the covenants to be observed and performed by the Allottee(s) as set out in this Agreement (including in the recitals above).

- xiv. Irrespective of dispute if any arising between the Promoter and the Allottee(s), all amounts, contribution and deposits including amounts payable by the Allottee(s) to the Promoter under this Agreement shall always be paid punctually by the Allottee(s) to the Promoter and shall not be withheld by the Allottee(s) for any reasons whatsoever.



- xv. The Allottee(s) hereby agrees, confirm and undertake, that the Allottee(s) shall not store or keep any materials or things, etc in the refugee area/terrace of the said Building and/or enclose or create any erection of whatsoever and howsoever nature in the refugee/terrace area of the said Buildings and/or use or occupy the refugee area/terrace of the said Building for any purposes or for any reason(s) whatsoever save and except for the purpose and to the extent use of refugee/terrace area is permitted under the provisions of the law, statue, rules, regulations, etc governing the same and the Allottee(s) hereby agree and undertake to indemnify the Promoter and keep the Promoter indemnified for all loss, damage, harm, cost, charge, expense, claim, penalty, interest, etc (including but not limited to Attorney fees) caused to the Promoter for any breach of the above condition either by the Allottee(s).



- xvi. Notwithstanding what is mentioned in the Agreement, it shall be the responsibility of the Society, Allottee(s) along with other allottee(s) of premises in said Building, at their own, costs, charges and expenses to maintain, repair and upkeep all the services, facilities, amenities, etc (including fire-fighting system, etc) and extension of warranties of all services, facilities, amenities, etc under the contracts at all times hereinafter and the Allottee(s) hereby agree and undertake to indemnify the Promoter and keep the Promoter indemnified for all loss, damage, harm, cost, charge, expense, claim, penalty, interest, etc (including but not limited to Attorney fees) caused to the Promoter for any breach of the above condition by the Society, Allottee(s) and/or the other allottee(s) of premises in said Building.
- xvii. The Allottee(s) hereby agrees that in the event of any amount becoming payable by way of levy or premium to the Concerned Local Authority and/or to the Central or State Government and/or any other competent authority and/or by way of security deposit or fire, cess or betterment charges, development charges or any other payment of a similar nature in respect of the Premise and/or said Building,

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the same shall be reimbursed by the Allottee(s) to the Promoter immediately on the demand made by the Promoter, in the proportion in which the area of the Apartment shall bear to the total area of the said Buildings and the Project Land and the decision of the Promoter in this regard shall be final, conclusive and binding upon the Allottee(s). If the Promoter shall have made any of the above-mentioned payments, then the Allottee(s) shall forthwith on demand reimburse the Promoter the amount payable in that behalf by the Allottee(s) as aforesaid.

- xviii. The Allottee(s) shall on demand, deposit with Promoter his/her/their proportionate share towards the installation of water meter and electric meter and/or for any other deposit to be paid by the Promoter to the Local Authority or Body concerned and/or to any other Concerned Authority.
- xix. The Allottee(s) waive(s) his/her/its/their right to make any claim or demand against the Promoter and the Promoter shall not be liable to Allottee(s) for any defects or to rectify any defects under this Agreement, if such defects not withstanding what is mentioned in this Agreement arises due to any act or omission on the part of Allottee or any person claiming by or under the Allottee(s) for any contravention of this Agreement / any provisions of law/ failure by allottee/society to make payments towards extension of any warranties under any contracts.
- xx. The Allottee(s) shall keep the Promoter fully indemnified against the payments of all amounts, deposits and charges payable by the Allottee(s) to the Promoter under this Agreement and also for observance, performance and compliance by the Allottee(s) of the covenants, terms and conditions except so far as the same ought to be observed by the Promoter. The Allottee(s) also agrees and undertakes to give all the facilities to the Promoter to carry out additional construction work in the said Building constructed on the Project Land or any part thereof now under construction and/or to be constructed on the Project Land.
- xxi. The Allottee(s) shall be bound from time to time to sign all the papers and documents and all other deeds as the Promoter may require him/her/them to do from time to time for safeguarding the interest of the Promoter and the allottee(s) of other premises in the said Building. In addition to the above if required by the Promoter, the Allottee(s) shall execute necessary deeds, documents, writings, etc confirming the right of the Promoter, as aforesaid to carry out additional construction work on the said Building to be constructed or constructed on the Project Land and also confirming the right of the Promoter to sell on ownership basis other apartments in the said Building to be constructed or constructed on the Project Land.
- xxii. After the possession of the Apartment is handed over to the Allottee(s), if any additions or alterations in or about or relating to the said Buildings and/or any part or portion thereof are required to be carried out by the government, local authority or any other statutory/ competent authority, the same shall be carried out by the allottee(s) of various premises and/or the Society in the said Buildings at

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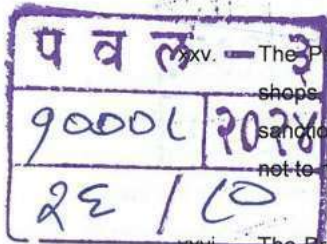


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his/her/their respective own cost, charge and expense and the Promoter shall not be in any manner liable or responsible for the same.

- xxiii. The Allottee(s) shall not do or permit to be done any act or thing which may be likely to cause nuisance or annoyance to the users and occupiers in said Building.
- xxiv. The Allottee(s) shall maintain at his/her/their own costs the Apartment agreed to be purchased by him/her/them in the same conditions, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Society, Government, local bodies, authorities, electricity supply company/ entity, the Promoter and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions and covenants contained in this Agreement.



- xxv. The Promoter is entitled to sell or rent, the apartments, premises, units, flats, shops, parking spaces, etc in the Project for the use and occupancy they are sanctioned and approved by the competent authority and Allottee(s) undertakes not to raise any objection for the same.

- xxvi. The Promoter and/or its agent shall at all times be allowed to enter the Buildings and the Property to show the unsold apartments, premises, units, flats, shops, parking spaces, etc in the Buildings to potential buyers/allottees/purchasers until such time all apartments, premises, units, flats, shops, parking spaces, etc are sold.



- xxvii. Nothing herein contained shall construe as entitling the Allottee(s) any right on any of the adjoining, neighbouring or the remaining buildings/ common areas etc. of the remaining portion of the proposed Project layout unless specifically agreed and consideration dispensed by the Allottee(s) to the Promoter in this regard.

- xxviii. The Allottee(s) hereby grants their consent to the Promoter for availing loan/ facility/ financial assistance on such terms and conditions as the Promoter may deem fit and proper, subject to the repayment thereof by the Promoter.

- xxix. The Allottee(s) shall make all payments of the Total Consideration to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / electronic transfer any other instrument drawn in favour of " **GEECEE VENTURES LIMITED - KHARGHAR MASTER COLLECTION RERA ESCROW A/C** " A/c No. 57500000817322, IFSC NO – HDFC0000060 with HDFC Bank, Branch Fort, Mumbai. In case of any financing arrangement entered by the Allottee(s) with any bank/Non-Banking Financial Company /HFC/financial institution/person ("Lender") for availing home loan with respect to the Apartment, the Allottee(s) undertakes to direct such Lender to disburse/pay all such amounts towards Total Consideration due and payable to the Promoters through an account payee cheque / demand draft / wire transfer / any other instrument drawn in favour of **GEECEE VENTURES LIMITED - KHARGHAR MASTER**

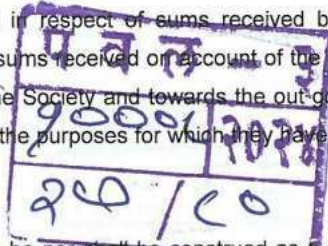
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COLLECTION RERA ESCROW A/C " A/c No. 57500000817322, IFSC NO – HDFC0000060 with HDFC Bank, Branch Fort, Mumbai. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the Apartment and shall be construed as a breach on the part of the Allottee(s). In case of change of bank account details as mentioned above, the Allottee(s) shall make payment as informed by Promoters in writing to the Allottee(s)

16. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share money, share application, etc for membership of the Society and towards the out-goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
17. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the apartments or of the Project Land and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the said buildings and project plot is handed over to the Society as hereinbefore mentioned.
18. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**
After the Promoter executes this Agreement it shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s) who has taken or agreed to take such Apartment.
19. **BINDING EFFECT**
Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



[Handwritten signature]

20. ENTIRE AGREEMENT

- a. The Allottee(s) hereby declares that the Allottee(s) has gone through this Agreement and all the documents related to the Project Land and the Apartment. The Allottee(s) has/have expressly understood the contents, terms and conditions mentioned in the documents as well as this Agreement and have also taken legal advice from their Advocate and Solicitor in relation thereto. The Allottee(s) after being fully satisfied with all of the above has entered into this Agreement.
- b. The Parties hereto confirm that this document constitutes the full agreement between the Parties and supersedes all previous agreements, arrangements, understanding, writings, allotment letters, brochures and/ or other documents entered into, executed and/or provided which are contrary and inconsistent with the provisions of this Agreement



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

22. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

23. SEVERABILITY

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

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

Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the rera carpet area of the Apartment to the total rera carpet area of all the apartments and the Project Land in the Project.

