पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

Thursday, July 07, 2022

10:57 AM

507/9597

पावती क्रं.: 10075

दिनांक: 07/07/2022

गावाचे नाव: **मानगाव**

दस्तऐवजाचा अनुक्रमांक: कलन5-9597-2022

दस्तिऐबजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: **सोनाली विश्वास साटम -** -

नोंदणी फी दस्त हाताळणी फी च. 30000.00

₹, 1900.00

पृष्ठांची संख्या: 95

एकृण:

₹. 31900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:10 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4220000 /-मोबदला रु.7193431/-

भरलेले मुद्रांक शुल्क : रु. 324000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1900/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 0507202214052 दिनांक: 07/07/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003767349202223E दिनांक: 07/07/2022

वॅकेचे नाव व पत्ताः

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Tourism Unit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

Danie Color

-07/07/2022

सची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 9597/2022

नोदंणी :

Regn:63m

गावाचे नाव: मानगाव

(1)बिलेखाचा प्रकार

करारनामा

'(2)गोबदला

7193431

(3) बाजारभाव(भाडेपटटयाच्या बाबित-पटटाकार आकारणी देतो की पटटेदार ते 4220000

नगृद प्रश्नवे)

(4) मृन्मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :सदिनका नं: 2306, माळा नं: 23वा मजला, इमारतीचे नाव: फॉरस्टा वी विंग, ब्लॉक नं: प्रिमियर कॉलनी ग्राऊंड,डोंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.52/165/1 सोबत एक कार पार्कींग दिनांक 05/09/2019 च्या अधिसुचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्थास मु .शु. मध्ये 50% सवलत(टीपीएस 1218/स.क.3587/प्र क्र.93/19/ निव-12((Survey Number : 53/3, 65/15A, 65/15B व दस्तात नमूद केल्याप्रमाणे ;))

(5) धेवफळ

1) 70.52 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेब्हा.

(7) दस्तऐवज करन देणा-या/लिहन ठेवणा-या पष्टकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पना 1): नाव:-मॅक्नोटेक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. राहुल बंडेकर - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J

(8) इस्तामेबज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी त्यत्यालयाचा हकुमनामा किंवा आदेश जमन्याम,प्रतिवादिचे नाव व पत्ता 1): नाव:-सोनाली विश्वास साटम - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 101/15, मनोहर श्रीजी निर्वाणा कात्रप स्कूल जवळ वदलापूर ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-BSAPS2892B

2): नाब:-रामकृष्ण राऊत - - बय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाब: 101/15, मनोहर श्रीजी निर्वाणा कात्रप स्कूल जबळ बदलापूर ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नः-AJSPR9457K

(9) दम्मांग्रज करन दिल्याचा दिनांक

07/07/2022

(10)दम्त गाँदणी केल्याचा दिनांक

07/07/2022

(11)क्रनुक्रमांक,खंड व पृष्ठ

9597/2022

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

324000

(13)बाजारमाबाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

ुसह. दुख्यम निबंधक वर्ग-२ कल्याण क्र. ५

मृत्याकनामाठी विचारात घेतलेला तपशील:-:

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



Payment Details

sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
ļ	Macrotech Developers Limited	eChallan	69103332022062215121	MH003767349202223E	324000.00	SD	0002312833202223	07/07/2022
2		DHC		0507202214052	1900	RF	0507202214052D	07/07/2022
þ	Macrotech Developers Limited	eChallan		MH003767349202223E	30000	RF	0002312833202223	07/07/2022

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

		मूल्यांकन पत्र	क (शहरी क्षेत्र - बांधीव)			
(a)teation 112 202	220707388				07 July	2022 10 26:57 AM green
गूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप गूल्य विभाग क्षेत्राचे नाव	2022 ठाणे तालुका : कल्याण 52/165/1-पलीवी Kalyan/Dombiy		m	सर्व्हे नंबर /न भू क्रमांक		
वार्षिक मूल्य दर तक्त्यानु खुली जमीन 1800	सार मूल्यदर रू. निवासी सदनिका 19200	कार्यालय 56500	दुकाने 61300	औद्योगीक 56500	કોલામુક વી. લીટ	नाचे एकक (
बांचीव क्षेत्राची साहिती बांचनान क्षेत्रसकता एक बांचनानाचे नरीकरण उद्दवहन पुनिधा Sale Type - First Sale	77 572वी मीटर 1-आर सी सी आहे	गिळकतीचा वापर- गिळ्कतीचे तथ - गजला -	निवासी सदिनका 0 TO 2वर्ष 21st and Above	गिळकतीचा प्रव गूल्यदर/बांघका कार्पट क्षत्र-		andle Rs 19200/ 70 52 dl 4flex
Saic/Resale of built up I घरा। यानुसार गिळकती	Property constructed after	्((वार्षिक मूल्य मजला निहास घ	दर - खुल्पा जमिनीचा दर) * १ ट/बार्ड 8800) * (100 / 100)) + 3	धसा यानुसार टक्केवारी)+ खुल्प 8800) * 110 / 100	म जमिनीचा दर 🏸	
ा शुक्ता शिककराचि मूल्य		Rs 54120/ वरील प्रमाणे मूल्य दर 54120 * 77 572 Rs 4198196.64/-				
)) जुल्मा जोगनीवरील वर्ष खुल्मा जोगनीवरील वर्ष		13 75 थे। मीटर = 13 75 * (3800*40/1 = Rs 20900/-	00)			
Appril of are	3, 18, 19, 1					
रू होत अंतिम गूल्प	A + B + C	D+F+F+G+H+	1-1	व्या गव्यीचे गृह्य(खुली बाल्कानी) निक्तीच्या खुल्या जागेचे गृहयः । बीचे	वरीत मधीचे एक स्रो बाल्क-में - हाव	4(i)(i)
	Rs.4219096	+ 0 + 0 + 20900 + 0 + .64/- लाख एकोणवीस हजार				

Home Pont



क.ल.न.-५ रत्र





CHALLAN MTR Form Number-6



GRN MHO	GRN MH003767349202223E BARCODE			Date 22/06/2022-10:23:31 Form ID 25.2			Form ID 25.2	
Department Inspector General Of Registration				Payer Details				
Type of Paym	Stamp Duty nent Registration Fee			TAX ID / TA	N (If Any)			
Type of Fayment Programmer Sc					Applicable)	AAACL1490J		
Office Name	KLN5_KALYAN 5 JC	INT SUB REC	GISTRAR	Full Name		Macrotech Developers	Limited	
Location	THANE							
Year	2022-2023 One Tim	е		Flat/Block I	No.	Flat No. 2306 Wir	ng B FORESTA Lodha	
				Premises/B	uilding	Codename Premier		
	Account Head Deta	ails	Amount In Rs.					
0030046401	Stamp Duty		324000.00	Road/Stree	t	Premiere colony grou Dombivali E, Taluka Ka	nd, On Kalyan Shil road, Iyan	
0030063301	Registration Fee		30000.00	Area/Locali	ty	Thane		
				Town/City/I	District	क.ल.	न५	
				PIN		4	2 0 2 2 3 3	
				Remarks (If	Any)	दस्त क्रान्ट	~ 6066	
				PAN2=BSA	PS2892B~	SecondPartyName=Sona	ii ey Vishwas	
				Satam~CA=	7193431			
				Amount In	Three La	kh Fifty Four Thousand	Rupees Only	
Total			3,54,000.00	Words				
Payment Details IDBI BANK					F	OR USE IN RECEIVING	BANK	
	Cheque-I	DD Details		Bank CIN	Ref. No.	69103332022062215	712889001	
Cheque/DD No	o.			Bank Date	RBI Date	22/06/2022-17:36:23	Not Verified with RBI	
Name of Bank				Bank Franc	BEZIN.	IDB BANK		
Name of Brand	ch			Scroll Vo., I		Nat Perities with Scro	oli .	
Department ID	19				TOTAL STREET	Mohi	le No : 9769343231	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Register of fice only the valid for unredistered document.
सदर चलन केवळ दुख्यम निवंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी ताम आहे. अभी न करावयाच्या दस्तासारी ताम आहे.





11/1



CHALLAN MTR Form Number-6

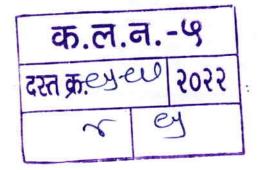


			Pause Patrille				
Department Inspector General Of Registration			Payer Details				
Tuna of	Stamp Duty Feature Registration Fee		TAX ID / TAN	l (If Any)	P16.1	1.00	
туре от	Payment Registration (e.g.	PAN No.(If Applicable)		AAACL1490J			
Office N	Name KLN5_KALYAN 5 JOINT SU	Full Name		Macrotech Developers Limited			
Location THANE Year 2022-2023 One Time					P9 1-1		
			Flat/Block No.		Flat No. 2306 Wing B FORESTA Loc		
			Premises/Bu	ilding	Codename Premier		
	Account Head Details	Amount In Rs.					
0030046	6401 Stamp Duty	324000.00	Road/Street		Premiere colony ground, On Kalyan Shil roa Dombivali E, Taluka Kalyan		
0030063	3301 Registration Fee	30000.00	Area/Locality	y	Thane		
			Town/City/Di	istrict	क ल न	-19	
			PIN		क.ल.न	AU	
			Remarks (If	Any)	दस्त क्र. थ्यु ख	5055	
			PAN2=BSAPS2892B-SecondPartyName=Senali ey Vshv				
1 0	FACE	Satam~CA=7193431					
00	0		Satam~CA=7	193431			
E 25	1000 00		Satam~CA=7	193431			
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DE	4000.00 FACE	3,54,000.00	Amount In			upees Only	
Total	FACEO	3,54,000.00	Amount In	Three La			
Total	nt Details IDBI BANK		Amount In Words	Three La	akh Fifty Four Thousand Ru OR USE IN RECEIVING B	ANK	
Total Paymer	nt Details IDBI BANK Cheque-DD Det		Amount In Words	Three La Fo Ref. No.	or USE IN RECEIVING B	ANK 1 712889001	
Total Paymer	nt Details IDBI BANK		Amount In Words Bank CIN Bank Date	Three La Fe Ref. No. RBI Date	OR USE IN RECEIVING B. 6910333202206221512 22/06/2022-17:36:23	ANK	
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Total Paymer Cheque Name o Name o Departm NOTE:- सदर च	This challan is a superified wifer an Deface Report in FRAS RY MUMBAI 03 Date: 2022.07 07 11:13:54 IST an Deface Report in FRAS Secure Document	ails t to be registered in Sub Regi यात नोंदणी करावयाच्या दस्ता	Amount In Words Bank CIN Bank Date Bank-Branch Scroll No., D	Three La	OR USE IN RECEIVING B. 6910333202206221512 22/06/2022-17:36:23 IDBI BANK 100 , 23/06/2022 Mobile	ANK 1 712889001 23/06/2022	
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 GRN:
 MH003767349202223E
 Amount: 3,54,000.00
 Bank:
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 Date:
 22/06/2022-10:23:31

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 (iS)-507-9597
 0002312833202223
 07/07/2022-10:51:21
 IGR542
 324000.00

 Total Defacement Amount
 3,54,000.00

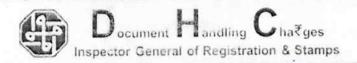


Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2022.0707 11.13:54 IST Reason: GRAS Secure Document Location: India



Print Date 07-07-2022 11:13:53



Receipt of Document Handling Charges

PRN 0507202214052 Receipt Date 07/07/2022

Received from MDL, Mobile number 0000000000, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered on Document No. 9597 dated 07/07/2022 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thank

Payment Details

	1 dyllien	· Dotallo	
Bank Name	SBIN	Payment Date	05/07/2022
Bank CIN	10004152022070512464	REF No.	218634361959
Deface No	0507202214052D	Deface Date	07/07/2022

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

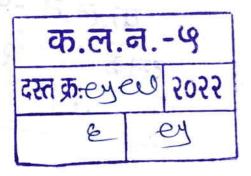
क.ल.न.-५ स्त्रक्र.च्युच्य २०२२ ५ थ्यु

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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this OF THOU and of July 2022

BETWEEN:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001,, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part;

AND

SONALI VISHWAS SATAM AND RAMKRISHNA RAUT residing / having its address at 101/15, MANOHAR SHREEJI NIRWANA, NEAR KATRAP SCHOOL, BADLAPUR EAST THANE 421503 MAHARASHTRA INDIA and assessed to income tax under permanent account number (PAN) BSAPS2892B , AJSPR9457K hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and accure (a) in case of an Individual, such individual's heirs, executors, administrators and assign (b) is use of a partnership firm, its partners for the time being, the survivors or the last survivor of them as legal heir, executors, administrators or the permitted assigns of such last survivor of them; and (c) India se of a demany or a body corporate or juristic entity, its successors and permitted assigns of he Otal Cart.

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

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दस्त क्र. ७५		5055
U	e	9





WHEREAS:

A. The Company is/shall be constructing the Building (as defined herein) on the Larger Property (as defined herein)

B. The chain of title of the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to the Larger Property is at Acceptable to the Company to t

C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).

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

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

1. DEFINITIONS

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or the eater and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals sanctions consents obtained/to be obtained from or granted/ to be granted by the competent Author in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.

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- 1.7. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
- 1.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A.
- 1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.
- 1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.

Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

- 1.13. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.
- 1.15: "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.16. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).
- 1.4 "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.
- 1-18 **Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.
- 1.19. "Consideration Value" shall have the meaning ascribed to it at Annexure 6 (Unit and Project Details).
- 1.20. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).
- 1.21. "Direct Tax" or "Direct Taxes" shall recar income tax, corporate tax, or similar tax or levy, wherever and whenever charges, levied or limit seed together with any interest and penalties in relation thereto.
- 1.22. "Exclusive Balcony/ Veral al/Operator reace of the balcony (enclosed or open) and/or practice and/or terrace and/or deck and/or

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elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finite es (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three percent) or account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing a finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

1.23. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.

1.24.

"FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities

allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at Annexure 6A.

"Federation" shall mean the apex body to be formed by and consisting of the ultimate organizations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.

- 1.26. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.27. "FEMA" shall have the meaning ascribed to it in Clause 20.1(bb) below.
- 1.28. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.29. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals, or any other event (one-off or continuing) beyond the control of the Company affecting the progress of the Project.
- 1.30. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.14 below.
- 1.31. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octro, and, of suity of any nature, whatsoever, whenever imposed and, or, levied, by any Authorize together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.32. "Interest" shall mean simple interest at State Bank of India's (SBI) highes Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1st January, 1st April, 1st July, 1st Octob 3 and the same shall be deemed to be the applicable MCLR for the said quarter. Provide further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.33. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be additional land parcels which may form part of the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.34. "Liquidated Damages" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto.
- 1.35. "Loan" shall have the meaning ascribed to it in Clause 7.1 below

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- 1.36. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6A.
- "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.38. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.39: "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.

**Project" shall mean the project with RERA registration number as stated in Annexure 6

(Unit and Project Details) and with details as available with the concerned RERA authority

including current and proposed parts of the project). The Project may be part of a layout on the United Property which may comprise of various other buildings and/or projects.

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

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

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

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

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

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

- 1.44. "Reimbursements" shall include an expenses directly or indirectly incurred by the Company in providing or procuring the expenses directly or indirectly incurred by the Company in providing or procuring the expenses of administrative expenses, utility connections, piped gas connection and related expenses legal axis as and all applicable Taxes thereon. An indicative list of Reimburgements is all Annexes 6A
- 1.45. "RERA" shall mean the real Estate is gulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules, regulations

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1.46.	"Service Providers" shall have the meaning ascribed to it in Clause 15.14 below. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
1.47.	
1.48.	"Structural Defects" shall mean any defect related to the load bearing souch the

1.48. "Structural Defects" shall mean any defect related to the load bearing souchure of the Building and water proofing. It is further clarified that this shall not file ude any other non-load bearing elements or defects for reasons not attributable to the Company.

1.49. "Taxes" shall mean and include Direct Tax and Indirect Tax.

1.50. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:

- a. the Unit or any part of the right, title or interest therein; and, or,
- b. the benefit of this Agreement; and, or,
- c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
- d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.51. "Ultimate Organization" shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/ owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Company.
- 1.52. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floor plan thereto (with unit shaded) annexed as Annexure 5 (Floor Plan) hereunder.

2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - Any statutory modification, consolidation or re-enactment (whether property of the date of this Agreement) for the time being in force;
 - All statutory instruments or orders made pursuant to a statutory provision; and
 - Any statutory provision of which these statutory provisions are acontolidate eenactment or modification.
- Words denoting the singular shall include the plural and words denoting any gender and include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

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- The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- 2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine preestimate of the loss or damage that is likely to be suffered by the Company on account of
 breach of the terms of this Agreement by the Purchaser and has been arrived at having

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regard to inter alia the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/ maketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, and accepts that Liquidated Damages are not penal and essentially in the mature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Company will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Company for the loss or damage that is suffered / likely to be suffered by the Company on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.

- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. All references in this Agreement to the term 'Date of Offer of Possession' / 'DOP' shall be read and construed as reference to 'Extended DOP', if and as applicable.
- 2.14. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

DISCLOSURES AND TITLE

- The Purchaser hereby declares and confirms that prior to the execution of this Agreement:

 (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) the Purchaser has taken inspection of all the relevant documents; and (iii) the Purchaser has, in relation to the Unit/ Building/ Larger Property, satisfied himself of inter alia the following:
 - Nature of the Company's right, title and encumbrances, if any;
 - The Approvals (current and future);
 - The drawings, plans of specifications; and
 - d. Nature and passing of extures attimes and amenities.
- 3.2. The Purchaser confirm, that the chaser has entered into this Agreement out of his own free will and without any coercion and after eviewing and understanding the draft of this Agreement. The Purchaser has profited suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.
- 4. AGREEMENT TO SELL AND CONSIDERATION

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4.1. The Purchaser hereby agrees to purchase/ acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in Annexure 6 (Unit and Project Details), subject to the terms and conditions mentioned herein and the Approvals.

4.2. The Consideration Value shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6** (Unit and Project Details). The Purchaser shall be responsible for ensuring that payment of each installment is made with 14 (fourteen) days of the demand for the said installment being where by the Company Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

4A. OTHER AMOUNTS PAYABLE

All other amounts payable under this Agreement, including, but not limited to Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, shall be paid by the Purchaser to the Company in the manner more particularly described at Annexure 6A within 14 (fourteen) days of such demand being made by the Company, time being of the essence. The Possession of the Unit as provided under Clause 10 herein is subject to payment of all amounts under this Agreement including the amounts set out at Annexure 6A.

4B. TERMS OF PAYMENT

- 4B.1 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
 - a. shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;
 - shall observe all covenants, obligations and restrictions stated in this Agreement;
 and
 - c. confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4B.2 It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary in the following manner:
 - Firstly, towards the Cheque Bouncing Charges in case of disharder of an eque issued by the Purchaser;
 - Secondly, towards Interest due as on the date of payment;
 - c. Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under the Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, dues and Taxes payable or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
 - d. Fourthly, towards outstanding dues, including Consideration Value and any other amounts payable in respect of the Unit or under this Agreement, including, but not limited to, Reimbursements; Maintenance Rolland Charges and all Indirect Taxes thereto.

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

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4B.3 The Consideration Value and other amounts payable under this Agreement shall remain fixed, save and except for proportionate share (in ratio of Net Area) of any increase in costs/charges levied by any Authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building due to depreciation of the rupee by more than 5% (five per cent) beyond the prevailing exchange rate with the US Dollar (\$) as on the date of start of construction of the Building. Such increase will be certified by any one of the Big 6 accountancy firms (EY, KPMG, PWC, Deloitte, BDO, Grant Thornton in 2021 and as may vary over time) and the Purchaser shall pay such proportionate share, as demanded.

The Charge of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.

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The Parties agree that, in addition to the Interest, in case of every instance of delayed payment either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2021 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

- 5.1. The Company shall, subject to the terms hereof, construct the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.
- 5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- 5.3. The Parties agree that the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organization. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.
- 5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard shall be deemed to have been waived. In terms of the company shall be, at absolute liberty, to allot/assign the said right to such proper.

6. SECURITIZATION

6.1. The Purchaser hereby aurees and sknowledges that the Company shall, at all times, have the absolute, unconditional and linestered right to sell, assign, transfer, securitize, dispose-off, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to Reimbursements and Maintenance Related Charges, or any part/ portion thereof (whether or not the Company is in full receipt of the

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same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and actionism is the Company may, from time to time, raise finance through any instrument, modes, avenues options or markets available to the Company, whether in India or worldwide, under Applicable Law, which may include but not be limited to, processing any private or public institution; issuance of a security, bond, or any instrument, of any natu whatsoever, debt or equity, including redeemable or convertible (felly or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly, the Purchaser hereby grants his irrevocable consent to the Company to sell, assign, transfer, securitize, dispose-off, utilise or deal with, in a manner suitable to the Company (without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges and/or part thereof and any amounts received/ receivable by the Company hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges and, or, part thereof and, or, any amounts payable by the Purchaser herein.

