

7/11992  
Tuesday, June 04, 2024  
9:58 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 13298 दिनांक: 04/06/2024

गावाचे नाव: नेरुळ  
दस्तऐवजाचा अनुक्रमांक: टनन3-11992-2024  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: सुरली दशरथ रमण

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 88  
रु. 30000.00  
रु. 1760.00  
एकूण: रु. 31760.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:18 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु. 17155119.4 /-  
मोबदला रु. 35781134/-  
भरलेले मुद्रांक शुल्क: रु. 2147000/-

श्री. जी. पी. खोत  
सह दुव्यन निबंधक वर्ग - २  
ठाणे क. ३

- 1) देयकाचा प्रकार: DHC रकम: रु. 1760/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624048401156 दिनांक: 04/06/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002714003202425M दिनांक: 04/06/2024  
बँकेचे नाव व पत्ता:



3.22 90% of Agreement.  
4.30 CV. Valuation.

Morali Sir

Nicki Tempe's  
Mumukshu Ramani  
V.S. Legal



04/06/2024

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 3

दस्त क्रमांक : 11992/2024

नोदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विसंज्ञाचा प्रकार	करारनामा
(2) मोबदला	35781134
(3) वाजान्भाव (भाडेपट्ट्याच्या बाबत नितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17155119.4
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : मदनिका नं: मदनिका नं. 1504, माळा नं: 15 वा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स - जॅम्पर अँट वेस्ट म्केअर, ब्लॉक नं: तालुका नेरुळ, जिल्हा ठाणे, नवी मुंबई - 400706, रोड : सेक्टर 40, नेरुळ नोड, सीवूड दाराचे रेल्वे स्टेशन, इतर माहिती: मोबत 2 सिंगल कारपार्किंग नं. 208 आणि 209 (बी2 लेवल) मदनिकेचे एकूण क्षेत्रफळ 109.56 चौ.मी. कारपेट ..... झोन 26/314 दर 1,22,900 ( ( C.T.S. Number : सेक्टर 40 ; ) )
(5) क्षेत्रफळ	1) 120.56 चौ.मीटर
(6) आकांणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तानोबज करून देणा-या/निवून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्रेटरी जे हरीश कुमार तर्फे मुख्यार आर के विश्वनाथन वय:- 66; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बँलाई इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महागट्ट, मुंबई. पिन कोड:- 400001 पॅन नं:- AABCL4524C
(8) दस्तानोबज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- मुरली दशरथ रमण वय:- 48; पत्ता:- प्लॉट नं: मदनिका नं. सी-202, माळा नं: प्लॉट 13, सेक्टर 15, इमारतीचे नाव: योगानंद को-ऑप हौ भो, ब्लॉक नं: सानपाडा, ठाणे, नवी मुंबई, रोड नं: -, महागट्ट, ठाणे. पिन कोड:- 400705 पॅन नं:- ADYPR1411M 2): नाव:- निशा मुरली वय:- 46; पत्ता:- प्लॉट नं: मदनिका नं. सी-202, माळा नं: प्लॉट 13, सेक्टर 15, इमारतीचे नाव: योगानंद को-ऑप हौ भो, ब्लॉक नं: सानपाडा, ठाणे, नवी मुंबई, रोड नं: -, महागट्ट, ठाणे. पिन कोड:- 400705 पॅन नं:- AXDPS8962M
(9) दस्तानोबज करून दिल्याचा दिनांक	04/06/2024
(10) दस्त नोदणी केल्याचा दिनांक	04/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11992/2024
(12) वाजान्भावाप्रमाणे मुद्रांक शुल्क	2147000
(13) वाजान्भावाप्रमाणे नोदणी शुल्क	30000
(14) भंग	

श्री. जी. पी. खोत  
मह दुय्यम निबंधक वर्ग - ३  
ठाणे क. ३

मुल्बाकनामाठी विचागत घेतलेला तपशील:-

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



## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						04 June 2024 09:18:09 AM
Valuation ID	20240604125					
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका ठाणे					
उप मूल्य विभाग	26/314- नेरुळ नोड सेक्टर नंबर 40					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation			सर्व्हे नंबर /न भू क्रमांक		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर	
55200	122900	136900	153500	136900		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	120.56 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs. 26620/-	
उद्ववाहन सुविधा -	आहे	मजला -	21st and Above			
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 135190/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (135190-55200) * (100 / 100) ) + 55200 ) = Rs 135190/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 135190 * 120.56 = Rs 16298506 4/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौ. मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (122900 * 25/100 ) = Rs 856613/-					
Applicable Rules	= 3, 9, 18, 19, 15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅन्सनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 16298506 4 + 0 + 0 + 0 + 856613 + 0 + 0 + 0 + 0 + 0 = Rs. 17155119/- = ₹ एक करोड एक्काहत्तर लाख पंचावन्न हजार एक शो एकोणवीस /-					

Home

Print

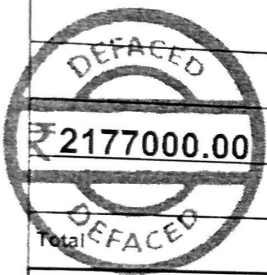


**CHALLAN**  
MTR Form Number-6



GRN	MH002714003202425M	BARCODE		Date	29/05/2024-11:43:51	Form ID	25.2
-----	--------------------	---------	--	------	---------------------	---------	------

Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		THN3_THANE NO 3 JOINT SUB REGISTRA					
Location		THANE					
Year		2024-2025 One Time					
Account Head Details		Amount In Rs.		Payer Details			
0030046401 Stamp Duty		2147000.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee		30000.00		PAN No.(If Applicable)			
				Full Name			
				Murali Dasarath Raman			
				Flat/Block No.			
				Flat No. 1504, Blog G02, L and T Seawoods			
				Premises/Building			
				Jasper, West Square			
				Road/Street			
				Plot No. R-1, Sector 40, Nerul Node, Seawoods			
				Darave Railway Station			
				Area/Locality			
				Navi Mumbai			
				Town/City/District			
				PIN			
				4 0 0 7 0 6			
				Remarks (If Any)			
				SecondPartyName=L AND T SEAWOODS LIMITED-			
				Amount In			
				Twenty One Lakh Seventy Seven Thousand Rupees Only			
				Words			
				21,77,000.00			
				Total			
				21,77,000.00			



Payment Details		PUNJAB NATIONAL BANK					
Cheque/DD Details		FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	03006172024052900428 290524M913985			
Name of Bank		Bank Date	RBI Date	29/05/2024-15:57:46 30/05/2024			
Name of Branch		Bank-Branch		PUNJAB NATIONAL BANK			
		Scrit No. - Date		1, 30/05/2024			

Department ID :  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजी लागू आहे. अननोंदणीत वापर करायचा नाही. Mobile No. : 0000000000

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY MUMBAI 02  
Date 2024.06.04 10:03:15 IST  
Reason: GRAS Secure Document  
Location: India

