



Transcon
Art of Transforming

Transcon Triumph - T4

COSTING DETAILS

| Wing | | A |
|--|--|--------------------|
| Flat No. | | A-1002 |
| Type | | 3 BHK |
| Band | | Band 1 |
| Floor | | 10 |
| Carpet Area (Sq.ft.) | | 1031 |
| No of Carpark Earmarked | | 2 |
| Particulars | | Amount |
| Consideration Amount (A) | | 3,16,00,000 |
| Stamp Duty | | 21,35,000 |
| Registration Charges | | 30,000 |
| GST | | 17,80,000 |
| Total (SD, Regn Charges & Taxes) (B) | | 39,46,000 |
| Share Money | | 600 |
| Electrical, Water, Legal, Gas Charges & Apex Body Formations | | 1,00,000 |
| Infra & Development Charges | | 6,70,150 |
| Society and Other Charges (C) | | 7,70,750 |
| Grand Total (A+B+C) | | 4,03,16,750 |

PAYMENT SCHEDULE

| Particulars | Due% | Flat Cost | GST | Total Cost |
|---|-------------|--------------------|------------------|--------------------|
| Earnest Money | 10% | 31,60,000 | 1,78,000 | 33,38,000 |
| Within 30 days from date of booking or on execution of agreement whichever is later | 5% | 17,80,000 | 89,000 | 18,69,000 |
| 60 days from Date of Booking | 5% | 17,80,000 | 89,000 | 18,69,000 |
| 90 days from Date of Booking | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of Foundation | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of Plinth | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of Edeek | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of 10th Slab | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of 15th Slab | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of 20th Slab | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of 25th Slab | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of 30th Slab | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of Top Slab | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of Internal Plaster of the said Flat | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of Internal Wiring of the said flat | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of water-proofing of terrace slab | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Completion of plumbing and piping of the said flat | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Finishing of the Entrance lobby of your Building | 5% | 17,80,000 | 89,000 | 18,69,000 |
| On Receipt of Occupation Certificate | 5% | 17,80,000 | 89,000 | 18,69,000 |
| Total | 100% | 3,16,00,000 | 17,80,000 | 3,33,80,000 |

TERMS & CONDITIONS :

1. Advance maintenance for 24 months would be charged at time of possession. Current estimated cost is Rs 12/- per sqft plus applicable taxes. This is over and above the charges mentioned.
2. Corpus will be charged over & above at the time of possession, estimated at 230/- per sqft.
3. Applicable GST charges on Society Charges are over & above & will be charged at basis the applicable tax rate at time of payment.
4. The above taxes are as per today's applicable rates. Any change in taxes & duties would be applicable accordingly.
5. Scanning & other charges payable to the registration agent are estimated at Rs. 15,000/- and will be payable by the customer directly to the agent.
6. The payment milestones may not be sequential and can occur as per actual activity completed.

REF No: PS1800034924

Handwritten signatures and initials:
 [Signature]
 [Initials]

Handwritten note:
 PDC to be given on 16th June, 22
 Rs 1500000.

Handwritten note:
 Remaining 10% within 20 days
 26/06/22

Handwritten signature:
 Ashish Ryt

मूल्यांकन घटक (बांधीव क्षेत्र - बांधीव)

Valuation ID

202209125234

12 September 2022, 04:21:24 PM

बदर 17

मूल्यांकनाचे वर्ष 2022
जिल्हा मुंबई (उपनगर)
मूल्य विभाग 50-ओशिवरे (अंधेरी)
उप मूल्य विभाग भुभाग, उत्तरेस 36.60 मी रुंद वि. यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.
सर्व्हे नंबर / न. भू. क्रमांक : सि टी एस. नंबर # 704

| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
|---|-----------|---------------|----------|--------|----------|----------------|
| | 116090 | 216220 | 248650 | 275700 | 216220 | चौरस मीटर |

बांधीव क्षेत्राची माहिती

| बांधकाम क्षेत्र/Built Up- | 115.929 चौरस मीटर | मिळकतीचा वापर. | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
|-------------------------------------|-------------------|---------------------|--|----------------------------------|---------------------------------|
| बांधकामाचे वर्गीकरण- उद्वहन सुविधा- | 1-आर सी सी आहे | मिळकतीचे वय- मजला - | 0 TO 2वर्षे 5th floor To 10th floor | बांधकामाचा दर - कार्पेट क्षेत्र- | Rs. 30250/- 105.39 चौरस मीटर |

रस्ता स-मुख -
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate = Rs.227031/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - सुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + सुल्या जमिनीचा दर)
= ((227031 - 116090) * (100 / 100)) + 116090)
= Rs.227031/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 227031 * 115.929
= Rs.26319476.799/-

E) बंदिस्त वाहन तळाचे क्षेत्र 27.88 चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 27.88 * (216220 * 25/100)
= Rs.1507053.4/-

Applicable Rules = 10.4.16

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेडनलाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - सुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या सुल्या जागेचे मूल्य - बंदिस्त बात्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 26319476.799 + 0 + 0 + 0 + 1507053.4 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.27826530.199/-

बदर-१७/

| | | |
|-------|---|-----|
| 92269 | 9 | 980 |
| २०२२ | | |

Home Print



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1209202200005

Date 12/09/2022

Received from TRANSCON TRIUMPH PHASE 2 PRIVATE LIMITED, Mobile number 9833995252, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

Payment Details

Bank Name BARB

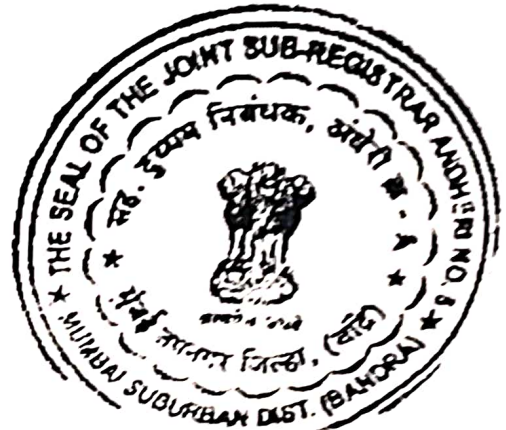
Date 12/09/2022

Bank CIN 10004152022091200001

REF No. 1318084564

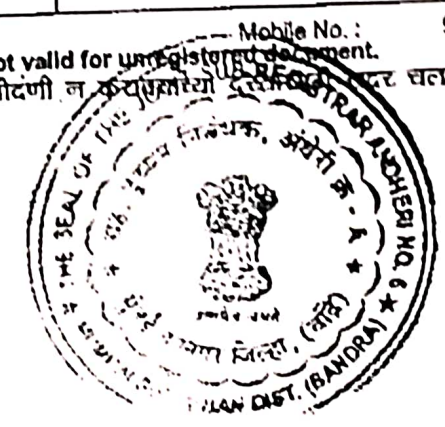
This is computer generated receipt, hence no signature is required.

| | | |
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| बदर-१७/ | | |
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| २०२२ | | |



| | | | | | | | |
|-----------------------------|-----------------------------------|---------------------------|---|---------------------------------------|-----------------------|---------|------|
| GRN | MH006649091202223E | BARCODE | Date | | 22/08/2022-02:22:47 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Stamp Duty | Registration Fee | TAX ID / TAN (If Any) | | | | |
| Office Name | BDR4_JT SUB REGISTRAR ANDHERI 2 | | PAN No.(If Applicable) | AKTPA8068M | | | |
| Location | MUMBAI | | Full Name | VISHAL AHIRE AND OTHERS | | | |
| Year | 2022-2023 One Time | | Flat/Block No. | FLAT NO 1002 TRANSCON TRIUMPH TOWER 4 | | | |
| Account Head Details | Amount In Rs. | Premises/Bulding | बदर-१७/ ANDHERI WEST | | | | |
| 0030045501 Stamp Duty | 2136000.00 | Road/Street | | | | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | MUMBAI 92204 10 960 | | | | |
| | | Town/City/District | 2022 4 0 0 0 5 3 | | | | |
| | | PIN | 2022 4 0 0 0 5 3 | | | | |
| | | Remarks (If Any) | PAN2=AAICT5882G-SecondPartyName=TRANSCON TRIUMPH PHASE 2 PRIVATE LIMITED- | | | | |
| Total | 21,66,000.00 | Amount In Words | Twenty One Lakh Sixty Six Thousand Rupees Only | | | | |
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD Details | | Bank CIN | Ref. No. | 69103332022082210648 | 2762780702 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 22/08/2022-02:24:16 | Not Verified with RBI | | |
| Name of Bank | | Bank-Branch | IDBI BANK | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर् चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर् चलन लागू नाही.
 Mobile No. : 9833995252



AGREEMENT FOR SALE

2204 e 980
This Agreement for Sale is made and entered on the date and the place mentioned in Table "A" below.

Terms, conditions, covenant, assurances, and representations contained in Standard Terms and Conditions annexed and marked as Annexure "A" hereto shall form an integral and operative part of this Agreement and the Parties hereto agree to abide by the same.

The Schedules and Annexure shall form an integral and operative part of this Agreement for Sale.