25. FURTHER ASSURANCES

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

↓

[Signature]

[Signature]

26. PLACE OF EXECUTION

- a. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee(s), in Navi Mumbai after the Agreement is duly executed by the Allottee(s) and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Navi Mumbai.
- b. The Allottee(s) shall present this Agreement as at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof. The Allottee(s) shall lodge this Agreement for registration within a week from the date hereof and in any event not later than 15 (fifteen) days from the date hereof. Any penalty, interest, damages, consequences arising by virtue of failure on the part of the Allottee(s) to lodge and register this Agreement under the provisions of the Indian Registration Act or any amendments or modifications thereto, shall be dealt with and settled by the Allottee(s) at its/ their own cost, charge and expense. It is hereby clarified that under no circumstances the Promoter shall be held liable or accountable for non-registration of this Agreement by the Allottee(s).

27. All letters, circulars, receipts and/or notices issued by the Parties as contemplated by the Agreement shall be deemed to have been duly served if sent by Registered Post A.D./Speed Post or Hand delivery or Courier or E-mail to the address of the other party as specified herein below:

Name of Allottee(s): **Mr. Krishna Kumar Lakshman Yadav &
Mrs. Priya Krishna Yadav**


Address: Flat No.B-1/1304, Hyde Park,
Sector 35-G, Plot no.8/9/10, Kharghar,
Raigarh, Maharashtra - 410210.
Email ID: ky916360@gmail.com,riyo.priya@gmail.com

Name of Promoter: **Geecee Ventures Limited**

Kind Attn: Mr. V.V. SURESHKUMAR
Address: 209-210, Arcadia building,
Nariman Point, Mumbai – 400 021.
Email ID: suresh@gcvl.in, rupesh@gcvl.in

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

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28. **JOINT ALLOTTEES**

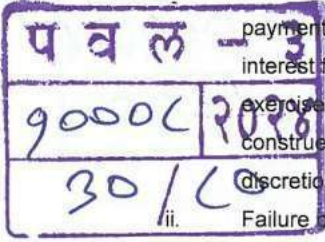
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Allottees.

29. **Stamp Duty and Registration: -**

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

30. **WAIVER NOT A LIMITATION TO ENFORCE**

- i. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee(s) in not making payments as per the payment schedule table including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee(s) that exercise of discretion by the Promoter in the case of one Allottee(s) shall not be construed to be a precedent and/or binding on the Promoter to exercise such discretion in the case of other Allottee(s).
- ii. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.



Dispute Resolution: -

Any dispute between Parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Mumbai shall have exclusive jurisdiction for this Agreement

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[Signature]

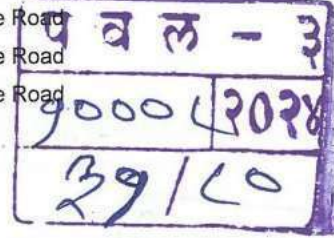
[Signature]

FIRST SCHEDULE ABOVE REFERRED TO

("Description of Project Land")

All that piece and parcel of leasehold land bearing Plot no. 1A, 1B, 1C, & 1D admeasuring area 8,602.63 sq. mtrs. and thereabouts situated at Sector 27, Kharghar, Navi Mumbai within the limits of Sub Registrar of Panvel and bounded as under:

On or towards the North	:	15.00 Meter Wide Road
On or towards the South	:	40.00 Meter Wide Road
On or towards the West	:	15.00 Meter Wide Road
On or towards the East	:	Plot No. 1



THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of Common Areas and Facilities)

- A) Common Area and facilities of the Premise in relation to the Said Building.
1. The portion of the Plot on which the plinth of the Said Building shall be constructed and the common service lines such as electricity, water and drainage.
 2. Lobby of the said Building;
 3. Terrace on the top of the said Building;
 4. Staircase of the said Building.
- B) The following facilities located throughout the Said Building
1. Common Water tank located on terrace of Said Building.
 2. Common Plumbing network throughout Said Building.
 3. Common Electric wiring network throughout Said Building.
 4. Necessary light, telephone and public water connections in Said Building.
 5. The foundations and main walls, columns, girders and beams of Said Building.
- C) The following facilities located in each of the upper floors are restricted common areas and facilities restricted to the Premise of respective floor.
1. A lobby which gives access to the stairway from the said Premise.



[Handwritten signature]

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seal to this Agreement on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

by the within named "Promoter")

GEECEE VENTURES LIMITED)

through its duly authorised signatory)

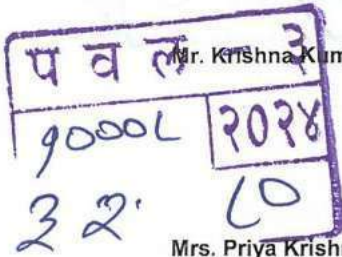
MR. VAZHATHARA VASUDEVAN SURESHKUMAR)



SIGNED, SEALED and DELIVERED)

by the within named "Allottee(s)")

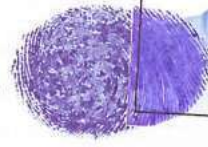
Mr. Krishna Kumar Lakshman Yadav)



Mrs. Priya Krishna Yadav)

[Signature]

[Signature]

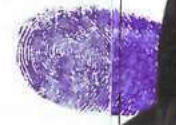


All the above parties in the presence of the following:

Witness:

1. Amit Pawar - *[Signature]*

2. *[Signature]*



Annexures

Annexure A: Authenticated copies of Report on Title issued by the Advocate and Solicitor of the Promoter

Annexure B: Commencement Certificate bearing No. CIDCO/BP-17968/TPO(NM&K)/2021/12078 issued by CIDCO

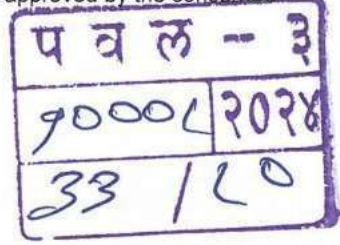
Annexure C: Authenticated copies of the plans of the Layout as approved by the concerned Local Authority

Annexure D: Authenticated copies of Floor Plan

Annexure E: List of fixtures, fitting and amenities

Annexure F: Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority

Annexure G: Authenticated copies of the Parking Layout Plan as approved by the concerned Local Authority

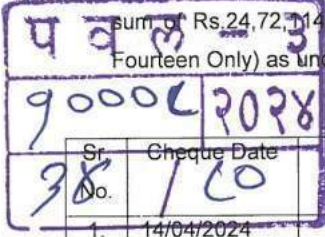


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RECEIPT

RECEIVED of and from the within named Allottee(s) **Mr. Krishna Kumar Lakshman Yadav** a sum of Rs. 24,72,114/- (Rupees Twenty Four Lakhs Seventy Two Thousand One Hundred Fourteen Only) as under:-



Sr. No.	Cheque Date	Cheque No.	BANK	AMOUNT IN RUPEES	GST	Payment Towards
1.	14/04/2024	024682	Axis Bank Ltd	5,00,000/-	0/-	Flat cost
2.	14/04/2024	024681	Axis Bank Ltd	0/-	1,72,114/-	GST
3.	24/04/2024	411515457706	-	1,00,000/-	0/-	Flat cost
4.	25/04/2024	411616917387	-	2,00,000/-	0/-	Flat cost
5.	26/04/2024	411716577338	-	2,00,000/-	0/-	Flat cost
6.	26/04/2024	411811401801	-	2,00,000/-	0/-	Flat cost
7.	29/04/2024	412013989806	-	2,00,000/-	0/-	Flat cost
8.	30/04/2024	412113360408	-	3,00,000/-	0/-	Flat cost
9.	01/05/2024	412211517368	-	3,00,000/-	0/-	Flat cost
10.	02/05/2024	412318007144	-	3,00,000/-	0/-	Flat cost
Total				23,00,000 /-	1,72,114/-	
GRAND TOTAL				24,72,114/-		



Note: This receipt is subject to realization of cheque. In the event if the cheque(s) mentioned above is/are dishonoured for any reason whatsoever then this receipt shall automatically stand terminated, determined and cancelled.

Place: Navi Mumbai

Date: 24th day of May 2024

WE SAY RECEIVED
FOR GEECEE VENTURES LIMITED

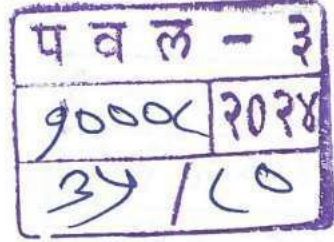
Authorised Signatory

WITNESSES:

1. Amit Pawar

2.