6.2. It is further agreed that any such securitization shall not lead to an increase in the Consideration Value or any other amounts payable under this Agreement, including Reimbursements and Maintenance Related Charges paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

LOANS AGAINST THE UNIT

- 7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to Reimbursements and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.
- 7.2. The Parties further agree that the Company shall not in any way be liable of espoh the for the repayment of the Loan taken by the Purchaser. All costs in connection will the procurement of the Loan and creation of a mortgage over Unit and payment of charles to banks or financial institutions in this connection shall be solely and exclusively both and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that animal the amounts payable hereunder have not been paid, the Company shall have a lier on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.
- 7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoey without obtaining prior written permission of the Company and/or the relevant bat effinancial institutions which have advanced the Loan. The Company shall not be liable of any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

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

8. CAR PARKING

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

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

9. REGISTRATION

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

POSSESSION

Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP as extended by the grace period set out at **Annexure 6** (*Unit and Project Details*) and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively referred to as the "Extended DOP" i.e. estimated DOP as set out at **Annexure 6** (*Unit and Project Details*) prace period as set out at **Annexure 6** (*Unit and Project Details*) + further than a pay the applicable pursuant to Clause 10.4).

10.2. The Purchaser shapper is full to the ent of at amounts payable under this Agreement within 14 (fourteen) days or ne Counting interesting him, in writing, that the Unit is ready for possession ("Possession Dentally Letter and shall thereafter, take possession of the Unit. In the event the Purchaser falls and or, neglects to take possession of the Unit within 2 (two) months from the date of the Rossession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts

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payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed to the possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.

- 10.3. The Company shall obtain occupation certificate for the Unit ("OC") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.
- 10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company, including on account of any of the following:
 - Any event of Force Majeure;
 - b. Riots / other civil disturbances; or
 - c. Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent Authority or of the court which affects the Building in which the Unit is located.

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

11. TERMINATION

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

Company's Right to Terminate

- 11.2. The Company shall have right to terminate this Agreement only in the circumstances:
- 11.2.1. Default / Non-Payment: If the Purchaser is in default of any of his obligations units. Agreement, including (but not limited to), making payment of all due amounts as possible. Schedule set out at Annexure 6 (Unit and Project Details) and timely payment of all amounts set out at Annexure 6A (and Interest thereon, if any) within 14 (fourteen) days of the date of the demand letter, the Purchaser shall be deemed to be in default. In the event of such default, the Company shall issue to the Purchaser notice of such default and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default (ar such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ speed post ("Company Notice of Termination").
- 11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the





Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to the terminate this Agreement sending the Company Notice of Termination.

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

Purchaser's Right to Terminate:

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

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

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

b. Within 30 (thirty) days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in **Annexure 9** (*Purchaser Notice of Termination*) elect to terminate this Agreement ("**Purchaser Notice of Termination**"). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1(a).

11.4. Consequences of Termination and Payment of Refund Amount

1.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.2.

Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 (twelve) months from the date of receipt of: (i) the Company Notice of Termination by the Purchaser; or (ii) the Purchaser Notice of Termination by the Company, as the case may be, and shall be paid by the Company to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.

12. **DEFECT LIABILITY**

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

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SET OFF / ADJUSTMENT

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company, including the Consideration Value, Reimbursements, Maintenance Related Amounts Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to the Arrest and/or relation to the Unit. The Purchaser agrees and undertakes no to raise any objection and/or make any claims with regard to such adjustment / set off and the claims if any of the Purchaser, in that regard, shall be deemed to have been waived.

14. ULTIMATE ORGANIZATION

- 14.1. The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organization in respect of the Building. The Ultimate Organization shall be known by such name as the Company may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organization and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organization.
- 14.2. Where the Project consists of more than one building, separate ultimate organizations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organizations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the ultimate organization(s) shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.
- 14.3. Within 18 (eighteen) months from the date of full occupation certificate in respect of the Building and subject to payment of any outstanding amounts of CAM charges (along with interest thereon) owed by the members of the Ultimate Organization to the Company, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organization ("Building Conveyance") in respect of the structure of the Building along with the Sicconsumed in the Building subject to the right of the Company (i) to dispose of pasole units if any and receive the entire consideration amount and outstanding does from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and at the facility amenities and services for such future and/or ongoing development or otherwise.
- 14.4. Within 18 (eighteen) months from the receipt of the full occupation certificate for the sign building within the Larger Property and subject to payment of any outstanding amount CAM charges (along with interest thereon) owed by members of the Federation to the Company, the Company shall execute a Deed of Conveyance in favour of the Federation ("Federation Conveyance") in respect of all of the Company's right, title and interest in the Larger Property subject to and excluding the Building Conveyance and also subject to the right of the Company (i) to dispose of unsold units, if any; and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise.
- 14.5. The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organization/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation





Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organization/ Federation.

It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organization or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard, the Purchaser for himself and the Ultimate Organization/Federation, waives all his rights and claims, and undertakes not to claim and cause the Ultimate Organization/Federation not to claim any such right in respect of the Building/ Larger Property.

The Company hereby agrees that it shall, before execution of Building Conveyance/ deration Ednveyance as contemplated herein, make full and true disclosure of the nature in the Larger Property as well as encumbrances and/or claims, if any in/over the arger Property. The Company shall as for an pro-tical. Property. The Company shall, as far as practicable, ensure that at the time of such yance in favour of the Ultimate Organization/Federation, the Larger Property is free from encumbrances.

> FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED AMOUNTS AND CLUB

- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company ("FMC"). The FMC will be appointed by the Company for a period of upto 60 (sixty) months, commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the Ultimate Organization / Federation may appoint the FMC for a further term or choose to appoint any other facility management company.
- 15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organization in the event:
 - the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
 - the BCAM Charges and FCAM charges as applicable, have not been paid by 100% (one hundred per cent) of the unit purchasers at the due date (with a grace period of 30 (thirty) days).

Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organization shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100% (one hundred per cent) of the unit purchasers of the Building.

15.4. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that the rules and regulations that the rules and regulations that the rules are the rules are rules.

CAM Charges and Many

maintel args of the Building / Project / Larger Property The costs related to 15.5. shall be to the account of and jointly porne by the relevant unit purchasers proportionate to the Net Area of each unit and sharp e-payable as the BCAM Charges and FCAM Charges (collectively, the "CAM Charges") as set out at Annexure 6A. The CAM charges shall not include the cost associated with dieser (or any other fuel) consumption, water consumption and electricity/ HVAC consemption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.

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- The Purchaser shall be obliged to pay the CAM charges in advance of the ore the day of each quarter to the Ultimate Organization /Federation or maybe. The Ultimate Organization shall be responsible for charges and FCAM charges from its members. The Ultimate O the FCAM charges are collected and deposited with the Feder of each quarter.
- 15.7. The Purchaser is aware that the CAM charges stated hereinahove are provisional said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.
- 15.8. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes possession on such date or not. The Purchaser undertakes to make payment of the estimated BCAM Charges and FCAM Charges for the period stated in Annexure 6A from the CAM Commencement
- 15.9. The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unsold unit(s) by the Company. For any unit, the CAM Charges shall commence on the date of offer of possession of the said unit after it is sold. However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.
- 15.10. All Maintenance Related Amounts stated in Annexure 6A are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organization, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.10 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/ Ultimate Organization till such time all due amounts are paid together with Interest for the period of delay in payment. The Purchaser confirms that he/she/it shall pay interest on any delay in payment of Maintenance Related Amounts at the rate as may be specified by the Ultimate Organization or the Federation. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall be eligible to be considered for membership of the Ultima Organization and/or Federation only after a period of 12 (twelve) months from su the defaulted amounts are fully paid, along with interest applicable thereon.
- 15.11. The Company shall provide expense details only in connection of Mainte Amounts (excluding Building Protection Deposit) and shall not provide expenses any other head. The details of expenses related to the BCAM charges shall the time of handover of operations by the Company to the Ultimate Organiza FCAM charges shall be provided at the time of handover of operations by the the Federation. Any surplus amounts towards BCAM and/or FCAM lying with the shall be paid on monthly basis to vendors providing relevant services with respect Building/Larger Property, after authorization from the Ultimate Organization (in case BCAM) and Federation (in case of FCAM).

Club and Other Key Common Areas

15.12. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at Annexure 6 (Unit and Project Details). For any additional members thes, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser







confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.

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

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

- a Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
- b. Upon formation of the Federation, the Federation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.
- 15.15. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/ FMC or through the Service Providers/ FMC. The Company does not warrant or guarantee the use or performance of these services provided by the respective Service Providers/ FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise in respect of these services provided by the respective Service Providers/ FMC.

PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES

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

 The Purchaser under the 16 mane payment of the estimated Property Tax for the first 18 (eighteen) months source to write the CAM Charges becoming payable as per the terms 16.2. stated herein.
- cen the amount deposited with the Company by the 16.3. In the event of a ortfall be purchasers towards poperty tax and the demand raised by the Authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 14 (fourteen) days of receipt of intimation from the Company failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting





to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay action per account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.

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

- 16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax for the Unit shall be refunded to the Purchaser within 14 (fourteen) days of the Company being informed by the Purchaser that such demand has been raised.
- 16.6. The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period from commencement of construction till the Date of Offer of Possession as specified at Annexure 6A. The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17. BUILDING PROTECTION DEPOSIT

- 17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in Annexure 6A hereto.
- 17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.
- 17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.
- 17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 14 (fourteen) days from the date of the said intimation at his cost and risk in the event the Purchaser fails to do the same, then the Company shall get the same rectified and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incarred in this regard, which shall be recovered from the Building Protection Deposit.
- 17.5. The Company /FMC shall be entitled to date the said cheque and deposit he sand recovery of the amount the Purchaser shall ensure that sufficient balance is maintain the account and shall not close the said bank account or issue any instructions for standard payment, etc. The Purchaser hereto provides unconditional and irrevocable consent using Company to insert date on the cheque, as per its sole discretion and the Purchaser, has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 14 (fourteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the Purchaser and shall be reflected as arrears and shall be classed from the Purchaser by the Ultimate Organization, at the time same is formed.

18. INDIRECT TAXES AND LEVIES

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







earned form the development and sale to the Purchaser of the Unit shall be borne by Company.

19. INTEREST

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

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PURCHASER'S COVENANTS

he Queckaser, for himself and with the intention to bring all persons into whosoever hands to be unit may come, hereby covenants and undertakes:

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a.

To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organization / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

- (i) Not carry out any additions or alterations in the Unit and, or, Building which
 affect the structure, façade and/or services of the units/wing (including but
 not limited to, not making any change or to alter the windows and/or grills
 provided by the Company);
- (ii) Not make any changes to the common area/lobby and structural changes in the Building;
- (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
- (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
- (v) Not change the location of the wet/waterproofed areas;
- (vi) Not make any alteration in the elevation and outside color scheme of the Building;
- (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organization;
- (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to inter alia dry any clothes or put any articles outside the Unit or the windows of the Unit or any stolage in any area which is visible from the external facade of the Building and accept the utility area (if applicable); and
- (ix) Keep has well strains pipes in the Unit and appurtenant thereto in good tenantable repair and condition and in particular so as to support shelter and protect the order parts of the Sulding.
- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company as amended, from time to time.
- c. The Purchaser hereby aggressand acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has

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studied and understood the plans approved by the concerned Authorites and agrees to raise no claim in relation to the manner of approval of the EBVT areas.

- d. In the event 'Piped Gas Connection' is indicated as an amenitor of the provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas the a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 (twenty four) months from the Extended DOP. In the event such Piped Gas Connection is not provided within the aforementioned period, any and all amounts paid by the Purchaser towards such Piped Gas Connection will be refunded to the Purchaser without any interest thereon ("Piped Gas Connection Charges"). The Purchaser agrees and acknowledges that on the refund of the Piped Gas Connection Charges, the Company will not have any further obligation or liability towards the Purchaser in this regard.
- e. The Purchaser shall ensure and cause the Ultimate Organization to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.
- f. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organization / Federation.
- g. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- h. The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building and/or Ultimate Organization shall not be changed without the prior written consent of the Company.
- i. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for relair use only etc. No residential unit shall be used for commercial use or use as given house by whatsoever name.
- j. The Purchaser shall use the Car Parking Space only for purpose parking the Purchaser's own vehicles.
- k. The Purchaser shall ensure that the key common areas of the Building vicenters of lobby, garden & play areas, temple (if applicable) are maintained as per the bit standards with regular cleaning and maintenance. The Purchaser shall furnishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.
- m. To pay to the Company within 7 (seven) days of demand by the Company the Purchaser's share of security deposit demanded by concerned local Authority or





government for giving water, electricity or any other service connection to the Building in which the Unit is situated.

- n. To pay to the Company within 7 (seven) days of demand by the Company, the Purchaser's share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.
- o. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz., user for any purposes other than for residential or otherwise.

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

- The Purchaser understands and agrees that the Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit till such time that the Occupation Certificate is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer/lease etc. of the Unit after this time shall require written approval/ no-objection letter ("NOC") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, of the Company) to ensure that the inherent nature of the Ultimate Organization and/or Federation is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organization and/or Federation. The Purchaser further agrees that in the event of any breach of any conditions, covenants or obligations under this Agreement, including but not limited to conditions pertaining to fit-out and maintenance of the Unit, the Purchaser shall rectify and cure such breach to the satisfaction of the Ultimate Organization/Federation, prior to obtaining such NOC. The Purchaser is aware that at the time of issuance of such NOC, the Purchaser (or party acquiring the interest, as they may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization and the Federation (and till such time that the similate organization and the Federation take over the management of the action of the building and the larger development respectively, of the Company of the control of the control
- The Purchaser is aware very pertain parts of the Larger Property are earmarked for exclusive use by the residents of the special building(s) / unit(s) and the Purchaser hereby agrees cannot interies in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.
- S. The Purchaser agrees and actiowledges that the sample unit constructed by the Company and all furniture stems, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not

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liable/required to provide any furniture, items, electronic godds, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.

t. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to, the application form, allotment letter, brockure or electronic communication of any form.

- u. Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organization/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- The Purchaser agrees and undertakes to not, in any manner, impede and to prevent V. to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5% (zero point five per cent) of the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, for every day that any such breach continues within 14 (fourteen) days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the Building / Project shall unequivocally belong to the Company till such time that they are sold. The Company shall have (and the Purchaser shall cause the Ultimate Organization to agree and ratify that the Company has) the absolute, unconditional and irrevocable right to sell, transfer, lease, encumber and, or, create any right, title or interest in the unsold units, without any consent/no-objection, of any nature whatsoever in this regard, from the Ultimate Organization and, or, Federation (as the case may be) for the purpose and further, without payment of any charges (18 miles) fee to the Ultimate Organization and, or, Federation. Where cons permissions may be required from the Ultimate Organization and pursuant to any Applicable Law (illustratively, for electricity), the cause the Ultimate Organization and, or, Federation to issue such permissions forthwith on request. The Company shall provide with such sale to the Ultimate Organization and, or, Federation within such sale being completed and the Ultimate Organization / Federation sh purchaser as its member, without any delay or demur and further, without being levied for addition of such new member(s). Such purchaser of unse shall, in any case, deemed to be a member of the Ultimate Organization.
- x. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organization/Federation. In the event of a violation or breach of the

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covenants at Sub-Clause 20.1(w) and (x), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto for each month of delay caused.

The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization, the Company shall earmark certain car parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units

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The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto.

- Upon and after handover of the management of the Building to the Ultimate Organization, the Ultimate Organization (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.
 - The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all Applicable Laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the Applicable Law. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company hall be issuing the payment receipts in favour of the Purchaser only
- The Purchase are the value purchasers have chosen to buy unit(s) in the development with the suffrance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sail this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.

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- dd. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these are as a originally designed.
- ee. The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the contour may residuably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

21. SPECIAL CONDITIONS

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

22. MISCELLANEOUS

- 22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.
- 22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at Annexure 6 (Unit and Project Details). Electronic communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 6 (Unit and Project Details) hereto in the subject line in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

23. DISPUTE RESOLUTION AND GOVERNING LAW

- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective highest duties or liabilities of either Party hereunder, then the aggrieved Party shall notice the Party in writing thereof, and the Parties shall endeavor to resolve the carry by mutual discussions and Agreement.
- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the soute be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement there arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company ("Arbitrator").
- 23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including personable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- 23.4. This Agreement and rights and obligations of the Parties that remain in full force and effect pending the Award in any arbitration proceeding hereunder.

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23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. <u>SEVERABILITY</u>

24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

24.2. The Parties shall negotiate, in good faith, to replace such unenforceable provisions with provisions which most nearly give effect to the provision being replaced, and that preserves array's commercial interests under this Agreement.

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

26. ENTIRE AGREEMENT

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

27. CONFIDENTIALITY

- 27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.
- 27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.
- 27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:
 - such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organization or other ecognized investment exchange having jurisdiction over the Parties; or
 - b. such disclosures equal d in connection with any litigation; or
 - c. such information has intered the buelle domain other than by a breach of the Agreement.

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IN WITNESS WHEREOF the Parties hereto have hereun described their repactive hands and seals on the day and year first hereinabove written.



SIGNED AND DELIVERED

By the Company within named

MACROTECH DEVELOPERS LIMITED

through the hands of Constituted Attorney

Mr. Surendran Nair

authorised vide Power of Attorney

dated _____

In the presence of:





SIGNED AND DELIVERED

By the within named Purchaser

SONALI VISHWAS SATAM



RAMKRISHNA RAUT

In the presence of:



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Annexure 1

(Description of Larger Property)

All that pieces and parcels of (i) land bearing Survey No.260/1A admeasuring 2300 sq.mtr., Survey No.260/1B admeasuring 2200 sq.mtr., Survey No.260/2 admeasuring 6530 sq.mtr. and Survey No.260/3 admeasuring 3600 sq.mtr., situate, lying and being at village Hedutane, Taluka Kalyan, District Thane and (ii) land bearing Survey No.65/15A admeasuring 14650 sq.mtr., Survey No.65/15B admeasuring 14650 sq.mtr., Survey No.53/1 admeasuring 20450 sq.mtr. and Survey No.53/3 admeasuring 3450 sq.mtr. situate, lying and being at village Mangaon, Taluka Kalyan, District Thane totally aggregating admeasuring 67830 sq.mtr. or thereabout, together with the buildings/structures standing thereon and more particularly described in the Report on Title annexed hereto at Annexure 3 (Report on Title).

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Annexure 2

(Chain of Title)

- Palava Dwellers Private Limited ("Palava") and Mr. Babusingh Rajguru and Mr. Rahul Deepak Lodha have inter alia purchased the lands comprised in the Property mentioned in the Report on Title annexed hereto under various Deeds of Conveyance.
- 2. By various Deeds of Conveyance, all dated 08.11.2012, executed in favour of Shri. Rahul Deepak Lodha, he became seized, possessed and absolutely entitled to the property bearing Survey No. 65/15A admeasuring 13500 sq.mtr., property bearing Survey No. 65/15A admeasuring 1150 sq.mtr., property bearing Survey No. 53/3 admeasuring 3450 sq.mtr., property bearing Survey No. 53/1 admeasuring 20450 sq.mtr., and property bearing Survey No. 65/15B admeasuring 14650 sq.mtr., or thereabouts, of Mangaon Village for valuable consideration and on such terms, the same synditions stated therein.
- By Declaration dates 27/01/2022 executed and registered under Serial No. KLN2-2057-2022 by Min Rahul Declaration dates inter alia declaring therein that he has acquired the said Land for and on behalf of the Company, i.e. Macrotech Developers Limited (earlier, Palava Dwellers Private Limited) and also for being developed by the Company.
 - 4. By various Deeds of Conveyance in favour of Shri. Babusingh Rajguru, he became seized, possessed and absolutely entitled to the property bearing Survey No. 260/1A admeasuring 2300 sq.mtr., property bearing Survey No. 260/2 admeasuring 6530 sq.mtr., property bearing Survey No. 260/1B admeasuring 2200 sq.mtr., and portion of property bearing Survey No. 260/3 admeasuring 1800 sq.mtr., or thereabouts of Hedutane Village for valuable consideration and on such terms, covenants and conditions stated therein.
 - 5. By Deed of Conveyance dated 14/01/2016, executed and registered under Serial No. KLN1-461-2016 with Sub-Registrar Kalyan, Shri. Babusingh Rajguru (therein referred to as a 'Vendor') sold, conveyed, transferred and assured unto in favour of Palava Dwellers Private Limited (therein referred to as 'Purchaser'), property bearing Survey No. 260/A, 260/1B, 260/3 of Hedutane Village for valuable consideration and on such terms, covenants and conditions stated therein.
 - 6. By Deed of Conveyance dated 30/03/2018 executed and registered under Serial No. KLN1-2913-2018 with Sub-Registrar Kalyan, Heerabai Vishwas Patil and Others (therein referred to as a 'Vendor') sold, conveyed, transferred and assured unto in favour of Palava Dwellers Private Limited (therein referred to as 'Purchaser'), remaining portion of the property bearing Survey No. 260/3 admeasuring 1800 sq.mtr., or thereabouts, of Hedutane Village for valuable consideration and on such terms, covenants and conditions stated therein.
 - 7.. By an Order dated 9th-11th January, 2018, the Bombay High Court sanctioned the Scheme of Amalgamation of Palava Dwellers Private Limited into Lodha Developers Private Limited, being the Company herein, effective from 11th January, 2018.
 - 8) Fresh Certificate of Incorporation Certificate dated 14th March, 2018 for conversion of Lodha

 Gevelopers Private Limited to Lodha Developers Limited.
 - 9. Certificate of Incorporation dated 24th May 2019 for Change of Name of Lodha Developers Limited to Macrotech Developers
 - 10. Therefore, the Comparation and absolutely possessed of and entitled to the entire Larger Property and has all the element eights thereof.