Table "A"

| SR. NO. | PARTICULAR | DESCRIPTION |
|---------|----------------------|---|
| 1. | Date | This 12 Day of 09 2022 |
| 2. | Place | Mumbai |
| 3. | Promoters | <p>TRANSCON TRIUMPH PHASE 2 PRIVATE LIMITED (formerly known as Messrs Transcon Enterprises), a company incorporated under the Companies Act, 2013, having its registered office at Oshiwara Village, Transcon Triumph, CTS No. 720 (Part), Veera Desal Road, Andheri (West), Mumbai- 400 053, hereinafter referred to as Promoter 1-Developer 1 (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns).</p> <p>TRANSCON DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at Transcon Triumph, C.T.S. No. 720(PT), Village Oshiwara, Veera Desal Road, Andheri (West), Mumbai- 400 053, hereinafter referred to as "Promoter 2-Developer 2" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns);</p> <p>TRANSCON CASSIOPEIA PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at C.T.S. No. 704, Village Oshiwara, Veera Desal Road, Andheri (West), Mumbai- 400 053, hereinafter referred to as "Promoter 3-Land Owner" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns);</p> |
| 4. | Confirming Party/ies | <p>The Promoter 1, Promoter 2 and Promoter 3 are hereinafter collectively referred to as "the Promoters".</p> <p>SHRI MANOHAR MUKKANNAPPA KORI, for self and as Karta and Manager of MANOHAR MUKKANNAPPAKORI (H.U.F.), Indian Inhabitant, having his address at Plot No. 145, Shivgirl, 1st floor, Malaviya Road, Vile Parle (East), Mumbai 400 057, hereinafter referred to as "Confirming Party." (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the members or member for the time being of the Manohar Mukkannappa Kori H.U.F. and their respective heirs, executors, administrators and assigns);</p> |
| 5. | Purchaser/s | <p>Mr. Vishal Ahire and Ms. Prachi Deepak Nagdive residing / having address at A-62, Sal Apartment, Off JP Road, 7 Bunglows, Azad Nagar, Andheri West, Mumbai -400053, Maharashtra, India, hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm / LLP, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a Company its successors and permitted assigns, in case of a Hindu Undivided Family, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case</p> |



Handwritten signatures and initials at the bottom of the page.

- Annexure "B" Floor plan of the said Flat
- Annexure "C-1" Title Certificate dated 3.03.2022 issued by Universal Legal Advocates.
- Annexure "C-2" RERA Registration Certificate for the said Project
- Annexure "D-1" IOA
- Annexure "D-2" CC
- Annexure "E-1" Plan of Larger Property
- Annexure "E-2" Approved Layout Plan
- Annexure "E-3" Proposed Layout Plan
- Annexure "F" Property Register Card
- Annexure "G" Exclusive Amenities for Transcon Triumph Tower 1

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

SIGNED AND DELIVERED by the
 Within named "Promoter 1-Developer 1"
TRANSCON TRIUMPH PHASE 2 PRIVATE LIMITED
 formerly known as Messrs Transcon Enterprises)



Through its Director /
 representative
 Mr. Abhishek Bhartiya
 (Head CRM)
 Mr. Abhishek Bhartiya
 in the presence of

| | | | |
|------|-------|----|-----|
| 2022 | 92209 | 93 | 980 |
|------|-------|----|-----|

For TRANSCON TRIUMPH PHASE 2 PRIVATE LIMITED

AB

Authorized Signatory

1. *Sahil*
2. *Pooja*

SIGNED AND DELIVERED
 By the within named "Promoter 2-Developer 2"
TRANSCON DEVELOPERS PRIVATE LIMITED
 Through its Director / authorised
 representative
 Mr. Paresh Vayeda
 (General Manager CRM)



For Transcon Developers Private Limited

Authorized Signatory

Mr. Paresh Vayeda
 in the presence of



SIGNED AND DELIVERED
 By the within named "Promoter 3-Land Owner"
TRANSCON CASSIOPEIA PRIVATE LIMITED
 Through its Director / authorised
 representative
 Mr. Paresh Vayeda
 (General Manager CRM)



For Transcon Cassiopeia Private Limited

Authorized Signatory

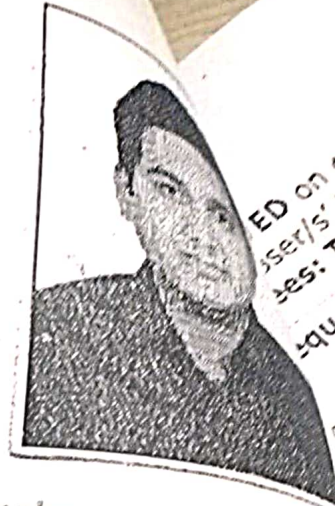
Mr. Paresh Vayeda

in the presence of

1. [Signature]

2. [Signature]

| | | |
|-------|----|-----|
| 92204 | 98 | 980 |
| 2022 | | |



SIGNED AND DELIVERED

By the within named "Confirming Party"

SHRI MANOHAR MUKKANNAPPA KORI

Being the karta and manager of

MANOHAR MUKKANNAPPA KORI (H.U.F.)

Through the Constituted Attorney

TRANSCON TRIUMPH PHASE 2 PRIVATE LIMITED

(Formerly known as Messrs Transcon Enterprises)

Through its Director / authorised representative

Mr. Abhishek Bhartia
(Head CRM)

Mr. Abhishek Bhartia

in the presence of

1. [Signature]

2. [Signature]

SIGNED AND DELIVERED by the

Within named "Purchaser/s"

Mr. Vishal Ahire

Ms. Prachi Deepak Nagdive

in the presence of

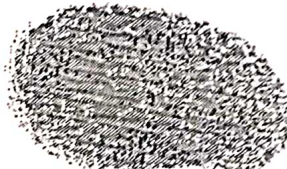
1. [Signature]

2. [Signature]

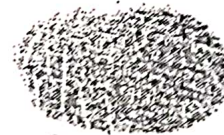
For Manohar Mukkannappa Kori

Authorised

[Signature]



[Signature]



[Signature]





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| बदर-१७/ | | |
| १२२७५ | ७७ | १६० |
| २०२२ | | |

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800034924

Project: **Transcon Triumph Tower 4** , Plot Bearing / CTS / Survey / Final Plot No.: 704 PT, 704/79 Pt at **Andheri, Andheri, Mumbai Suburban, 400053**:

1. **Transcon Triumph Phase 2 Private Limited** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400053**.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - o The Registration shall be valid for a period commencing from 28/04/2022 and ending with 31/03/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.



Signed by
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 28-04-2022 17:43:07

Annexure D-1

| | | |
|---------|----|-----|
| वदर-१७/ | | |
| १२७५ | ७८ | १६० |
| २०२२ | | |


SLURM REHABILITATION AUTHORITY

No. SRA/DDTP/633/KW/PL/AP.

Date: **31 MAR 2022**

To,
Shri. Arun Gurav
M/s. Skyline Inframart Consultants LLP.
3. Sarovar Building,
Vasant Complex,
Kandivali (W), Mumbai-67.

Sub : Amended IOA for Sale building in proposed SR scheme under and Sub Regulation 33(10), 33(11) & Section 30 of DCPR 2034 on plot bearing CTS No. 695, 702, 704, 704/1 to 79, 705(part), 705/2, 720/ A/5, 720/84 to 160, 725, 725/7 to 70, 728, 729, 730, 731, 731/1, 732(part), 732/1(part) to 15(part), 737/8/1 and 737/8/2 (part) of village- Oshiwara, Taluka-Andheri at Veera Desai road, Andheri (W), Mumbai-400053.

Sir,

With reference to above, the amended plans submitted by you for sale building in the above mentioned SR Scheme are hereby approved by this office subject to following conditions :-

1. That conditions of LOI issued u/No SRA/DDTP/0219/KW/PL/LOI dated, 20.01.2010 and subsequent revised LOI issued on 28.12.2011, 21.09.2013, 25.01.2016, 23.08.2016, 02.09.2016, 25.05.2017, 21/09/2020 and 23/03/2022 shall be complied with.
2. That the conditions of IOA issued u/No. SRA/DDTP/633/KW/PL/AP shall be complied with.
3. That revised MOEF NOC shall be insisted before granting CC to the portion above the MOEF NOC.



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai-400053
Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in
info@sra.gov.in

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 1A)

No. SRA/DDTP/633/KW/PL/AP
 COMMENCEMENT CERTIFICATE

TO
M/s. W.A.P. Associates,
47, Anand Mill, Off. Veera Desai Road,
Andheri (W), Mumbai

SALE SLUG
 2014

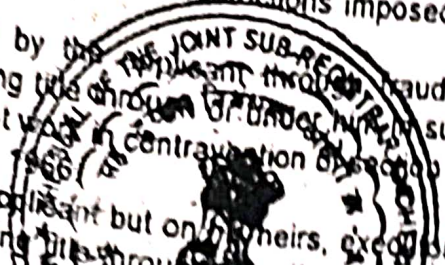
Sr
 With reference to your application No 6441 dated 31/12/2011 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No CTS No 704, 704/1 to 78

of village Chivara
 ward KW Situated at Taluka Andheri at Veera Desai Road, Andheri (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
 UR No SRA/DDTP/0147/KW/PL/LI dt. 21/09/2013
 IDAUR No. SRA/DDTP/633/KW/PL/AP dt. 08/11/2013
 and on following conditions.

| | |
|--|----------------------|
| वदर-१७/ | |
| road widening | line shall form part |
| occupied or | used or permitted |
| 92204 | LO 960 |
| for one year from the date of its issue. | |
| this from the date of its issue. | |

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



The C.E.O. (SRA) has appointed SHRI AVINASH
 Executive Engineer

92204 LE 960
2022

LEGEND:

PROMOTER - 1 LAND

| LAND NO. | POST BOUNDARY |
|----------|---------------|
| 1 | [Pattern] |
| 2 | [Pattern] |
| 3 | [Pattern] |
| 4 | [Pattern] |
| 5 | [Pattern] |
| 6 | [Pattern] |
| 7 | [Pattern] |
| 8 | [Pattern] |
| 9 | [Pattern] |