FORMAT - A
(Circular No:- 28 /2021)



To,
MahaRERA,
Housefin bhavan, BKC,
Bandra east, Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title certificate with respect to **Plot no. 1A+1B+1C+1D** admeasuring 8,602.63 sq. meters (the "**Plot**") situated at Sector 27, Kharghar, Navi Mumbai.



A. We have investigated the title of the said Plot on the request of Director of **Geecee Ventures Limited** (the "**Promoter**") and following documents provided by the Promoter:

Sr. no.	Particulars	Description								
I.	Description of Plot:	<div>All that piece and parcel of leasehold land bearing Plot no. 1A+ 1B+ 1C+ 1D admeasuring area 8602.63 sq. meter and thereabouts situated at Sector 27, Kharghar, Navi Mumbai and bounded as under:</div> <table><tr><td>On or towards the North by:</td><td>15.00 meter wide road</td></tr><tr><td>On or towards the South by:</td><td>40.00 meter wide road</td></tr><tr><td>On or towards the West by:</td><td>15.00 meter wide road</td></tr><tr><td>On or towards the East by :</td><td>Plot No – 1</td></tr></table>	On or towards the North by:	15.00 meter wide road	On or towards the South by:	40.00 meter wide road	On or towards the West by:	15.00 meter wide road	On or towards the East by :	Plot No – 1
On or towards the North by:	15.00 meter wide road									
On or towards the South by:	40.00 meter wide road									
On or towards the West by:	15.00 meter wide road									
On or towards the East by :	Plot No – 1									
II.	The documents for allotment of Plot:	<div>1. Vide letter dated 24th November, 2021 bearing reference no. CIDCO/ESTATE-3/2021/8000125757, CIDCO granted permission to the Promoter for amalgamating the adjacent piece and parcels of land</div>								



[Handwritten signatures and initials]



bearing Plot no. 1A, Plot no. 1B, Plot no. 1C and Plot no. 1D into a signal plot admeasuring 8602.63 sq. meters referred as the said "**Plot**" on the conditions mentioned therein.

2. Vide 'Modified Agreement' executed and registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/14950/2021 on 26th November, 2021, the CIDCO amalgamated the said Plot 1A, Plot 1B, Plot 1C and Plot 1D now being referred as the said Plot admeasuring 8,602.63 sq. meters. and granted permission to the Promoter to use said Plot for residential cum commercial purpose on terms and conditions mentioned therein.

III.	7/12 extract or property card	Not Applicable since said Plot is allotted by CIDCO and name of the Promoter is recorded as Licensee in the CIDCO records.
IV.	Search report for 30 years.	Not applicable since said Plot is allotted by CIDCO

B. On perusal of the above mentioned documents relating to title of the said Plot we are of the opinion that the title of Promoter i.e. **GEECEE VENTURES LTD.** as Licensee of the said Plot is clear, marketable and without any encumbrances as on date.

Owner of Plot :- CIDCO Lessor of Plot.

Licensee of Plot :- GeeCee Ventures Ltd. in accordance with the documents described herein above.



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[Signature]

[Signature]

C. The report reflecting the flow of title of the said Plot is enclosed herewith as Annexure - A.

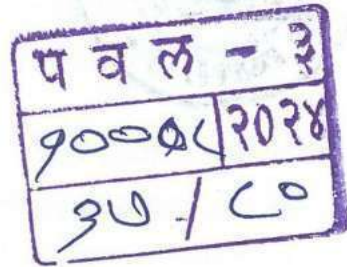
Encl: Annexure - A

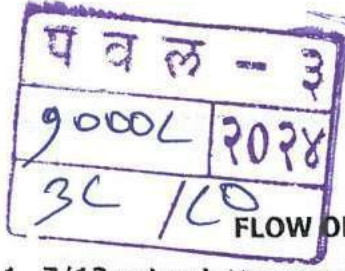
Date: 28th January, 2023



Acelegal

Adv. Bharat Agarwal
(Managing Partner)





FORMAT - A
(Circular No:- 28 /2021)

Annexure - A

FLOW OF THE TITLE OF THE SAID PLOT

1. 7/12 extract or property card:

Not applicable since CIDCO is the 'New Town Development Authority' declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) of (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII) in exercise of powers for the area designated as site for a New Town under sub-section (1) of section 113 of the said Act and Lessor of Plot.



2. Mutation Entry no.:

As per 'Modified Agreement' dated 26th November, 2021, CIDCO has recorded the Promoter's name as Licensee of the said Plot.

3. Search report for 30 years:

Not applicable since said Plot is allotted by CIDCO.

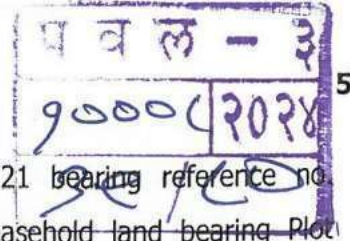
4. Any other relevant title:

- i. Vide 'Allotment Letter' dated 24th March, 2021 bearing reference no. 7485/1000590/1400, City & Industrial Development Corporation of Maharashtra Ltd ("**CIDCO**") agreed to allot leasehold land bearing Plot no.1B admeasuring 1,962.13 sq. meters (the "**Plot 1B**") to the Promoter;
- ii. Vide 'Allotment Letter' dated 24th March, 2021 bearing reference no. 7484/1000589/1399, CIDCO agreed to allot leasehold land bearing Plot no.1C admeasuring 1,982.52 sq. meters (the "**Plot 1C**") to the Promoter;



[Signature]

[Signature]



- iii. Vide 'Allotment Letter' dated 25th March, 2021 bearing reference no. 7498/1000596/1414, CIDCO agreed to allot leasehold land bearing Plot no.1A admeasuring 1,900.23 sq. meters (the "**Plot 1A**") to the Promoter;
- iv. Vide 'Allotment Letter' dated 16th June, 2021 bearing reference no. 29049/1000722/3118 agreed to allot leasehold land bearing Plot no.1D admeasuring 2,757.75 sq. meters (the "**Plot 1D**") to the Promoter;
- v. Vide 'Agreement to Lease' dated 20th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1A for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10299/2021 on 30th August, 2021.
- vi. Vide 'Agreement to Lease' dated 20th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1B for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10297/2021 on 30th August, 2021.
- vii. Vide 'Agreement to Lease' dated 20th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1C for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10295/2021 on 30th August, 2021.
- viii. Vide 'Agreement to Lease' dated 27th August, 2021 CIDCO granted license to Promoter to enter upon said Plot 1D for constructing residential cum commercial building on it on terms and conditions mentioned therein. The said Agreement to Lease is duly registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/10445/2021 on 30th August, 2021.



[Handwritten signature] *[Handwritten signature]*

ix. Vide letter dated 24th November, 2021 bearing reference no. CIDCO/ESTATE-3/2021/8000125757, CIDCO granted permission to the Promoter for amalgamating the said Plot 1A, Plot 1B, Plot 1C and Plot 1D into a signal plot admeasuring 8602.63 sq. meters referred as the said "**Plot**" on the conditions mentioned therein.



x. Vide 'Modified Agreement' executed and registered with the Sub Registrar of Panvel5 under registered serial no. PVL5/14950/2021 on 26th November, 2021, the CIDCO amalgamated the said Plot 1A, Plot 1B, Plot 1C and Plot 1D now being referred as the said Plot admeasuring 8,602.63 sq. meters. and granted permission to the Promoter to use said Plot for residential cum commercial purpose on terms and conditions mentioned therein.



5. Litigation if any:

No pending litigations were found from the records provided by Promoter.

Date: 28th January, 2023



Bharat Agarwal
Acelegal

Advocate Bharat Agarwal
(Managing Partner)

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[Signature] *Riya*

Annexure - B

Reference No. : CIDCO/BP-17968/TPO(NM & K)/2021/12078 Date : 23/4/2024

To,
M/s. GEECEE VENTURES LIMITED
Nirmal 209-210, 2nd ...

ASSESSMENT ORDER FOR DEVELOPMENT CHARGES & OTHER CHARGES NO. 2024/11

Sub : Payment of **Amended** development charges for **Mixed** Building on Plot No. **1A,1B,1C,&1D**
, **Unit No. 267** , Sector **27** at **Kharghar** , Navi Mumbai.

Ref :

Your Proposal No. .CIDCO/BP-17968/TPO(NM & K)/2021 dated 23 December 2022

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- 1) Name of Assessee : M/s. GEECEE VENTURES LIMITED
- 2) Location : Plot No. **1A,1B,1C,&1D**, Unit No. **267**, Sector **27** at **Kharghar**
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 8601.59
- 5) Permissible FSI : 1.1
- 6) Rates as per ASR : 42000

Sr. No.	Budget Heads	Particulars		Amount
		Formula	Formula Calculation Values	
1	Scrutiny Fees	24087.5 *5	BuiltUP area *5	120438
Total Assessed Charges				120438

- 7) Date of Assessment : 15 April, 2024

8) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	CIDCO/BP/2022/2930	12/21/2022	120438	CIDCO/BP/2022/2930	22/12/2022	Net Banking
2	CIDCO/BP/2024/1297	04/15/2024 5:10:53 PM	29958916	CIDCO/BP/2024/1297	18/4/2024	Net Banking

Unique Code No. **2024 04 021 02 4702 02** is for this **Amended** Development Permission for **Mixed** Building on Plot No. **1A,1B,1C,&1D**, Unit No. **267** , Sector **27** at **Kharghar** , Navi Mumbai.