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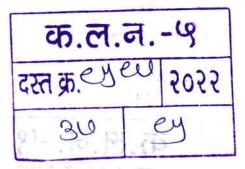
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Office: 202, Ishan Building, M. Phule Road, Vishnu Nagar, Dombivation C. J. - 9

To Maha RERA,
Housefin Bhavan,
Plot No. C - 21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051.

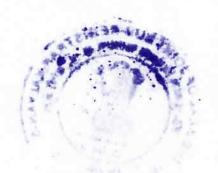
Sub: Land comprised in Survey Nos. 65/15A, 65/15B, 53/1 and 53/3 lying being and situate at Village Mangaon, Taluka Kalyan and District Thane admeasuring in all 53,200 sq.mtrs or thereabouts ("the said Land") in the registration district of Thane more particularly described in Schedule hereunder written.

- On the instructions of my client, Macrotech Developers Limited ("Company"), I have issued Report on Title dated 20/01/2022 ("Report on Title") inter alia certifying that Mr. Rahul Deepak Lodha is entitled to the said Land as an absolute Owner thereof on the basis of the findings and subject to all that is stated therein.
- 2. Post the issuance of the said Report on Title, there are certain material changes that have taken place in connection with the said Land and as such I have been requested by my client to issue this Supplemental to incorporate such changes so as to update the earlier Report on Title for the said Land.
- For the purpose of preparing this Supplemental Title Report, I have further perused following documents in respect of said Land:
 - (i) Village Extract form 7/12 (Record of Rights) in respect of the said Land.
 - (ii) Declaration dated 27/01/2022 executed and registered under Serial No. KLN2-2057-2022;
 - (iii) Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 r/w revalidation letters dated 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 25/04/2014, 06/11/2015 and 20/04/2016 thereto, issued by the Competent Authority, Department of Revenue and Forest.
- From the perusal of the above documents, I hereby further certify as follows:

By Declaration dated 27/01/2022 executed and registered under Serial No. KLN2-2057-2022 by Mr. Rahul Deepak Lodha inter alia declaring therein that he has acquired the said Land for and on behalf of the Company and for being developed by Company, who is also the 'Owner/Developers' for the adjoining land.

5. Permission for acquirement of the said Property

By Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 r/w revalidation letters dec 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 24/05/2010 06/11/2015 and 20/04/2016 thereto, the Competent Authority, Department of Reseau



and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948, as amended, to M/s. Lodha Dwellers Private Limited (now Macrotech Developers Limited), for acquisition of Land in Talukas Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.

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On the basis of above, and subject to what has been stated hereinabove and subject what has been stated in my Report on Title 20/01/2022, the Company is sufficiently entitled to and absolutely possessed of the said Land and has development rights thereof.

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In view of the above my earlier Reports on Title dated 20/01/2022 stands modified and be read and construed accordingly.

Dated this 28th day of January, 2022.

(K. P. Mahajan) Advocate High Court Bombay





Annexure 4

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Approval for establishment of Integrated Township Project	12 th January 2022	Outward No.ITP/Antarli, Khoni & Ors/ Sector O/ Asst Director Thane/88	Collector's Office, Thane

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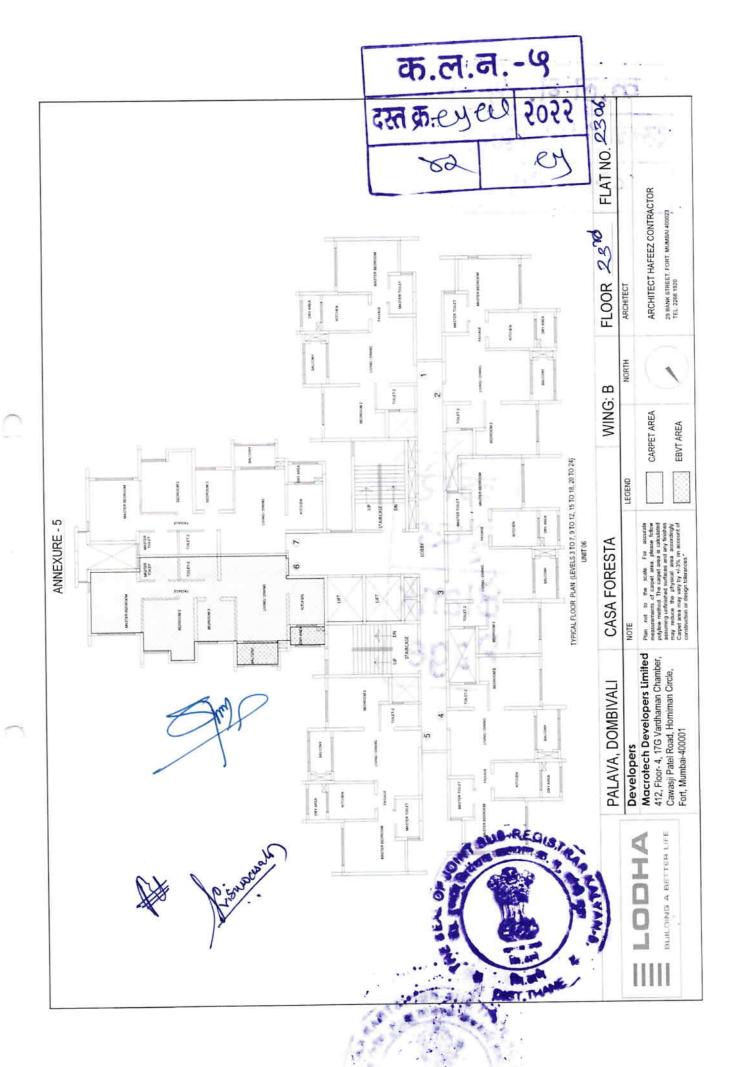
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Annexure 6

(Unit and Project Details)

(1) **CUSTOMER ID**

:2212790

Correspondence Address of Purchaser: 101/15, MANOHAR SHREEJI NIRWANA, NEAR KATRAP (II)SCHOOL, BADLAPUR EAST THANE 421503 MAHARASHTRA INDIA

Email ID of Purchaser: sonalisatam2503@gmail.com (III)

(IV) **Unit Details:**

> (i) Development/Project : FORESTA A, B, H and I

(ii)

Building Name

: FORESTA

(iii)

Wing

: B

(iv)

Unit No.

: B-2306

(v) Area

	Sq. Ft.	Sq. Mtrs.	
Carpet Area	702	65.22	
EBVT Area	57	5.30	
Net Area (Carpet Area +EBVT Area)	759	70.52	

- (vi) Car Parking Space Allotted: 1
- Consideration Value (CV): Rs. 71,93,431/- (Rupees Seventy-One Lakh Ninety-Three Thousand (V) Four Hundred Thirty-One Only)
- Payment Schedule for the Consideration Value (CV): (VI)

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date	
1	Booking Amount I	99,000	06-02-2022	
2	Booking Amount II	2,60,672	06-02-2022	
3	. Booking Amount III	10,79,014	25-02-2022	
4	On initiation of Plinth	7,55,310	As Per Construction	
5	On initiation of RCC works for Level 01	6,11,442	Due As Per Construction	
6	On initiation of Brick work	2,87,737	Due As Per Construction	
7	On initiation of RCC works for Level 06	8,99,1790	Due Asset Construction	
8	On initiation of RCC works for Level 11	8,99,179	Due As Per Construction	
9	On initiation of RCC works for Level 16	8,99,179	Due As Per construction	
10	On initiation of RCC works for Level 20	8,99,179	Due As Per Construction	
11	On initiation of Plumbing Works	2,87,737	ue As Per Construction	
12	On date of offer of Possession	2,15,803		

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

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

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1) Club Eligibility:

The number of family members eligible for club membership are:

Configuration of Unit	No. of members	
1 BHK	4	
2 BHK	5	
3 ВНК	5	
4 BHK or larger	6	

(VIII) Date of Offer of Possession: 31-03-2024, subject to additional grace period of 18 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) Project Details:

1) Project Name: FORESTA A, B, H and I

2) RERA Registration Number: P51700032990

3) No. of Buildings: 4



Annexure 6A

(Other Amount Payable before DOP)

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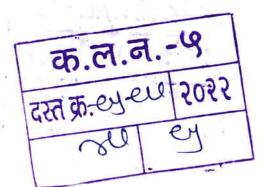
(1) Reimbursements: Payable on/before the Date of Offer of Possession (the py)

1. Electricity Deposit Reimbursement: Rs. 4,400/- (Rupees Four Thousand Hundred Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The penefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.

2. Connection and related expenses: Rs. 90,750/- (Rupees Ninety Thousand Seven Hundred Fifty Only).

- 3. Share Money: Rs.600/- (Rupees Six Hundred Only).
 - Maintenance Related Amounts: Provisional amounts (subject to actuals) payable (II)on/before the Date of Offer of Possession:
 - (1) CAM Charges: (a) Rs.57380/- (Rupees Fifty Seven Thousand Three Hundred Eighty Only) covering period of 18 months from DOP and (b) City Linked Utility Charges: Rs 10930/-(Rupees Ten Thousand Nine Hundred Thirty Only) covering period of 18 months from DOP.
 - (2) Property Tax (Estimated): Rs.1366/- (Rupees One Thousand Three Hundred Sixty Six Only) covering period of 18 months from DOP.
 - Building Protection Deposit: Undated cheque of Rs.NA/- (Rupees NA only) towards (3)Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.
 - (III)**User Based Fees:**
 - (1) Internal Bus Services Fee: Rs.21000/- (Rupees Twenty One Thousand Only) for a covering period of 60 months from DOP.
 - (2) Parking Area Maintenance Fee: Rs.9000/- (Rupees Nine Thousand Only) covering period of 60 months from DOP.
 - (3) Club Usage Charges: (a) Club Fee: Rs.24000/- (Rupees Twenty Four Thousand Only) for a membership period of 60 months from DOP; and (b) Sports Complex Fee: Rs.21000/-(Rupees Twenty One Thousand Only) for a membership period of 60 months from DOP.
 - City Infrastructure Charge: Rs.107160/- (Rupees One Lakh Seven Thousand One Hundred Sixty Only) covering period of 60 months from DOP.

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



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List Of Amenities for Premier (Casa Foresta & Fiora & Liana).

LIST OF AMENITIES FOR LEGAL/ AGREEMENT PURPOSE

Amenities for 1 BHK, 2 BHK, 2BHK ULTIMA & 3 BHK OPTIMA (All floor levels)

Apartment:

- 1. Air-conditioned bedrooms.
- 2. Marbital** flooring for living, dining & passage.
- 3. Kitchen with granite platform, stainless steel sink and vitrified tile flooring
- Toilets finished with CP fittings from Jaquar/Kohler/Isenberg** & sanitary ware fron toto/Roca**.
- 5. Provision for telephone, data and TV connectivity^
- 6. Selected apartments with Private Gardens a Ground floor.

Building:

- 1. Entrance lobby
- 2. 2 elevators (including one stretcher elevator)
- 3. Standard firefighting system.
- 4. DG power back up for common area lighting, elevators and water supply system.
- Provision for Fibre optic (FTTH) and Direct to Home TV (DTH) connectivity providing internet access[^]
- 6. Multi-tier security system with:
 - a. Intercom for each residence
 - b. Access controlled entrance lobby at Ground floor- through swipe card/biometric access
 - c. CCTV monitoring of entrance lobby

Neighbourhood Amenities:

- 1. School%
- 2. Temple
- 3. Clubhouse facilities with:
 - a. Gymnasium
 - b. Café
 - c. Indoor Games area
 - d. Party Hall
 - e. Swimming Pool
- 4. Outdoor Play court.



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City level Amenities (As part of Palava City)

Access to infrastructure^ spread across Palava city, including:

- 1. Olympic Sports Centre (facilities for swimming, tennis, badminton, etc.)
- 2. Lakeside Park
- 3. Waterfront Promenade
- 4. Retail Outlets

** or equivalent

On chargeable basis

Vistrans IV

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 $\ensuremath{^{96\%}}\xspace$ - with 150 mm upstand from finished floor level

% - curriculum and school operator may be changed as per discretion of school management; admissions open for external students and residents as per criteria defined by school management

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Annexure 8

(Special Conditions)

Notwithstanding anything stated elsewhere in the Agreement or otherwise, the Purchaser agrees that the following terms and conditions shall be applicable to the Purchaser. It is specifically undertaken by the Purchaser that where any of these terms conflict with, or, are contrary to any other purchasers in the Agreement, the terms and conditions set out below, shall supersede and prevail.

The Purchaser confirms, agrees and acknowledges that the sale of the Unit to the acceptance of the terms and conditions set out in this Agreement, including Conditions set out herein below:

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Palava City Management Company

- 1.1. The Purchaser acknowledges that the Unit, the Building and the Project forms part of the Palava City (as defined herein) which is an integrated township project. The Purchaser agrees and confirms that for the maintenance and management of the Palava City, the common areas and amenities (i.e. all areas outside the Building footprint and an area of 3-6 meters from the Building perimeter (as may be determined by Palava City Management Company)) of the Palava City shall be undertaken by the PCMC. PCMC may, at its sole discretion, continue to maintain and manage the said common areas after the expiry of the initial term set out in the Agreement.
- 1.2. The Purchaser hereby confirms and acknowledges that PCMC's On-Boarding Guide ("On-Boarding Guide") has been read and understood by the Purchaser and agrees to be bound by and to comply with the provisions of the On-Boarding Guide. The Purchaser further agrees that all future changes, made in accordance with the provisions of the On-Boarding Guide, shall be binding on the Purchaser (including all successors in title) as well as any tenant / lessee / agents of the Purchaser.
- 1.3. The PCMC shall formulate the rules and regulations in an endeavor to ensure that the habitants of the Project / Palava City enjoy a safe, secure and hassle free lifestyle and the long term value of the Unit / Building / Project is enhanced. The Purchaser hereto agrees and acknowledges that such rules and regulations shall be applicable to all residents / habitants / owners of units / Palava City and hereby irrevocably agrees to abide by all such rules and regulations and shall not challenge any such rules and regulations. In case of any difference or disputes arising in relation to the interpretation of rules and regulations as well as compliance of the rules and regulations, the same shall be referred to the PCMC's governing council and its decision shall be final and binding on the parties concerned. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the PCMC from time to time. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of PCMC as aforesaid.
- 1.4. The Purchaser is aware that PCMC shall be authorized and entitled to charge, receive and collect from the respective purchasers of the units (including the Purchaser herein) and / or the Ultimate Organization, CIC, other contributions, charges, fees, cost and expenses, as may be required in relation to the development of infrastructure and its maintenance within Paleva City. The Company may by itself or through one or more external nominees appointed by undertake the maintenance, management, supervision and servicing of the company amenites and facilities as well as general management and supervision of the Project article Paleva City. The Purchaser agrees not to object at any time to the appointment of such adminest appointed for the maintenance, management, servicing, supervision and overall control as aforesaid.
- 1.5. The Purchaser along with the other purchasers of the units shall be entitled to avail the cervices to be provided or arranged by or through the PCMC at the costs, charges that have a fixed by the PCMC and in accordance with the terms and conditions imposed by the PCMC. If a minor costs, charges and expenses that may be claimed by the PCMC shall be to the account and borne by the purchasers of the units in the Building. These common costs shall be shared by all the purchasers on pro-rata basis determined by the Company and / or the PCMC, which determination shall be binding on the Purchaser.

For the purpose of this Agreement, "Palava City" shall mean the city being developed by the Company on pieces and parcels of lands including the Larger Property under various development control regulations including special township scheme and mega city scheme; and "Palava City Management Company" or "PCMC" shall mean the company, i.e. Palava City Management Private Limited, incorporated and registered under the Companies Act, 1956 a nominee appointed to maintain, manage, service and supervise the infrastructure of the Palava City including city management, civic governance, city club house and the related infrastructure. All references to "FMC" in this Agreement will be read and construed as a reference to PCMC.

2. BCAM Charges

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- 2.1. BCAM Charges, as defined under this Agreement shall include the following: (i) the maintenance charges payable by you inter alia for the maintenance of the common areas of the Unit/ Building; and (ii) "City Linked Utility Charges", which shall mean the maintenance charges payable by you, inter alia, for the maintenance of the sewage treatment plan ("STP") and maintenance costs incurred towards replacement and upkeep of the STP or parts thereof and solid waste management plant ("SWMP") which may be located on the Larger Property, which cater to the Unit and, or, the Building.
- 2.2. Subject to utilization of the amounts stated at Annexure 6A for the initial period, the Purchaser agrees and undertakes to pay the Company and, or, the relevant Authority as the case may be City Linked Utility Charges at the rates communicated by the Company to the Purchaser / the Ultimate Organization towards the maintenance of STP (including the cost of pumping of water to the STP treatment of the water and recirculation of the recycled water to the relevant portions on the Larger Property), sinking fund expenses towards replacement of integral parts of the STP, the SWMP servicing the Unit and, or, Building. Such City Linked Utility Charges shall be paid in a form and manner prescribed by the Company and, or, the relevant Authority.

To a came of the land in this Agreement, shall include the following: (i) Infrastructure Charges (as defined below); and (ii) User Based Fee (as defined below):

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City Infrastructure Charges:

3.1.

- The Purchaser shall, on demand, make the payment of the estimated City Infrastructure Charges ("CIC") for the first 60 (sixty) months on or before the Date of Offer of Possession as set out in Annexure 6.
- 3.1.2. The CIC shall become payable from the CAM Commencement Date. The CIC shall continue to be payable by the Purchaser / Ultimate Organization to the PCMC, quarterly in advance, even after the management of the Building is taken over by the Ultimate Organization. Thereafter, the Purchaser shall be obliged to pay the CIC in advance on / before the 1st day of each month / quarter.
- The Purchaser is aware that the CIC stated hereinabove are provisional and based on 3.1.3. estimates at the time of sales launch of the development. The right to set the City Infrastructure Charges rests solely with the PCMC and is subject to escalation by 10% (ten per cent) every year.
- 3.2. User Based Fee: shall consist of the following: (i) Internal Bus Services Fee; (ii) Sports Complex Fee; (iii) Parking Area Maintenance Fee; and (iv) Club Usage Charges. The aforesaid sub-heads and the terms thereof are more particularly described hereunder.
 - 3.2.1. For avoidance of doubt, after utilization of the amounts stated at Annexure 6A for the initial period, the Purchaser agrees to renew the membership, on terms and conditions applicable at the time of such renewal and execute such additional documents and pay the Company / FMC (as the case may be), the User Based Fee, at prevailing rates, towards the membership, usage, maintenance and, or, upkeep of the Club(s). Sports Complex, Internal Bus Services etc. Such additional User Based Fee shall be paid in the form and manner prescribed by the Company / FMC, failing which the Company/ FMC shall be entitled to suspend access to all such facilities offered and the Purchaser shall not be entitled to any of the said facilities.

Sports Complex and Internal Bus Services

- The Purchaser is aware that the Purchaser is entitled to utilize the sports complex which has facilities for swimming, football, tennis, badminton, etc., which has been constructed on the Larger Property and is owned and managed by the Company, either directly or through a nominee which may include the FMC or such other person appointed for the operation and maintenance of the same ("Sports Complex"). The Purchaser agrees and acknowledges that the Sports Complex can only be used by the Purchaser upon executing the relevant member of the promoter of documents (as the case may be) to become a member of the promoter of making regular and timely payment of the applicable chains in the original making regular and timely payment of the applicable chains in the original making regular and timely payment of the applicable chains in the original making regular and timely payment of the applicable chains in the original making regular and timely payment of the applicable chains in the promoter of the payment of the applicable chains in the payment of the applicable chains in the payment of the payment o
- as may be prescribed at the Date of Offer of Possession, for the facilitation and maintenance of the said Internal Bus Services. Further, the Purchaser specifically agrees and acknowledges that the Internal Bus Services Fees shall be subject to revision every 12 (twelve) months after the Date of Offer of Possession by 5% (five per cent) per annum, or such other percentage based on actuals.