PROMOTER - 2 LAND

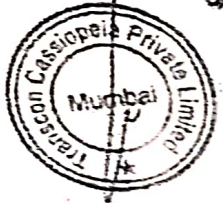
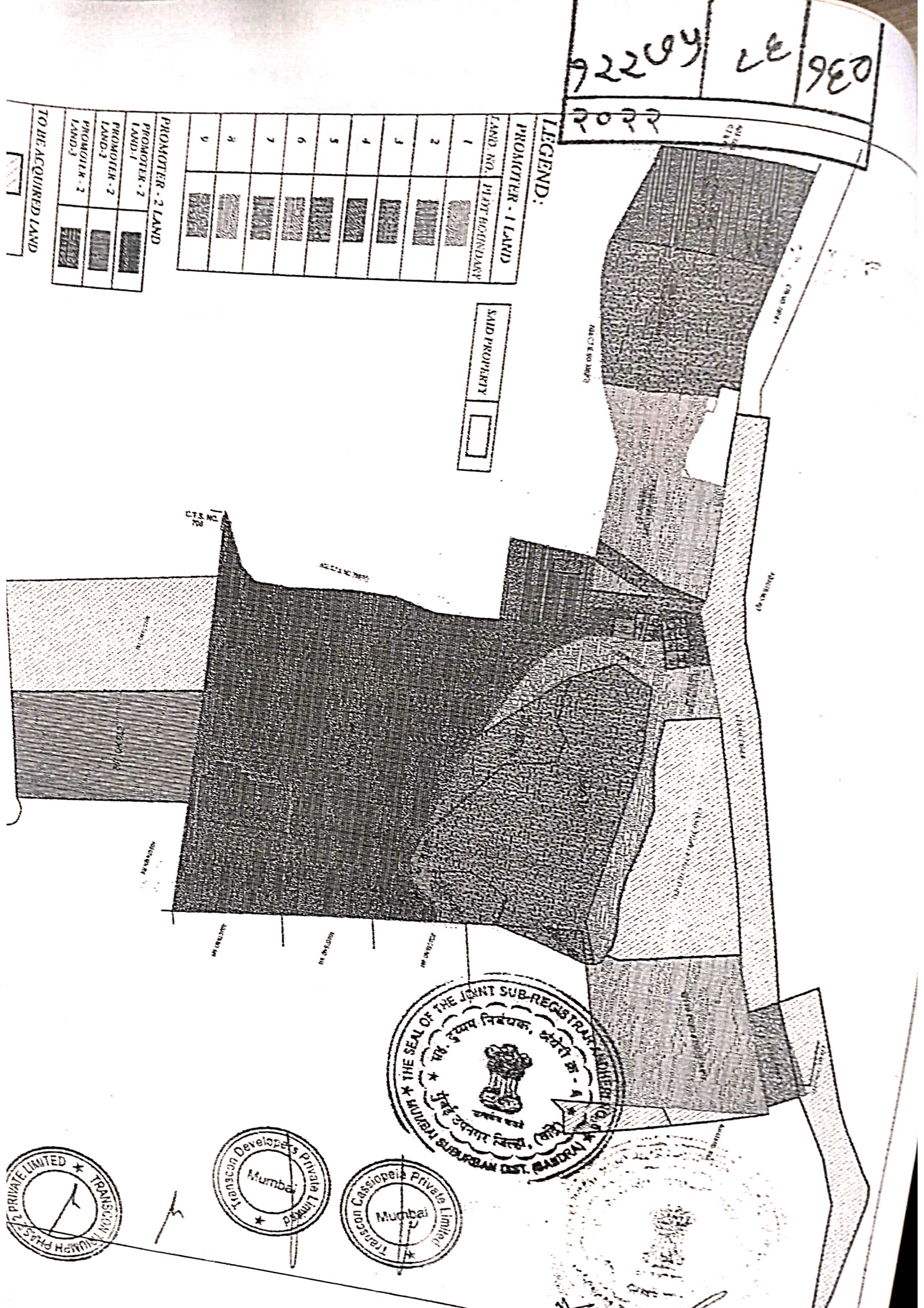
| LAND 1 | LAND 2 | LAND 3 |
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| [Pattern] | [Pattern] | [Pattern] |

TO BE ACQUIRED LAND

| |
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| [Pattern] |
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SAID PROPERTY

[Pattern]

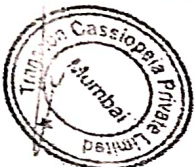
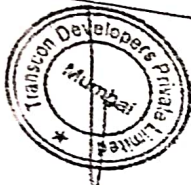
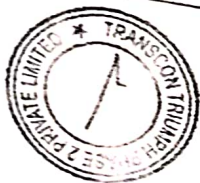
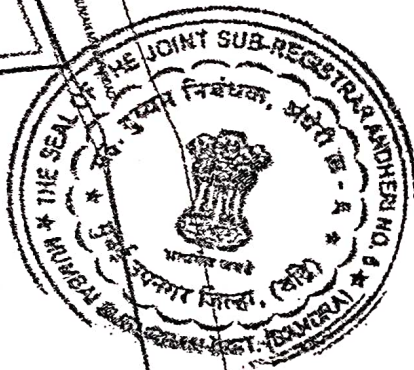
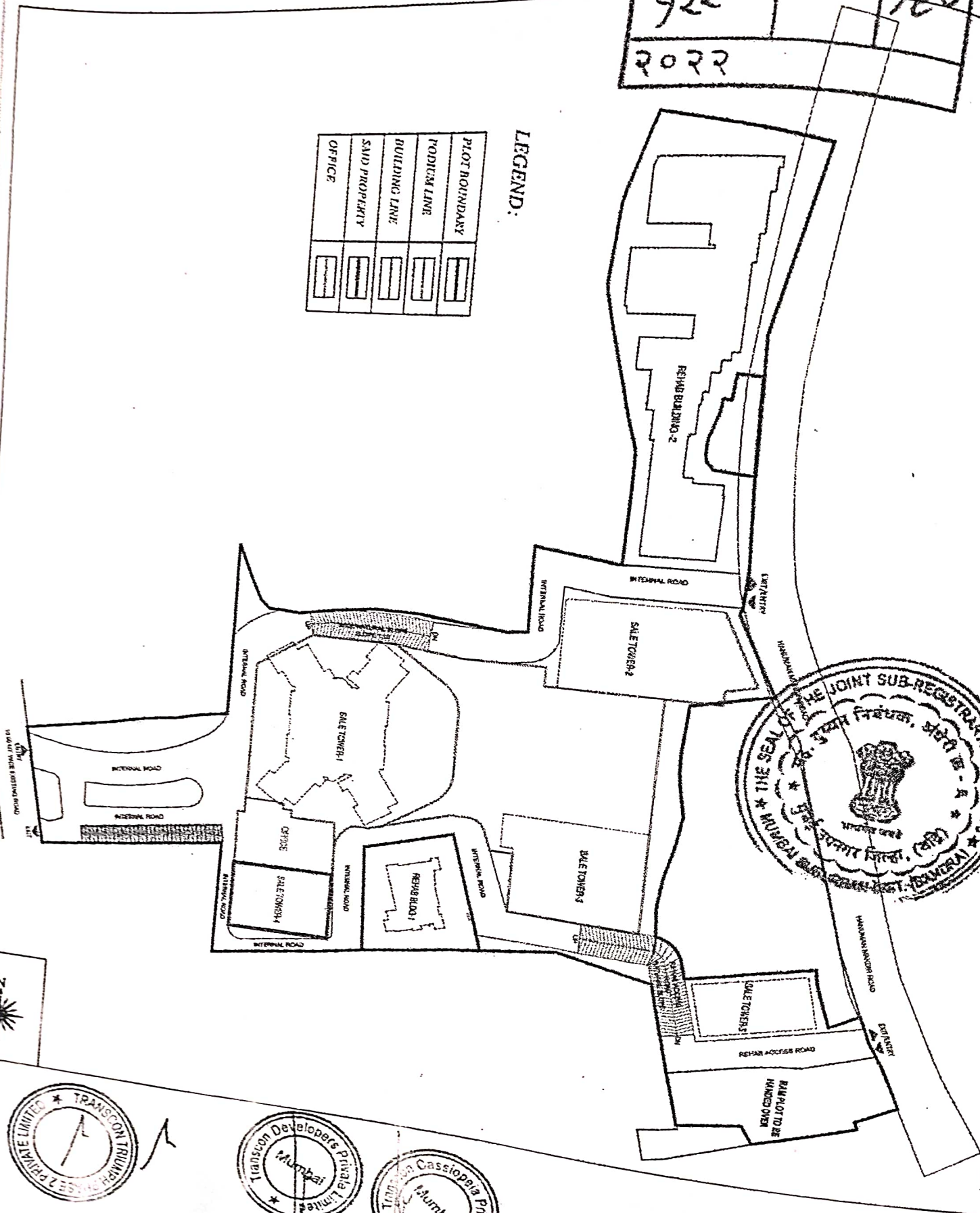


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LEGEND:

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| PLOT BOUNDARY | |
| PODIUM LINE | |
| BUILDING LINE | |
| SAID PROPERTY | |
| OFFICE | |

LEGEND:



[Handwritten signatures and initials]