Thanking You

Yours faithfully,

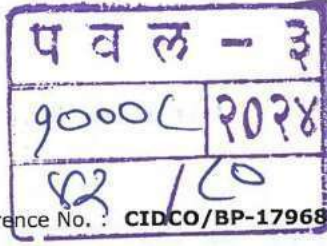
Signature
valid

Digitally signed by **BRUSHAN CHATURVEDI**
Date: 23 Apr 2024 12:30
Digitization: **Signature**
Digitization: **Signature**
Digitization: **Signature**

ASSOCIATE PLANNER (BP)

Page 1 of 8

[Handwritten Signature]



Reference No. : CIDCO/BP-17968/TPO(NM & K)/2021/12078

Date : 23/4/2024

To,

M/s. GEECEE VENTURES LIMITED
Nirmal 209-210, 2nd ...

ASSESSMENT ORDER FOR LABOUR CESS ORDER NO. 2024/11926

Unique Code No.	2	0	2	4	0	4	0	2	1	0	2	4	7	0	2	0	2
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Sub: Payment of Construction & Other Workers Welfare Cess charges for **Mixed** Building on
Plot No. **1A,1B,1C,&1D, Unit No. 267**, Sector **27** at **Kharghar**, Navi Mumbai.

Ref: 1) Your Proposal No. CIDCO/BP-17968/TPO(NM & K)/2021 dated **23 December, 2022**

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
(AS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1998)

- 1) Name of Assessee : M/s. GEECEE VENTURES LIMITED
- 2) Location : Plot No. **1A,1B,1C,&1D, Unit No. 267**, Sector **27** at **Kharghar**, Navi Mumbai.
- 3) Plot Use : Resi_Commercial
- 4) Plot Area : 8601.59
- 5) Permissible FSI : 1.1
- 6) GROSS BUA FOR ASSESSEMENT : 85110.05 Sq.mtrs.
- A) ESTIMATED COST OF CONSTN. : Rs. 26620
- B) AMOUNT OF CESS : Rs. 14650890

7) Payment Details

Sr. No.	Challan Number	Challan Date	Challan Amount	Receipt Number	Receipt Date	Mode
1	20240402102470202	15/4/2024	14650890	20240402102470202	18/4/2024	Net Banking

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BINUSANKU CHAUDHARY
Date: 23 Apr 2024 10:30
Organization: CIDCO
DN: cn=Binusanku Chaudhary, o=CIDCO, ou=Planning, email=binusanku@cidco.gov.in

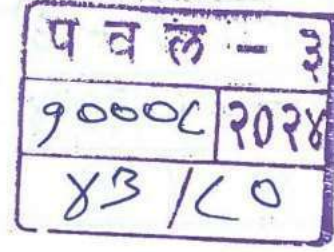
ASSOCIATE PLANNER (BP)

Page 2 of 8

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[Handwritten Signature]

[Handwritten Signature]



Reference No. : CIDCO/BP-17968/TPO(NM & K)/2021/12078

Date : 23/4/2024



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for **Mixed** Building on Plot No. **1A,1B,1C,&1D, Unit No. 267**,
Sector **27** at **Kharghar**, Navi Mumbai.

Ref :

Dear Sir / Madam,



With reference to your application for Development Permission for **Mixed** Building on Plot No. **1A,1B,1C,&1D, Unit No. 267**, Sector **27** at **Kharghar**, Navi Mumbai. The Development Permission is hereby granted to construct **Mixed** Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by
BHUSHAN CHAUDHARI
Date: 23 Apr 2024 10:30
Organization: CIDCO
Digitally signed by
BHUSHAN CHAUDHARI

ASSOCIATE PLANNER (BP)

Page 3 of 8

[Handwritten signatures and initials]



Reference No. : CIDCO/BP-17968/TPO(NM & K)/2021/12078

Date : 23/4/2024

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s. GEECEE VENTURES LIMITED, Nirmal 209-210, 2nd Floor, Arcadia Building, 195 NCPA Marg, Nariman Point, Mumbai-** for Plot No. **1A, 1B, 1C & 1D, Unit No. 267, Sector 27, Node Kharghar.** As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 5Parking + 35 Floor** Net Builtup Area **48168.3 Sq m.**

Details	Resi.	Comm.	Other
BUA (In Sq.M.)	45809.4	2358.82	0
UNIT (In Nos.)	374	45	0

- A.** The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.
- B.** Applicant Should Construct Hutments for labours at site.
- C.** Applicant should provide drinking water and toilet facility for labours at site.

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by SHRIDHAN CHAUDHARI
Date: 23 Apr 2024 12:30
Organization: CIDCO
Digital Signature

ASSOCIATE PLANNER (BP)

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[Handwritten signatures]



Reference No. : **CIDCO/BP-17968/TPO(NM & K)/2021/12078** Date : **23/4/2024**

an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2. The applicant shall :-

- (a) Give intimation in the prescribed form in Appendix- F to CIDCO ~~बनाने~~ the completion of work upto plinth level at least 7 days before the commencement of the further work. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. The stability of the plinth and column position as per approval plan shall be certified by the structural engineer.

It shall be responsibility of the owner/applicant and the appointed technical persons to ensure the compliance of conditions of commencement certificate/development permission/agreement to lease, and pending court case, if any.

- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted , at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The Developer / Individual plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
4. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, wherever applicable.
5. As per Regulation no. 13.2, 13.4 and 13.5 of UDCPRs, the Applicant/ Owner / Developer shall install SWH, RTPV and Grey water recycling plant and solid waste management system, and requisite provisions shall be made for proper functioning of the system, wherever applicable.
6. The Owner and the Structural engineer concerned shall be responsible for the adequacy of the structural design, in compliance with BIS code including earthquake stability.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUDHARY
Date: 23 Apr 2024 10:30
Organization: CIDCO
Distinguished Name
Planner

ASSOCIATE PLANNER (BP)

Page 5 of 8

h *Bhushan Chaudhary* *Riya*



Reference No. : CIDCO/BP-17968/TPO(NM & K)/2021/12078

Date : 23/4/2024

7. It shall be responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/she shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
8. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.
9. You will ensure that the building materials will not be stacked on the road during the construction period.
10. The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
11. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
12. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.
13. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
14. A certified copy of the approved plan shall be exhibited on site.
15. The amount of **Rs 6,76,928.00/-** deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
16. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of

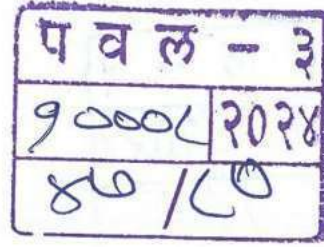
Thanking You

Yours faithfully,

Signature
valid
Digitally signed by
BRINDHAN CHAKRABORTY
Date: 23 Apr 2024 10:30
Organization: CIDCO
Distinguished Name
Planner

ASSOCIATE PLANNER (BP)

Page 6 of 8



Reference No. : **CIDCO/BP-17968/TPO(NM & K)/2021/12078**

Date : **23/4/2024**

transformer, if any, etc.

17. As per Govt. of Maharashtra memorandum vide no. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

19. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by BHUSHAN CHAUDHARI
Date: 23 Apr 2024 11:33
Organization: CIDCO
Country: India
Postal Code: 400001

ASSOCIATE PLANNER (BP)

Page 7 of 8

[Handwritten signatures]



Date : 23/4/2024

them from time to time.

- 20) The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.