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c) The Purchaser agrees and acknowledges that the Sports Complex does not form part of the Common Areas and Amenities and it shall always be and shall remain the property of the Company and Company may, at its discretion, transfer the Sports Complex to the Ultimate Organization / Federation. The Parties further agree that the Company / FMC shall be entitled to grant membership rights to any third person(s) / monetize the Sports Complex as it may deem fit and the Purchaser shall not be entitled to object to the same

d) The Purchaser agrees and acknowledges that the Spots Complex and the Internal Bus Services are owned by the Company and does not form part of the Common Areas Amenities, and the Purchaser will not raise any objections make any claims with regards to the same. Further, make any claims with regards to the same. Further, the Corneary has at its sale discretion, transfer the Sports Complex or the Internal Bus Services to the

Ultimate Organization/Fe deration.

3.2.3. Parking Area Maintenance

In addition to the provisions with respect to Parking Spaces as set out at Clause 8 of the Agreement and after utilization of the amounts stated at Annexure 6A for the initial period, the Purchaser agrees to pay to the Company / FMC and/or relevant Authority (as the case may be), such amounts as may be applicable towards the maintenance and upkeep of the parking structure ("Parking Area Maintenance Fee"). Such amounts payable will be proportionate to the number of Parking Spaces allocated to the Purchaser. The Purchaser agrees and acknowledges that failure to pay such amounts will lead to suspension of the Parking Spaces. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 5% (five per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Ultimate Organization / Federation (as the case may be) and the FMC.

3.2.4. Club(s)

- a) Notwithstanding anything stated anywhere in this Agreement, the term "Club(s)" shall mean the club(s) which has been constructed on the Larger Property and is owned and managed by the Company offering recreational activities to the residents on the Larger Property, either directly or through a nominee which may include the PCMC which can be used inter alia by the Purchaser upon becoming a member of the Club(s) by executing the relevant membership forms and documents. The Purchaser agrees and acknowledges that the membership to the Club(s) and/ or other common areas of recreational / food & beverage / commercial use as set out in this Agreement, shall always be subject to timely payments towards Club(s) Usage.
- b) For avoidance of doubt, after utilization of the amounts stated at Annexure 6A for the initial period, the Purchaser shall be obliged to renew the membership on terms and conditions applicable at the time of such renewal and execute such additional documents and pay the Company / the FMC, as the case may be, the Club Usage Charges at prevailing rates towards the maintenance membership, usage, and upkeep of the Club(s). Such additional Club Usage Charge Shall be paid in a form and manner prescribed by the Company / MC faming which the Company shall be entitled to suspend access to the all such additions offered and the Purchaser shall not be entitled to avail of the Club(s) and other collides.

 c) The Purchaser agrees and acknowledges that the Club(s) is owned by the Company and does not form part of the Common Areas Amendias and the Purchaser will not raise any objections or make any pains with a dot to the same Further the Company may at its sale discretion.
- same. Further, the Company may, at its sole discretion, thens Ultimate Organization/Federation.

Utility Provision

- 4.1. The Purchaser hereto agrees and acknowledges that the Company shall enter into contracts with third parties to provide various services such as electricity supply, water supply, water / sewage recycling / treatment and supply, gas supply garbage handling, security services, medical services, housekeeping, sewage network, management, traffic management, emergency services and other general operations in respect of Palava City (and / or lay related infrastructure thereto) to the residents of the Project on the terms and conditions contained therein. The Company reserves the absolute right to conduct all (re)negotiations and finalize terms in this regard. The terms and conditions of such contracts shall be binding on all residents / citizens of the Project and all residents / Purchaser / Ultimate Organizations shall adhere to the same without raising any dispute thereto. The Purchaser has no objection to the above and waives all its rights to raise any objection in relation thereof.
- 4.2. The Company shall ensure that any share of revenue / profits paid by the third parties under such contracts are paid directly to PCMC and are used for activities related to the development

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- and up-gradation of the Project and these monies are not used for any other purpose. The Purchaser has no objection to the above and waives all his rights to raise any objection.
- 4.3. The Purchaser hereto agrees and acknowledges that Maharashtra State Electricity Distribution Company Limited ("MSEDCL") / any other electricity distribution company, by itself or through its franchisee, will be supplying electricity for the Palava City and the electricity meters and payment of electricity charges shall be as per the terms and conditions prescribed by MSEDCL / any other electricity distribution company and the Purchaser hereto agrees to abide by the
- 4.4. The Company and / or PCMC and / or any service provider appointed by PCMC may provide water or gas supply for the Project and the Company and / or such service provider shall be entitled to (i) decide the type of meters and payment methodology that may be installed within the Project and (ii) frame all the rules and regulations regarding the operations and management of water and gas supply in the Project including the units as well as the common areas. The Purchaser agrees and acknowledges to cause the Ultimate Organization to abide by all such rules and regulations as framed by Company and / or PCMC and / or any service provider appointed by PCMC and such rules and regulations shall be final and binding on the Purchaser and hereby waives all his rights to raise any objection in that regard.

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the company and / or PCMC and / or any service provider appointed by PCMC will levy charges for potable water, and gas consumption as per the prevailing market rates and the Purchaser shall make payment for the same, without delay or demur. The Purchaser is aware that make payment for usage of these and the that making amely payment for usage of these and / or related utilities is of paramount importance since the functioning of the entire development would be affected on account of non-payment by even a small number of purchasers. The Purchaser agrees and confirms that any default in payment, subject to grace period of upto 30 (thirty) days, shall inter alia result in disconnection of the concerned services and the Purchaser agrees to not raise any objection to the same on humanitarian or similar grounds.

4.6. The Purchaser agrees not to install television antennas, radio transmitting and receiving antennas or satellite dishes without prior consent from the Company and / or the PCMC. The Company shall appoint a nominee to provide cable / DTH service in the city at market competitive prices. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the management, operations, maintenance and overall control as aforesaid.

5. Facility Management Company and Applicability of Certain Clauses

- 5.1. The Purchaser agrees and acknowledges that certain clauses in the Agreement shall be read in conjunction with the provisions set out below:
- 5.2. The Purchaser agrees and understands that in addition to the provisions set out at Clause 15.10, failure on the part of the Purchaser and, or, any delay or default in payment of the amounts stated hereinabove shall constitute a breach of the terms of the Agreement and shall lead to suspension of access not only to the Club(s), but the Sports Complex as well and all other facilities provided by the Company/Ultimate Organization till such time all due amounts are paid together with Interest for the period of delay in payment.
- 5.3. The Purchaser agrees and understands that the entitlement, prescriptions and terms at Clauses 15.12, 15.13, 15.14 and 15.15, shall apply equally to the Sports Complex, Internal Bus Services and other facilities and usage thereof shall, at all times, be subject to the payments being made by the Purchaser towards the User Based Fee in terms of this Agreement and the execution of membership forms and, or, any other documents prescribed by the Company.



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Annexure 9

(Purchaser Notice of Termination)

To,

[Name and address of the Company]

Sub: Notice of Termination

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Dear Sir.

We refer to the Agreement to Sell dated [date of execution] (ATS) executed in respect of Unit [unit number] (Unit) on the [floor number] floor of the building known as [building name] at [address].

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

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

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

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

Please treat this as the Notice of Termination referred to at Clause 11.2.3 of the ATS and proceed with the termination of the ATS in accordance with Clause 11 of the ATS.

Yours sincerely,

[name of customer]



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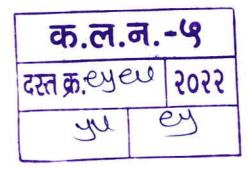


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CONGRATULATIONS

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Dear Customer,			
In support of the Prime Minister's mission of extended under Union Budget 2017	'Housing for All', Lodha Grou		enefits of the incentives
Budget Bonanza shall be given to you towar	ds payment of stamp duty at		
Project : Lodha Codename Premier			7 7 5 655
Application No : 98517		Date of Application :	23/11/2021
Wishing you all the prosperity and happiness	s with your new home.		-
Preshank	fishnamal		
Prashant Bindal Chief Sales Officer	Signature of		
Office Gales Officer	Primary Applicar	п	
			Signature of point Applicant
	Sonali V Satam	Ram	Krishna Raut
	Name of Primary Applicar	nt REGIO J	Name of pint Applicant
Terms & Conditions: * After minimum payment of 19.9% of CV OR after (excluding the amount that will be contributed by + 1st HL disbursement will be min. 19.90%.; ^ 0.00	er home loan (HL) is sanctioned Company towards Stamp Duty CAM/FCAM/CGF;	is near I conditions for disburs a Con Contribution such th	et ept are complied with at total of own contribution
Signature of Primary Applicant	Signature of Joint Ap	plicant	nature of Sales Manager

By availing of this Budget Bonanza, the Purchaser(s) confirms that he/she/they/it shall repay the amount of benefit that they have received under Budget Bonanza, along with interest thereon @ 18%p.a. with quarterly rest, to the Company in the event of cancellation (regardless of whether cancellation initiated by Purchaser or Company). Further, the Purchaser(s) expressly authorizes the company to claim/adjust such amount from the amounts paid by the Customer - any such repayment/adjustment shall be in addition to any other amounts that are recoverable/payable by the Customer in the event of cancellation.





हिनाधिकारों कार्यालय इसरक, ३ रा मजना, कार्ट माका, हाणे (प) - ४०० ६०१

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> विषय :- बांचकाम परवानगोवाबत (सेक्टर B.D.I.O&P) (पलावा -२) चीर अनम्बे खोता. हेर्द्रणं, बोळे ता.कल्याण आणि मौते उद्योशी. मा अंबरनाथ जर्माच मीने घारियामी, काटई, कोळे व माणगाव, ना कन्यान कि हार्ग, या एकान्मिक नगर बसाइत मधील मीजे हेव्हांगे च माराजि प्राचीन स.न. पाट न. / सि.स.क.१९/२अ, १९/२व, १९/३ व हरू, एका क्षेत्र ३७९०२० ५ ३८ ची मी यामध्ये प्राथकार प्राथकार

महभ:-

- ्र शासन, नगर विकास विभागाची अधिसूचना (LC) का टिपीएस-परप्रकार सम्बद्धाः २८९/१३/समित्यस्यः वि. ०३ ०३ २०१४,
- ः जिल्लाचिकारो, हाणे यांचे (LOI) इसारा पत्र क्र.महसूल/कक्ष-५/टे-७/ विनवार कावि १५८०२/१४, दि २५.३,२०१४,
- ३. स्टब्स विकास विभागाची अधिसूचना (LC) क्र.टिपीएस. १२१३,११६/प्र.क्ष. २८९/ १६/ नवि-१२, वि. २२.८,२०१४,
- शिलाधिकारी, द्वांगं वाचे (LOI) इरादा पत्र क. महसूल/कल-६/टे-अविनवप्रकावि-४०२२ए१४, दि. १५.९.२०१४.
- नगर विकास विभागाची अधिसूचना(LC)क टिपीएस-१२१३/११६/ प्राप्त २८६ (ब)१३/नवि-१२, वि. २२/०८/२०१४.
- ६, नगर विकास विभागाची अधिसूदना(LC)क.टिपीएस-१२१४/१६८७/ प्रज्ञ उटा १५,नवि.१२, दि. ०८/०७/२०१५
- अति, महानगर प्रदेश आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण पार (LOI) प्राप्त पत्र क्र. SROT/27/Villages/२४०४/STP/ LODA di Hecutene, Umbroli/Vol-I/4-8/Rety, चि २४/०८/२०१५,



- ररः आसनाचे एव क. शिवीएस-१२२१/१९४/प्र.म. १३/२१/मधि-१२. SE ELLEVIEWER
- र १, मा. बाल्यांपर हरो. ताले यांचेकतील पत्र क. एकाल्मिकत नगर समाहण प्रमान्य के १ व २ ताव विकरण एसआर ५४/२०२९, fit righterwise.
- २४ स्टासपालक नगर रचना, कोकण विभाग नवी वांचे पत्र क्र एकाल्पिक नगर बसाइत /मी.अंतली. खोणी व इतर/ सहस्रकोवितरस्ट हि । ३७१२/२०२१
- २५ मा. निल्लार्वपकारो, टाणे याचे पत्र क्र. महसूल/कक्ष-१/दे-५/अंतर्ली खोणी हेर्टणे. कोळे, पारियाची, बाटई, मानगांव/ ना.कान्याण / देखोली ता. अंगरनाय/एकाल्पिक विशेष नगर वसाहत प्रकला एकत्रीकरणे/ रेखांकन / एसआर-६१/२०२६, दि. ३०/१२/२०२१
- २६. या कार्यालयाचे पत्र क. एकाल्पिक नगर बसकत /मी. अंतली, खोणी व इतर/ ससंटाणे/२२२९, दिनांकः २५/१०/२०२१.
- २७. या कार्यालयाचे पत्र क. एकाल्पिक नगर वसाहत /मी. अंतर्ली, खोणी व इतर/ ससंवाणी/८८ दिनांका १२/०१/२०२२
- २८. अर्मदार में, मॅकोटेक इबेलसे प्रात्ति, यांचे या कार्यालयास दि, ३१/०३/२०२२ रोजीचे पत्र,

विषयांकित मौने अंतर्ली, खोणी, हेव्टणे, कोळे ता.फल्याण आणि मौने ठंडोली, ाा. अंबरनाथ तसेच मौजे पारिवली, काटई, कोळे व माणगांव, ता. कल्याण, जि.उाणे, या एकात्मिकृत नगर वसाहत प्रकल्पास जिल्हाधिकारो, ठाणे यांचे दि. ३०/१२/२०२१ रोजीचे आदेशा अनुसार अतियं अभिन्यास मंजूरी मिळालेली असून मोने-हेदूटणे कोळे व मोजे-हेदूटणे उंब्रोली या विशेष नगर वसाहत प्रवात्यास संदर्भाधिन क्र. ५ व ६ अन्वये लोकेशन क्लिअरन्स प्राप्त झाले आहे. मीने अनलीं व खोणी ता. कल्याण येथील विशेष नगर वसाहतीच्या मूळ व कडीव क्षेत्रास संदर्भाधिन क्र. १ व ३ अन्यये लोकेशन विताअरन्स प्राप्त झाले व त्यास मा. जिल्हाधिकारो, ठाणे यानी अनुक्रमे दि. २५.०३.२०१४ व १५,०९,२०१४ रोजीच्या पत्रान्वये इरादापत्र पारित केलेले आहे. तसेच मुंबई महानगर प्रदेश विकास प्रांचकरणान भौजे हेद्दणे व कोळे ता. कल्याण व मीजे हेद्दणे ता. कल्याण व मीजे उंब्रोली येवील विशेष नगर वसाहतीना अनुक्रमे दि. २०.०६.२०१६ व. २४.०८.२०१५ रोजीच्या पत्रान्वये इरादापत्र पारित केलेले आहे. तसेच मोन पारिवली, काटई, कोळे व माणगांव, ता. कल्याण, जि. ठाणे संदर्भापिन आ. २२ अन्वये LC छ त्यास मा. जिल्हापिकारी, ताणे यांनी दि. २७/१०/२०२१ रोजी पत्रान्वये इरादा पत्र पारित केलेले आहेत.

विषयाकित चारही विशेष वसाहत प्रकल्प शासनाच्या दि. ०८/०३/२०१९ च्या अधिसूचन अनुसार एकात्मिक नगर वसाहतो प्रकल्पात एकत्रित करण्यास शासनाने दि. १८/१०/२०२१ च्या पत्रान्यये मान्यता विलेलो आहे व त्यानुषंगाने जिल्लापिकारी, ताणे यांनी संदर्भाषांन पत्र क्र. ३५ अन्वये अतिम अभिन्यास मंजुरी दिली आहे.



- आंत. महानगर प्रदेश आयुक्त, मुंबई महानगर प्रदेश विकास प्रविधवरत यांचे (LOD) शरहा पत्र क. SROT/27/Villages/२४०४/STP/
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- हेपुटाणे-कोळे ता.काऱ्याण / उंब्रोली ता. अंबरमाध्याकारियक विशेष नगर वसाहत प्रकल्प / रेखांकन / एसआर-२०/२०१८, दि. १४/०६/२०१८,
- १४. नगर विकास विमागाचे पत्र क्र. टिपीएस-१२१८/३०८०/प्र.क्र.१५४/ १८/ मधि-१२, दि. ०६,०१, २०१८.
- १५. या कार्यालयाचे पत्र क्र. एकात्मिक मगर वसकत /मी, अंतर्ली, खोगी व इतर/ ससंठाणे/३१३, दिनांकः १६,०२,२०१९,
- १६. नगर विकास विभागाची एकात्मिकृत नगर वसाहतीसाठीची अधिसूचना कः टिपीएस-१८१६,प्र.कः, ३६८(भाग-१)/१५/२७(१ककः)(ग)/वियोत्नीवः १३. वि. ०८/०३/६५१९ १७. या कामोनयाधं पत्र कः, एकात्मिक तगर बकाहवं /ची. संस्कृती खोणी व
- इतर/समेडाणंग्ररेकर, विस्ताह ८४.९५, २०१९ १८. जिल्लाधिकारो, उाणे योचे एव क. महसूब्यकक्ष-१८८ अन्तरली जाणेन
- हेदूटणे कोळे ता फल्याण / उंबोली ता, अंबरनाथ/एकात्मक विशेष नगर वसाहत प्रकल्प / रेखांकन / एसआर-१८/२०१९, दि. ११/०७/२०१९,
- १९. संचालक, नगर रचना, महाराष्ट्र राज्य पुणे अधिस्थना/ (lc) क. प्र यो./मू.म./भीजे हेंदुरणे व इतर/ए. न. घ प्र. /प्र. का. ५७८/१८/दिमीकी-3/3543, ft. 26/00/2022
- २० जिल्हाधिकारी, ठाणे यांचे पत्र क. महस्त/कक्ष १/दे-७७,एन.व. प्रा/इरादापत्र/१९५६४७५०९४२६२७/१९, वि. १४/व८/२०१९.
- २१. जिल्लाधिकारी, ठाणे यांचे पत्र क्र. महस्मूल/कश्च-१/ट-७/जेतली -खोणी-हेद्रणे-कोळे ता.कल्याण / डेबोली सा. अंबरनाथ,एकालियक विशेष नगर थमाहत प्रकारन / रेखोकन / एसआर-२२/२०१९, दि, २९/०८/२०१९,

भाम दि १८,१२,२०३१ च्या प्रजनवर्षे जाननीसाठी प्रयत झालेले आहेत. संदर्भित एव क. २३ अन्यये उपरोक्त चार नगर वसाप्रतीच्या पर्वापकरणायाजनच निर्देण शासनाने दिलेल आहेत. उक्त लंकसको अवरनाथ कृद्धगाव बदानासून व परिसर अधिसूचित क्षेत्रची नियमावली लागू केलेली आहे. सदर मीन हेदूरण, प्रारंशाली, काटदे, क्यूंड व माणागंव हो गांवे कल्याण डॉब्टवली महानगर पालिकेच्या मध्ये समाधिष्ट होत असले तरी शासन निर्णय माना क्या सिंह क्या स्थापित स्थापन निर्णय सार्व निर्माण स्थापन निर्माण स्थापन स्यापन स्थापन स्यापन स्थापन अवंचालक, नगररचना, दाणे यांनी तम्द कले आहे.

न्यर्थ एकाल्मिकत भगर

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तसंच या पूर्वी अर्जदार यांचे जागेवर खाली नमूद केलेल्या संक्टर ऋ, B ते 1 वरील बांधकामास परवानगी दिलेलो असून आता विकासकाने सेक्टर " B.D.I.O&P " मध्ये बांधकाम नकारों सादर केले असून त्याचा तंपशील खालील प्रमाणे आहे.