THESEER OF THE SUB-REGISTRAR THANE  
ज.ता.प. डि.स्थाने

वस्तु क्र. 9922/2024  
B I L L

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-75-11992	0001653030202425	04/06/2024-09:58:18	IGR115	30000.00
2	(IS)-75-11992	0001653030202425	04/06/2024-09:58:18	IGR115	2147000.00
Total Defacement Amount					21,77,000.00

**AGREEMENT FOR SALE**

Between

**L&T SEAWOODS LIMITED**

(The Promoter)

&

**Mr. Murali Dasarath Raman, Mrs. Nisha Murali**

(The Allottee)

Apartment No. **[1504]**

**[15th floor]** Floor, Tower **[G02]**

**L&T Seawoods – Jasper - at West Square**

*[Handwritten signatures]*



ट न न - ३  
दस्त क. १११११ / २०२४  
५ / ११

Contents

1. THE RECITALS FORM PART OF THE AGREEMENT
2. CONSTRUCTION OF REAL ESTATE PROJECT & ENTIRE PROJECT
3. AGREEMENT AND PAYMENT
4. TDS TO BE DEDUCTED & ISSUE TDS CERTIFICATE
5. CONSIDERATION OF THE SAID APARTMENT
6. CARPET AREA OF THE SAID APARTMENT
7. SECURITIZATION OF CONSIDERATION BY THE PROMOTER
8. AMENITIES IN REAL ESTATE PROJECT & OTHER PROJECTS
9. TIME IS ESSENCE FOR PAYMENT OF CONSIDERATION
10. LARGER LAYOUT DEVELOPMENT
11. FLOOR SPACE INDEX OF LARGER LAND
12. INTEREST PAYABLE BY PARTIES
13. TERMINATION OF THIS AGREEMENT
14. EVENTS OF DEFAULT BY ALLOTTEE/S
15. POSSESSION OF THE SAID APARTMENT
16. PROCEDURE FOR TAKING POSSESSION OF THE SAID APARTMENT
17. FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF THE SAID APARTMENT
18. DEFECT LIABILITY PERIOD:
19. USAGE OF THE SAID APARTMENT
20. FORMATION AND RIGHTS & RESPONSIBILITIES OF ASSOCIATION
21. FORMATION AND RIGHTS & RESPONSIBILITIES OF APEX BODY
22. OUTGOING OF THE SAID APARTMENT AND AMENITIES
23. TRANSFER PROPERTY TO BE TRANSFERRED TO APEX BODY
24. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER
25. REPRESENTATION AND WARRANTIES OF THE ALLOTTEE
26. COVENANTS OF THE ALLOTTEE
27. NON-RESIDENT/FOREIGN NATIONAL OF INDIAN ORIGIN
28. BANK DETAILS
29. THIS AGREEMENT IS ONLY FOR THE SAID APARTMENT
30. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE
31. BINDING EFFECT
32. ENTIRE AGREEMENT
33. CONSENT FOR AMENDMENT OF THIS AGREEMENT
34. PROVISIONS OF THIS AGREEMENT APPLICABLE TO SUBSEQUENT ALLOTTEES ALSO
35. SEVERABILITY
36. PAYMENT OF PROPORTIONATE SHARE OF COMMON AREA MAINTENANCE
37. ASSURANCES OF PARTIES TO THIS AGREEMENT
38. PLACE OF EXECUTION
39. NOTICES TO THE PARTIES
40. JOINT ALLOTTEES OF THE SAID APARTMENT
41. NOMINEE
42. STAMP DUTY AND REGISTRATION OF THIS AGREEMENT

AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") made at NAVY MUMBAI on this the 04 day of 2024;

BETWEEN

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

AND

Mr. Murali Dasarath Raman, PAN: ADYPR1411M, Mrs. Nisha Murali, PAN: AXDPS8962M, having its registered office/place of business/ residing at C-202, Yoganand CHS, Sector 15, Plot 13, Sanpada, Thane, Navi Mumbai - 400705, Maharashtra, India, hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective legal heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the Karta and the members/coparceners for the time being and from time to time of the undivided family and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **OTHER PART**.

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

Handwritten notes: "टक्का - 3", "09/02/2024", "LILL".  
Circular stamp: "MUMBAI DISTRICT REGISTRAR".  
Rectangular stamp: "WHEREAS: DISTRICT REGISTRAR".

WHEREAS: The Government of Maharashtra, in exercise of its power under sub sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as the "**MRTP Act**"), has declared "City and Industrial Development Corporation of Maharashtra Limited", a public company incorporated under the provisions of the Companies Act, 1956, bearing CIN: U99999MH1970SGC014574 and having its registered office at 2nd Floor, Nirmal Building, Nariman

Handwritten signatures and initials at the bottom of the page.

Point, Mumbai 400021, (hereinafter referred to as "CIDCO"), as the New Towns Development Authority for the new town of Navi Mumbai;

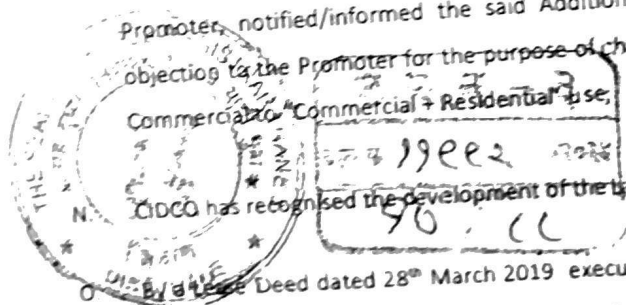
- B. Pursuant to Section 113 (A) of the MRTP Act, the Government of Maharashtra acquired certain lands and such lands vested in CIDCO for development and disposal;
- C. Thus, *inter alia*, all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706, in the Registration District and Sub District of Village Nerul, Taluka Nerul, District Thane, Navi Mumbai, Maharashtra, (hereinafter referred to as the "Larger Land" and more particularly described in the **First Schedule** hereunder written, vested in CIDCO;
- D. With an objective to leverage the commercial potential of the Larger Land, CIDCO proposed to develop an integrated complex and a modern Seawoods Darave Railway Station. Accordingly, CIDCO carried out a competitive bidding process for the said proposed development and received proposals from eligible bidders, including Larsen and Toubro Limited, a public company incorporated under the provisions of the Companies Act, 1913, bearing CIN: L99999MH1946PLC004768 and having its registered office at L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai 400 001, (hereinafter referred to as "L&T");
- E. After evaluating the proposals received from various eligible bidders, CIDCO accepted the proposal submitted by L&T and accordingly issued a Letter of Allotment bearing Ref. No. CIDCO/GM(IT&SP)/2008/534 dated 19 March 2008, to L&T, which Letter of Allotment was acknowledged by L&T by its letter dated 29 March 2008;
- F. By and under a Development Agreement dated 21 April 2008, duly registered with the Sub Registrar of Assurances at Thane under Serial No. TNN-9/1296 of 2008 (hereinafter referred to as the "Said Development Agreement"), executed between CIDCO, (referred to as the 'Corporation' therein), and L&T (referred to as the 'Developer' therein), CIDCO granted developmental rights to L&T, in respect of the Larger Land, *inter alia*, for the purpose of (i) development, construction and handover of the Seawoods Darave Railway Station, to be developed and constructed on notionally demarcated portion of the Larger Land, along with certain railway facilities (which railway facilities are on the said portion and areas adjacent thereto) and (ii) development/construction of an integrated complex, for the benefit of L&T and/or its nominees and assignees; on the terms and conditions recorded under the Said Development Agreement;
- G. To implement the development / construction of the Larger Land through a special purpose vehicle, L&T requested CIDCO for its prior approval/permission for implementing the development / construction of the Larger Land, through its wholly owned special purpose vehicle viz. the Promoter herein, which permission was granted by CIDCO;