मालमत्ता पत्रक

तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी

जिल्हा : मुंबई

| | | | |
|----------|------------------------------|------------|---|
| शिट नंबर | प्लॉट क्षेत्र चौ.मी. नंबर | घारणाधिकार | शासनाला दिलेल्या आकारमाचा किंवा आकाराचा अर्थद्वारा आणि त्याच्या फेरतपासणीची नियत वेळ |
| | ७६७७.९० | सी | बिनशेती आकार र. ६५.६० १/३/१९५२ ते पासून ते २१/०४/१९६९ |

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[मेसर्स बयरामजी जिजीमाय खाजगी मर्यादीत]
[श्री. भार्गुराम धोंडू कदम]

| व्यवहार | संद क्रमांक | नविन घारक(या) पट्टेदार(य) किंवा मार | साक्षात्करण |
|---|-------------|-------------------------------------|--|
| मा. अपर उपजिल्हाधिकारी, अंधेरी मुंबई यांचेकडील आदेश क्र ADC/LND ६० दि. २७.२.६९ अन्वये बिनशेतीकडे वर्ग बिनशेती आकार र. ६५.६० मुदत १/३/५२ ते आकाराबाबत पुढील आदेश होईपर्यंत(न. भू. क्र. ७०४/१ ते ७२ सहा) | | | सही- १९/०१/१९७० न.भू.अ.क्र.४ मुंबई |
| मा. अर्ज जि. अ. यांचेकडील क्र. LND-६० दि. १७.१२.७१ अन्वये बिनशेती आकार र. ६५.६० ता. ३१/७/७१ पर्यंत १३०.७० ता. १/८/७१ पासून | | | सही- १९/०४/१९७२ न.भू.अ.क्र.४ मुंबई |
| अर्ज ता. २२/४/८३ म्यताया दाखला जबाब वरून म्यत श्री.भार्गुराम धोंडू कदम यांचे लेसीम्वणून असलेले कमी केले त्याठिकाणी वारस श्रीमती गंगुबाई भार्गुराम कदम यांचे नंतर हक्क करून दाखल केले. न. भू. क्र. ७०४ ७०४/१ते७९ मिळून | | श्रीमती गंगुबाई भार्गुराम कदम | सही- २५/०४/१९८३ जि.नि.भू.अ. तथा न.भू.अ.क्र. ४ मुंबई |
| दुय्यम निबंधक अंधेरी यांचे कडील नोंदणीकृत खरेदीपत्र | | मे. एम.एन. पी. असोसिएट | फेरफार क्र. ५७४ प्रमाण सही- २६/०२/२००५ न.भू.अ.अंधेरी |
| स्व.पाअर्ज, नोंदणीकृत असाईनमेंट डीडबदर- ८२७/१९९४ दि. १७/२/९४ श्रीमती. गंगुबाई भार्गुराम कदम यांचेनाव कमी करून खरेदीदारांचे मे. एम. एन. पी. असोसिएट यांचे नांवकायम केले. | | | फेरफार क्र. ३३८ प्रमाण सही- १९/१९/२००७ न.भू.अ.अंधेरी |
| मा. जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू. ५/ मि.प /अक्षरी नोंद/ १६/१२/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. ओशिवरा /फे.फा.क्र. ७१९ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रुपांतरीत करून सात हजार सहास्रे सत्याहत्तर पूर्णाक नऊ दशांश चौ.मी. नमूद केले. | | | फेरफार क्र. ७१९ प्रमाण सही- १६/१२/२०१५ न. भू.अ.अंधेरी |

हि मिळकत पत्रिका दिनांक १/२५/२०१८ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिष्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ३/२/२०२२ २:१५:१२ PM
हेतुत पडताळणी साठी <http://asp2.mahabhumi.gov.in/DSLF/propertycard> या संकेत स्थळावर जाऊन २२०४१००००१५१७४४३ हा क्रमांक यापरावा.



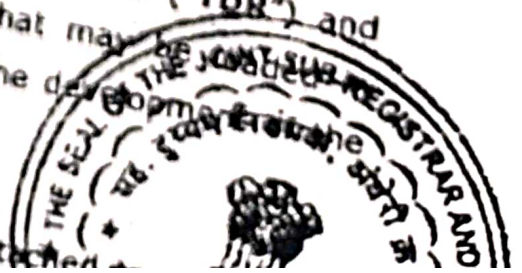
Annexure "A"
STANDARD TERMS AND CONDITIONS

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1. **DEFINITIONS:**

In this Agreement, unless repugnant to the context, the following terms shall have the following meaning:

- a. "Act" means and includes The Real Estate (Regulation And Development) Act, 2016, the Rules as applicable to Maharashtra and such Circulars, Notifications, Office Orders, Orders, Clarification or such explanations that may be issued by the Competent Authority from time to time;
- b. "Agreement" shall mean this Agreement for Sale together with the Schedules and the Annexures hereto and any other deed/s and /or document/s executed in pursuance hereof;
- c. "Approvals" shall mean all licenses, permits, approvals, sanctions and consents obtained / to be obtained from the competent authorities to develop the Building including but not limited to all approvals, permissions, sanctions, orders, no-objection certificates, resolutions, authorizations, consents, licenses, exemptions, letters of intent / revised letter of intent, annexures to all approvals, intimations of approval, commencement certificates, occupation certificates, notifications, sanctions of layout plans (and any amendments thereto), sanctions of building plans (and any amendments thereto), approvals of the Ministry of Environment and Forests ("MOEF"), Central Government, Government of Maharashtra, MCGM, SRA and all other governmental, public and local authorities and bodies, as may be applicable and/or required for the development of the Building / the Larger Property by utilization and consumption of the available Floor Space Index ("FSI") and the Transferable Development Rights ("TDR") and fungible / premium FSI (by whatever name called) that may be obtained in accordance with the DCPR (as defined hereunder) for the development of the Building / Larger Property;
1. "Car Parking Space/s" means an exclusive amenity attached to the Building provided under this Agreement;



Building, which are to be used by the Purchaser/s along with other occupants / holders of the residential flats of the Building;

f. "Contribution" shall mean the amounts payable by the Purchaser/s in respect of the Premises towards infrastructure charges, development charges, legal charges, maintenance charges, corpus fund, society formation, MGL gas connection, electricity deposit, and share application money, Goods and Service Tax ("GST") or any other charges for future facility;

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"DCPR" shall mean Development Control and Promotion Regulations, 2034 as amended from time to time and such circulars, notifications, office orders, or such explanations as may be issued by the Competent Authority;

"FSI" means Floor Space Index (including future FSI, fungible FSI by whatever name called which will be available by paying premium or otherwise) as defined under DCPR;

l. "Liquidated Damages" shall mean an amount equivalent to 10% of the Total Consideration as defined in this Agreement;

j. "Organisation / Apex Body / Association" shall mean the Organisation / Apex Body / Association to be formed in the manner contemplated in this Agreement;

k. "Other Charges" means stamp duty, registration charges, scanning charges, interest on delayed payment by the Purchaser/s and any other miscellaneous charges including any additional/future premium / charge / levy / penalties / surcharge imposed by any authority;

l. "Premises" means the Flat/s and the Car Parking Space/s;

m. "RERA" shall mean Real Estate Regulatory Authority.

n. "Sanctioning Authorities" means SRA, MCGM and/or any other concerned authority which sanctions the plans, grants permission, etc. for commencement and completion of the construction of the Building;

"SRA Act" shall mean the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, the Rules as applicable and such Circulars, Notifications, Office Orders, Orders, Clarification or such explanations that may be issued by the Slum Rehabilitation Authority from time to time;



p. "Taxes" shall mean such Contribution, Other Charges including GST, LBT, MVAT or such other taxes be imposed by the concerned authorities;

q. "TDR" means Transferable Development Rights as defined under the DCPR;

2. INTERPRETATION AND CONSTRUCTION:

Unless the context otherwise requires:-

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2.1 All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-

- (i) any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- (ii) All statutory instruments or orders made pursuant to a statutory provision; and
- (iii) Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

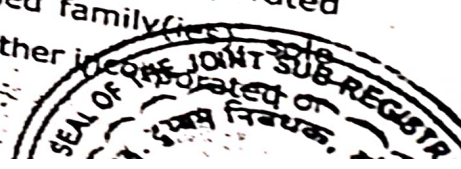
2.2 Any reference to the singular shall include the plural and any reference to the plural includes the singular and words imparting the masculine gender shall include the feminine gender and neutral gender and vice versa.

2.3 The expression "month" and "year" shall be to the calendar month and calendar year.

2.4 Reference to 'days' or 'dates' which do not fall on a working day, shall be construed as reference to the day or date falling on the immediately subsequent working day.

2.5 References to person(s) shall include body(ies) corporate, unincorporated association(s), partnership(s), LLP(s), trusts, Hindu undivided family, proprietorship concern(s) and any organization or entity, whether incorporated or not.

2.6 The headings in this Agreement are for convenience and shall not be taken into consideration in the interpretation of the Agreement.



2.8 References to recitals, clauses, schedules and annexures unless expressly provided shall mean reference to recitals, clauses, schedules and annexures of this Agreement and the same shall form an integral part of this Agreement.

2.9 Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

2.10 The words "include" and "including" are to be construed without limitation.

2.11 The Purchaser/s confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage as agreed between the Parties that is likely to be suffered by the Promoters on account of breach of the terms of this Agreement by the Purchaser/s. The Liquidated Damages is also arrived at having regard *inter alia* to the cost of construction, the cost of funds raised by Promoters, the ability or inability of Promoters to resell the Flat, among others. The Purchaser/s waives his/her/their right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.





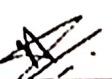
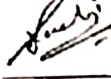
2.12 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next working day.