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अ. क्र.	नपर्शाल
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£)	Social Housing रो जिलान आवश्यक बावबाम क्षेत्र (ITP च्या नियमात्रमाण । ६०% किमान रहिवास वापराच्या
	34% Social Housing
10	एकूम अनुरोध बाधकाम क्षेत्र (का + %) 🔰 🞮
	(Social Housing च्या क्षेत्रासीहर)
3	१ व पैको अतिरिक्त चर्राई स्वा (अधिमार आकारलेले) 🥻 📢
\$	सद्यस्थितीत एकुण अनुसंघ प्राथकाम हो। 💫
	(रज +२) (Social Housing श्र क्षत्र बगळून)
8	
34)	अ. अ. ३ पेकी एकण प्रशासन बायकाम वंत Social

Social bousing Trumban and



745922-2F

ज्ञानको विकास प्रकासकृत तस बाहरतेन्त्र विकासनी अनुसार विकासको सार प्राप्तकार केन संसद्ध " R.D.I.O.CP " क्या प्रस्तित बाधकाम नवालासकी स्त कार्यान्यकार एक्टक रहार केन्यन आहे. यहा प्रकारणका स्थापकीच पूर्वीय कायम हतानेच्या सन्तु जायकाम क्षणसः व स्वारंतः स्थापने प्रकृतिक वायक्षणाचा उत्पन्नी-वात नपशीन ग्रामीन जमाने अप्रे

संस्टर । अवस्थान परवानगीचे क्षेत्र इमारती बाधकाम क्षेत्र इमारती प्रस्तावित मणले चा वापर (चौ. मी.) उंची (मी.) Restricts & 1974 × 1984 6949.00 74.50 Development (Office Building) विकेश -6249.00

ы. ж	इमारत	प्रस्तावित मजल	इमारती उंची (मी.)	इमारती चा वापर	(चौ. मी.)
7	ROW HOUSE (158 wings)	तळ + १ मणल	19,506	र्रातवास	39466.89

आ. इस	इमारन	प्रस्ताचित मजले	इमारती उंची (मी.)	इमारती चा वापर	बाधकाम क्षेत्र (चौ. मी.)
7	Cluster no. %0.0% (B) Wing =H & I	तळ + १२ मजले	₹6.84	रहिवास	९७२६.२६
3.	Cluster no. Re. e3 Wing- A.B.C.D.E& G	तळ + १४ मणन	16.8.20	रहिवास	६६२४१.१५
	Cluster no. \$0.03 Shop in Wing- C, D & E	त्रज्ञ मजला	3,40	चाणिज्य	988.83
	t				105999.CB

Я. Б.	इमारत	प्रस्तावित मजले	इमारती उंची (मी.)	इमारती चा वापर	बांधकाम क्षेत्र (चौ. मी.)
	Cluster 34.43 Wing	तळ ४ २३ म तले	59.90	रहिवास	१९८६४.५३
	Cluster %-07 Wing A.B.C.D.F.G.H & 1	तळ + २३ मजल	£4,90	र्राह्वास	१५६८०,२९
	Cluster 89.03 Wing	नळ + २३ मजले	६९ ९०	रहियास	84686.85

Q.	पुण करीन सुधारम तर कर है रहेशा है। (6.1 • 65)	30 Seption 205
5.	पहुंच अन्याम प्राथकाम अवस्थान क्षायाची बद्धों क्षेत्र	5.856
3	निर्देशीक (४/४) ज्यानिकारीम अनुस्य बाधकाम केरणीकी स्रकृत वापरणीते चट्टे क्षेत्र निर्देशीक (४ अ/३)	છ,દુધ્ધધ
भराः	रवास्या रक्तमंत्राचन :-	

() छाननी गुल्क:-(संक्टर ऑ) = रुपये १,७०,२००/-

(स) अतिरिक्त **चटई क्षेत्र शु**ल्क-

कर्मभावन नगर वसकर्मध्या नियमाधनातीन विनियम ७.२.२ मधील नक्यानीन अ. अ. २ अ अनुसार विकासक याना ०.८ अतिरिक्त चटई धत्र निर्देशांक अनुहोप असून त्यांनी पूर्वोच्या (नगम-नूचर) २,४ एवडपा अतिरिक्त चटई क्षेत्र निरंशोकाच्या अनुवर्गाने शुन्क मृंबई महानगर प्रदेश विकास प्राधिकरणाकडे 🚁 ३०,६०,३३,०२०/- घरणा केलेले आहे.

अर्गदार यानो या प्रस्ताधामध्ये मूळ अनुष्ठेय चटई क्षेत्र निर्देशाक (FSI) १.०० चा पूर्ण यापर कलेला नाही, त्यामुळे अतिरिक्त चटई क्षेत्र निर्देशोकागादी आवश्यक असलेले . ऑथम्च्य आकारण्याची आवश्यकता नाही.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४ वी मधीन तरतुरीअनुसार (परिशिष्ट दोन) बायकामासाटी विकास शुल्क वर्षिक बाजारमूल्य दर तकचातीन निवासी बांधकाम दराच्या २% व अनिवासी बांधकाम दराच्या ४% या दराने जमा करण आवश्यक आहे, तसेच एकांच्यकत नगर हमाहतोच्या सुधारित नियमावलीतील विनियम १३. ४ (अ) अनुसार विकास शुल्कामध्ये ५० टक्के सवलत अनुजेय आहे.

परत् शासनाच्या विनाक ०६/०९/२०१८ राजीच्या पत्रानुमार विकासकाण PAID FSI u DOUBLE HEIGHT TERRACE करोता सुमारे रुपये ९,१२,५९,५८७/- एयडी रक्टम समार्थाजन करण्यासङ्क या कार्यालयान कर्ळावलेले होते. त्यानुसार विकासकास एक्या भरणा करावयाचा तपशिल खालील प्रमाणे आहे.

85,	940/19	रक्कम् स्थाप
īñ.		
1.	छाननी शुल्क	2,400,700/-
3	निकास शुरुक	76,79,34
3	अनिरियन चट्छे कार शुल्क	Sizie
×	एक्ण आता बराववाची स्क्केम रू.	79,69,440/-
ÿ.	शासनाच्या है, ०६/०९/२०१८ रोजीच्या प्रजन्मार समादरीतन करावयाची रककम क.	९,१२,५९,५८७ /-

an dig an ampanda I'C. April pr \$500 \$15005 रो लेखा पत्रासन्सार समावी तत करावपाची जिल्लक 7/87/0 4

ता राज्यतिक प्रशासकाची सम्भग है। ४३ सदर प्रधानक एकादित संबदर 'H.D.L.O.P' मा संस्टरच्या बाधकाम परवानणी संत्रीनंतर समाणां तत वरमधासाठी शिल्लक स्वकार 🕫 (६) - (७)

5,70,70,744

39.69.440/ 4 42 30 Faul

(ई) बॅकगॅरंटी

एकान्यकृत नगर बसाइत क्षेत्र पत्ने निवमानुसार सर्व पायापुत सृतिका प्रकल्य पूर्व होई गर्यन (Infrastractural Facilities) विकसित करण व लाखी देखकान करण १.७६ PR 2020) नियमायानीतील विनियम १४,१,१,१२ (viii) नुसार विकासकाचर वंधनकारकः आहः ।राज्य सर्वोधन एकात्मिकृत नगरवासारकोजेन पावापृत सृत्रिधाच्या एकृण ग्राचीच्या १५०६ गरवासमा ४४ गॅरटो विकासकानो किल्लापकारा, हाणे पायकदे सादर करणे आवस्यक आहे.

मा विकास स्थान द्वापा याची दिवाक २०१९२२०२१ राजी अतिम आंभवास सन्दर केलेन्या पत्रातील अट क. ४६ व मा. सरसंघालक नगररचना, कोकग विभाग, नवी मुबर पाच्या दिनाक ०३/१२/२०२१ च्या - शिफारस पत्रातील अट क. ६ अ अनुसार विकासकाम संबंधित संबदरच्या बांधकाम गरवानगोच्या वेजेस संबदर निहाय वेक गरदी देणे आवश्यक आहे. विकासकान मा. जिल्लाधकारी, ठाणे कार्यालयाकडे दि. ०७/०५/२०२२ रोजीच्या पतान्वप २६.००,००,०००/- रागयांची बॅक गॅरडो दिलेली आहे च त्यांची छायांकित प्रत मा. सहायक संचालक, नगर रचना, टाणे या कार्यालयास सादर केलेली आहे.

१) (इ) कामगार उपकर -

शासनाच्या एकात्मिकृत नगर यसाहतो च्या UDCPR-२०२० नियम क. १४.६.९.१३ (IV) अनुसार मृद्राक शुल्क व विकास शुल्कासाठी ५०% सवलत देण्यात आलेली आहे. तथापी या मध्ये कामगार उपकर या बाबीचा समावेश नाही.

प्रस्तावा खालील जागेस सहसंचालक, नगररचना, कोकण विभाग, नवी मुंबई यांचे शिफारस पत्र क्र. एकात्मिकत नगर यसाहती /मो खोणी व अंतली व इतर / सहसंकीवी/६०७२ दि, २८.६.२०१९ व मा, जिलाधिकारी, ठाणे यांचे कडील बोधकाम परवानगी आदेश क महसून/कश-१/टे-७/विनवप्र/एसआर-८८-२०१४, दि १८.९.२०१४ अन्वये सेक्टर- (' ते । (पूर्वीचे संक्टर- ∧ ते G) या २४.८६.३७६.९७ घो. मो. क्षेत्रावर बांधकाम परवानगी देण्यात आलेली आहे, तसेच बेळो-वेळी सुधारित परवानम्या देण्यात आलेल्या आहेत. आता सेक्टर-B,D,I,O&P, या क्षेत्रावर अर्जदार पांनी नव्याने बांधकाम प्रस्तावित केलेले आहे. अर्जदाराने आतापर्यंत 😿 ९,३०,२६,१७१/- एवडा उपकर भरणा केलेला आहे. तथापि, सदर उपकर टा प्रस्तावित वाधकाम क्षेत्रावर परिर्गाणत करावयाचा असल्यामुळे सेक्टर " B.D.I.O&P " मधील बांधकामाचे कामगार उपकराबाबत नव्याने आदेश निर्गीमत करण्यात येतील. तो उपकर किस्सकाने पुर्णत्याचा दाखला घेण्यापूर्वी भरणे आवश्यक आहे. तसेच उपकराच्या राज्य-महाराज कारी तफायन आल्यास नी भरणे विकासकास वधनकारक आहे.

वर नमुद कल्याप्रमाण शासनाने दिलेल्या वर्णदर्शनाच्या पञ्चिम्पाव गावार्यकरण नकाशाचा सदर क्षेत्रामाटो लाग् असलात्या एकालाहर नगर वसहजावा नियमावला अनुस्वर व

विकास स सेन्स्रेसियों स fire transity shipparing भागनाच्या चि. e3/e3/२e प्रदान करणवान वालेचा नगर विद्यालन प्रकल्पाय व पर्यावरण विभाग महाराष्ट्र मा अराजन व्यानमा समीज स्वाराष्ट्र प्रदूषण नियंत्रण म् पालन करणे विकासकास

शत्मधः कृत्रमात्र-बरभाग्रः व गरिसर क्षेत्राच्या मन्त्रः विकास निवंत्रण निवंभावानीअनुसार

योग असल्यान सदर बायकाम नकाशाना छालील नामूद अटोग आहीन राहुन मंजूरी देण्यात देव

शर्तिक सान्ती कर्ती असता भारर केतेले शापकाम नकारी विश्वाननाच्या पृष्टिने सर्वसाधाः

mer united tity or

- ५ UDCPR-२०२० नुसार ए विनियम १४.१.१.२ (V) नुसार वृक्ष लागवड करून त्यांची /प्रांचकोन करा विकासकाचर संधनकारक
- ६. विशेष प्रसंगी जिल्लांग्रकारो, ढाणे यांनी लेखी आदेश दिले तर ते विकासकावर बंधनकारक राहतील, त्यास या परवालगीवरून साधा येणार माही
- मुख्य अभियंता, जलसंपदा विभाग, कोकण प्रदेश, मुंबई यांचे दि. ०३/७७/२०१३, दि. ०९/०७/२०१४ व. दि. ०६/०२/२०१५ रोजीच्या ना-तरकत प्रमाणपत्रामध्ये नमूद सर्छे नवरच्या जागेमध्ये सेवा सुविधा व्यतिरोक्त कोणतेही बांधकाम करण्यात ग्रेऊ नये, त्याधप्रमाणे त्यातील इतर अटी व शर्तीचे पालन करणे बंधनकारक राहील.
- ८. संचालक, महाराष्ट्र अग्निशमन सेवा, मुंबई यांनी दि. ०६,०९,२०१७ व दि. १५/०५/२०२० रोजी प्रमाणित नकाशासह दिलेल्या ना-हरकत वीक्षण्यातीन सर्वे अंटी / शर्तीचै पालन करणे व पूर्वता करणे विकासकावर वंधनकारक B.D.I.O & P करीता अभिन्त्राप्तिक घेण्यापूर्वी या कार्यालयाम सादर करणे बंधनकारक राहील. सदर अनुपंगाने जोल्पामध्ये काली बदले झाल्पास त्याँस सुधारित परवानगरियेण श्रेयनकारक राहील.
- नकाशातील प्रस्तावित इमारतीकरीता प्रत्येक इमारतीमध्ये नकाशात दर्शविज्या अनुसार १ अपनी प्रतिबंधक निकास जीन्याचे वीधकाम फायर अँडव्हायदार पांनी नाटरकत प्रवास दिलेल्या सचनाअनुसार तसेच योग्य त्या बांधकाम साहित्याचा वापर करून करणे विकासकावर वंधनकारक राहील, सदर संक्टरमधील प्रत्येक इमारलीमधील प्रस्तावित रिपयुज एरिया कोणाचाही परिस्थितीत बंद करता येणार माही च त्या कायमस्वरूपी खुल्या टेबणे विकासकावर बंधनकारक राहील. या रिपयुत्र एरियाचे भितीचे बांधकाम दोन तासाच्या फायर रेटीगप्रमाणे बांधकाम साहित्य वापरुन करणे विकासकाचर बंधनकारक राहील.

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OKE

- १० भगानांवर दर्शीयल्यांप्रमाणेच नियमांअनुसार आवरपक पाकिनची सुविधा विकासकाने विकसित करावयाची आहे व तमे विकासकाचा वंधनकारक सहीत, सदर नकातामध्ये अन्तरीय क्रीतरूपा पार्विताचा वाचर केवळ पारनाच्याकरीचा करणे बंधनकारक राहील. सवय सर्व पार्किनमध्ये पुरेसा प्रकारा व पार्यकरून आवी व्यवस्था नेसींगकरित्या अवाग अववस्था असल्यास प्रांतिक प्रधानीने करणे प्रिकासकागर ग्रंपमकारक राजील व प्रासाठी। अग्रंड सीट पुरवदयासाठी विकासकाने आसरहाक तो सुविधा कायमस्यक्ष्यो उत्तरका करन देर्ग विकासकाचा चंधनकारक रात्रेज
- ा, निर्धातिन बोधकामातील सदनिका कराउँ ग्रीतिका वापमारातीय वापमाराती वापमाराज्य अवोतः त्यातील वापरामध्ये कोणताही बदल महायक संचालक, नगरस्थना, दाजे पांच्या मेगुरो शिवाय विकासकास / सर्वनिका धारकास करता येगार गाही.
- १२. नकारतमध्ये वर्रीवरीले बांधकाम क्षेत्र. भूखंडाच्या हडी, सामासिक अंतरे मंजूर नकाजाअनुसार ार्ववर चाल् असलेले बांधकाम पांची मोजमापं व प्रत्यक्षात जारीवर जुळणे आवश्यक आहे.
- १३ सुन्धिमारिक्य दृष्टीमें (safety and security of buildings to counter mammade disasters) आवश्यक ती उपापयोजना करणे विकासकावर वंधनकारक राहील
- (४.नकाशे मंजुरीअनुसार थ्या इमारतीचे बांधकाम भूकंप प्रतिरोधकाचे (Earthquake) दृष्टीनं । Natural Columnities च्या युष्टीने उपाययोजना फरणे य इमारतीये तसे स्ट्रक्चरल डिझाईन विकासकाच्या संबंधित सल्लागार पांचेकडून करन घेणे व त्यानंतर प्रत्यक्ष वाधकामास सरवात करणे च त्यांचे सल्लाने व देखरेखीखाली बांधकाम करणे विकासकावर बंधनकारक
- १५. LDCPR-२०२० नुसार एकास्थिकत नगर वस्ताहत विकसित करणेकामी शासन गंजूर विनेत्रसम्प्रधील विनियम १४.९.९ (III)' अनुसार EWS/LIG बाबतच्या तरतृरीची पूर्वता करणे विकासकावर बंधनकारक सहील.
- १६, प्रस्ताचित नकाशावर दर्शीयन्यारमाणं सर्व सामासिक अंतरे प्रत्यक्षात जागेवर असले पर्णात्रेत य त्या खालील जागा कायमस्वरूपी खुली देवणे बंधनकारक राहील.
- १७. मनव हाऊसची सुविधा टाऊनीशपमधीन सर्व रहिवाशीना उपलब्ध करून रेपी उरावश्यक गलील
- रेंद्र. Rain Water Harvesting System व Solar System ची व्यवस्था व त्यातील इतर तांत्रिक वार्वाकरिताची पूर्वता व विकास भीगवटा दाखान्यापूर्वी करणे विकासकांवर वंधनकारक
- १९. युवत आराधकपामध्य ज्या बापरासाठी भूखङ / सेक्टर / ब्लॉक दशींपाला आहे, निव्यक त्याच वणगसाठी त्या क्षेत्राचा वापर करणे विकासकाणर वंधनकारक रातील, रोतवास विधागातील सेक्टर / ब्लॉक मधील भुखड सदर क्षेत्रस लागू विकास निवंत्रण निवमावलीकनुसार अनुहोप होणा-या रहिवास वापरासाठीच चापराक्याचे आहेत. स्थासह सविधा, ऑफ्रिनिटी इत्याची म्यारुपानीत मिश्र वापर त्यामध्ये अनुशेष राहतीत. कारण UDCPR-२०२० मृसार एकान्मिकृत स्वरुवनाता भन्न वावर ज्यानाः जनुरः नगर बसाइतीच्या निष्मावलोलील विनिषम १४.१.९७ (IV) अनुसारः योजना क्षेत्रत अनुसैय

- they are it has so being belt about not in his of wise has a harm's a region is dept of the data (4.14). The
- granus luares, adeir carry reduces severes in a transfer unce NO-REOIS STATE STATE energy mater, in assented by san and grandens of the
- or a large of stages Composting Plant, Land I On (23.25) (0) (227. (0) nata con neore Saale रक्षास्थावित समीत वाच्य स**मे**
- supply was did in a forwisting system, recycled शासनाच्या संबोधन विभाग Distribution Lines (1979) राष्ट्रीवर
- २३ वृहत आसावृद्धा मन्त्रीनंतर Drainage layout रांबीयन विकास करून करून पेर्च आयस्यक रातील य त्या अनुसार - Diminage Lines राज्य वा त्यानयगाने इतर विकास करणे बंधनकारक रातील
- २४ बहन आरायुक्तमान्य दर्शीयाचात् आनेन्या सार्वजनिक उपस्काता (Public Unities) क विकास संबंधित विभागाच्या मल्याअनसार - करण विकासकान सधनकारक, राहील व त्यान्त्रणाने सार्वजनिक उपगुकातेच्या स्थानामध्ये च क्षेत्रामध्ये चदल करणे आयरपक असल्यास ल्याप्रमाणे रेखांकन सुधारित करणे विकासकाधर चंधनकारक गतील.
 - २५ प्रकान्यायाचन कोणनीती जातिसन करलेक्ट्रो सीटमनीमध्य मंजूर स्थाकन व आधानम परवानगी प्रमाणेच लपसील / नकारो इत्यादीचा समावेश करणे विकासकावर संधनकारक
- Annual ... ्रव्यक्तांकर एंग्यास्थिकत स्वार वस्तारगीच्या क्षेत्रातील नेसाँगक आहे. नाल, नाळ, कंतील व स्थानील केंद्रणार क्षेत्री यावर विकासकास हरूक स्वंगता चेलार माही व स्वाच्या नेसीगक ग्रवाशाच्या प्रदेशका प्रत्यता ग्रेगार नाही.
- २७ प्रकारिक लगाँ प्रमुद्धनीच्या निषमाचलोलाल विनिधम १०५ स अनुमार १० लोटर प्रति कुन्तरी विषयाच्या पुण्याची व अभिन्नसम् चंत्रणकरोता आवश्यक पाती व वणवर्गाच्या भारताकारना आंतरिका पाल्याची तरत्र विकासकान करने आवश्यक उपहे. त्याअनुसार विकासकास महाराष्ट्र ओद्योगिक विकास गहामोहारान त्यांच्या हि. १७/५/२०१३ च्या पत्रान्ययं ·* १० दश लक्ष प्रनागिटर प्रतिबंदन पाणी पुरब्दयाम समती दशींधानी आहे. न्यासप्रमाण सनस्यवर
 - विभागाने त्याच्या प्रस्तानितं कशीवाती. ता. अंबरनाथ वर्धान लग् पानवंधाः प्रकल्यान्त ८ पर लेकेन्स्य प्रिया प्रतिवर्धी पाली केव्याचे हि. २९/१२/२७१३ वर्ग मामाच्या करणाने (M.O.L.) 📆

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- 2. Parlicipal services on a partial form model folding resource empts of the quantity of the properties of the matter and are all experient (MSLDCL) and and their reserves of a supergraph of the model and subsection.
- स्य प्रकारित व्यक्तिवान् अस्य वासारः व्यक्ति सं वर्षी पृथ्वे वासारः ते । त्यापान अस्य प्रकारित कार्यापन है, उन कि सी प्रीतामन तेश पृथ्वे कार्यापन स्वारं विस्तान करित स्वारं वास्त्र । स्थापन कार्यापन है हिस्स का आहे प्रधानन करित स्वारं वास्त्र । स्वारं वास्त्र । स्वारं कार्यापन करित वास्त्र । हिस्स का आहे प्रधान स्वारं वास्त्र । स्वारं वास्त्र । प्रधान करित वास्त्र वास्त्र । विस्तान कार्यापन स्वारं वास्त्र । स्वारं वास्त्र । स्वारं वास्त्र । वास्त्र वास्त्र । प्रधान करित वास्त्र वास्त्र । विस्तान वास्त्र वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र वास्त्र वास्त्र । वास्त्र वास्त्र वास्त्र वास्त्र वास्त्र । वास्त्र वास्त

३७ एको प्रकारकानम् असाहत् निर्माण्यासाह राजनागणसाम् अनुतेष असलन्या एकृषा गर्द

२१ अलंबर गांवी जारीका वापकार सह करण्यापूर्व अधिरामन १४० १००० वास्त्र स्वाधीर सामक

३२.विनियम ७.२, यो अञ्चलका प्रमुख्य त्रवत ब्रह्मावि पार्क/गार्डन/विजाय वेदान हे सम

प्रिक्त कार्य स्वयं कार्य क्रिक्त क्र

३४. Social Housing (E.W.S.C.) जनगा विश्व मुद्दा अवस्था स्वान क्यां का कार्य क

कि प्रदूष्ण प्रकार तथा होना करूमा कि प्राप्तानांको विभिन्न के स्थान होई से होठे प्राप्तान - Social Housett (TWE/LIG) क्यानको प्राप्तानक नामुदानी पूर्वत करते विभागकाम स्थानकार स्थान

 विकासकास स्टर प्रकल्पातील Social Housing (EWS/LIG) में क्षेत्र है किसी वतावयाका गर्यानकाका प्रमाणात पांचर्ण व किसी करावयाच्या इमारतीचे भीगवटा प्रमाणाय मिल्यूची Social Housing (EWS/LIG) रमारतीचे भीगवटा प्रमाणाय मेंने बंधनकारक राहील.