REGISTRATION DISTRICT THANE  
दस्तावेज क्र. 99999/2008  
e / LL

*[Handwritten signatures]*



- H. Consequently, and pursuant to the Said Development Agreement and after obtaining the relevant approvals and permissions from the competent authorities, the Promoter duly developed and constructed an integrated complex (commercial) comprising of (i) 'shopping mall I', (ii) 'tower I', (iii) 'tower II', and (iv) 'railway facilities', on a portion of the Larger Land. Further, as per the Said Development Agreement, the Promoter duly developed the Shopping Mall II on the air space above the Railway Station & certain facilities. The shopping mall I, tower I, tower II, railway facilities and the Shopping Mall II are hereinafter referred to as the "Integrated Commercial Complex";
- I. A plan showing the Larger Land is annexed hereto and marked as "Annexure A-1". The footprint of the Integrated Commercial Complex is shown and demarcated in Blue colour hatched lines on the plan annexed hereto and marked as "Annexure A-2";
- J. The Promoter obtained the Part Occupancy Certificate dated 12 September 2016, bearing Ref No. 6004/2016, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect of the Integrated Commercial Complex already developed (i.e. excluding Shopping Mall II) and further obtained the Part Occupancy Certificate dated 21 September 2019, bearing Ref No. 3672/2019, issued by the Navi Mumbai Municipal Corporation (NMMC) for Shopping Mall II;
- K. The Integrated Commercial Complex is named/known as "SEAWOODS GRAND CENTRAL";
- L. The Promoter proposed to develop and construct a residential/commercial project/complex on a portion of the Larger Land. In respect of the proposed residential development, the Promoter has made requisite applications to CIDCO towards change of user from Commercial to Commercial + Residential. Pursuant to the said applications made by the Promoter to CIDCO, CIDCO has, by and under its letter dated 21 September 2017 bearing Ref. No. CIDCO/MTS-I/EO(HQ)/2017/1594, granted it's no objection (NOC) to the Promoter for the purpose of change of user, in respect of the Larger Land, from Commercial to "Commercial + Residential" use, on the terms and conditions mentioned in the said letter dated 21 September 2017;
- M. Pursuant to the NOC granted by CIDCO as referred to in Recital L hereinabove, CIDCO has, by and under its letter dated 03 October 2017 bearing Ref. No. CIDCO/M(TS-I)/EO-IV/2017/209 addressed to the Additional Director of Town Planning, NMMC and a copy (CC) whereof was issued to the Promoter, notified/informed the said Additional Director of Town Planning, NMMC, it's no objection to the Promoter for the purpose of change of user, in respect of the Larger Land, from Commercial to "Commercial + Residential" use.
- CIDCO has recognised the development of the Larger Land as a public private partnership;
- O. By a Lease Deed dated 28<sup>th</sup> March 2019 executed by and between CIDCO as the Lessor and the Promoter herein as the Lessee (which Lease Deed has been duly registered with the office of the Joint Sub-Registrar of Assurances at Thane -8 on 28th March 2019, under Serial Number 3403 of 2019 and is hereinafter referred to as the "Lease Deed") CIDCO has leased the Larger Land together with buildings and erections now or at any time hereinafter standing and being thereon (excluding



*[Handwritten mark]*

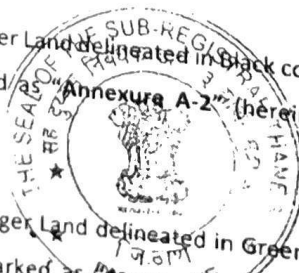
*[Handwritten mark]*

*[Handwritten signature]*

land underlying the railway facilities and the railway corridor (the "Railway Facilities Land") to the Promoter for the duration and on the terms and conditions therein appearing. Hereinafter references to the Larger Land (as set out in the annexure to Lease deed) shall mean the Larger Land excluding the Railway Facilities Land. As per the said Development Agreement, the FSI arising from the Railway Facilities Land is available to the Promoter for the development of the Larger Land;

- P. By a Declaration dated 27th November 2019 duly registered with office of the Joint Sub-Registrar of Assurances at Thane on 27th November 2019 under Serial Number TNN-9/15513 of 2019 (hereinafter referred to as "the Declaration"), the Promoter herein submitted the Integrated Commercial Complex to a condominium under the provisions of the Maharashtra Apartment Ownership Act, 1970 in the manner and on the terms recorded therein, which condominium is known as the "Seawoods Grand Central Condominium";
- Q. The Promoter represents that the Larger Land is free from any claim or encumbrance or charge or mortgage, save and except what is stated in this Agreement;
- R. This Agreement shall always be subject to the provisions of the Said Development Agreement, the Lease Deed and the Declaration, and shall be subject to various terms and conditions (including the reversionary rights of the lessor) stipulated therein and the Allottee/s accept and acknowledge the same;
- S. The Promoter is vested with the rights to develop the Larger Land in the manner stated in the Said Development Agreement. Further as per the Said Development Agreement, the Promoter also has the right to sell the apartments/ units in the building/s proposed to be constructed on the Larger Land, in accordance with the terms and conditions of sanctions and approvals obtained / being obtained in relation to the same;
- T. The Promoter is in possession of the Larger Land, save and except what is stated in this Agreement;
- U. The Promoter has proposed to develop and construct on a portion of the Larger Land, a residential/commercial complex, in 3 (Three) Clusters i.e. Cluster C, Cluster D, and Cluster G and in the manner recorded hereunder:

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



दस्तावेज क्र. -	११२२२/२०२२
दस्तावेज क्र.	११२२२/२०२२

*[Handwritten signatures]*

(III) **Cluster G:** On a portion of the larger land delineated in Brown colour boundary line on the Plan annexed hereto and marked as "**Annexure A 3**" (hereinafter referred to as "**Cluster G Area**");

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

V The Promoter is undertaking the New Development in a phase wise manner;