2.13 The Promoters and the Purchaser/s are hereinafter, for the sake of brevity and wherever the context so requires, individually referred to as "Party" and collectively referred to as "Parties".

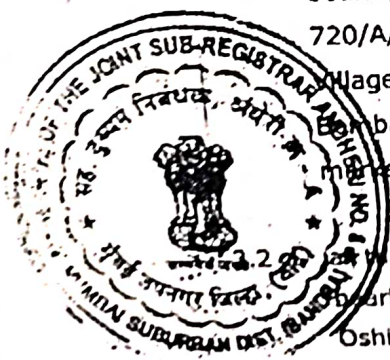
3. The Promoters vide diverse deeds / documents / writings entitled to ownership / development rights in respect of the properties more particularly set out hereunder:

3.1 all that piece and parcel of land admeasuring 1,691 square meters or thereabout bearing Survey No. 48, Hissa No. 4 (part) and corresponding C.T.S. Nos. 720/A/5(part), 720/84 to 141, 142 and 720/155 to 162 situate, lying and being at Village Oshiwara, in the Registration District and Sub District of Bombay City and Bombay Suburban and shown in Cyan colour on the plan annexed hereto and identified as Annexure "E-1" (hereinafter referred to as the "Land 1");

all that piece and parcel of land admeasuring 162.8 square meters or thereabouts, bearing Survey No. 48 Hissa No. 4(part) and C.T.S. Nos. 720/143 to 154 of Village Oshiwara, in the Registration District and Sub District of Bombay City and Bombay

| | | | | | |
|---|---|---|---|---|---|
|  Promoter 1 |  Promoter 2 |  Promoter 3 |  Confirming Party |  Sole/ First Purchaser |  Second Purchaser |
|---|---|---|---|---|---|

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marked as Annexure

3.3 all that piece and parcel of land bearing Survey No. 48, Hissa No. 4 (part) corresponding C.T.S. Nos. 725(part), 725/19 to 22, 725/24 to 70 admeasuring 1,659 square meters or thereabouts and C.T.S. No. 720/A/5(part) admeasuring about 275 square meters, in aggregate 1,934 square meters as per conveyance (in aggregate admeasuring 1,729.50 square meters as per Register Card) situated in the revenue village Oshiwara, Taluka Andheri situated lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Bombay Suburban and shown in brown colour on the plan annexed hereto and marked as **Annexure "E-1"** (hereinafter referred to as the **"Land 3"**);

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3.4 all that piece and parcel of land bearing Survey No. 48, Hissa No. 4 (part) corresponding C.T.S. Nos. 725(part), 725/7 to 18 and 23 admeasuring aggregate 947 square meters or thereabouts situated in the revenue village Oshiwara, Taluka Andheri, situate, lying and being at Village Oshiwara, in Registration District and Sub-District of Bombay City and Bombay Suburban shown in Green colour on the plan annexed hereto and marked as **Annexure "E-1"** (hereinafter referred to as the **"Land 4"**);

3.5 all those several pieces and parcels of lands, grounds, hereditaments together with structures standing thereon bearing (1) Survey No. 46 and Survey No. 4 Hissa No. 3 corresponding to C.T.S. Nos. 695, 731, 731/1; and (2) Survey No. 48A, Hissa No. 2 corresponding to C.T.S. No. 729 totally admeasuring 3,892. square meters or thereabouts as per Property Register Card, situated in the revenue village of Oshiwara, Taluka Andheri, situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Bombay Suburban and shown in orange colour on the plan annexed hereto and marked as **Annexure "E-1"** (hereinafter referred to as the **"Land 5"**);

3.6 all that piece and parcel of land, ground, hereditament together with structures standing thereon bearing Survey No. 48, Hissa No. 4 (part) corresponding to C.T.S. No. 728 admeasuring 916 square meters or thereabouts, situated in the revenue village Oshiwara, Taluka Andheri, situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Bombay Suburban and shown in Sky Blue colour on the plan annexed hereto and marked as **Annexure "E-1"** (hereinafter referred to as the **"Land 6"**);

3.7

JOINT SUB-REG
City and Bombay
Taluka Andheri

Annexure "E-1" (hereinafter referred to as the "Land 7");

3.8 1/2 undivided right, title, interest and share all that piece or parcel of lands, grounds, hereditaments together with structures standing thereon bearing Survey No. 48, Hissa No. 4 (part) corresponding C.T.S. Nos. 732, 732/1 to 15 totally admeasuring 4,164.60 square meters or thereabouts as per Property Registered Card situated in the revenue village Oshiwara, Taluka Andheri, situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Bombay Suburban and shown in Pink colour on the plan annexed hereto and marked as Annexure "E-1" (hereinafter referred to as the "Land 8");

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and all those several pieces and parcels of lands, grounds, hereditaments being (i) plot of land bearing Survey No. 47 (part) C.T.S. No. 737/8/1 admeasuring 272.2 square meters, and (ii) plot of land bearing Survey No. 47 (part) C.T.S. No. 737/8/2 admeasuring 41.1 square meters or thereabouts as per Property Registered Card situated in the revenue village Oshiwara, Taluka Andheri, situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Bombay Suburban and shown in Light Green colour on the plan annexed hereto and marked as Annexure "E-1" (hereinafter referred to as the "Land 9");

3.10 Land 1, Land 2, Land 3, Land 4, Land 5, Land 6, Land 7, Land 8 and Land 9 are hereinafter collectively referred to as "the Promoter 1 Land".

3.11 Transcon Developers Private Limited (referred to as "Promoter 2") vide diverse deeds / documents / writings became entitled to the development rights / ownership in respect of (i) all that piece and parcel of land admeasuring 8,757.50 square meters or thereabouts bearing Survey No. 48, Hissa No. 4 (part) corresponding to C.T.S. Nos. 704 and 704/1 to 79, situate, lying and being at Village Oshiwara, Taluka Andheri, situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Bombay Suburban and shown in blue colour on the plan annexed hereto and marked as Annexure "E-1" (hereinafter referred to as the "Promoter 2 Land 1"); (ii) all that piece and parcel of land bearing Plot No. B-63 admeasuring 2,237.5 square meters or thereabouts bearing Survey No. 41 (part) corresponding to C.T.S. No. 702 situate, lying and being at Village Oshiwara, Taluka Andheri, situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Bombay Suburban and shown in red colour on the plan annexed hereto and marked as Annexure "E-1" (hereinafter referred to as the "Promoter 2 Land 2"); and (iii) all those several pieces and parcels of lands, grounds, hereditaments lying and being at Village Oshiwara, Taluka Andheri bearing Survey No. 48, Hissa No.4, corresponding to C.T.S. Nos. 705 (part) and 705/2 admeasuring 500 square



Sub-District of Bombay City and Bombay Suburban and registration
the plan annexed hereto and marked as Annexure "E-1" (hereinafter
as the "Promoter 2 Land 3"); Promoter 2 Land 1, Promoter 2 Land
Promoter 2 Land 3, are collectively referred to as "Promoter 2 Land"

4. The Promoter 1 and/or Promoter 2 are in process of acquiring other properties in their own names or in the names of its assignees / nominees, as may be decided from time to time in and/or around the Promoter 1 Land and Promoter 2 Land (hereinafter referred to as **"To Be Acquired Land"**). The To Be Acquired Land are shown in black colour hatch mark on the plan annexed hereto and marked as Annexure "E-1"
5. Unless referred to individually, the Promoter 1 Land, Promoter 2 Land and To Be Acquired Land, are hereinafter collectively referred to as the **"Larger Property"**
6. The Promoter 1 along with Promoter 2 has vide certain registered deeds / documents *inter alia* created charge / mortgage on certain portions of the Larger Property.
7. There are certain litigations pending in the respect of the Promoters Land Land details of which are set out in MAHARERA Website.
8. The Larger Property is proposed to be developed in a phase wise and/or project wise, manner along with such common recreational amenities, facilities and services which shall be used by all the flat purchasers / flat allottees of the Larger Property. The list of such common recreational amenities, facilities and services to be used by all the flat purchasers / flat allottees of the Larger Property are hereinafter referred to as **"Common Area and Amenities of the Larger Property"**.
9. There are/were slums/structures *inter-alia* on the Larger Property. Certain portions of the Larger Property were declared as *Slum* vide various notifications issued by the competent authority / Slum Rehabilitation Authority ("SRA") under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("SRA Act") from time to time. The Promoter 1 / Promoter 2 is presently implementing the slum rehabilitation scheme on the Promoter 1 Land and the Promoter 2 Land.
10. Pursuant to SRA approving the Slum Rehabilitation Scheme on a portion of Promoter 2 Land under the aegis of Regulation 33(10) and 33(14) of Development Control and Planning Act, 1962 for Greater Mumbai, 1991 ("DCR") read with the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 on the terms and conditions as contained therein, Promoter 2 has constructed (i) 1 rehab building (referred to as **"Building"**); and (ii) one residential building with the name **"Triumph - Tower 1"**.

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2018 and full occupation certificate dated November 22, 2019 and Promoter 2 has handed over the rehab tenements to the eligible slum dwellers as per the approved Slum Rehabilitation Scheme.

12. Promoter 2 is constructing the "Transcon Triumph - Tower 1" on the portion of Promoter 2 Land as a phase of a real estate project and as such has registered the same as a separate project as provided under Section 3 of the Act. The Slum Rehabilitation Authority (SRA) granted part occupation certificate, to "Transcon Triumph - Tower 1".