Additional Conditions:

- The terms and conditions mentioned in Provisional Fire NOC issued vide letter ref. no. CIDCO/RE/HQ/2023/E247054 dated 04/10/2023 shall be binding on you.
- All the conditions mentioned in NOC for additional FSI issued by Estate Department of CIDCO vide ref. no. CIDCO/MTS-III/UDCPR/8000133464/2021/831/E-85830 dated 29/12/2021 AND ref. no. CIDCO/MTS-III/UDCPR/8000205542/2023/2485 dated 25/05/2023 AND ref. no. CIDCO/MTS-III/UDCPR/800022372/2023/2934 dated 02/11/2023 shall be binding on the on you and shall be scrupulously followed.
- All the conditions mentioned in Environment clearance issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA vide File No. SIA/MH/INFRA2/444155/2023 dated 02/02/2024 shall be binding on the on you and shall be scrupulously followed.
 - You shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate since the project is having built-up area up to 20,000 m² and wastewater generation ≥ 50 KLD.
 - The earlier commencement certificate issued along with accompanying drawings by CIDCO vide ref. no. CIDCO/BP-17968/TPO(NM&K)/2021/9744 dated 07/10/2022 stands SUPERCEDED by this permission, except for the buildings/part of buildings which are proposed to be retained as per earlier approved commencement certificate in accordance with provisions of regulation No. 1.5 of UDCPRs, if any.
 - The Project Proponent shall ensure that the metal sheets around construction sites are erected of sufficient height to ensure that dust from the construction sites shall not be spread over. To separate the dust generated on construction sites, ensure that regular and continuous water sprinkling is done by the project proponent. The project proponent shall also ensure that storage piles at the construction site are properly covered and cleared in terms of the guidelines issued by the State Government and CPCB. The project proponent shall ensure that no construction debris is carried or transported to or out of the construction site. It shall also be ensured that all construction material being taken to the construction site including the ready-mix concrete is transported to the construction site in fully covered trucks or mixer plants.
 - The applicant shall ensure that the maximum permissible top elevation in meters above mean sea level (AMSL) shall not exceed the value mentioned in the AAI NOC submitted by the applicant.
 - It is mandatory for all the high-rise buildings to comply with the requirements of Structural Design and Stability, Geo-technical and other aspects and Fire Safety norms as per provisions of UDCPRs, Maharashtra Fire (Prevention and life Safety Measures) Act, 2006 and National Building Code of India, amended from time to time, for the aspects not covered in UDCPRs. The certificates from structural and geo-technical engineers about the fulfilment of necessary requirements are attached with the application. The responsibility of structural and other stability and safety of such high-rise buildings shall lie with owner/ developer and concerned expert, consultant, executants appointed by owner/developer.

Thanking You

Yours faithfully,

Signature
valid

Digitally signed by [Signature]
DN: cn=Sub-Registrar, o=Maharashtra
Date: 23 Apr 2024 12:30
Organization: [Signature]
Email: [Signature]
PostalCode: [Signature]

ASSOCIATE PLANNER (BP)

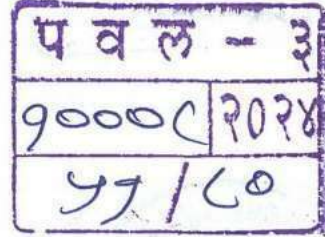
Page 8 of 8



LIST OF AMENITIES: (Annexure "E")

EXTERNAL AMENITIES

- Jogging Track.
- Mini Theatre
- Swimming Pool
- Club House
- Gymnasium
- Children Play Area
- Senior citizen's area
- Barbeque area
- Party lawn
- Indoor games Zone
- Landscape Garden
- CCTV Surveillance in Common Area
- Yoga & Meditation area
- Multipurpose court
- Business Center/Working Space
- Library



INTERNAL AMENITIES (WITH IN THE FLAT)

- Branded Vitrified Flooring in Living and Dining area,
- Gypsum/ Putty finished internal Walls,
- Plastic Paint on internal Wall,
- Anodized/powder coated sliding window,
- Earthquake Resistant RCC structure,
- Video door phone
- Granite platform and separate service platform in kitchen,
- SS sink in kitchen, Dado tiles in kitchen.
- Branded sanitary ware
- Branded quality CP fittings
- Branded electrical Switches

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Annexure - f

प व ल - ३
१०००८२०२४
५२ / ६



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 : **P52000050116**

Project: **Geecee Emerald** Plot Bearing / CTS / Survey / Final Plot No.: **Plot No 1A, Unit No. 267, Sector 27, Node Kharghar at Navi Mumbai Panvel Rigardh (CT), Panvel, Raigarh, 410210;**

Geecee Ventures Limited having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400011**.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) 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 **15/03/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasan Premnand Prabhu
(Secretary, MahaRERA)
Date: 15-03-2023 15:26:18

Dated: **15/03/2023**

Place: **Mumbai**

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

h

[Handwritten signatures]

398/15655

पावती

Original/Duplicate

Friday, August 25, 2023

नोंदणी क्र.: 39म

2:13 PM

Regn.: 39M

पावती क्र.: 17516 दिनांक: 25/08/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पबल3-15655-2023

दस्तऐवजाचा प्रकार: कुलसुखत्यारपत्र

सादर करणाऱ्याचे नाव: जीसी वेंचर लि. तर्फे डायरेक्टर श्री. सुरेशकुमार बाज्हरा वासुदेवन पिल्लई --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

आपणास मूळ दस्त, धंबनेल प्रिंट, मूची-२ वंदाजे
2:33 PM ह्या वेळेस मिळेल.

Sub Registrar Parnvel B

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक वर्ग-२

पत्र क्र. ३०८

२०२४

५४/६०

१) देयकाचा प्रकार: DHC रकम: रु. 400/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0823255409142 दिनांक: 25/08/2023

बँकेचे नाव व पत्ता:

२) देयकाचा प्रकार: eChallan रकम: रु. 100/-

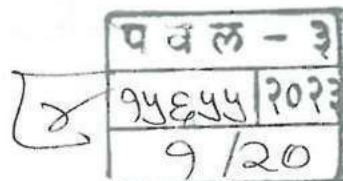
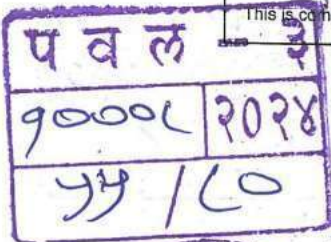
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH007113898202324E दिनांक: 25/08/2023

बँकेचे नाव व पत्ता:



JOINTED

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823255409142	Date 25/08/2023
Received from GEECEE, Mobile number 0000000000, in amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 25/08/2023
Bank CIN 10004152023082508663	REF No. 323783712303
This is computer generated receipt, hence no signature is required.	





<p>प व ल - ३</p> <p>94644</p> <p>2 /</p> <p>Six Hundred Rupees Only</p>		<p>THE SUB REGISTRAR</p> <p>पंजवेल - ३</p> <p>सत्यमेव जयते</p> <p>पंजवेल - ३</p>
<p>FOR USE IN RECEIVING BANK</p>		
Ref. No.	<p>69103332023032442406 2825082628</p>	
RBI Date	<p>24/09/2015 50:42</p>	
RBI BANK	<p>Not Verified with RBI</p>	
Date	<p>Not Verified with RBI</p>	
<p>Only. Not valid for unregistered documents.</p> <p>नोदणी न करायदीयां दस्तावेजां लिये पंजवेल लागू</p>		<p>8828972188</p>

Angewandte Mathematik
Mathematik

प व ल - ३

90000 2028

५५ / ८०

CHALLAN
MTR Form Number-6



GRN	MH007113898202324E	BARCODE	Date		24/08/2023-15:58:31	Form ID	48(f)
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty				
Office Name			PNLS PAVEL 3 JINT SUB REGISTRAR				
Location			RAZIND				
Amount			2023/2024 One Time				
Account Hold Details			Amount In Rs.				
0030005401 Stamp Duty			500.00				
0030005401 Registration Fee			100.00				
Total			600.00				
Payment Details			IDBI BANK				
Cheque/DD Details			Bank CIN				
Cheque/DD No.			Bank Date				
Name of Bank			Bank Branch				
Name of Branch			Scroll No. , Date				
Remarks (If Any)			Second Party Name				
600.00			RUPESH PATIL				
Amount In			Six Hundred Rupees Only				
Words			600.00				
FOR USE IN RECEIVING BANK			Bank CIN				
Ref. No.			99153320230601387325082828				
Bank Date			RBI Date				
Name of Bank			Bank Branch				
Name of Branch			Scroll No. , Date				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चलन केवल दृश्य निबंधक कार्यालय नोदणी करवायाच्या दस्तावेजासाठी लागू आहे. नोदणी न करावयाच्या दस्तावेजासाठी संदर्भ चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-398-15855	0003726440202324	25/08/2023-14:13:08	IGR148	100.00
2	(IS)-398-15855	0003726440202324	25/08/2023-14:13:08	IGR148	500.00
Total Defacement Amount					600.00

प व ल - ३
१०००८/२०२४
५८/८०



महाराष्ट्र MAHARASHTRA



© 2022 ©
ब्रांड नं. २ / Authentication-II
मुद्रांक विहीन मोहर अनुक्रमिक २४६६९ दिनांक २१/०८/२०२३
दस्तावा प्रकार अन्वयार्थ दस्त सौदर्य करणा आले का - होचमठे
विद्यमानता दर्शव
मुद्रांक विकत घेता-वाचे नांव व सही जी.सी.
दुज-या पक्षकाराचे नांव
हस्तो असल्यास त्याचे नांव, पत्ता व सही
मुद्रांक शुल्क रक्कम ५००/-
बराबत मुद्रांक विकतली प्रती व बांधकाम प्रमाणिक
मुद्रांक विभागाचे ठिकाण व पत्ता
हा बांधकामाची उच्च व पुर्वीक होरी विनय मधील बांधकामाची मुद्रांक छान्दी विकतपुर ६ मं. वि.