W The Promoter has commenced construction of First phase of New Development i.e. **L&T Seawoods Residences Phase I** registered under RERA, and has entered into the agreement for sale with various allottee(s), who have booked the apartments in the said L&T Seawoods Residences Phase I, as per the terms and conditions mentioned in the said agreement for sale. The Promoter obtained the Part (C) occupancy certificate dated 13<sup>th</sup> April 2023, bearing Ref No. 17206/2023, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect tower D7 & D8 and club house of part of **L&T Seawoods Residences Phase I**. The Promoter has further obtained the Full Occupancy certificate dated 19<sup>th</sup> June 2023, bearing Ref No. NMMC /FO/2023/AP/00012, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect **Phase I Residential Buildings** no. D4, D5 & D6 part of **L&T Seawoods Residences Phase I**

X The Promoter has further commenced construction of second phase of New Development i.e. **L&T Seawoods Residences North Tower** registered under RERA, and has entered into the agreement for sale with various allottee(s), who have booked the apartments in the said L&T Seawoods Residences North Tower, as per the terms and conditions mentioned in the said agreement for sale;

Y The next phase of the New Development shall comprise of construction / development of 1 (One) building i.e. G02, (hereinafter referred to as the "**L&T Seawoods Jasper at West Square**" or "**Real Estate Project**" or "**Building**") proposed to be developed/constructed on a portion of the **Cluster G Area**, which portion is admeasuring approximately 1144.26square metres. **L&T Seawoods- Jasper at West Square** will comprise of residential apartments and one retail unit in accordance with the

technical specifications of the said plans and approvals obtained/to be obtained from the Authorities (as mentioned hereinafter)

The site plan and copy of the plat of approved layout which includes the layout of the Real Estate Project proposed by the Promoter and according to which the construction / development is

proposed, is annexed hereto and marked as "**Annexure B**". The footprint plan the Real Estate Project proposed to be developed/constructed on a portion of the Cluster G Area, which portion is admeasuring approximately 1144.26 square metres is annexed hereto and marked as "**Annexure B 1**".

The proposed open spaces to be provided by the Promoter on the Cluster G area, which also includes Amenities and common areas which will be available to all the allottees of the Cluster G, including Allottee/s herein on a non exclusive basis to be shared with other allottee/s of the Real

Estate Project and/or proposed other buildings/projects in Cluster G are specified in the **Second**

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

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

V. The Promoter is undertaking the New Development in a phase-wise manner;

W. The Promoter has commenced construction of First phase of New Development i.e. **L&T Seawoods Residences Phase I** registered under RERA, and has entered into the agreement for sale with various allottee(s), who have booked the apartments in the said L&T Seawoods Residences Phase I, as per the terms and conditions mentioned in the said agreement for sale. The Promoter obtained the Part Occupancy Certificate dated 13<sup>th</sup> April 2023, bearing Ref No. 17206/2023, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect Tower D7 & D8 and club house of part of **L&T Seawoods Residences Phase I**. The Promoter has further obtained the Full Occupancy Certificate dated 19<sup>th</sup> June 2023, bearing Ref No. NMMCC/FO/2023/APL/00012, issued by the Navi Mumbai Municipal Corporation (NMMC), in respect **Phase I Residential Buildings** no. D4, D5 & D6 part of **L&T Seawoods Residences Phase I**

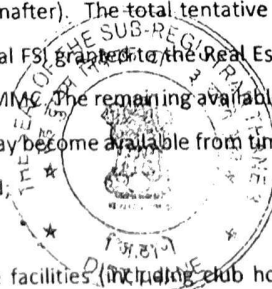
X. The Promoter has further commenced construction of Second phase of New Development i.e. **L&T Seawoods Residences-North Tower** registered under RERA, and has entered into the agreement for sale with various allottee(s), who have booked the apartments in the said L&T Seawoods Residences – North Tower, as per the terms and conditions mentioned in the said agreement for sale;

Y. The next phase of the New Development shall comprise of construction / development of 1 (One) building i.e. G 02, (hereinafter referred to as the "**L&T Seawoods- Jasper at West Square**" or "**Real Estate Project**" or "**Building**") proposed to be developed/constructed on a portion of the Cluster G Area, which portion is admeasuring approximately 1134.26square metres. L&T Seawoods- Jasper at West Square will comprise of residential apartments and one retail unit in accordance with the terms and conditions of the sanctions and approvals obtained/to be obtained from the Authorities (defined hereinafter)

The authenticated copy of the plan of approved layout which includes the layout of the Real Estate Project as proposed by the Promoter and according to which the construction / development is proposed, is annexed hereto and marked as "**Annexure B**". The footprint plan the Real Estate Project proposed to be developed/constructed on a portion of the Cluster G Area, which portion is admeasuring approximately 1134.26 square metres is annexed hereto and marked as "**Annexure B-1**". The proposed open spaces to be provided by the Promotor on the Cluster G area, which also includes Amenities and common areas which will be available to all the allottees of the Cluster G, including Allottee/s herein on a non-exclusive basis to be shared with other allottee/s of the Real Estate Project and/or proposed other buildings/projects at Cluster G are specified in the **Second**

Schedule hereunder written. The Real Estate Project, is part of the Cluster G development, under the heading West Square. Other than the Real Estate Project, the Promotor has also launched other project(s) and reserves right to launch additional new project(s) within Cluster G any time in future;

- AA. The construction / development of the Real Estate Project has been registered as a 'Real Estate Project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51700045793 for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as "Annexure C" hereto;
- BB. The principal and material aspects of the construction/development of the Real Estate Project are briefly stated below:
- (i) The Real Estate Project is known as 'L&T Seawoods- Jasper at West Square';
  - (ii) The Real Estate Project shall comprise of residential apartments and one retail unit. The retail unit is located at the lower level and shall be part of this Real Estate Project under RERA. The Real Estate Project consists of 3(three) basements, lower ground, podium and up to 41st floors/ 40th residential levels, with an option to the Promoters to increase the floors/residential levels beyond to 41st floors/ 40th residential levels, subject to the approvals from the Authorities (defined herein), if required;
  - (iii) The basements, lower ground (with independent access) and the landscape podium shall be common and connected within all buildings/ other projects of Cluster G;
  - (iv) The Promoter proposes to consume Floor Space Index of approximately 10011.42 Sq. mtr as per existing approval for 18 floors /17 residential Level and proposed FSI to be utilised for above 18 floors /17 residential level is 23641.85 Sq. mtr for the development/construction of the Real Estate Project, subject to the approvals, if any, from the Authorities (defined hereinafter). The total tentative FSI for the Real Estate Project is 33653.27 sq. mtr. The final FSI granted to the Real Estate Project shall be as per the Occupancy Certificate by NMMC. The remaining available Floor Space Index and all further Floor Space Index that may become available from time to time, shall be used by the Promoter on the Larger Land;
  - (v) The Real Estate Project shall have facilities (including club house & swimming pool), amenities and services and common areas (hereinafter collectively referred to as "Amenities" or "Common Areas And Facilities And Amenities"), that may be used by the Allottee/s on a non-exclusive basis along with other allottee/s of the of the Cluster G in the manner and on such terms and conditions as may be applicable as provided