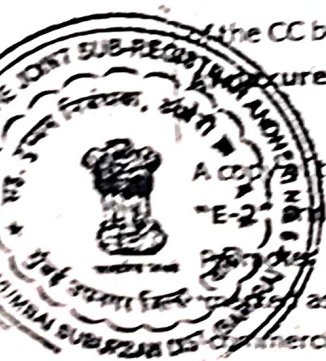
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13. The Promoter 1 is constructing free sale residential cum commercial building known as "Transcon Triumph - Tower 2" on the portions of Land 1, Land 2, Land 3, Land 5, Land 6, Promoter 2 Land 1 and Promoter 2 Land 3 admeasuring 1,263.35 square meters, as a phase of a real estate project and as such has registered the same as a separate project as provided under Section 3 of the Act.

14. The Promoter 1 is constructing free sale residential building known as "Transcon Triumph - Tower 3" on the portions of Land 5 and Land 6 admeasuring 941 square meters, as a phase of a real estate project and as such has registered the same as a separate project as provided under Section 3 of the Act.

15. The Promoters presently proposes to construct the Building on the Property.

16. The Promoters has/have obtained from SRA (i) Revised Letter of Intent ("LOI") bearing no. SRA/DDTP/0219/KW/PL/LOI dated March 23, 2022; (ii) Intimation of Approval ("IOA") bearing no. SRA/DDTP/633/KW/PL/AP dated March 31, 2022 and (iii) Commencement Certificate ("CC") bearing no. SRA/DDTP/633/KW/PL/AP dated April 8, 2022 and the Promoters has/have in accordance with the plans approved / to be approved from time to time by the concerned authorities commenced the construction of the Building on the Property. A copy of the IOA bearing SRA/DDTP/0633/KW/PL/AP dated March 31, 2022, is annexed and marked as Annexure "D-1", to this Agreement. A copy of the CC bearing SRA/DDTP/633/KW/PL/AP dated April 8, 2022 is annexed and marked as Annexure "D-2", to this Agreement.



A copy of the approved layout issued by SRA is annexed hereto and marked as Annexure "E-2". The copy of the plan of the layout in respect of the part of Promoter 1 Land and Promoter 2 Land as proposed to be developed by the Promoters is annexed hereto and marked as Annexure "E-3". The Promoter 1 / Promoter 2 proposes to construct offices / commercial spaces / retails at the podium/s level of building/s / construction constructed / proposed on the Larger Property, as the Promoter 1 / Promoter 2 shall deem fit and

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| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
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proper.

18. The Purchaser/s is/are aware that layout of the Larger Property including the right of access, prepared by the Promoters is a tentative layout, showing *inter-alia* the portions presently envisaged to be developed by the Promoters and/or Promoter likely to be changed or revised as per the requirements of the Promoter 1 and/or Promoter 2 and/or SRA and/or Municipal Corporation of Greater Mumbai ("MCGM") and/or statutory authorities. The Promoter 1 and/or Promoter 2 reserve their right to a layout design, elevation etc. /make variations in the layout with such modifications as the Promoter 1 and/or Promoter 2 may from time to time determine / or as required, without the consent of the Purchaser/s.

19. The Title Certificate in respect of the Property is annexed hereto and collectively marked as **Annexure "C-1"**.

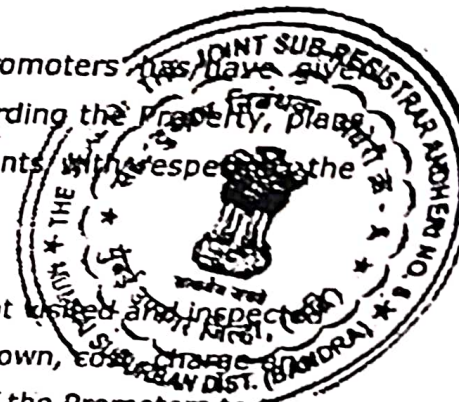
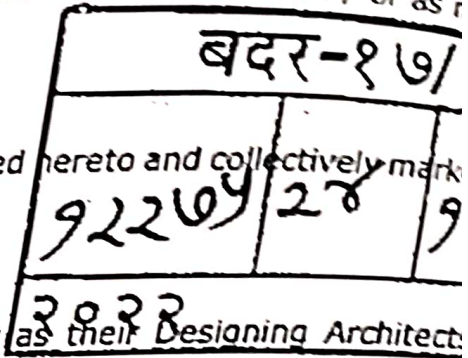
20. The Promoters has/have appointed Hafeez Contractor as their Designing Architect, Skyline Inframart Consultants LLP, Liaisoning Architects, and J+W Consultants LLP as Structural Engineer consultants for the preparation of the structural design and drawing of the Building. All concerned documents in respect of the same has been inspected by the Purchaser/s.

21. The Building is registered as a separate real estate project under the provisions of the Act with RERA. The registration certificate of the Project is annexed hereto and marked as **Annexure "C-2"**.

22. The Property Register Card of the Property is annexed and marked as **Annexure "F"** hereto.

23. The Purchaser/s demanded from the Promoters and the Promoters has/have given inspection to the Purchaser/s of all the documents of title regarding the Property, plans and designs, specifications, approvals and such other documents with respect to the Building as are specified under the Act.

24. The Purchaser/s has / have prior to the execution of this Agreement visited and inspected the site of construction of the Building and has at his/her/their/its own, cost, expense carried out due diligence *inter alia* in respect of the title of the Promoters to the Property and after satisfying himself / herself / themselves / itself about the title of the Promoters thereto and the Purchaser/s having accepted the same, the Purchaser/s has / have entered into this Agreement with the Promoters and the Purchaser/s hereby agrees not to further investigate the title of the Promoters and/or raise any requisitions or objections of any nature whatsoever and howsoever *inter alia* in respect of the title of the Promoters to the Property at any time in future.



the Promoters' right to construct, allot and sell various premises in the Building. The Purchaser/s confirms that the Purchaser/s waives his/her/their/its right to further investigate or raise any objection *inter alia* to the title of the Promoters to the Property or any part thereof.

26. The Purchaser/s is /are aware that the marketing collaterals provided by the Promoters to the Purchaser/s in respect of the Building contained materials / pictorial depictions in the nature of artists' impressions and the same would differ on actual basis. The Purchaser/s understands not to raise any objections with respect to any difference in the Building from such marketing collaterals.

27. The Promoters has/have procured certain approvals to the plans, specifications, elevations, sections from the concerned government authorities for construction of the Building, as has been disclosed under the Act on the government portal / website, presently being "<https://maharera.mahaonline.gov.in/>" or such other website, as the government may prescribe from time to time (hereinafter referred to as "the Government Portal") and shall obtain the balance approvals from various authorities from time to time so as to carry out construction and obtain the Occupancy Certificate in respect of the Building.

28. The Promoters shall commence construction of the Building, in accordance with the sanctioned plans.

29. The Promoters has/have informed the Purchaser/s that, the Promoter 1 has the sole and exclusive rights to sell the flats in the Building and to enter into separate agreements with other purchasers for the sale / allotment of flats forming part of the Building and to receive the sale consideration in respect thereof.

30. The Purchaser/s being fully satisfied in respect of *inter alia* the title of the Promoters to the Property and all permissions, plans etc., has approached the Promoters and applied for allotment of the Flat in the Building, along with an exclusive amenity attached to the Flat being car parking space/s subject to the location of the said car park being finalized as stated herein. The floor plan of the Flat is annexed and marked as Annexure "B" hereto.

The Promoters has/have agreed to sell and allot to the Purchaser/s, the Flat on ownership basis and the Purchaser/s has / have agreed to purchase from the Promoters, the Flat for the Total Consideration and on the terms and conditions as hereinafter appearing.

The Purchaser/s is/are aware that the Car Parking Space/s is/are an exclusive amenity attached to the Flat for his / her / their / its exclusive use and that the Flat and the Car Parking Space/s shall at all times be held by the Purchaser/s as one composite unit.



33. Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights of the Purchaser/s

34. The rights of the Purchaser/s under this Agreement, unless otherwise specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser/s from the Promoters as stipulated herein.

35. Under Section 13 of the Act, the Promoters is/are required to execute a written agreement for sale of the Flat in favour of the Purchaser/s, being in fact this Agreement and also to get the same registered under the Registration Act, 1908, at the cost, charge and expense of the Purchaser/s alone.

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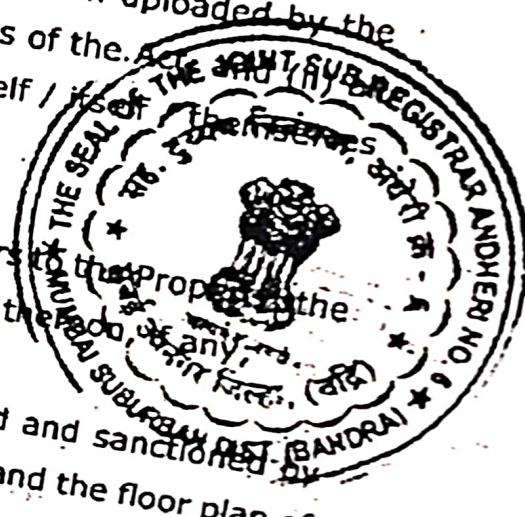
36. The Purchaser/s hereby confirms that he/she/they/it is /are signing this Agreement after taking legal advice and with full knowledge of all the laws, rules, regulations, notifications etc. applicable to the Larger Property / the Building and / or any part thereof.

37. Relying upon the same as stated hereinabove, the Promoters hereby agrees to sell the Flat to the Purchaser/s and the Purchaser/s hereby agrees and undertakes to purchase the Flat as set out herein.