प व ल - ३
१४६५५/२०२३
४/२०

SPECIFIC POWER OF ATTORNEY

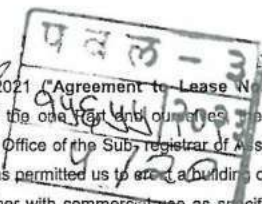
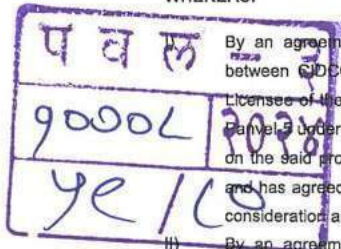
TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S GEECEE VENTURES LIMITED, having Site address as Plot no.F-3, Sector 06, New Panvel, and a Company registered under the Companies Act, 1956, holding CIN No. 2524910001PLC032170 having our registered office at 209-210 Arcadia, Behind NCPA, 135, Nariman Point, Mumbai - 400 021, through its Director Mr. Sureshkumar Vasudevan Vazirani SEND BY REGISTERED MAIL



Rupesh P. Patel

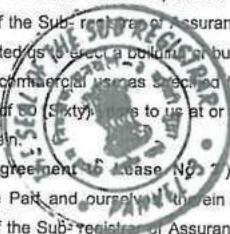
Handwritten signature

WHEREAS:



By an agreement to Lease Dated 20th August 2021 ("Agreement to Lease No. 1"), made between CIDCO therein called the Corporation of the one Part and ourselves, therein called Licensee of the Other Part, and registered with the Office of the Sub- registrar of Assurances at Panvel-5 under Serial no. 10299 of 2021, CIDCO has permitted us to erect a building or buildings on the said property for residential purposes together with commercial use as specified therein and has agreed to grant a Lease of the Property for a term of 60 (Sixty) years to us at or for the consideration and on the terms and conditions specified therein.

II) By an agreement to Lease Dated 20th August 2021 ("Agreement to Lease No. 2"), made between CIDCO therein called the Corporation of the one Part and ourselves, therein called Licensee of the Other Part, and registered with the Office of the Sub- registrar of Assurances at Panvel-5 under Serial no. 10297 of 2021, CIDCO has permitted us to erect a building or buildings on the said property for residential purposes together with commercial use as specified therein and has agreed to grant a Lease of the Property for a term of 60 (Sixty) years to us at or for the consideration and on the terms and conditions specified therein.



III) By an agreement to Lease Dated 20th August 2021 ("Agreement to Lease No. 3"), made between CIDCO therein called the Corporation of the one Part and ourselves, therein called Licensee of the Other Part, and registered with the Office of the Sub- registrar of Assurances at Panvel-5 under Serial no. 10295 of 2021, CIDCO has permitted us to erect a building or buildings on the said property for residential purposes together with commercial use as specified therein and has agreed to grant a Lease of the Property for a term of 60 (Sixty) years to us at or for the consideration and on the terms and conditions specified therein.

IV) By an agreement to Lease Dated 27th August 2021 ("Agreement to Lease No. 4"), made between CIDCO therein called the Corporation of the one Part and ourselves, therein called Licensee of the Other Part, and registered with the Office of the Sub- registrar of Assurances at Panvel-5 under Serial no. 10445 of 2021, CIDCO has permitted us to erect a building or buildings on the said property for residential purposes together with commercial use as specified therein and has agreed to grant a Lease of the Property for a term of 60 (Sixty) years to us at or for the consideration and on the terms and conditions specified therein.

V) By Modified Agreement Dated 26th November 2021 ("Modified Agreement"), made between CIDCO therein called the corporation of the one Part and ourselves, therein called Licensee of the other part and registered with the Sub-Registrar of Assurances at Panvel 5 under serial no. 14950 of 2021, CIDCO amalgamated the Plot 1A, Plot 1B, Plot 1C and Plot 1D now totally admeasuring 8,602.63 sq. meters and permitted us to erect a building or buildings on the said property for residential purposes together with commercial use as specified therein and has agreed to grant a Lease of the Property for a term of 60 (Sixty) years to us at or for the consideration and on the terms and conditions specified therein.

VI) In the above circumstances, we are entitled to develop the said plot by constructing a building for residential and commercial purposes in accordance with the present sanctioned plans or in accordance with such revised plans that shall be sanctioned by CIDCO LTD or concern authority. We are further entitled to sell, transfer and assign the said constructed area to such third parties as we may deem-fit necessary and proper.

VII) We have to execute various Agreements to sale/rectification deed/sale deed/cancelation deed / Leave and Licence in respect of the Flats/Shops/Premises which is to be constructed on the said plot.

VIII) We are unable to attend the office of the concerned Sub Registrar of Assurances, for the purpose of admitting the execution of the said Agreements. We are therefore desirous to appoint :-

[Signature]

[Signature]

[Signature]

- 1) Mr. Rupesh Patil, Designation: Sales - Manager, having PAN NO. AUNPP0105C, residing at C-01, Laxmi Residency, Wagle Ind. Estate, Thane (W) 400 604.
- 2) Mr. Srinivas Y. Koduri, Designation: Senior Admin Head, Having Pan no. APWPK2458R, Residing at G/118-A, Motilal Nehru Nagar, Shaikh Mistri Road, Sion Koliwada, Antophill, Mumbai 400 037, Maharashtra.

Jointly or severally as our lawful & true attorney/ies to do all necessary acts, deeds, matters & things for us & on our behalf as appearing hereinafter.

NOW KNOW WE AND THESE PRESENTS WITNESSETH THAT We, **SEEC VENTURES LIMITED**, a Company registered under the Companies Act, 1956, holding CIN NO. L24249MH1984PLC032170 having our registered office at 209-210 Arcadia, Behind NCPA, 195, Nariman Point, Mumbai - 400 021, through our Director **Mr. Sureshkumar Vasudevan Vazhathara Pillai**, do hereby appoint, nominate and

constitute-

Mr. Rupesh Patil, Designation: Asst. Manager, having PAN NO. AUNPP0105C, residing at C-01, Laxmi Residency, Wagle Ind. Estate, Thane (W) 400 604.

Mr. Srinivas Y. Koduri, Designation: Senior Admin Head, Having Pan no. APWPK2458R, Residing at G/118-A, Motilal Nehru Nagar, Shaikh Mistri Road, Sion Koliwada, Antophill, Mumbai 400 037, Maharashtra.

JOINTLY OR SEVERALLY to be our true and lawful attorney/ies to do all or any of the following acts, deeds, matters & things for me in our name and on our behalf as appearing hereinafter,

1. To execute Agreements for Sale/ rectification deed/ Sale Deed/Cancellation deed/ Leave and licence in respect of the Residential flats, shops, premises to be constructed on the said plot & to admit the execution thereof for us & on our behalf from time to time.
2. To apply for Certified copies & to correspond with the Sub Registrar of Assurances, Thane/Raigad in respect of the Agreements from time to time & to accept the original agreements after it registrations for us & on our behalf from time to time.

AND WE HEREBY for ourselves, executors and administrators ratify, confirm, and agree to ratify and confirm whatsoever our said Attorney/ies or any substitute or substitutes acting under him/them has done or shall lawfully or purport to do in respect of the said property by virtue of these presents.

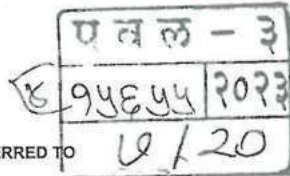
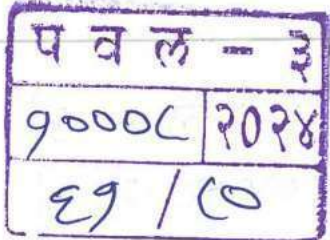
AND WE HEREBY declare that whatsoever our said Attorney/ies or substitute/s appointed by him/them shall do or purport to do under or by virtue of these presents shall be at their entire risk and cost and that he/they shall keep us indemnified against any loss or damage occasioned to us or our successors and assigns by virtue of their said acts. The attorney has signed at the foot of this Power of Attorney.

IN WITNESS WHEREOF WE, have hereunto set and subscribed our hands at Panvel this 25th DAY OF August, 2023.