93122  
9922/2023

*[Handwritten signatures and marks]*

under Clause 8 of this Agreement and specified in the **Second Schedule** hereunder written;

CC The Promoter has disclosed to the Allottee/s and the Allottee/s is/ are fully aware and agree and confirm that:

(i) No lease has been granted over the Railway Facilities Land to the Promoter, and the Railway Facilities Land and the railway facilities shall always be owned and held by CIDCO/Railway Authorities. All references in this Agreement in respect of the assignment of leasehold rights/sub-leases of the Larger Land in favour of the Apex Body (defined hereinbelow) of societies residential buildings in the Larger Land and/or Condominium apartment owners, shall always exclude the Railway Facilities Land and the railway facilities. Apex Body of society shall always be subject to various condition and /or stipulation including but not limited to railway concourses and other railway facilities within Larger Land. The Allottee/s irrevocably accept the above and shall not object to, dispute, interfere with, intermeddle with or challenge the same at any time hereafter in any manner whatsoever;

(ii) The Allottee/s shall not be entitled to raise any claim, demand or dispute on the ground of any nuisance or inconvenience due to the Railway Facilities Land and the railway facilities or use by the Railway Authorities/common public or any future additions, alterations, changes, modifications or development thereof by the Railway Authorities or persons claiming on their behalf including re-alignment of any concourse or entry or exit to the Railway Facilities Land and the railway facilities or location of areas comprising of the Railways Facilities or security staff or location of ticket windows or booking windows or otherwise howsoever in any manner whatsoever;

(iii) The Allottee/s is/are fully aware, agree and confirm that at all times his/her/their entry and exit from the Real Estate Project shall be distinct and separate from that of the railway facilities. However, the same will subject to change, modification, relocation or realignment as may be required by the Promoter or the Planning Authorities or Railways Authorities etc. from time to time, and this Agreement will be subject to the said rights,

and the Allottee/s shall not be entitled to raise any grievance or have any claim either against the Promoter on that account in any manner whatsoever;



The Allottee/s is/are desirous of purchasing residential apartment and has/have approached the Promoter and requested to allot to him/her/them an apartment in the Real Estate Project and the Promoter hereby agrees to allot and sell to the Allottee/s the apartment (hereinafter referred to as "the Said Apartment") and more particularly, including the carpet area, described in the **Third Schedule** hereunder written and delineated / hatched in red colour on the floor plan hereto annexed and marked as "Annexure D-1") being constructed in the Real Estate Project at Cluster G of the New Development. The "carpet area" means the carpet area as defined in RERA/RERA Rules;

11. FLOOR SPACE INDEX OF LARGER LAND

11.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the Larger Land is approximately 243004.24 square meters only. The total Floor Space Index of approximately 243004.24 square metres includes the Floor Space Index arising out of the Railway Facilities Land, which the Promoter is entitled to under the Said Development Agreement. Subject to approval, the Floor Space Index respect of the Larger Land may increase above 243004.24 square meters;

11.2 Out of the total Floor Space Index the Promotor has planned to utilize tentative FSI of 33653.27 sq. mtr for the Real Estate Project. Our of the total tentative FSI, the Promoter has planned to utilize Floor Space Index of approximately 10011.42 Sq. mtr. as per existing approval for 18 floors /17 levels and proposed FSI to be utilised for above 18 floors /17<sup>th</sup> residential Level is 23641.85 Sq. mtr. for the construction/development of the Real Estate Project up to 41<sup>st</sup> floors/40<sup>th</sup> residential level. The Allottee/s is/are aware that, subject to final approval, the proportionate Floor Space Index to be utilised for above 18 floors /17<sup>th</sup> residential Level may increase or decrease and accordingly the floors/levels of 41<sup>st</sup> floors/40<sup>th</sup> residential level may also increase or decrease proportionately;

11.3 The Promoter shall utilise the remaining available Floor Space Index and Floor Space Index that may become available anywhere on the Larger Land. The Promoter shall also be entitled to avail of TDR or Floor Space Index available on payment of premiums or Floor Space Index available as incentive Floor Space Index by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased Floor Space Index which may be available in future on modification to Development Control Regulations, which are applicable to the Real Estate Project. The Promoter has disclosed the Floor Space Index of approximately 10011.42 Sq. mtr as per existing approval for 18 floors /17 residential level and proposed FSI to be utilised for above 18<sup>th</sup> floors/17<sup>th</sup> residential level is 23641.85 Sq. mtr, as of date for floors/levels upto 41<sup>st</sup> floors/40<sup>th</sup> residential level, as proposed to be utilized by it for the construction/development of the Real Estate Project, and Allottee/s



has/have agreed to purchase the Said Apartment based on the proposed construction/development and sale of apartments/units to be carried out by the Promoter by utilizing the proposed Floor Space Index, and on the understanding that the declared proposed Floor Space Index and Floor Space Index that becomes available hereafter shall belong to Promoter only. The Promoter shall be entitled to the enhanced, future and estimated/projected/ envisaged Floor Space Index, Premium Floor Space Index, development rights, development rights certificates, transferable development rights and other development potential, benefits, potential, yield, and/or advantages, and/or as may be available on any account whatsoever, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name called, arising out of and/or available in respect of the Larger Land including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, paid FSI, that is, or may be, available, or acquired, under any Applicable

*[Handwritten mark]*

*[Handwritten signature]*

*[Handwritten signature]*

Apartment, from the Promoter within the period stated by the Promoter and as specified in this Agreement, then the Allottee shall be liable to pay from the Handover Date, to the Promoter, compensation at the rate of INR 40/- per sq. ft. of the carpet area, per month for the upkeep/cleaning/maintenance of the Said Apartment. Such compensation shall be payable in addition to the Outgoings and other charges payable by the Allottee. The Allottee/s agree that the said rate of compensation is a genuine and reasonable pre-estimate of the cost/damages incurred by the Promoter in case of the Allottee/s failure to take possession.

18. **DEFECT LIABILITY PERIOD:**

18.1 If within a period of 5 (Five) years from the Handover Date, the Allottee/s brings to the notice of the Promoter any structural defect in the Said Apartment or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter or its contractor at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s (including the Allottee/s appointing vendors/contractors) and/or any other allottee/s in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the Real Estate Project . The Allottee/s is/are aware that any change(s), alteration(s) including breaking of walls and/or failure to adhere to the fit out manual and house rules may adversely impact the building/s in the Real Estate Project and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to all allottee/s of the the Real Estate Project to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s and/or other allottees of the Real Estate Project shall have no claims of whatsoever nature against the Promoter in this regard;

18.2 The Allottee/s may come across cracks in finishes, flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection or due to any renovation and /or alterations etc. carried out by the Allottee/s and any other allottees/ occupants of the other apartments/units/premises in the Real Estate Project . The Allottee/s agree/s and covenant/s not to hold the Promoter liable and/or responsible for any such defects arising out of inherent properties of concrete and/or caused due to any renovations and/or alterations etc. carried out by the Allottee/s and any other allottees/ occupants of the Real Estate Project .