38. **DISCLOSURES AND TITLE:**

38.1 The Purchaser/s hereby declares and confirms that prior to the execution of this Agreement, the Promoters has/have made full and complete disclosure *inter alia* of its right, title and interest to the Property and the Purchaser/s has/have taken full, free and complete disclosure *inter alia* of the right, title and interest of the Promoters to the Property and the Purchaser/s has taken full, free and complete inspection of (i) all the information/disclosures that have been uploaded by the Promoters on the Government Portal under the provisions of the Act, and (ii) relevant documents and has also satisfied himself / herself / itself of the particulars and disclosures of the following:-

- (i) nature of the right, title and interest of the Promoters to the Property and the development of the Building and the encumbrances thereon, if any;
- (ii) the drawings, plans and specifications duly approved and sanctioned by the Sanctioning Authorities in respect of the Building and the floor plan of the Premises;
- (iii) particulars of fixtures, fittings and amenities to be provided in the Building, more particularly mentioned in the Agreement.



of the Flat and the Building;

(v) the nature of the Organization to be constituted of the purchaser/s / acquirer/s of the flats in the Building;

(vi) the Approvals obtained and to be obtained in relation to the Building;

(vii) the various amounts and deposits that are to be paid by the Purchaser/s including the Total Consideration, Contribution, Other Charges and Taxes;

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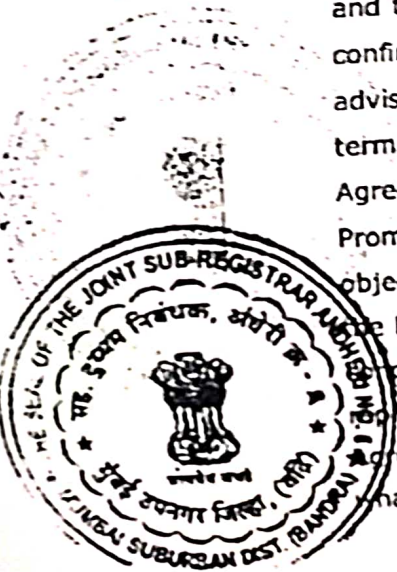
(viii) nature of responsibilities of the Promoters under this Agreement;

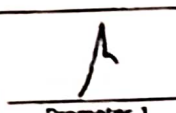
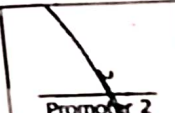
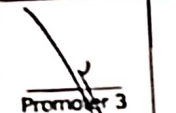
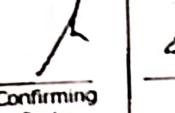
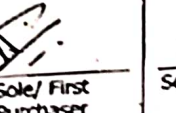
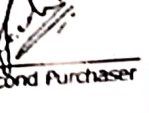
(ix) the nature of the right, title and interest of the purchasers of the flats in the Building

(x) the nature of the right, title and interest of the purchasers of the; and,

(xi) the details of the scheme of the development of the Larger Property / the Property, envisaged by the Promoters being in phase manner.

38.2 The Purchaser/s further confirms and warrants that the Purchaser/s has / have independently investigated and conducted its legal and technical due diligence and has satisfied himself/herself/themselves/itself *inter alia* in respect of the title of the Property as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the Property and waives his/her/their/it's right to raise any queries or objections in that regard. The Purchaser/s further confirms that the Purchaser/s was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser/s further confirms that the queries raised by him/her/them/it *inter alia* with regard to the Premises, the Building, the Property and the terms hereof have been responded by the Promoters. The Purchaser/s confirms that the Purchaser/s has / have been suitably advised by his/her/their advisor/s and well-wisher/s and that after fully understanding and accepting the terms hereof, the Purchaser/s has / have decided and agreed to enter into this Agreement. The Purchaser/s has / have accepted the right, title and interest of the Promoters and does hereby agree and undertake not to raise any requisitions or objections to the same, any time hereafter. The Purchaser/s hereby confirms that the Purchaser/s has / have agreed to purchase the Flat based on the terms and conditions stated hereunder and that the Promoters shall not be held liable for any representations / commitments / details / information, not stated in this Agreement, provided by the real estate agent / broker / channel partner, of whatsoever nature.



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|  Promoter 1 |  Promoter 2 |  Promoter 3 |  Confirming Party |  Sole/ First Purchaser |  Second Purchaser |
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38.3 It is expressly agreed that the Purchaser/s under the Agreement otherwise shall always be only restricted to the Flat agreed to be purchased by the Purchaser/s only on the Purchaser/s making full payment of the Promoter 1 of the Total Consideration, Contribution, Other Charges and strictly in accordance with this Agreement and only on the Purchaser/s and complying with other terms, conditions, covenants, obligations, etc. hereof without any breach of the same. The Promoters has informed the Purchaser/s that the Promoters is/are developing the Larger Property in phase-wise manner and shall be entitled to develop/deal with remaining phases of the Larger Property, open area/amenity area, etc. without any reference or recourse to the consent or concurrence from the Purchaser/s in any manner whatsoever and the Promoters, shall be solely entitled to deal with such premises, open area/amenity areas in remaining phases of the Larger Property, etc.

38.4 The Purchaser/s has/have been apprised and made aware and the Purchaser/s agree/s, acknowledge/s and confirm/s:

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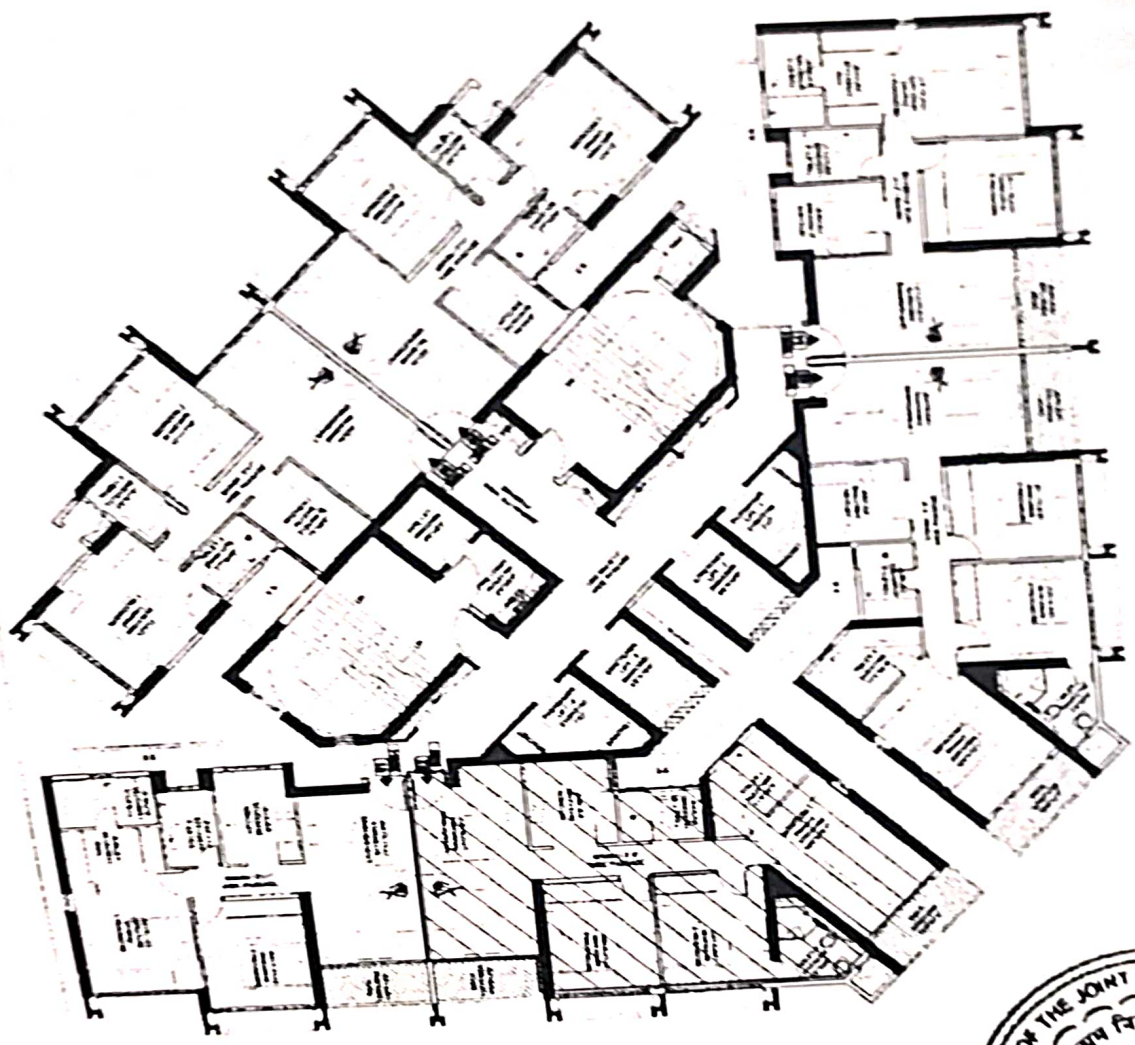
- (i) the development of the Building is being undertaken on such terms and conditions as the Promoters may deem fit and proper;
- (ii) the phase-wise development of the Larger Property including the Common Area and Amenities of the Larger Property will take substantial time for completion and will be developed in phase-wise manner and will be ready for use and enjoyment after the entire development of the Larger Property is completed in all respect, and such common recreational amenities shall be handed over to the Apex Body and shall be maintained by the Apex Body;
- (iii) in the course of development of the Building, the Promoters shall be entitled to amend or substitute the sanctioned layout plan (including the Common Amenities of Building), building plans, floor plans (save and except the Flat), elevations and designs from time to time in accordance with applicable laws and the Purchaser/s has / have accorded its assent to the Promoters for the same;
- (iv) in the course of development of the Building, the Promoters shall be entitled to amend or substitute the sanctioned layout plan, building plans, floor plans (save and except the Flat), elevations and designs from time to time in accordance with applicable laws and the Purchaser/s has / have accorded its assent to the Promoters for the same;



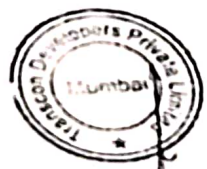
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Transcon Triumph - Tower - 4

| | |
|-----------------------|----------|
| Legend | |
| Flat Ref. | |
| Wing | 10th fl. |
| Floor No | 1002 |
| Flat No | 1031 |
| Carpet Area (Sq. Ft.) | |



10TH FLOOR PLAN



Handwritten signatures and initials.