- श्रिकासमा व लाग्ने वस्तुविकार वानी माहर केलेल्या विहित समुन्यातील महिताच्या आधार स्तर प्रकाणांची छाननी करण्याः आणीली अमून त्यामध्ये घटडे क्षेत्र विदेशाकाच्या परिगालनेवाचन क्यारी तस्त्रावत आडळून आत्यास त्यास स्वाधित वानतीयताल लयाच्या सार्वाच व त्यांअनुसार होणाऱ्या तमावतीची सुधारणा अनुशेष चटडे क्षेत्र निर्देशाकाच्या मन्तीक वारणे विकासकावर कंपनकारक रातिल.
- ३८, अच्यर विकासकान साधर केलाली कोणतीती महितो च कागदपत्र हो चुकीची / विकासल करणारी आहळाऱ्यास प्रस्तुतची शिषारस रह समनणीत चेईल व त्यामुळ चिकासकाच्या च एतर राव सम्पिताच्या कोणत्याती नुकासानीस स्वतः चिकासक जवाज्यार राहील.
- ३५ चक् विकास निवरण नियमावर्णप्रमाणे छाननी शुरुक (१. १,७०,२००/-) व अधिमृत्य शुरुक (१. १,७०,२००/-) समायाजित केलेली आहे.
- ४० या उक्रन्यकान सर्व इमारतीच्या आतीत बाजुस तसेच इमारतीयगोरीत रस्त्याचे सी. सी. ही. क्षी चित्रकारण करण्यासाठी बांधकामाच्या हिकाणी सी. सी. ही. क्षी. यंत्रणा कार्यान्वित अरण विकासकास प्रथमकारक राहील.
- ४३. आहेदार यांनी युली जागा १०० KV विद्युत वर्णिनी खाली प्रस्ताचित केलेला आहे. तथापि प्रसाधित वापकामाबावत मर्वाधित विभागाया (MAHATRANSCO) सुरीक्षत अनेत्राचा प्राधाना यांगे अनेत्रार प्राध्यावर वंधनकारक राहील, तसेच सदर विध्वतयहिली खालील जागेवर काणणवाती प्रकारचे वापकाम अनेवार / सर्वनिका पारक यास भविष्यात देखील करना गणार नावी

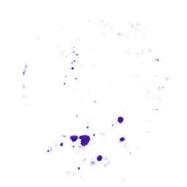
सोवतः मन् स्काराचा संच

अपना,

(किशोर पाठील) सहायक संचालक, नगर रचना, ठाणे

वत माहिनो व पुटील कार्यवाहीसाठी सविनय सादर-मा, महानगर आयुक्त मुंबई महानगर जोश विकास प्राधिकरण, बाहे, मुंबई

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लम इमारत, ३ रा मजला, कोर्ट नाकर, ठाणे (प) - ४०० ६०१ adini Dana O maharashira govin)adinikasa ह इसकी तक अरूरायनी का कारियकृत नगर बसाइत/मी. अंतर्ली, खाणी व इतर/८ ८ दिः सेक्टर "ओ"/ ससंठाणे/

प्रति.

में. मंकोटेक डेव्हलपर्स लि., मुंबई.

> विषय :- बांधकाय परवानगीबायत (सेक्टर (०) (पलावा -३) मौजे अंतर्ली, खोणी, हेर्टूणे, कोळे ता.कल्याण आणि मौजे उंब्रोली, ता. अंबरनाय तसेष मौजे धारिवली, काटई, कोळे व माणगांव, ता. कल्याण, जि.ठाणे, या एकात्मिक नगर वसाहत मधील मौजे हुँदटणे व माणगांव यातील स.न. /गट नं. / सि.स.क.१९/२अ. १९/२ब, १९/३ व इतर, एकूण क्षेत्र ३७९०९०७.३८ चौ.मी. यामध्ये बांधकाम परवानगी

संदर्भ:-

- र. शासन, नगर विकास विभागाची अधिसूचना (LC) क्र. टिपीएस-१२१३/११६/प्र.क.२८९/१३/नवि-१२, रि. ०३.०३.२०१४,
- २. जिल्हाधिकारी, ठाणे यांचे (LOI) इरादा पत्र क्र.महसूल/कक्ष-१/टे-७/ विनवप्र/कावि-१५८०२/१४, दि. २५.३.२०१४,
- नगर विकास विभागाची अधिसूचना (LC) क्र.टिपीएस-१२१३/११६/प्र.क..२८९/१३/ नवि-१२, दि. २२.८.२०१४,
- ४. जिल्हाधिकारी, ढाणे यांचे (LOI) इरादा पत्र क्र. महसूल/कक्ष-१/टे-७/विनवप्रकावि-४०२२१/१४, दि. १५.९.२०१४,
- ५. नगर विकास विभागाची अधिसूचना(LC)क्र.टिपीएस-१२१३/११६/ प्र.का.२८९/ (ब)१३/नवि-१२, दि. २२/०८/२०१४,
- ६. नगर विकास विभागाची अधिसूचना(LC)क्र.टिपीएस-१२१४/१६८७/ प्र.क.७८/१५/नवि-१२. दि. ०८/०७/२०१५,
- ७. अति. महानगर प्रदेश आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे (LOI) इरादा पत्र क. SROT/27/Villages/२४०४/STP/ LOI/Vill. Hedutane, Umbroli/Vol-1/43/2084. दि. २४/०८/२०१५.
 - २२. शासनाचे पत्र क. टिपाएस-१२२१/९४/प्र.क. १३/२१/नॉप-१२.
 - दि १८/१०/२०२९ १३. मा.नि-कारिकारी, ताले योथेफडील पत्र क्र. एकास्थिकृत न प्रकार क. १ व २ /एकविकरण एसवार-५४/२०२१, fr. 715/20/2072.
 - २४. सहसंधालक नगर रचना, कोकण विभाग नवी यांचे पत्र क. एकारियक नगर बसाहत /यो.अंतर्ली, खोणी व इतर/ (संसक्तिकि/१९८८, दि. ०३/१२/२०२१<u>,</u>
 - मा. जिल्हाधिकारी, टाणे यांचे पत्र क्र. महस्तृत्/क्था-१/टे-७/अंतर्ली -खोगी- हेगूटणे- कोळे, पारियली, काटर्र, माजगांव/ ता.फल्पाण / देशोली ता. अंबर-प्राप्य स्कालिक विरोध नगर वसावत प्रकल्य
 - एकजीकरणे/ रेखांकन / एसआर-६४/२०२१, दि. ३०/६२/२०२१, मा कार्यालयाचे पत्र क्र. एकास्पिक नगर वसकत /मी. अंतर्ली, खोणो व
 - इतर/ ससंत्राणे/२२१८, दिनांक २४१०/२०२१. या कार्यालयाचे पत्र क्र. एकास्मिक नगर बसाहत /पी. अंतर्ली, खोणी व
 - इतर/ ससंडान्/२२२९, विनांक २४१०/२०२९. २८. अर्जदार में, मॅक्रोटेक क्वेलर्स ग्राति, यांचे या कार्या रि. १४/१२/२०२१ रोजीचे पत्र.

महोदय,
धिवधांकित मीने अंतर्ती, खोणी, डेस्ट्रणे, कोळे ता.कस्याण आणि मीने उंबांती,
ता. अंबरनाथ तसेच मीने धारिवली, काटई, कोळे व माणगांव, ता. कस्याण, लि.ळणे, या एकारिपकृत
नगर वसावत प्रमत्यास जिन्नाधिकारी, वाणे योचे है, ३०/१५/२०११ रोजीचे आदेश अनुसार अंतिम
आंग्नाम मंजूरी पिळालेली असून मीने-डेस्ट्रणे कोळे व मीने-डेस्ट्रणे उंबांली या विशेष नगर वसावत
प्रमत्यास संदर्भीधन क. ५ व ६ अन्यये लोकेजन बिलअरन्म प्राप्त झाले आहे. मीने अंतर्ति व खोणी
ता. कस्याण येथील विशेष नगर वसावतीच्या मूळ व माधीन क्षेत्रास संदर्भीधन क. १ च ३ अन्यये
लोकेजन विरुक्तअरन्म प्राप्त झाले व लास मा. किरक्तिधमरों, ठावे यांने अनुकाने हि. २०३.२०१४
स १५.०१.२०१४ रोजीच्या पत्रान्यां ह सावस्थान अस्ति होत्रों को कर्याना व मीने देवांनी येथील प्राधिकरणाने मोने हेदूरणे व कोळे ता. कल्याण व मोने हेदूरणे ता. कल्याण व मोने उंझांली येपील विशेष नगर वसाहतीना अनुक्रमे दि. २०.०६.२०१६ व २४.०८.२०१५ रोनीच्या पत्रान्ववे इरावापत्र पारित फेलेले आहे. तसेच मौने घारिवली, काटई, कोळे व माणगांव, ता. कल्याण, नि. टाणे संदर्भापिन क्र. २२ अन्वयं LC व त्यास मा. जिल्हापिकारी, ठाणे यांनी दि. २७/१०/२०२१ रोजी पत्रान्यये इरादा पत्र पारित केलेले आहेत.

विषयिकत चार्डा विशेष बसाइत प्रकल्प शासनाच्या दि. ०८/०३/२०१९ च्या आधेसूचने अनुसार एकाल्पिक नगर बसाइती प्रकल्पात एकत्रित करण्यास शासनाने दि. ८८/१०/२०२१ च्या पत्रान्वचे मान्यता दिलेको आहे व त्यानुवंगाने जिल्हाधिकारो, ठाण यांनी संदर्भाधीन एव क्र. २५ अन्वये ऑतिम अधिन्यास मंजूरी दिली आहे.

८. अति. महानगर प्रदेश आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे (LOI) इरादा पत्र क. SROT/27/Villages/२४०४/STP/ LOI/Vill. Hedutane, Kole/Vol-I/817/2016, & . 30/05/3075,

९. जिल्हाधिकारी, वाणे यांचे पत्र क्र.महसूल/कक्ष-१/टे-७/अंतर्ली च खोणी/

ता.कल्याण/ विशेष नगर वसाहत प्रकल्य/एसआर-१९/२०१६, दि. २१/०७/२०१६, १०. नगर विकास विमागाची एकात्मिक्त नगर वसाहतीसाठीवी औधस्यनी

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क. टिपीएस-१८१६/प्र.क.३६८/१५/रु(४)/नवि-१३, दि. २६/१२/२०१६

११. नगर विकास विमागाचे निर्देश क. ट्रिकेस २२१६ ४३० प्रा अर्थ १२. जिल्हाधिकारी, ठाणे यांच्या (LOI) कार्यालयाचे पत्र क. महसूल /कक्ष

८टे-७/ए.न.व.W बा.को.नं. १९४९<mark>०९५१६२७७१५१छ</mark> २ दि. २४/०८/२०१७,

१३. जिल्हाधिकारी, ठाणे यांचे पत्र क्र. महसूल/कक्ष-१/टे-७/अंतर्ली -खोणं हेदूटणे-कोळे ता.कल्याण / उंब्रोली ता. जंबसनाय/एकात्मिका विशेष नग वसाहत प्रकल्प / रेखांकन / एसआर-२०/२०१८, दि. १४/०६/२०१८,

१४. नगर विकास विभागाचे पत्र क्र. टिपीएस-१२१८/३०८०/प्र.क्र.१५४/ १८/नवि-१२, दि. ०६.०९.२०१८,

१५. या कार्यालयाचे पत्र क्र. एकात्मिक नगर बसाहत /मौ. अंतर्ली, खोणी व इतर/ ससंठाणे/३१३, दिनांक १६.०२.२०१९,

१६. नगर विकास विभागाची एकात्मिकृत नगर वसाहतीसाठीची अधिसूचना क. टिपीएस-१८१६/प्र.क.३६८(माग-१)/१५/३७(१कक)(ग)/वियो/नवि-23. R. 06/03/2029.

१७. या कार्यालयाचे पत्र क्र. एकात्मिक नगर यसाहत /मो. अंतर्ली, खोणी व इतर/ ससंठाणे/११०२, दिनांक ०४.०७.२०

१८. जिल्हाधिकारी, ठाणे यांचे पत्र क्र. महसूल/कक्ष-१/टे-७/अतलीं -खोणी-हेदूटणे-कोळे ता.कल्याण / उंब्रोली ता. अंबरनाय/एकात्पिक विशेष नंगरं वसाहत प्रकल्प / रेखांकन / एसआर-१८/२०१९, दि. ११/०७/२०१९,

१९. संचालक, नगर रचना, महाराष्ट्र राज्य पुणे अधिसूचना/ (lc) क. प्र. यो./मू.म./मोने हेदुटणे व इतर/ए. न. व प्र. /प्र. क्र. ५७८/१८/टिपीव्ही-३/३६५३, दि. १८/०७/२०१९.

२०. जिल्हाधिकारी, ठाणे यांचे पत्र क्र. महसूल/कक्ष-१/टे-७/ए.एन.व. प्र./इरादापत्र/मरे५६४०५०९४२६२७/१९, दि, १४/०८/२०१९. 🦠

२१. जिल्हाधिकारी, ठाणे यांचे पत्र क्र. महसूल/कक्ष-१/टे-७/अंतर्ली -खोणी-हेदूटणे-कोळे ता.कल्याण / उंब्रोली ता. अंबरनाय/एकात्मिक विशेष नगर वसाहत प्रकल्प / रेखांकन / एसआर-२२/२०१९, दि. २९/०८/२०१९.

मे. मंकाटेक ढेललपर्स प्रा. लि. यांचे सरर एकत्रित नगर वसाहत प्रकल्याचे नकारो पा
कार्यालयास दि. १४.६१२०२१ च्या पत्रान्यये छाननीसाठी प्राप्त झालेले आहेत. संदर्भित गत्र क. २२
कार्यालयास दि. १४.६१२०२१ च्या पत्रान्यये छाननीसाठी प्राप्त झालेले आहेत. संदर्भित गत्र क. २२
अन्ययं उरमेला चार नगर वसाहतीच्या एकविकरणावायतचे निर्देश रासनाने विलाले आहेत. उर्देश अस्यान कुळाह्य-बहारार व परिसर अधिस्थित क्षेत्रयो नियमायती लाग् केलोलो आहे.
होत्रसाठी अंकरनाथ, कुळाह्य-बहारार व परिसर अधिस्थित क्षेत्रयो नियमायती नामान निर्णय
२७ गावासाठी रासनाने मंगूर केलोल्या विकास योजनेमध्ये समाविच्छ होत असले तरी शासन निर्णय
२७ गावासाठी रासनाने मंगूर केलोल्या विकास योजनेमध्ये समाविच्छ होत असले तरी शासन निर्णय
२७ गावासाठी रासनाने स्थाप विकास १८७०/२०११ मधील निर्देशात नग्द केलेल्या अट क. २ मध्ये सरर
हिनांक २०/०४/२०१७ विकास १८८०/२०११ मधील निर्देशात नग्द केलेल्या अट क. २ मध्ये सरर
हिनांक २०/०४/२०१४ विकास प्राप्त स्थापता सावत, असे नग्द केले आहे.

प्रसायावालिल नागिस पर्यायता आहे.

प्रसायावालिल नागिस पर्यायता आहे.

सावताचिव्या प्रसाहतीच्या प्रसाहतीच्या क्षेत्र आहे.

सावताचिव्या स्थानतीच्या प्रसाहतीच्या स्थापता आहे.

सावताचिव्या स्थानतीच्या प्रसाहतीच्या सावताच आहे.

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तसेच या पूर्वी अर्जदार यांचे जागेवर खाली नमूद केलेल्या सेक्टर फ्र. B ते I वरील जने सेक्टर "ओ" मध्ये बांधकाम नकारो सादर

Acres (182)

क्षेत्र (ची. मी.) एकास्मिक नगर बसाइत /मी. अंतली खोणी व इतर/ ससंद्यणे /२२२९ OCXXX.03 वि. २६/१०/२०२१ वि. २६/१०/२०२१ क्रांस्मिक नगर बसाहत /पो.अंतली, खोणी व इतर/ ससंदाणे /२२२१ ECE. 219 *DYECE.CO R. 71/10/7071 €03¥39.€° 3 एकात्मिक नगर बसाइत /मी.अंतली D E03856.59 खोणी व इतर/ ससंवाणे /२२२९ दि. २१/१०/२०२१ ₹₹₹₹₹ ¥ तात्पिक नगर चसञ्चत /भी अंतली ₹₹90₹८.€\$ खोणी व इतर/ ससंक्रेणे /२२२९ दि. २४/९०/२०२१ एकाल्पिक नगर वसाहत /मी.अंतर्ली, खोणी व इतर/ सर्सेवाणे /२२२९ दि. 840839.39 ¥20839.29 72/20/2072 त्मिक नगर बसाहत /मी.अंतर्ली G (पूर्वीचे 171144.0 278944 खोणी व इतर/ ससंदाणे /१४९३ दि. ३०/०८/२०१९ जिल्हाधिकारी, दाणे यांचे पत्र सेक्टर E) H (पूर्वाचे सेक्टर F) 14.75738 141749.31 क्र.महसूल/कब-४ टे-७/अंतर्ली व खोणी/ता.कल्याण/ विशेष नगरं बसाइत प्रकारप्र W. बोधकाम/एसआर-२०/२०१६ ft. 74/10/7016 क नगर बसाइत /मी.अंतल 88.09509 84.09909 6 खोणी व इतर/ ससंठाणे /२२२९ दि.२६/१०/२०२१ हत /पी अंतर्ल ८५४.५३ खोणी व इतर/ ससंठाणे /११०२ दि. (कायम नच्याने प्रस्तावित २४१८५१६.६२ २७७२५८६.६३ व्या नियमावली अनुसार विकासकाने

नेल्या एकाति सुर, एगर बसाहतीच्या नियमावली अनुसार विकासकाने हिन्या प्रस्तावित प्रथमम नकाशीसाठी या कार्यालयाकडे प्रस्ताव सारर लि हमारतीया पूर्वीचे कायम ठेवालेच्या मंजूर बीधकाम क्षेत्राचा व सुधारित

try

স)	अ. क्र. ३ पैको एकूण प्रस्ताबित बांधकाम क्षेत्र Social housing चे क्षेत्र वगळून	२७७२५८६.६३
ब)	Social housing चे प्रस्तावित क्षेत्र	\$45637.39
4	एकूण प्रस्ताधित बांचकाम क्षेत्र सेक्टर बी ते सेक्टर ओ (४अ + ४व)	१९३११४५.०५
€.	एकूण अनुतेय बांधकाम क्षेत्रापैकी वापरलेले चटई क्षेत्र निर्देशक (५/६)	908,0
0	सद्यस्यितीत अनुद्रीय बीधकाम क्षेत्रापैकी एकूण वापरलेले चटई क्षेत्र निर्देशांक (४३४/३)	0.834

भरावयाच्या स्वकमेबाबत :-

. १) छाननी शुल्क:-(सेक्टर ओ) = रूपये ७,०८,२००,००

(य) अतिरिक्त चटई क्षेत्र शुक्क-

एकात्मिकृत नगर बसाहतीच्या नियमायलीतील विनियम ७.२.२ मधील तकत्यातील अ. क्र. २ अ-अनुसार विकासक यांना ०.८ अतिरिक्त चटई शेत्र निर्देशांक अनुत्रेय अस्तुन त्यांनी पूर्योच्या निवसाकनुसार ०,४ एकडया अतिरिक्त चर्टा क्षेत्र निवंशांकाच्या अनुवंगाने स्वत्क मृंबई महोनगर प्रदेश विकास प्राधिकरणकडे रू. ३०,६०,३३,०२०/- भरणा केलेले आहे. वर्गदार यांनी या प्रस्तावामध्ये मूळ अनुजेप चर्टा क्षेत्र निवंशांका (FSI) र.०० चा व्यापर केलेली नाही, त्यामुळे अतिरिक्त चर्टा क्षेत्र निवंशांकासाठी आवश्यक असलेले

वापर केलेला नाहा, स्वाप्त्र्य अधिमृत्य आकारण्याची आवश्यकता नाही.