19. **USAGE OF THE SAID APARTMENT**

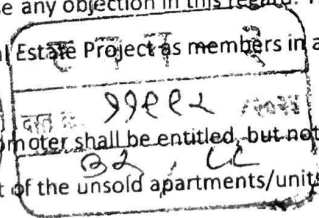


The Allottee/s shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. The Allottee/s shall use the Car Parking Space only for purpose of keeping or parking cars.

20. **FORMATION AND RIGHTS & RESPONSIBILITIES OF ASSOCIATION**

20.1 The Promoter shall submit relevant application for the purpose of formation of a society or an association or a limited company as the case may be of the Allottee/s along with the other allottee/s of the Real Estate Project to the competent authority in accordance with the applicable provisions read with the RERA and RERA Rules and regulation made thereunder;

20.2 The Allottee/s along with other allottee(s) of apartments/units in the Real Estate Project shall join in forming and registering the society or association or a limited company to be known by such name as the Promoter may decide ("**Association**"). The Allottee/s shall from time to time for the purpose of formation of Association, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Association and for becoming a member, including the bye-laws of the proposed Association and duly fill in, sign and return to the Promoter within 7 (Seven) days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organisation of Allottee/s. No objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. Notwithstanding what is contained under this Clause, the Promoter may, at its sole discretion, incorporate separate/independent Association in respect to each of the building in the Cluster G and the Allottee/s expressly consents to the same and shall not raise any objection in this regard. The Association so formed shall admit all allottee's of the Real Estate Project as members in accordance with its constituent document;



20.3 The Promoter shall be entitled, but not obligated to, join as a member of the Association in respect of the unsold apartments/units in the Real Estate Project;

20.4 The Promoter shall, within one month from the date on which the Association is constituted/registered or within three months from the date of issuance of the Occupancy Certificate for all the Real Estate Project and sale of all apartments thereto (whichever is later), transfer/assign/sub-lease to the Association, all the right, title and the interest of the Promoter in the structure of the Real Estate Project (excluding basements and podiums). However, the Promoter shall be entitled to (but not obligated to) transfer/assign/sub-lease to the Association, all the right, title and the interest of the Promoter in the structure of the Real Estate Project (excluding basements and podiums) within three months from the date

keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

28 **BANK DETAILS**

In case of termination and cancellation of this Agreement in the manner as stated in this Agreement or refund of any excess amount and/or deposit to the Allottees, if any, the Promoter shall have right to refund the balance considerations and/or excess amount and/or deposit to the Allottees (after deducting amount referred above) to the Bank account no. **31279174843** of **State bank of India**, having IFSC code no. **SBIN0011783** and at **Sanpada** branch of the Allottee/s by way of RTGS /NEFT.

29 **THIS AGREEMENT IS ONLY FOR THE SAID APARTMENT**

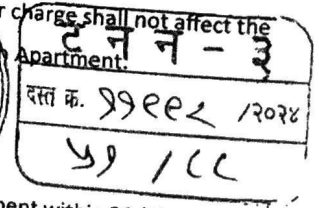
Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said Apartment, the Said Car Parking, the Real Estate Project and/or proposed buildings/project at Cluster G / the Cluster G Area and/or any other structures constructed thereon or any part thereof or on any part of the Larger Land. The Allottee/s shall have no claim save and except in respect of the Said Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the structure of the Real Estate Project (excluding the basements and the podiums) are transferred to the Association and until the Property to be Transferred to the Apex is transferred to the Apex Body as hereinbefore mentioned.

30 **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

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

31 **BINDING EFFECT**

If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (Thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall be entitled (but not obligated) to serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and the Consideration paid by the Allottee/s (excluding the Earnest Amount and excluding any other amount payable by the Allottee to the Promoter) shall be returned to the Allottee/s without any interest or compensation whatsoever, after deducting all the expenses incurred by the Promoter.



*[Handwritten signatures]*

38 PLACE OF EXECUTION

The execution of this Agreement shall be completed 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, and 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.

39 NOTICES TO THE PARTIES

That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D and/or notified Email ID/ at their respective addresses specified below:

(i) In case of the ALLOTTEE/s:

Name of Allottee/s: Mr. Murali Dasarath Raman, Mrs. Nisha Murali

Address: C-202, Yoganand CHS, Sector 15, Plot 13, Sanpada, Thane, Navi Mumbai - 400705, Maharashtra, India

Email ID: muralidraman6@gmail.com, nisha.salian@gmail.com

(ii) In case of the PROMOTER:

Name of the Promoter: L&T SEAWOODS LIMITED

Registered Office Address: L&T House, Narottam Morarjee Marg, Ballard Estate, Mumbai - 400 001

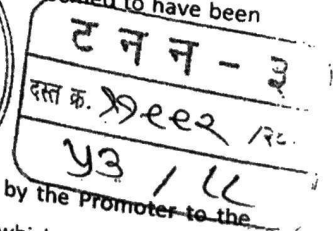
CRM Office Correspondence Address - L&T Realty, CRM Office, Ground Floor, A.M. Naik Tower, L&T Campus, Gate No:3, Jogeshwari - Vikhroli Link Road (JVLR), Powai, Mumbai 400072.

Email ID: feedback@larsentoubro.com

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

40 JOINT ALLOTTEES OF THE SAID APARTMENT

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



Three handwritten signatures are visible at the bottom of the page.

on a portion of the Cluster G Area,  
1134.26 square metres;

**ANNEXURE C:** Authenticated copy of the Registration Certificate of the Real Estate Project granted by the Real Estate Regulatory Authority;

**ANNEXURE D:** Authenticated copy of the plans of the Said Apartment agreed to be purchased by the Allottee/s as approved by the concerned local authority.