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| बदर-१७/ | | |
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| २०२२ | | |

घोषणापत्र

मी मेसेर्स ट्रान्सकोन एंटरप्राइसेस (नवीन नाव ट्रान्सकोन ट्रायन्फ फेस २ प्रायवेट लिमिटेड) तर्फे प्राधिकृत व्यक्ति अभिषेक भारतीय याद्वारे घोषित करतो की दुय्यम निबंधक अंधेरी ६ यांच्या कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे मनोहर एम कोरी स्वतः व एच यु एफ चे कर्ता / म्यानेजर यांनी दिनांक ०४/१२/२०१८ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे निष्पादित करून कबुली जवाब दिला आहे सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिल याची मला जाणीव आहे

दिनांक १२/०९/२०२२

(Signature)

कुलमुखत्यारपत्र धारकाचे नाव व सही



आयकर विभाग
 INCOME TAX DEPARTMENT
 MANOHAR MUKKANNAPPA KORI
 MUKKANNAPPA KORI
 01/06/1942
 Permanent Account Number
 AADPK1057A
 Signature

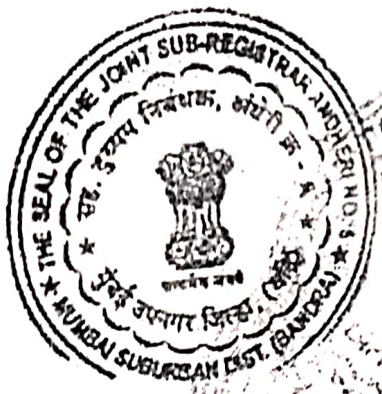
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 2022
 PERMANENT ACCOUNT NUMBER
 AAAHRU971E

नाम (NAME)
 KORI MANOHAR MUKKANNAPPA
 दिनांक/वर्ष की तिथि (DATE OF INCORPORATION/FORMATION)
 01-06-1942
 Director of Income Tax (Systems)

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 Permanent Account Number
 AAHGT1007

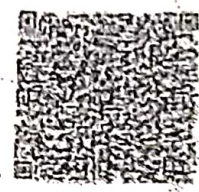
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 TRANSCOON DEVELOPERS PRIVATE
 LIMITED
 27/07/2010
 Permanent Account Number
 AADE15658B

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 स्थायी खाता नंबर कार्ड
 Permanent Account Number Card
 AAICT5882G
 TRANSCOON TRIUMPH PHASE 2
 PRIVATE LIMITED
 27/04/2021





भारत सरकार
GOVERNMENT OF INDIA
अभिषेक दिलीप भार्गविया
Abhishek Dilip Bhartiya
जनम वर्ष / Year of Birth : 1981
पुलक / Male



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| बदर-१७ | आधार | सामान्य माणसाचा अधिकार |
| 92209 AME | 9800 | |
| २०२२ | PERMANENT ACCOUNT NUMBER | |



नाम / NAME
ABHISHEK DILIP BHARTIA

पिता का नाम / FATHER'S NAME
DILIP MURLIDHAT BHARATIA

जन तिथि / DATE OF BIRTH
12-09-1981

हस्ताक्षर / SIGNATURE



असफल मातृका (असफल वेतन)
Contributor of Income-tax (Contributor of Pension)

भारत सरकार
GOVERNMENT OF INDIA

अभिषेक दिलीप भार्गविया
Abhishek Dilip Bhartiya

जनम वर्ष / Year of Birth : 1981
पुलक / Male

2333 9800 2086

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

पारेश वयेदा
PARESH VAYEDA

उदयकुमार जयानल वयेदा
UDAYKUMAR JYANAL VAYEDA

12/10/1977

ACSPV2071J

भारत सरकार
GOVT. OF INDIA

OF THE J...

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VISHAL AHIRE
RAJNIKANT DAMODAR AHIRE

01/12/1982
Permanent Account Number
KTPA8088M



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|---------|-----|-----|
| बदर-१७/ | | |
| १२२५५ | १५५ | १६० |
| २०२२ | | |

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRACHI DEEPAK NAGDIVE
DEEPAK NAGDIVE

07/02/1987
Permanent Account Number
ASNP7367N

Signature



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 2022

पदाकाराचे नाव व पदा

1 नाव: ट्रान्सकॉन ट्रायन्फ फेम 2 प्रायव्हेट लिमिटेड (पूर्वी ओळखले जात होते ह्या नावाने मेमर्स ट्रान्सकॉन एंटरप्राइझेस) तर्फे प्राधिकृत व्यक्ती अभियेक भरणीया तर्फे कबुलीजवाबा करित कु मु म्हणून कामीम हरून पटेल,
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ट्रान्सकॉन ट्रायन्फ, ब्लॉक नं: व्हिजेज ओशिवरा, वीरा देसाई रोड, सी.टी.एस.नं 720 पार्ट ,, रोड नं: अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुंबई.
 पॅन नंबर: AAICT5882G

पदाकाराचा प्रकार
 निवृत्त देणार
 वय :-55
 स्वाक्षरी:-

द्वयाचित्र

अंगठ्याचा छपा



[Signature]

2 नाव: ट्रान्सकॉन इन्व्हेस्टमेंट प्रायव्हेट लिमिटेड तर्फे प्राधिकृत व्यक्ती परेश वायेंडा तर्फे कबुलीजवाबा करिता कु मु म्हणून कामीम हरून पटेल,
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ट्रान्सकॉन ट्रायन्फ, ब्लॉक नं: सी.टी.एस नं 720(पार्ट), व्हिजेज ओशिवरा, वीरा देसाई रोड, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई.
 पॅन नंबर: AADCT5658B

मान्यता देणार
 वय :-55
 स्वाक्षरी:-



[Signature]

3 नाव: ट्रान्सकॉन कॅम्पीओपीया, प्रायव्हेट लिमिटेड तर्फे प्राधिकृत व्यक्ती परेश वायेंडा तर्फे कबुलीजवाबा करिता कु मु म्हणून कामीम हरून पटेल,
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: सी.टी.एस 704 ,, ब्लॉक नं: व्हिजेज ओशिवरा, वीरा देसाई रोड ,, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुंबई.
 पॅन नंबर: AAHCT8086F

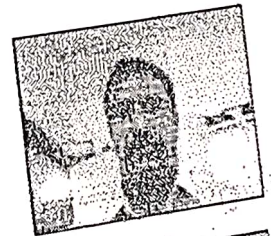
मान्यता देणार
 वय :-55
 स्वाक्षरी:-



[Signature]

4 नाव: मनोहर एम कोरी हे स्वतः करिता व मनोहर एम कोरी एच यू एफ च्य कर्ता / मॅनेजर तर्फे कु मु म्हणून ट्रान्सकॉन एंटरप्राइझेस चे प्राधिकृत व्यक्ती अभियेक भरणीया तर्फे कबुलीजवाबा करिता कु मु म्हणून कामीम हरून पटेल,
 पत्ता: प्लॉट नं: 145, माळा नं: 1, इमारतीचे नाव: शिवगिरी, ब्लॉक नं: मालविका रोड ,, रोड नं: विले पार्ले पूर्व, मुंबई, महाराष्ट्र, मुंबई.
 पॅन नंबर: AAAHK0971L

मान्यता देणार
 वय :-55
 स्वाक्षरी:-



[Signature]

5 नाव: विशाल अहिर
 पत्ता: प्लॉट नं: ए-62,, माळा नं: -, इमारतीचे नाव: साई अपार्टमेंट ,, ब्लॉक नं: ऑफ जे.पी रोड, 7 वंगलो, आझाद नगर, रोड नं: अंधेरी वेस्ट, मुंबई, महाराष्ट्र, मुंबई.
 पॅन नंबर: AKTPA8088M

निवृत्त देणार
 वय :-39
 स्वाक्षरी:-



[Signature]

6 नाव: प्राची दीपक नागडिवे
 पत्ता: प्लॉट नं: ए-62,, माळा नं: -, इमारतीचे नाव: साई अपार्टमेंट ,, ब्लॉक नं: ऑफ जे.पी रोड, 7 वंगलो, आझाद नगर, रोड नं: अंधेरी वेस्ट, मुंबई, महाराष्ट्र, मुंबई.
 पॅन नंबर: ASNP7157N

निवृत्त देणार
 वय :-35
 स्वाक्षरी:-



[Signature]

विवरण देणाऱ्याकडून करून देणारा तपासणीत
 दिनांक 12 / 09 / 2022 04



चे कबुली करताना,

आम्हाला देण्यात आलेल्या
 पत्राचा प्रत घेऊन घेतल्या जाईल
 दिनांक 12/09/2022

[Signature]

द्वयाचित्र

अंगठ्याचा छपा



[Signature]