507/9397 Friday,July 01 ,2022 11:18 AM पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 9865 ि

दिनांक: 01/07/2022

गावाचे नाव: खोणी

दस्तऐवजाचा अनुक्रमांक: कलन5-9397-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विनिता मिश्रा - -

नोंदणी फी दस्त हाताळणी फी

₹. 30000.00

₹. 2200.00

पृष्ठांची संख्या: 110

एकुण:

₹. 32200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 11:38 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.6393200 /-मोबदला रु.11464052/-

भरलेले मुद्रांक शुल्क : रु. 401500/-

Joint Sub Registrar Kalyan 5

तह. **दुब्यूम निबंधक वर्ग-**२ कल्याण क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2706202213630 दिनांक: 01/07/2022

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

हीडी/धनादेश/पे ऑर्डर क्रमांक: 3006202217017 दिनांक: 01/07/2022

बँकेचे नाद व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004172900202223E दिनांक: 01/07/2022

वॅकेचे नाव व पत्ता:

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)

Vivite



01/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 9397/2022

नोदंणी : Regn:63m

# गावाचे नाव: खोणी

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

11464052

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार 6393200

ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन :सदिनका नं: 104, माळा नं: 1ला मजला, इमारतीचे नाव: ट्रिनीटी सी-विंग, ब्लॉक नं: पलावा 2 डोंबिवली पूर्व ठाणे,तळोजा बायपास रोड, इतर माहिती: विभाग नं.27.4 सोवत दोन कार पार्कींग दिनांक 15/01/2008 च्या अधिसुचनेनुसार विशेष बसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु .शु. मध्ये 50% सवलत(टीपीएस 1213/116/सीआर-289/13/युडी-12)( ( Survey Number : 68, 149/1, 150/10 व दस्तात नमूद केल्याप्रमाणे ; ) )

(5) क्षेत्रफळ

1) 107.77 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. 1): नाव:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. राहुल वंडेकर - - 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)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-विनिता मिश्रा - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अॅड्रीयाना के 303, डाऊनटाऊन, लोढा पलावा, फेज 2, खोणी, डोंबिवली, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-CPKPM7838F

2): नाव:-रविंदर जमवाल - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अॅड्रीयाना के 303, डाऊनटाऊन, लोढा पलावा, फेज 2, खोणी, डोंबिवली, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AJXPJ9094R

(9) दस्तऐवज करन दिल्याचा दिनांक

01/07/2022

(10)दस्त नोंदणी केल्याचा दिनांक

01/07/2022

(11)अनुक्रमांक,खंड व पृष्ठ

9397/2022

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

401500

(13)बाजारभाबाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

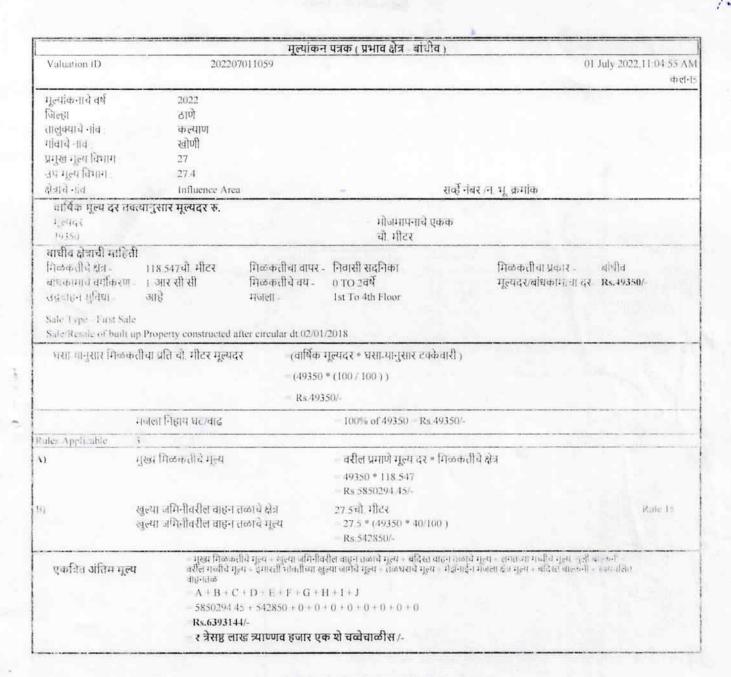
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद . (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