**ANNEXURE D-1:** Floor Plan;

**ANNEXURE E:** Title Certificate;

**ANNEXURE F:** Commencement Certificate

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

**FIRST SCHEDULE**

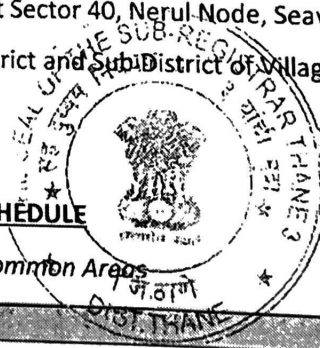
*Description of the Larger Land*

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

**SECOND SCHEDULE**

*Amenities and Common Areas*

<b>Club House Amenities</b>
Badminton Court - 2 nos
Squash Court - 1 no
Gymnasium
Multipurpose Hall
Games Room
Swimming Pool
Mini Theatre
Reading Area / Library



ट न न - ३  
दस्त क्र. ११२२/२०१६  
५५/८८

*[Handwritten signatures]*

Business Centre
Kids Play area
Landscape area
Senior Citizen Corner
Walking Track

### THIRD SCHEDULE

Description of the Said Apartment and the Said Car Parking Spaces

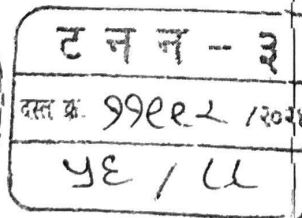
Apartment bearing No. 1504 of the type 3BHK Supreme admeasuring 76.480 square metres equivalent to 823.230 square feet and ancillary area, if any, admeasuring 33.080 square metres equivalent to 356.070 square feet, on the 15th floor in the building known as - L&T Seawoods-Jasper at West Square for a Consideration mentioned in Fourth Schedule.

Further, for the exclusive use of the Allottee/s, 2 SINGLE covered car parking space/s at B2 level basement / podium bearing No(s). 208 and 209.

### FOURTH SCHEDULE

(Details of payments to be made by the Allottee/s, Payment Plans, etc.)

1	Consideration	<u>Rs.3,57,81,134/- (Rupees Three Crore Fifty Seven Lakh Eighty One thousand One hundred Thirty Four Only)</u> excluding GST & other applicable tax
2	Earnest Money	<u>Rs.35,78,113/- (Rupees Thirty Five Lakh Seventy Eight thousand One hundred Thirteen Only), being 10 % of the Consideration (excluding GST &amp; other applicable tax)</u>
3	The Bank Account details of the Promoter for the purpose of making payment by the Allottee/s	<u>5345911905</u>
4	Rebate for early payments at the sole discretion of the Promoter	<u>NIL%</u> of equal Installments payable by the Allottee/s.
5	Nominee	The Allottee/s hereby nominate/s the person NAME OF NOMINEE: <u>Rushil Murali and Siya Murali</u> ADDRESS OF NOMINEE: <u>C202 Yoganand Chs Ltd, Sector 15, plot no 13, Sanpada, Navi Mumbai 400705</u> RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/S: <u>Son and Daughter</u> PAN NO. OF NOMINEE: <u>NA</u> AADHAR CARD NO. OF NOMINEE: <u>760131071935 and 602983572337</u>



# ANNEXURE - C



## Maharashtra Real Estate Regulatory Authority CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: L AND T SEAWOODS-JASPER AT WEST SQUARE* lot Bearing / CTS / Survey / Final Plot No.: *R-1, Village Nerul at Navi Mumbai (M Corp.), Thane, Thane, 400706* registered with the regulatory authority vide project registration certificate bearing No **P51700045793** of

1. **L&T Seawoods Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.*
2. This renewal of registration is granted subject to the following conditions, namely:-
  - 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 (2) 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 (1) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by me/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 up to **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
  - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 27/12/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasantrao Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 27/12/2023 11:25:25  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

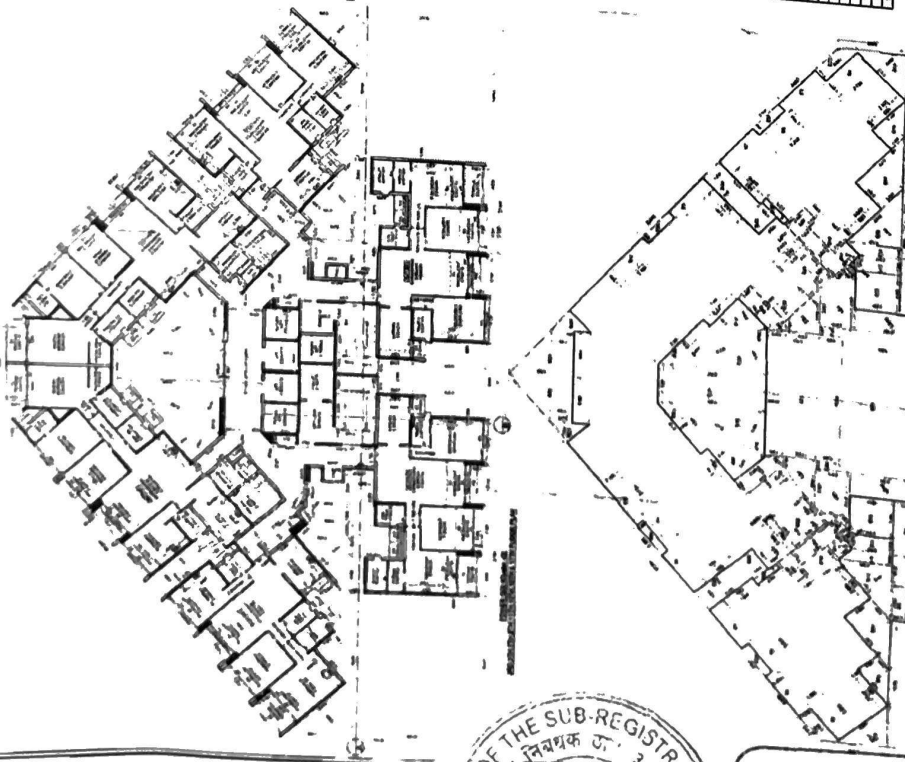
# ANNEXURE - D

**APPROVAL STAMP**  
 PROJECT NO. 10/2017  
 DATE: 10/10/2017

**FLOOR AREA STATEMENT**

**MULTI-STORY BUILDING WITH 1ST, 2ND, 3RD & 4TH FLOOR**

Sl. No.	Particulars	Area (sq. m)	Area (sq. ft)
1	1ST FLOOR	1000	10764
2	2ND FLOOR	1000	10764
3	3RD FLOOR	1000	10764
4	4TH FLOOR	1000	10764
5	ROOF	1000	10764
6	STAIRS	1000	10764
7	LIFT	1000	10764
8	COMMON AREAS	1000	10764
9	COVERED AREAS	1000	10764
10	UNCOVERED AREAS	1000	10764
11	<b>TOTAL</b>	<b>10000</b>	<b>107640</b>