(क) विकास शतक-

महाराष्ट्र प्रारेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४ बी मधील तरतुदीअनुसार (परिशिष्ट दोन) बोधकामासाठी विकास शुक्क वार्षिक बाजारमूल्य दर तकत्यातील निवासी बुधकाम दराच्या २% व अनिवासी बांधकाम दराच्या ४% या दराने जमा करणे आवश्यक आहे, तसेच एकात्मिकृत नगर वसाहतीच्या सुधारित नियमावलोतील विनियम १३.४ (अ) अनुसार विकास शुल्कामध्ये ५० टक्के सवलत अनुशेय आहे.

परंतु शासनाच्या दिनांक ०६/०९/२०१८ रोनीच्या पत्रानुसार विकासकाने PAID FSI व DOUBLE HEIGHT TERRACE करोता सुमारे रुपये ९,१२.५९,५८%- एकडी रक्कम समायोजित करण्यासाठी या कार्यालयास कळविलेले होते. त्यानुसार विकासकास एकुण भरणा करावयाचा तपशिल खालील प्रमाणे आहे.

अ.	तपशील	Section 1979
n.	छाननी शहर	
3	विकास गुल्क	04,45,800
3	अतिरिक्त चरिक्षेत्र कृत्य	निरंक
¥	एकुण आता मराव्याची कम रू.	1 1/028,88,89
	S. S. W.	BLOW BLOW COST. THANK

- O: नव्याने बांधकाम परवानगीचे क्षेत्र

अ.	इमारत .	प्रस्तावित मजले	इमारती उंची (मी.)	इपारती चा वापर	बांधकाम क्षेत्र (चौ. मी.)
X .	Cluster 14.07 Wing	तळ + २३ मजले	59.90	रहिवास	94968.86
?	A,B,C,D,F,G,H & I Cluster (4,0) Wing A,B,C & D	तळ + २३ मजले	49.90	रहिवास	\$4040.85
,	Cluster १५,०४ Wing A.B.C & G.H.J.J & K	तळ + २३ मजले	69.90	रहियास	84604'9\$
×	Cluster (4.04 Wing B,C,D,F,G & H	तळ + २३ मजले	59.90	रहिवास	49.85005
4	Cluster १५,०६ Wing	तळ + २३ मजले	59.90	रहिवास	24.0139
Ę	Cluster १५.06 Wing	तळ + २३ मजले	£9.90	रहियास	19060.99
6	SCHOOL-O	तळ + ५ मजले	23.Yo	शैक्षणिक	984.04
۵	PARKING BLDG- P?	तळ + १३ मणले	\$0.00	सुविधा	00,00
9	CLUBHOUSE	तळ + २ मजले	\$0,70	सुविधा	3754.74
TOTAL T	- ×	-			348000.08

эт. Та.	तपशील	चो. मी.
*	जारीचे एकुण क्षेत्र	5€.009090€
37)	बेसिक चटई क्षेत्र निर्देशांक = १	\$5.00poper
ब)	अतिरिक्त अनुतिय चटई क्षेत्र (अधिभार आकारुन) = ०.८०	\$0,\$2,474.90
4 0)	एकूण अनुजीय बांधकाम क्षेत्र (स + म) (Social Housing चे क्षेत्र वगळ्न)	4 ८२३६३३.२८
₹)	A Comment of the last of the l	३,४१,१८१.६६
O	एफून अनुत्रीय बांधफाम क्षेत्र (क + ड) (Social Housing च्या क्षेत्रासहित)	4868588.88
2	१ व पैको अतिरिक्त चटई क्षेत्र (अधिमार आकारलेले)	4,46,649.16
3	सद्यस्थितीत एकूण अनुरोप बीपकाम क्षेत्र (१अ +२) (Social Housing चे क्षेत्र वगळून)	४३५१७७६.५६
¥		

शासनाच्या दि. ०६/०९/२०१८ रोजीच्या पत्रानुसार 2.22,49,460/-गयोजित करावयाची रक्कम रू WOF, 97, 90W-या पूर्वी या कार्योलगाने MASTER LAYOUT करिता दि. १३/१२/२०२१ रोजीच्या पत्राअनुसार समायोजित करावयाची शिल्लक (क्कम रू. 6,87,89,340/-中平.(Y) 10 8.96,99,944/-दर उपरांक्त प्रस्तावित सेक्टर 'O' या सेक्टरच्या योधकाम परवानगी मंजुरीनंतर समायोजित करण्यासाठी शिल्लक रक्कम रू. (६) - (७)

(ई) बेंकगॅरटी

एकात्पिकृत नगर वसक्रत क्षेत्रा मध्ये नियमानुसार सर्व पायाभूत सुविधा प्रकल्प पुण होई पर्यंत (Infrastractural Facilities) विकसित करणे व त्याची देखभाल करणे UDCPR 2020 नियमात्तलीतील विनियम १४.१.१.१ (viii) नुसार विकासकावर बंधनकारक आहे. तसेच संबंधित एकात्मिकृत नगरवसाहतीतील पायामूत सुविधाच्या एकूण खर्चाच्या १५% रक्कमेची बँक गॅरंटी विकासकांनी जिल्हाधिकारी, ठाणे यांचे फडेसादरकरणेआवश्यकआहे.

मा. जिल्हाधिकारी, ठाणे यांनी दिनांक ३०/१२/२०२१ रोजी अंतिम अभिन्यास मंजूर केलेल्या पत्रातील अट क्र. ४६ व मा. सहसंचालक नगररचना, कोकण विभाग, नवी मुंबई यांच्या दिनांक ०३/१२/२०२१ च्या शिफारस पत्रातील अट क. ६ अ अनुसार विकासकास बैंक गॅरेटी देणे आवश्यक आहे. ,

१) (इ) कामगार उपकर:-

शासनाच्यां एकात्मिकृत नगर बसाहती च्या UDCPR-२०२० नियम क्र. १४.१.१३ (IV) अनुसार मुद्राक शुल्क व विकास शुल्कासाठी ५०% सवलत देण्यात आलेली आहे. तथापी या मध्ये कामगार उपकर या बाबीचा समावेश नाही.

प्रस्तावा खालील जागेस सहसंचालक, नगररचना, कोकण विभाग, नवी मुंबई यांचे शिफारस पत्र क्र. एकात्मिकृत नगर बसाहती /मी.खोणी व अंतर्ली च इतर / सहसंकोवी/र०७२ दि. २८.६,२०१९ व मा. जिल्हाधिकारी, ठाणे याचे कडील बांधकाम परवानगी आदेश फ्र. महसूल/कक्ष-१/टे-७/विनवप्र/एसआर-८८-२०१४, रि. १८.९.२०१४ अन्वये सेक्टर- C ते I (पूर्वाचे सेक्टर- A ते G) या २४.८६,३७६.१७ चौ. मी. क्षेत्रावर बोधकाम परवानगी देण्यात आलेली आहे. तसेच वेळो-येळी सुधारित परवानाचा देण्यात आलेल्या आहेत. आता सेक्टर- ०, या क्षेत्रावर अर्जदार यांनी नथ्याने बांधकाम प्रस्तावित केलेले आहे. अर्जदाराने आतापर्यंत क. ८,६५,८९,६७१/- एवढा उपकर भरणा केलेला आहे. तथापि, सदर उपकर हा प्रस्तावित बांधकाम क्षेत्रावर परिगणित करावयाचा असल्यामुळे सेक्टर "ओ" मधील बांधकामाचे कामगार उपकराबाबत नव्याने आदेश निर्गमित करण्यात येतील. तो उपकर विकासकाने पूर्णत्याचा दाखला घेण्यापुर्वी भरणे आवश्यक आहे. तसेच उपकराच्या रक्कमेबायत काही तफावत आल्यास तो भरणे विकासकास बंधनकारक आहे.

वर नमूद केल्याप्रमाणे शासनाने दिलेल्या मार्गदर्शनाच्या पारवंभूमिवर सेक्टरनिहाय नकाशाची सदर क्षेत्रासाठी लागू असलेल्या एकात्मिकृत नगर बसाहतीच्या नियमावली अनुसार य अंबरनाथ, कुळगाव-यदलापूर व परिसर क्षेत्राच्या मंनूर विकास नियंत्रण नियमावलीअनुसार तांत्रिक छाननी केली असता सादर केलेले बांधकाम नकाशे नियोजनाच्या दृष्टिने सर्वसाधारणपणे

योग्य असल्याने हिरव्या रंगातील दुरुस्तीसह सदर बांधकाम नकातांना खालील नमुद अटीस

- अभीन राहून मंजूरी रेण्यात येत आहे. १. सदर प्रकरणी UDCPR-२०२० नुसार एकात्मिक नगर बसाहत प्रकल्पाचे शासन मंजूर विनियम व बेळोबेळी सुधारित करणेत येणाऱ्या सर्व नियमांचे/सूचनांचे पालन करणे विकासकावर बंधनफारक राहोल.
- २. शासनाच्या दि. ०३/०३/२०१४, दि. २२/०८/२०१४ व दि. ०८/०७/२०१५ च्या अधिसूचनेन्वये प्रदान करण्यात आसेल्या लोकेशनस विलअरन्समधील अटी व शर्ती या एकप्रित एकात्मिकृत नगर वसाहत प्रकल्पास लागू रहतील.
- पर्यावरण विभाग महाराष्ट्र शासन यांचे दि. १९/६/२०१३ व दि. २१/०२/२०१५ रोजीच्या ना-हरकत प्रमाणपत्रातील सर्व अदी व शर्तीची पूर्तता करणे विकासकावर बंधनकारक राहील.
- ४. महाराष्ट्र प्रदूषण नियंत्रण मंडळाचे दि. २०/८/२०१४ रोजीच्या मान्यता पत्रातील अटी व शर्तीचे पालन करणे विकासकास बंधनकारक राहील.
- UDCPR-२०२० नुसार एकात्पिकृत नगर बसाहत प्रकल्पाच्या शासन मंजूर नियमावलीतील विनियम १४.१.१.२ (V) अनुसार वृक्ष लागवड करून त्यांची देखपाल /संवर्धन करणे विकासकावर बंधनकारक आहे.
- ६, विशेष प्रसंगी जिल्हाधिकारो, ठाणे यांनी लेखी आदेश दिले तर ते विकासकावर बंधनकारक राहतील. त्यास या परवानगीवरून बाधा येणार नाही.
- ७. मुख्य अभियंता, जलसंपदा विमाग, कोकण प्रदेश, मुंबई यांचे दि. ०३/०७/२०१३. दि. ०९/०७/२०१४ व दि. ०६/०२/२०१५ रोजीच्या ना-हरकत प्रमाणपत्रामध्ये नमूद सर्वे नंबरच्या जागेमध्ये सेवा सुविधा व्यतिरीक्त कोणतेही बांधकाम करण्यात येऊ नये, त्याचप्रमाणे त्यातील इतर अटी व शर्तीचे पालन करणे बंधनकारक राहील.
- ८. संचालक, महाराष्ट्र अग्निशमन सेवा, मुंबई यांनी दि. ०६.०९.२०१७ व दि. १५/०१/२०२० रोजी प्रमाणित नकाशासह दिलेल्या ना-हरकत बाखल्यातील सर्व अटी / शर्तीचे पालन करणे व पूर्वता करणे विकासकावर बंधनकारक राहील.
- ९. नकाशातील प्रस्तावित इमारतींकरीता प्रत्येक इमारतींमध्ये नकाशात दर्शविल्याअनुसार १ अग्नी प्रतिबंधक निकास जीन्याचे बांधकाम फायर ॲंडव्हायझर यांनी नाहरकत पत्रात दिलेल्या सूचनांअनुसार तसेच योग्य त्या बांधकाम साहित्याचा वापर करून करणे विकासकावर वंधनकारक राहील. सदर सेक्टरमधील प्रत्येक इमारतींपधील प्रस्तावित रिफ्युज एरिया कोणत्याही परिस्थितीत बंद करता येणार नाही व त्या कायमस्वरुपी खुल्या ठेवणे विकासकावर बंधनकारक राहील. या रिफ्युज एरियाचे भिंतीचे बांधकाम दोन तासाच्या फायर रेटींगप्रमाणे बांधकाम साहित्य वापरुन करणे विकासकावर बंधनकारक राहील.
- १०. नकाशांवर दर्शविल्यांप्रमाणेच नियमांअनुसार आवश्यक पार्किंगची सुविधा विकासकाने विकसित करावयाची आहे व तसे विकासकावर बंधनकारक राहील. सदर नकाशामध्ये अनुजेय केलेल्या पार्किंगचा वापर केवळ वाहनतळाकरीता करणे बंधनकारक राहील. सबब, सर्वे पाकिंगमध्ये पुरेसा प्रकाश व वायुविजन याची व्यवस्था नैसर्गिकरित्या अथवा आवश्यक असल्यास यांत्रिक पध्यतीने करणे विकासकावर बंधनकारक राहील व यासाठी अखंड बीज

पुरबद्यासाओं विकासकाने आवश्यक ती सुविधा कागमस्वरूपी उपलब्ध करन देशे विकासकावर बंधनकारक राहील.

११, नियोजित बांधकामातील सर्दनिका केवळ रहिवास वापरासाठीय कायपस्वरुपी वापरायनाच्या आहेत. त्यातील बापरामध्ये कोणताही बदल सहायक संचालक, नगररचना, ठाणे यांच्या मंजुरी शिवाय विकासकास / रादनिका धारकास

 नकाशामध्ये दर्शविलेले बांयकाम क्षेत्र, मूखंडाच्या हटी, साम् जागेवर चालू असलेले बांधकाम यांची मोजमा *३. मुरक्षिततेच्या दृष्टीने (safety and secu

disasters) आवश्यक तो उरायपोजना करणे ह १४.नकारो मंजुरीअनुसार च्या इमारतीचे बांधकाम Natural Calamities च्या दृष्टीने उपाययोज विकासकाच्या संबंधित सल्लागार योथेकडून सुरुवान करणे व त्यांचे सल्ल्याने व देखरेखीख

१५.UDCPR-२०२० नुसार एकात्मिकृत नगर र विनियमामधील विनियम १४.१.१ (III)' अनुवार EWS/LIG बावतच्या तरतुरीयो पुर करणे विकासकावर बंधनकारक राहील.

१६. प्रस्ताबित नकाशावर दर्सीबस्यापमाणे सर्व सामासिक अंतरे प्रत्यक्षात जागेवर असले पांडजेत व त्या खालील जागा कायमस्वरुपी खुली ठेवणे बंधनकारक राहील.

१७.क्लब हाऊसची सुविधा टाऊनक्षिपमधील सर्व रहिबाशांना उपलब्ध करुन रेणे आवश्यक राहील.

१८. Rain Water Harvesting System व Solar System ची व्यवस्था व त्यातील इतर तांत्रिक बाजीकरिताची पूर्वता व विकास भोगवटा दाखल्यापूर्वी करणे विकासकांवर बंधनकारक

१९. बृहत आराछङ्गमध्ये ज्या वापरासाठी भूखंड / सेक्टर / ब्लॉक दर्शविला आहे, निव्वळ त्याच वापरासाठी त्या क्षेत्राचा बापर करणे विकासकावर बंधनकारक राहील. रहिवास विभागातील सेक्टर / ब्लॉक मधील भूखंड सदर क्षेत्रास लागू विकास नियंत्रण नियमावलीअनुसार अनुत्रेय होणा-या रहिवास वापरासाठीच वापरावयाचे आहेत. त्यासङ सुविधा, ऑमिनिटी इत्पादी स्वरुपातील मिश्र बापर त्यामध्ये अनुक्षेय राहतील. कारण UDCPR-२०२० नुसार एकात्मिकृत नगर बसाहतीच्या नियमावलीतील बिनियम १४.१.६७ (IV) अनुसार योजना क्षेत्रात अनुहोय Total Basic Floor Area (F.S.I.) च्या किमान ६०% Floor area (F.S.I.) हा फनत निव्वळ निवासी कारणासाठी वापर करणे बंधनकारक आहे.

२०. प्रकल्प राबविताना उद्भवणाऱ्या कोणत्याही अडचणी अववा प्रश्नांसादी.धिकासक सर्वस्वी जबाबदार राहील. या अङचणींचे निराकरण करुन देण्याची जबाबदारी अथवा बंधन शासनावर, या कार्यालयावर व तसेच जिल्हाधिकारी, ठाणे याचेवर असणार नाही.

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- २८.।।। चा निकास त्या परिसरात सुयोग्य ठिकाणी शासनाच्या संबंधित विभागाच्या सल्ल्याने विभासकास करणे बंधनकारक राहील. Sewage Treatment Plant, Solid Waste Composting Plant, Land Fill Site ये स्थानाबासत व अन्य सविस्तर तांत्रिक बाबी अनुवंगाने रांबींधतांच्या सल्ल्याने विकसित करणे बंधनकारक रहील.
- २२. प्रस्तानित जमीन वापर नकाशा सुधारित मंत्रुरीअनुसार Water Distribution layout ची आजणी करून घेणे, पाणी पुरवठपाच्या रेखांकनाची तसेच Reservoir, rain water harvesting system, recycling system व स्वातील इतर तांत्रिक बार्बीकरिताची छाननी रासनाच्या संबंधित विभागाकडून करून घेणे आवश्यक राहील व त्याअनुसार Water Distribution Lines टाकणे वा त्यानुषंगाने इतर विकास करणे विकासकावर वंधनकारक
- २३. बृहत आराखडा मंजुरीनंतर Drainage layout तयार कठन घेणे व त्याची छाननी शासनाच्या संबंधित विभागाफडून करून घेणे आवश्यक राहील व त्याअनुसार Drainage Lines टाकणे वा त्यानुषंगाने इतर विकास करणे बंधनकारक राहील.
- २४. बृहत आराखडयामध्ये दर्शविण्यात आलेल्या सार्वजनिक उपयुक्तता (Public Utilities) चा यिकास संबंधित विभागाच्या सल्याअनुसार करणे विकासकास बंधनकारक राहील व त्यानुषंगाने सार्वजनिक उपयुक्ततेच्या स्यानामध्ये व क्षेत्रामध्ये बदल करणे आवश्यक
- असल्यास त्याप्रमाणे रेखांकन सुधारित करणे विकासकावर बंधनकारक राहील. २५,प्रकल्याबाबत कोणतीही जाहिरात करतेवेळी जाहिरातीमध्ये मंजूर रेखांकन व बांधकाम परवानगी प्रमाणेच तपशील / नकारो इत्यादीचा समावेश करणे विकासकावर बंधनकारक राहील.
- २६.प्रस्तावित एकात्पिकृत नगर वसाइतीच्या क्षेत्रातील नैसर्गिक ओडे, नाले, तळी, कॅनॉल व त्यातील बाहणारे पाणी यावर विकासकास हक्क सांगता येणार नाही व त्याच्या नैसर्गिक प्रभावास अवस्थाला करता येणार नाही.
- २७. एकात्मिकृतनगर वसहतीच्या नियमावलीतील विनियम १०.५ अअनुसार ९० लीटर प्रति माणसी पिण्याच्या पाण्याची व अग्निशमन यंत्रणेकरौता आवश्यक पाणी व बागवगीच्या यापराकरिता अतिरिक्त पाण्याची तरतूद विकासकाने करणे आवश्यक आहे. त्याअनुसार विकासकास महाराष्ट्र औद्योगिक विकास महामंडळाने त्यांच्या दि. १७/५/२०१३ च्या पत्रान्वये १० दश लक्ष घनलिटर प्रतिदिन पाणी पुरवठयास संमती दर्शविली आहे. त्याचप्रमाणे जलसंपदा विभागाने त्यांच्या प्रस्तावित कुशीवली, ता.,अंबरनाय येथील रूपु पाटबंधारे प्रकल्पातून ८ दश लक्ष पन मिटर प्रतिवर्षी पाणी देण्याचे दि. २९/१५/२०१३ च्या सामंजस्य कराराने (M.O.U.) मान्य केले आहे. लोकेसंख्येच्या प्रमाणात पुरेशा पाण्याची तरतूद करण्याची जवाबदारी विकासकावर राहिल.
- २८. एकात्मिकत नगर वसाहतीच्या सुधारित नियमावलीतील विनियम १०.५(क) अअनुसार पुरेशा वीज पुरवठ्याची सोय उपलब्ध करणे विकासकावर बंधनकारक आहे. त्याअनुसार (M.S.E.D.C.L.) कल्याण यांनी दिनांक २५/०२/२०१४ व ०५/०८/२०१५ रोजीच्या पत्रान्यये संपतो दर्शविली आहे.