[Signature]

Rupesh P. Patil

[Signature]



THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of leasehold land bearing Plot no. 1A, 1B, 1C, & 1D admeasuring area 8602.63 sq. mtrs. and thereabouts situated at Sector 27, Kharghar, Navi Mumbai within the limits of Sub Registrar of Panvel and bounded as under :-

On or towards the North by 15.00 meters Wide Road
On or towards the South by 20.00 meters Wide Road
On or towards the East by Plot no. 01
On or towards the West by 15.00 meters Wide Road

SIGNED SEALED AND DELIVERED BY THE
WITHIN NAMED GEECEE VENTURES LIMITED

by the hand of its Director

Mr. Sureshkumar Vasudevan Vazhathara Pillai

IN THE PRESENCE OF



WE CONFIRM HAVING ACCEPTED THE ABOVE POWER OF ATTORNEY

1) MR. RUPESH PATIL,

Rupesh P. Patil



2) MR. SRINIVAS Y. KODURI,

Srinivas Y. Koduri



1) 2

25 *[Signature]*



GEECEE VENTURES LIMITED

209 - 210, Arcadia Building, 2nd Floor, 195, Nariman Point, Mumbai - 400 021, India
Phone : 91-22-4019 8600 • Fax : 91-22-4019 8650 • CIN-L24249MH1984PLC032170
E-mail : gcvl@gcvl.in • Website : www.geeceeventures.com

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED THROUGH CIRCULATION BY THE BOARD OF DIRECTORS OF GEECEE VENTURES LIMITED, ON SATURDAY, OCTOBER 29, 2022, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 209 - 210, ARCADIA BUILDING, 2ND FLOOR, 195, NARIMAN POINT, MUMBAI-400021.

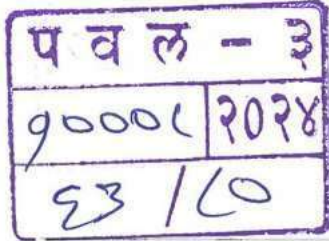
AUTHORITY FOR EXECUTION AND REGISTRATION OF AGREEMENT TO SALE OF THE PROJECT SITUATED IN KHARGHAR ON PLOT NOS. 1A, 1B, 1C AND 1D.

"RESOLVED THAT pursuant to the provisions of Section 21 of the Companies Act, 2013 the consent of the Board be and is hereby accorded to authorise below mentioned persons severally / jointly to negotiate, finalise the terms and conditions for the sale of flats / shops constructed/ to be constructed by the Company for Plot Nos. 1A, 1B, 1C & 1D, located at Sector 27, Node Kharghar, Navi Mumbai and to sign / execute the requisite agreements to sale, sale deed and such other documents / papers/ letters/ declarations or such documents as may be required to be executed where ever necessary and to be present in person or authorise some other duly authorised employee of the Company through any letter/ Power of Attorney to be present in person / execute the documents so executed by any of the authorised directors on behalf of the Company for registration before the Registrar or sub Registrar and to admit execution of documents and do all such other acts, deeds and things as are incidental or consequential thereon.

Sr. No.	Name of Director	Designation	Specimen Signature
1.	Mr. Gaurav Shyamsukha	Whole Time Director	
2.	Mr. Sureshkumar Vasudevan Vazhathara Pillai	Whole Time Director	

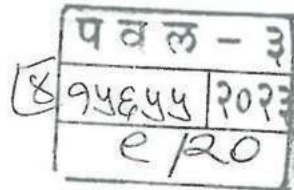
RESOLVED FURTHER THAT the aforesaid authorised signatories be and are hereby authorised to engage any advocate or seek legal advice/ assistance for the purpose of finalising the draft agreement to sale including any modifications thereto and to do such other acts, deed and things as may be required in connection with the sale of the flats/shops as mentioned above.

RESOLVED FURTHER THAT the sale agreement shall include supplementary agreements or such other modifications, alterations and amendment as may be required to be made depending upon the conditions/ situations found in the best interest of the Company.



RESOLVED FURTHER THAT a copy of this resolution duly Certified by any of the Director and/or Company Secretary of the company be forwarded or submitted to any parties as may be required.

For GeeCee Ventures Limited



PRIVATE CENTRE FOR STANDARD 10TH AND 12TH | PRIMARY TO JUNIOR COLLEGE (SCIENCE & COMMERCE)

प व ल - ३
१५६५५ २०२३
१९ / २०



प व ल - ३
१०००८ २०२४
६५ / २०



संस्कार
OF INDIA

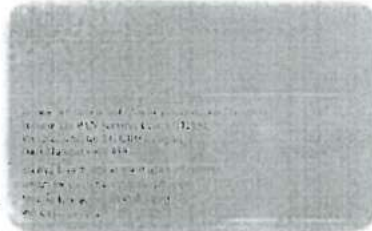
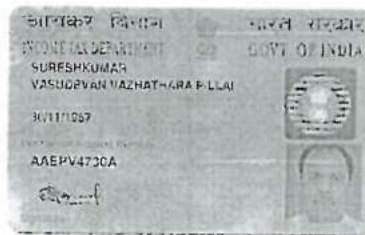
आयकर विभाग
INCOME TAX DEPARTMENT
GEECEE VENTURES LIMITED

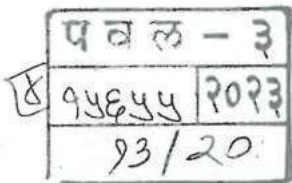
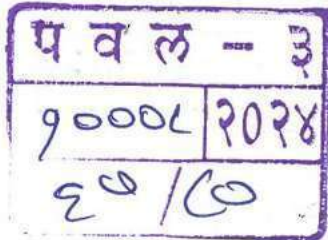
14/02/1984
Permanent Account Number
AAACG3914A

10222010

प व ल - ३
१०००८/२०२४
६६/८०

प व ल - ३
४ १५६५५/२०२३
१२/२०





नोंमोलन क्रमांक/Enrolment No.: 1007/600..8/00527

Ta: Suresh Kumar Vashishth Vashishth Pasi
सुरेश कुमार वाशीष्ठ वाशीष्ठ पसी
DOB: 17/06/1957
AD: 13/06/2013 (13/06/2013)
M: 10/21/2013 (10/21/2013)
S: 10/21/2013 (10/21/2013)
Date: 17/06/2013

EY 09331984 5 IN Ref. No: 1706001110434

आपका आधार क्रमांक / Your Aadhaar No. :

8611 5576 7748

आधार - आम आदमी का अधिकार

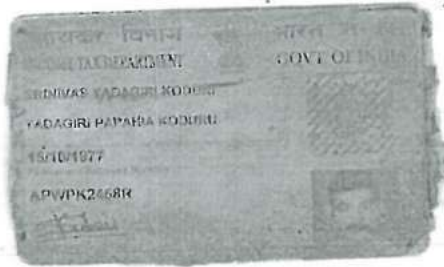


जन्म वर्ष / Year of Birth : 1957
पुरुष / Male

8611 5576 7748

आधार - आम आदमी का अधिकार

प व ल - ३
9000L 2028
EL/LO



आयकर विभाग
INCOME TAX DEPARTMENT
RUPESH PRABHAKAR PATIL
PRABHAKAR MADHUKAR PATIL
27/06/1987
AUNPP0105C
Permanent Account Number

Signature

प व ल - ३
94644 2023
98/20



प व ल - ३
१०००८ २०२४
६९/८०



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India



नोंदविण्याचा क्रमांक / Enrollment No 2017/90082/02587

To,
कोदुरी श्रीनिवास यादगिरी
Koduri Srinivas Yadgiri
S/O: Koduri Yadagiri
G/118-A MOTILAL NEHRU NAGAR
SHAIKH MISTRI ROAD, SION KOLIWADE
BIHEND SANTOSH GENRAL STORE ANTOPHILL
Mumbai
Antop Hill Mumbai Mumbai
Maharashtra 400037
9699659688

Ref: 27 / 16G / 52568 / 53865 / P



SH025575116FT



आपला आधार क्रमांक / Your Aadhaar No. :

7394 6791 0551

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



कोदुरी श्रीनिवास यादगिरी
Koduri Srinivas Yadgiri
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



7394 6791 0551

आधार - सामान्य माणसाचा अधिकार

पवल - ३
१५६५५ २०२३
१६/२०



पवल - ३
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७७/८०



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398/15655

शुक्रवार, 25 ऑगस्ट 2023 2:13 म.नं.

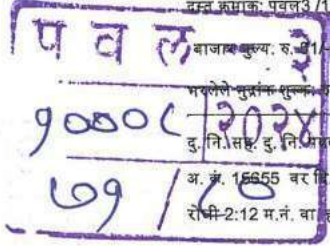
दस्त गोश्वारा भाग-1

पवेल 3

96120

दस्त क्रमांक: 15655/2023

दस्त क्रमांक: पवेल 3 / 15655/2023



बाजाले शुल्क: रु. 1/-

मोबदला: रु. 00/-

मसलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. स. दु. नि. पवेल 3 यांचे कार्यालयात

अ. क्र. 15655 वर दि. 25-08-2023

रोमी-2:12 म.नं. वा हजर केला.