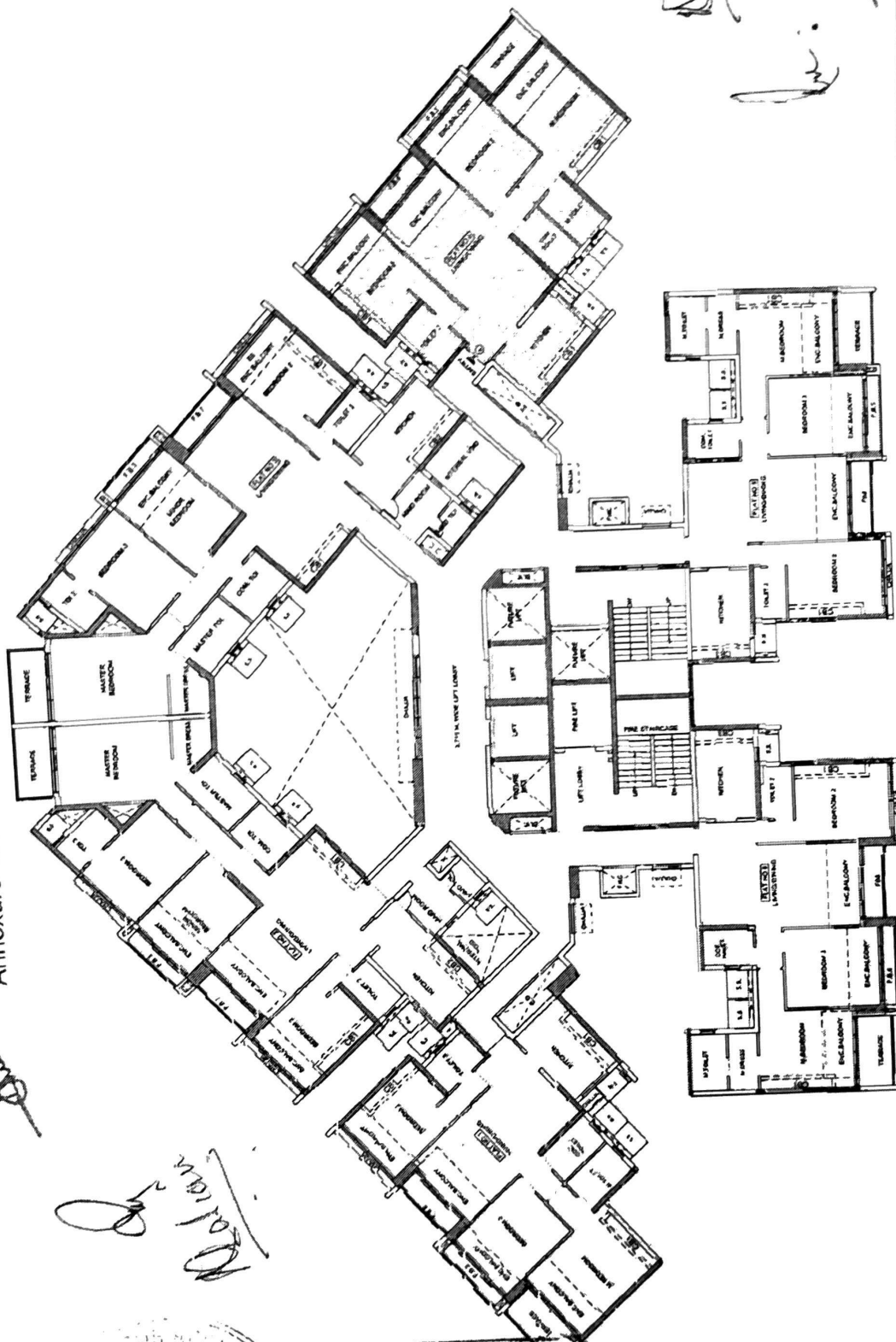
**REGISTERED ARCHITECT**  
 HSA  
 H. S. ANAND  
 10/10/2017

SEAL OF THE SUB-REGISTRAR  
 10/10/2017





L&T Seawoods Residences - Jasper  
Annexure D1- Floor Plan of said Apartment



*Nalain*

Floor : 15<sup>th</sup>  
Apartment : J504



Building (TOWER) - Jasper (CLUSTER - G)  
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH & 17TH FLOOR PLAN



टन न - ३  
दस्ता नं. ११९९२ / २०२४  
६६ / ८८



## नवी मुंबई महानगरपालिका

## Navi Mumbai Municipal Corporation

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

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

जा.क्र.नमुंमपा/नरवि/बां.प./२५१२/२०२२  
दिनांक १८/०८/२०२२

प्रति,  
मे.एल.अॅन्ड टी सिव्हिस लि.(विकासक),  
भूखंड क्र.आर-१, सेक्टर ४०,  
नेरुळ, नवी मुंबई.

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

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

महोदय,

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

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

कृ.मा.प.

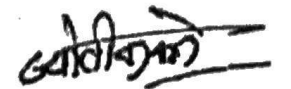


“जन्म असो वा मरण आवश्यक नोंदणीकरण” ट न न - ३



१९२२/१०  
२२/०८

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



(ज्योती कवाडे)

सहाय्यक संचालक, नगररचना (अ.का.)

**NAVI MUMBAI MUNICIPAL CORPORATION**  
**AMENDED COMMENCEMENT CERTIFICATE**

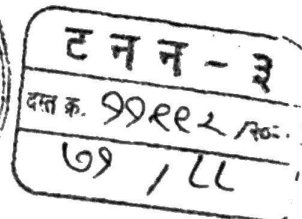
DATE : 18/08/2022

NO.NMMC/TPO/BP/2572/2022

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

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

---2



FORM A: PERSONAL DETAILS

APPLICANT  CO-APPLICANT  GUARANTOR

Existing Customer:  Yes  No  
 If Yes, CIF No/ Account No.

Name: First Name MURALI Middle Name D Last Name RAMAN

Date of Birth: 30031976 PAN:

Mobile: 9833609933  
 e-mail: MURALIDRAMAN6@GMAIL.COM

Name of Spouse: NISHA MURALI

Name of Father: DASARATH RAMAN

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

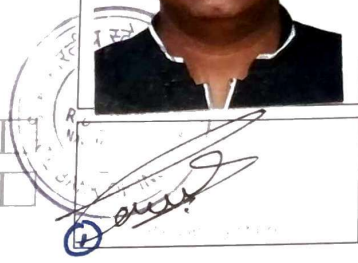
Details of KYC (Minimum one to be filled)

- 1) Aadhaar / UID No. 36278902227
- 2) Voter ID No.
- 3) Passport No.
- 4) Driving License No.
- 5) MGNREGA Job card No.
- 6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:  
 Defined Benefit Pension  New Pension Scheme



Address 1: D5/503 LQT SEAWOODS RESIDENCY

Address 2: SECTOR, 30 NERUL SEAWOODS

Address 3: NERUL EAST

Village: NERUL (E) City: NAVI MUMBAI

District: THANE State: MAHARASHTRA

# FORM A: PERSONAL DETAILS

APPLICANT

Existing Customer:  Yes  No  
 If Yes, CIF No./ Account No.

Name:  First Name  Middle Name  Last Name  
 NISHA ~~MURLA~~ MURALI

Date of Birth:  PAN:   
 26041978 AXDPS8962M

Mobile:   
 e-mail:

Name of Spouse:

Name of Father:

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

**Details of KYC (Minimum one to be filled)**

1) Aadhaar / UID No.   
 935134840852

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air force

IS YOUR SERVICE UNDER:  
 Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1:   
 DS/...