२९. प्रस्ताबित एकात्मिकृत नगर बसाहत प्रकल्प हा नवी मुंबई आंतरराष्ट्रीय विमानतळाच्या प्रस्तावित जागेपासूनच्या १८.३० कि. मी. परिधामध्ये तसेच मुंबई आंतरराष्ट्रीय विमानतळा जागेपासून २७.१० कि.मी. परिधामध्ये येत असल्याचे विकासकाने सादर केलेल्या गुगल भेंप स्यानदर्शक नकाशावरुन दिसून येत आहे. याबाबत सदर क्षेत्रासाठी प्रचलित विकास नियंत्रण नियमावलीतील तरतुदीअनुसार विकासकाने विमानतळाजवळील इमारतीसाठी विमानतळ प्राधिकणाचे ना हरकत प्रमाणपत्र सादर करणे आवश्यक आहे. त्याअनुसार विकासकाने विमानतळ प्राधिकरणाचे १६० मी. पर्यंत ठेचीच्या इमारतीबायत ना-हरकत प्रमाणपत्र सादर केले आहे. याबाबत भारतीय विमान पत्तन प्राधिकरण (पश्चिम क्षेत्र मुख्यालय) यांची ना-हरकत पत्र क्र.बीटी-१-एनओसीसए सारस्थ्यनपुरुष-१ १२६५-६८, दि. १४८/२०१४ व बीटी-१-एनओसीसी/ सीएस/एनगुए हरकत पत्र क्र.बीटी-१-एनओसीसी/ सीएस/एमयुर्प/१४/नोकास/एनएन/ २४६/१४२८/ MARKEGIS) ६नएम/२४८/१४३०/१२७३-७६ हि. १४८/२०१४ यातील सर्व अटी The Indian वंधनकारक राहतील.

संधनकारक रहतील. ३०. एकात्मिकृतनगर बसाहत नियमावलोतील टाऊनशिपसाठी अनुसेव कर् क्षेत्र निर्देशांकाच्या मधीदेतच संपूर्ण टाऊनशिपचे बीधकाम करता है। अर्जनार वांनी आगेवर बीधकाम सह करण्यापूर्वी अनिशापन

३१. अर्जदार यांनी जागेयर बांधकाम सुरु करण्यापूर्वी अधि ना-हरकत प्रमाणपत्र / दाखला सादर करणे आवश्यक आहे.

३२. विनियम ७.३ (अ) अअनुसार प्रकल्प क्षेत्रात प्रस्तावित पेकिंग नियमाअनुसार विकसित करून सर्वसामान्य ठेवणे विकासकावर बंधनकारक राहील.

३३. एकात्मिकृतनगर वसाहतीसाठी शासनाने दि. २६/१२/२०१**३** नियमावलीतील विनियम १२.८ मध्ये Infrastructural facilities, बा त्याअनुसार प्रकल्प पूर्ण होईपर्यंत व अर्बन लोकल बॉडी स्थापनेपर्यंत Infig facilities पुरविणे व सुस्थितीत ठेवणे व देखभाल करणे विकासकावर बंधनफारक रा

३४. Social Housing (EWS/LIG) अंतर्गत विकासकास आवश्यक सदनिकाची यादी म्हाडास सोडत पद्धतीने बाटप करावयाची असून काही सदनिका ह्या विकासकास भाडेतत्वायरील यरांसाठी य विक्रीसाठी स्वतःकडे राखून ठेवायच्या आहेत. त्याअनुसार अर्जदार विकासकास मंजूर रेखांकनाअनुसार ४,१२,२६३.६१ चौ. मी क्षेत्र Social Housing (EWS/LIG) साठी राखून ठेवावचे असून त्यापेंकी कर्नदार यांनी 'सेक्टर 1' मध्ये २,४५,८११.९० ची. मी. क्षेत्र प्रस्तावित केले आहे. विकासकास उर्वरित १,६६,४५१.७१ थी. मी. क्षेत्र पुढील बांधकामात देणे बंधनकारक राहील. तसेच विकासकास एकात्मिकृतनगर वसाहतीसाठी शासनाने दि. २६/१२/२०१६ रोजी मंजूर केलेल्या नियमायलीतील विनियम ९ मधील ९.१ ते १.१० अअनुसार Social Housing (EWS/LIG) बाबतच्या आवश्यक तरतुरींची पूर्वता करणे विकासकावर बंधनकारक रहिलि

करण विकासकावर वधनकारक रहाल. एकात्मिकृत नगर करते क्षेत्रमण निवमानुसार सर्व पायाभृत सृषिधा (INFRASTRUCTURE PACILITIES), विकसित करणे वा देखमाल करणेकरीला UDCPR-२०३० मधील निवम क. (४.१.१.(४.॥) नुसार विकासकावर वधनकारक आहे.

त्यासाठी संबंधित पायापुत सुविधांच्या एकुण खर्चांच्या १५% रक्कमेपी बैंक गैरटी विकासकाने जिल्हापिकारी, क्राणे योथेकडे जोतेप्रमाणपत्र येणेपुर्वी सादर करणे आवश्यक आहे.

- ३६. विकासकास सदर प्रकल्यातील Social Housing (EWS/LIG) चे क्षेत्र हे विक्री करावयाच्या सदिनकांच्या प्रमाणात बोधणे व विक्री करावयाच्या इमारतींचे भोगवटा प्रमाणपत्र येणेपुर्वी Social Housing (EWS/LIG) इमारतींचे भोगवटा प्रमाणपत्र येणे बंधनकारक राहील.
- Social Housing (EWS/LIG) इमारतींचे घोगवटा प्रमाणपत्र येणे बेथनकारक राहील.

 ३७. विकासक व त्यांचे व्यस्त्विशास्त्र बांनी सादर केलेल्या विहित नमुन्यातील माहितीच्या आधारे सदर प्रकरणांची छातनी कारण्यात आलेली असून त्यामध्ये चटई क्षेत्र निवंशांकाच्या चिराणनेवाबत काही तकावत आढळून आल्यात त्यास संबंधित वास्तृविशास्य नवाबदार राहोल व त्याअनुसार होणाऱ्या तकावतींची सुधारणा अनुज्ञेय चटई क्षेत्र निवंशांकाच्या मर्यादत करणे विकासकावर बंधनकारक राहील.
- ३८. अर्जदार विकासकाने सादर केलेली कोणतीही माहिती व कागदपत्रे ही चुकीची / दिशामूल करणारी आढळल्यास प्रस्तुतची शिफारस रद समजणेत येईल व त्यामुळे विकासकाच्या य इतर सर्व संबंधितांच्या कोणत्याही नुकसानीस स्वतः विकासक जवाबदार राहील.
- मेंजूर विकास नियंत्रण नियमावलीप्रमाणे पुडीलप्रमाणे छाननी शुल्क व अधिमृल्य शुल्क आकारणे आवस्यक राहील.
- ४०. या प्रकल्पातोल सर्व इमारतींच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे सी. सी. टी. व्ही. चित्रिकरण करण्यासाठी बांधकामाच्या ठिकाणी सी. सी. टी. व्ही. यंत्रणा कार्यान्यित करणे विकासकास बंधनकारक राहील.
- १२. अर्जदार यांनी खुली जागा १०० KV विद्युत वाहिनी खाली प्रस्तावित केलेला आहे. तथापि प्रस्तावित वायकामाबाबत संबंधित विभागाचा (MAHATRANSCO) सुरक्षित अंतराचा दाखला घेणे अर्जदार यांच्यावर बंधनकारक राहील. तसेच सपर विद्युतवाहिनी खालील जागेवर कोणत्याही प्रकारचे बांधकाम अर्जदार / सदीनका धारक यांस मविष्यात देखील करता येणार नाही.

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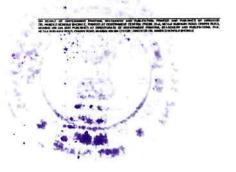
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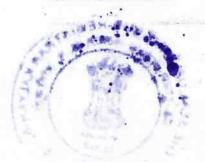
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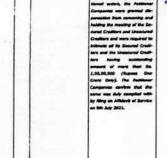


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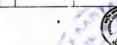




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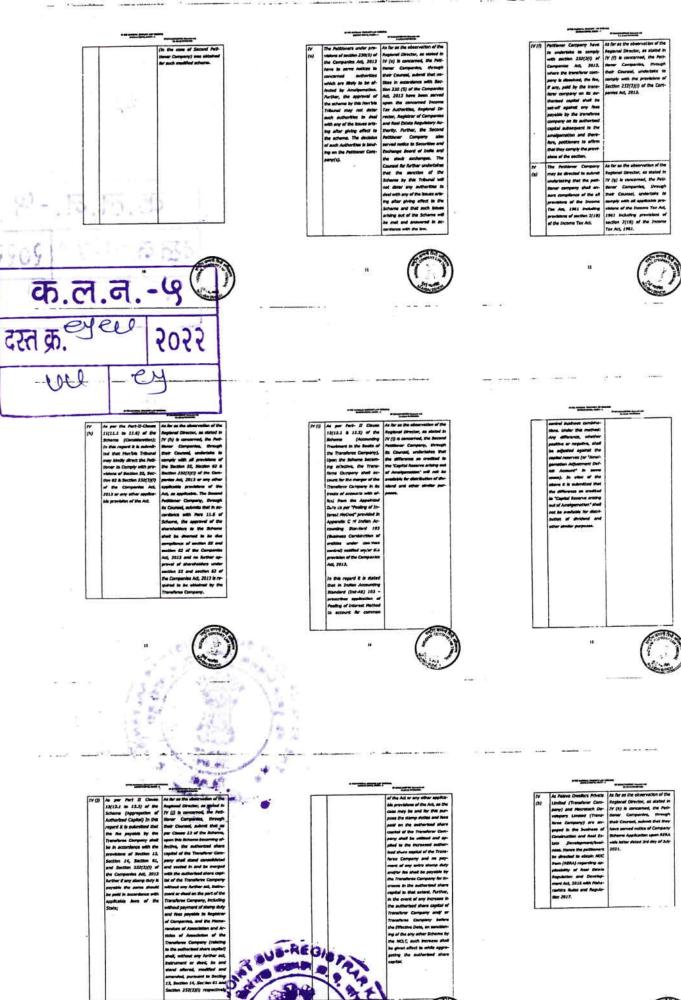












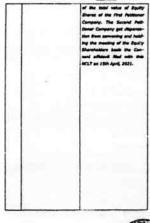


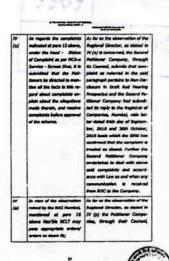
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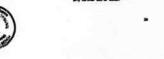














क.ल.ब.-५

दस्त क्र.स्पृन्धा २०२२

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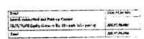






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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

क.ल.न.-५ दस्तुक.स्युच्य २०२२ ८५ स्य

This registration is granted under section 5 of the Act to the following project under project registration number : P51700032990

Project: Foresta A, B, H and I , Plot Bearing / CTS / Survey / Final Plot No.: 53/3, 65/15A, 65/15B at Mangaon, Kalyan, Thane, 421203;

- Macrotech Developers Limited having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.
- 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;
 - 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 03/02/2022 and ending with 30/11/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- 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.

gnature valid gitally Signed by Vasant Premar

nt remanand Prabhu MahaRERA) 02-2022 15:30:14

Dated: 03/02/2022

Place: Mumbai

Signature and seal of the Authorized Officer

Mariashtra Real Estate Regulatory Authority

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घोषणापत्र

नोणीही मयत झालेले नाही किंवा अन्य नोणत्याही मारणामुळे कुसमुखत्यारपत रद् बातल ठरतेले गही.सदरचे कुतमुखत्पारभत्र पूर्णपणे वैध असून उपरोक फूती करण्यास मी पुर्णतः सद्यम आहे.सदरचे क्यन चुकीचे आदकून आत्यास, नोंदणी अधिनियम १९०८ चे कतम ८२ अत्यदे शिक्षेत्त मी पात्र दर दस्त गोंदणीस सादर केला ब्राहे / निष्मादीत करूंन क्युकीजवाय दिका आहे. सदर कुलमुखत्यारपत्र निहून देगार यांनी कुलमुखरवारपत्र रद्द केलेले नाष्ट्री, किंबा कुसमुखरवारपत्र निहून देणार व्यक्तीपैकी मी, बुरेन्द्रत नायर / मेंट्रिक मोनिस / संगीत चौघरी / रिवेश खगताप / बिबीन सेंम् / बॉय वासीकोरण स्मिता चाग यांनी दिनांक 04/10/2021 रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आघारे मी, राहीन याची मला जाणीव आहे.

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देणार व्यक्तिपैकी कोणीही मयत ब्रालेले नाही किंवा अन्य कोणत्माही कारणामुळे कुलमुखत्मारात्र रह बातल ठरलेले नाही.सदरचे जुलमुखत्सारपत्र पूर्वपणे दीध असून उपरोक्त कृती करण्यास मी पुर्वतः सक्षत बाहे सदर्भ कवन चुकीचे आढळून वाल्यास, नोंदणी अधिनियम १९०८ चे कराम ८२ बन्पवे आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्मादीत कबन कनुसीजनाव दिला आहे. सदर कुनमुंखत्यारपत्र निहून देणार यांनी कुतमुक्दत्यारपत्र रद्द केलेले नाही, किंया कुतमुखत्यारपत्र लिहून आला आहे. द्वीरफ़न नायर / पीट्रिक मोनिय / संगीत चौथरी / रिक्षेक चनवाप / विदीन सेन / चौच वालीकोषय / बनाई सोरेस यांनी दिनांक 04/10/2021 रोजी मता दिलेल्या कुतमुखत्यारपत्राच्या मी, पंडित केसरकर / राष्ट्रत बंडेकर / प्रमोद कांबळ / प्रताप साववेकर / शेलेश नोरे / आदित्य नाटकर मंजय होस्ट्रर / विनायक कापीनकर / शीकांव कांबळे या द्वारे चोचिव करतो की, दुप्पम निबंधक ्र हर्ना हो- प्रमंत्रे कार्यावयात करास्तामा या विषेकाचा बस्त नोंदणीवाठी सावर करम्पात शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

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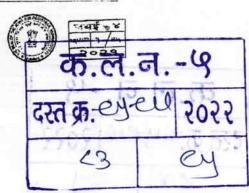
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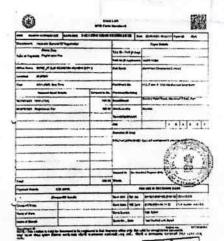
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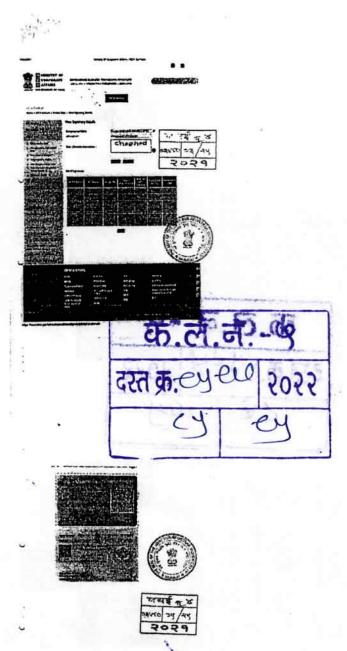






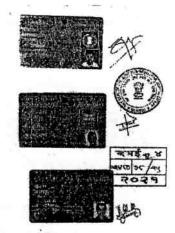


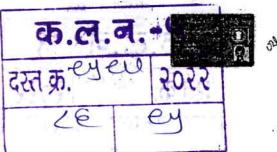












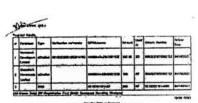


















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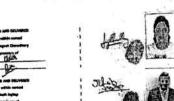


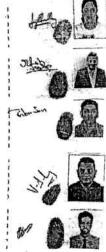
























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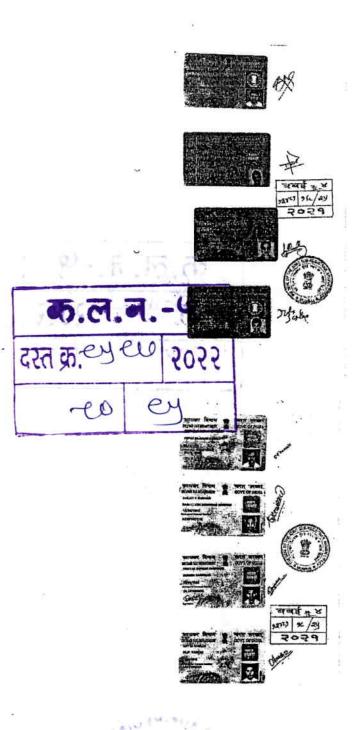
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आयकर विभाग INCOME TAX DEPARTMENT



मारत सरकार GOVT. OF INDIA

RAMKRISHNA V RAUT

VASUDEO BABAJI RAUT

03/01/1984

Permanent Account Number

AJSPR9457K





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आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



SATAM SONALI VISHWAS

VISHWAS DATTATRAYA SATAM

05/07/1987 **Permanent Account Number** BSAPS2892B





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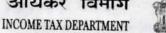
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VISHWAS DATTATRAY SATAM

20/02/1988

Permanent Account Number ENJPS5230L



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दस्त क्रमांक: कलन5 /9597/2022

बाजार मृल्य: रु. 42,20,000/-

मोबदला: रु. 71,93,431/-

भरलेले मुद्रांक शुल्क: रु.3,24,000/-

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पंत नंबर BSAPS2892B

2 नाव:सामकृष्ण राऊत - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 101/15, मनोहर श्रीजी निर्वाणा कात्रप स्कूल जवळ बदलापूर ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AJSPR9457K

3 नाव:मॅक्रोटेक डेव्हलपर्स लि.तर्फे कु.सु. सुरेन्द्रन नायर तर्फे कु. सु. राहुल वंडेकर - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निंमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पन नंबर:AAACL1490J पक्षकाराचा प्रकार लिहून घेणार वय:-34 म्लाक्षरी:-

लिहुन घेणार वय :-37 स्वासरी:-

लिहून देणार वय:-42 स्वाक्षरी:- छायाचित्र











बरील दस्तऐवज करन देणार तथाकथीत करारनामा चा दस्त ऐवज करन दिल्याचे कबुल करतात शिक्षा क.3 ची वेळ:07 / 07 / 2022 11 : 06 : 37 AM

ओर्द्राच -

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDA	Information received from UIDAI (Name, Gender, UID, Photo)		
1			सोनाली विश्वास साटम F XXXX XXXX 6924		
2	लिहून घेणार रामकृष्ण राऊत	07/07/2022 11:10:26 AM	रामकृष्ण बासुदेव राऊत M XXXX XXXX 1306		
3	लिहून देणार मॅक्रोटेक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. राहुल बंडेकर	07/07/2022 11:10:46 AM	राहुल मनोहर वंडेकर M XXXX XXXX 7379		

शिक्का क्र.4 ची वेळ:07 / 07 / 2022 11 : 10 : 49 AM

शिक्षा क.5 ची वेळ:07 / 07 / 2022 11 : 12 : 06 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registra Kalyan 5

ी.सह. दुर्यम निबंधक वर्ग-२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	69103332022062215121	MH003767349202223E	324000.00	SD	0002312833202223	07/07/2022
2		DHC		0507202214052	1900	RF	0507202214052D	07/07/2022

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> मु सह. दुख्यम निवंधक वर्ग-२ कल्याण क. ५

क.ल.न५			
दस्त क्र. ల	5055		
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