पावती: 17516

पावती दिनांक: 25/08/2023

सादरकरभाराचे नाव: जीसी नॅचर लि. तर्फे डायरेक्टर
श्री. सुरेशकुमार बाजुवारा बासुदेवन पिल्लई - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 500.00



दस्त कर भराण्याची सही:

Sub Registrar Panvel 3

मसलेले मुद्रांक शुल्क: रु. 500/-

सत्यमेव जयते: (48-व) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीतून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीस काम चालवण्याचा प्राधिकार मिळत असेल तेव्हा

दिनांक: 1 25 / 08 / 2023 02 : 12 : 41 PM ची वेळ (सादरीकरण)

दिनांक: 2 25 / 08 / 2023 02 : 13 : 24 PM ची वेळ (फी)

Sub Registrar Panvel 3

दस्तदेवजासोजत जोडलेली कागदपत्रे
कुलमुद्रांतवारपत्रे, छान्नी इत्यादी चनाखट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकारी राहिल.

निष्पादक

निष्पादक



प व ल - ३	
१०००८	२०२४
७२ / ८०	



प व ल - ३	
१५६५५	२०२३
१८ / २०	



सहायक निबंधक, पनवेल-३
 महाराष्ट्र शासन, न्याय विभाग
 पनवेल, तालुका पनवेल, जिल्हा ठाणे

दिनांक: १५/०८/२०२३

15/08/2023

पवल - ३
25/08/2023 2:19:03 PM
900042023
दस्तावा प्रकार :- कुलमुखन्यागपत्र
03/10

दम्न गोपबारा भाग-2

पवल 3 9220
दस्ता क्रमांक: 15655/2023



अनुक्र. पक्षकाराचे नाव व पत्ता

1 नाव: श्री. रमेश पाटील -

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-01, लक्ष्मी रेसिडेन्सी, बागळे इंड. इस्ट, ठाणे, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे.

पिन संख्या: AUNPP0105C

2 नाव: श्री. अश्विनी कोडुगी -

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जी/118-ग, माती नालेवरील मृग शोध मिथी रोड, मायन कोळीवाडा, अन्टोप रोड, मुंबई 400047, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई, पिन संख्या: APWPR2468R

3 नाव: श्री. रमेश वि. नर. डायरेक्टर श्री. सुरेशकुमार बान्हेधारा

पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट क्र. एफ-३, सेक्टर-३, नवी पनवेल, ब्रॉक नं. -, रोड नं. -, महाराष्ट्र, पिन संख्या: AACG3914A

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-36

स्वाक्षरी:

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-45

स्वाक्षरी:

कुलमुखन्याग देणार

वय :-66

स्वाक्षरी:

छायाचित्र



ठसा प्रमाणित



बरीन दम्नदेवज करून देणार नशाकधीन कुलमुखन्यागपत्र चा दम्न देवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ: 25 / 08 / 2023 02 : 18 : 45 PM

ओळख:-

खागीन इयम असे निवेदीत करताना की ते दम्नदेवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनुक्र. पक्षकाराचे नाव व पत्ता

1 नाव: श्री. रमेश मुर्वे -

वय: 20

पत्ता: नवीन पनवेल

पिन कोड: 410206

2 नाव: कुमार माटेकर -

वय: 36

पत्ता: नवीन पनवेल

पिन कोड: 410206

छायाचित्र



ठसा प्रमाणित



शिका क्र.4 ची वेळ: 25 / 08 / 2023 02 : 19 : 26 PM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	GEECEE VENTURES LIMITED	eChallan	69103332023082418406	MH007113898202324E	500.00	SD 0003726440202324	25/08/2023
2		DHC		0823255409142	400	RF 0823255409142D	25/08/2023
3	GEECEE VENTURES LIMITED	eChallan		MH007113898202324E	100	RF 0003726440202324	25/08/2023

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

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

15655 /2023

प व ल - ३	
१०००८	२०२४
७४ / ८०	

प व ल - ३	
४ १५६५५	२०२३
२० / २०	



प्रमाणित कागजेंत येते की, सदर दस्तात एकूण २०

पाने आहेत, पुस्तक क्र. ४

क्रमांक १५६५५ वर नोंदला.

[Signature]
सदर मुख्य निबंधक वर्ग-२, पनवेल-३
दिनांक २५ मार्च ०८ वन २०२३



भारत सरकार
Government of India



Krishna Kumar Lakshman Yadav

Date of Birth: 19/01/1979

Gender: Male

[Handwritten Signature]

6559 2667 5781

मेरा आधार, मेरी पहचान



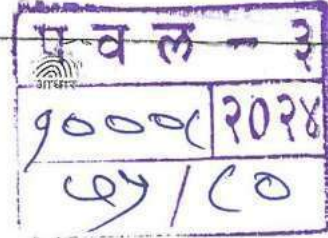
भारत सरकार
Government of India



Priya Krishna Yadav

DOB: 14/07/1975

Female



8664 9542 8838

मेरा आधार, मेरी पहचान



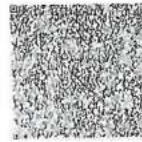
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AZYPR6087R



नाम / Name
PRIYA KRISHNA YADAV

पिता का नाम / Father's Name
MANGLA SHIVDARSH RAI

जन्म की तिथि /
Date of Birth
14/04/1988

हस्ताक्षर / Signature

Priya

Priya



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KRISHNA KUMAR L YADAV

LAKSHMAN JAGNNATH YADAV

27/03/1992

Permanent Account Number
AFEPY0896B

Signature



[Signature]

[Signature]

प व ल - ३
१०००८/२०२४
०५/८०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KUMAR N MATEKAR
NANASO GYANDEV MATEKAR

02/06/1986
Permanent Account Number
AWUPM2020C

[Signature]

[Portrait Photo]





Pawar



398/10008

शुक्रवार, 24 मे 2024 10:44 म.पू.

दस्त गोषवारा भाग-1

पवेल 3

दस्त क्रमांक: 10008/2024

दस्त क्रमांक: पवेल 3 /10008/2024

बाजार मूल्य: रु. 2,00,75,370/-

मोबदला: रु. 3,44,22,750/-

भरलेले मुद्रांक शुल्क: रु.24,09,600/-

दु. नि. सह. दु. नि. पवेल 3 यांचे कार्यालयात

अ. क्र. 10008 वर दि.24-05-2024

रोजी 10:42 म.पू. वा. हजर केला.

पावती:11024

पावती दिनांक: 24/05/2024

सादरकरणाराचे नाव: कृष्णा कुमार लक्ष्मण यादव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 90

दस्त हजर करणाऱ्याची सही:

एकुण: 31600.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 24 / 05 / 2024 10 : 42 : 36 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 05 / 2024 10 : 43 : 41 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निष्पादकाची सहील

लिहून देणार

लिहून घेणार



24/05/2024 10 48:43 AM







दस्त गोषवारा भाग-2

पवेल3

दस्त क्रमांक:10008/2024

दस्त क्रमांक :पवेल3/10008/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:जीसी वेंचर लि. तर्फे डायरेक्टर वज्रधरा वासुदेवन सुरेशकुमार यांच्या तर्फे कु. सु. म्हणुन श्री. रुपेश पाटील -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 209, अर्केडीया 195, 2 रा मजला, नरीमन पॉईंट, एनसीपीए मार्ग, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACG3914A	लिहून देणार वय :-36 स्वाक्षरी:- <i>Rupesh Patil</i>		
2	नाव:कृष्णा कुमार लक्ष्मण यादव -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं.बी-1/1304, हायड पार्क, सेक्टर 35-जि, प्लॉट नं.8/9/10, खारघर, रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड्:(०). पॅन नंबर:AFEPY0896B	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Krishna Kumar</i>		
3	नाव:प्रिया कृष्णा यादव -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं.बी-1/1304, हायड पार्क, सेक्टर 35-जि, प्लॉट नं.8/9/10, खारघर, रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड्:(०). पॅन नंबर:AZYPR6087R	लिहून घेणार वय :-36 स्वाक्षरी:- <i>Prिया</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:24 / 05 / 2024 10 : 46 : 01 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:कुमार माटेकर -- वय:37 पत्ता:पनवेल पिन कोड:410206		
2	नाव:अमित पवार -- वय:32 पत्ता:सेक्टर 6 नवीन पनवेल पिन कोड:410206		

प्रमाणित करणेत येत की, सदर दस्तास एकूण ₹०

पाने आहेत, पुस्तक क्र. 9

क्रमांक 90002 वर नोंदला.

शिक्षा क्र.4 ची वेळ:24 / 05 / 2024 10 : 48 : 11 AM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GEECEE VENTURES LIMITED	eChallan	69103332024051618542	MH002135716202425E	2409600.00	SD	0001350653202425	24/05/2024
2		DHC		0524233606439	1600	RF	0524233606439D	24/05/2024
3	GEECEE VENTURES LIMITED	eChallan		MH002135716202425E	30000	RF	0001350653202425	24/05/2024

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

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10008 /2024



[Faint, mostly illegible handwritten text and markings covering the majority of the page. Some legible fragments include:]

[Top left:] ...
[Middle right:] ...
[Bottom right:] ...

71-20:10