# Payment Details

SF,	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
t	Vinita Mishra	eChallan	69103332022062914723	MH004172900202223E	40.1500.00	SD	0002180600202223	01/07/2022
2		DHC		2706202213630	200	RF	2706202213630D	01/07/2022
3		DHC		3006202217017	2000	RF	3006202217017D	01/07/2022
4	Vinita Mishra	eChallan		MH004172900202223E	30000	RF	0002180600202223	01/07/2022

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



Home Print

क.ल.न.-५ दस्त क्र.<sup>८३८८</sup> २०२२ ১ ১১०





## CHALLAN MTR Form Number-6



Limited-CA=11464052  Amount In Four Lakh Thirty One Thousand Five Hundred Rupee  Total 4,31,500.00 Words Only  Payment Details IDBI BANK  Cheque-DD Details Bank CIN Ref. No. 69103332022062914723 713134597  Cheque/DD No. Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Name of Bank  Bank-Branch IDBI BANK	GRN MH00	4172900202223E	BARCODE		11 <b>1</b> 1 11 <b>1</b> 1 11 11 11	III Dat	e 29/06/2022-10:39:47	Form ID 25.2
Type of Payment Registration Fee  PAN No.(If Applicable) CPKPM7838F  Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR  Location THANE  Year 2022-2023 One Time  Account Head Details Amount In Rs. Premises/Building  Road/Street Palava 2 Road Dombivil East  Town/City/District  PiN  Remarks (If Any)  PAN2=AAACL1490J-SecandPartyName Macrotech  Palava 2 Road Dombivil East  Thane  Town/City/District  Amount In Four Lakh Thirty One Thousand Five Hundred Rupee  Total 4,31,500.00  Amount In Four Lakh Thirty One Thousand Five Hundred Rupee  Only  Payment Details IDBI BANK  Cheque-DD Details  Bank Cln Ref. No. 69103332022062914723 713134597  Cheque/DD No.  Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Name of Bank  IDBI BANK  Total Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Name of Bank  IDBI BANK	Department		Payer Details					
PAN No.(If Applicable) CPKPM7838F  Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR  Full Name Vinita Mishra  Flat/Block No. Flat No. 104 Wing C Lodha Trinity  Premises/Building Palava 2 Road Dombivil East  Amount In Rs. Premises/Building Palava 2 Road Dombivil East  Town/City/District PliN Remarks (If Any)  PAN2=AAACL1490J-Second PartyName—Nacrotech  Amount In Four Lakh Thirty One Thousand Five Hundred Rupee  Total 4,31,500.00 Words  Cheque-DD Details Dank Bank CIN Ref. No. 69103332022062914723 713134597  Rame of Bank Date RBI Date 29/06/2022-16/43:31 Not Verified with Dank Bank CIN Ref. No. 10 Words City College (In It	Type of Payment Registration Fee			0 21				
Vear   2022-2023 One Time   Flat/Block No.   Flat No. 104 Wing C Lodha Trinity						CPKPM7838F		
Patrice   Patr	Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR			Full Name		Vinita Mishra		
Account Head Details  Amount In Rs.  Premises/Building  401500.00  Road/Street  Palava 2 Road Dombivii East  Thane  Town/City/District  PIN  Remarks (If Any)  PAN2=AAACL1490J-Second PartyName-Blacrotech  Limited-CA=11464052  Amount In Four Lakh Thirty One Thousand Five Hundred Rupee  Total  Payment Details  IDBI BANK  Cheque-DD Details  Cheque/DD No.  Bank CIN  Remarks (IR No.  69103332022062914723  713134597  Not Verified with Name of Bank  Bank-Branch  IDBI BANK  IDBI BANK  Ref. No.  69103332022062914723  713134597  Not Verified with Name of Bank  Ref. No.  1DBI BANK  Ref. No.  1DBI BANK  Ref. No.  1DBI BANK	Location THANE							
Amount In Four Lakh Thirty One Thousand Five Hundred Rupee  Total  Palava 2 Road Dombivil East  Thane  Town/City/District  Remarks (If Any)  PAN2=AAACL1490J-SecondPartyName=Macrotech  Limited-CA=11464052  Amount In Four Lakh Thirty One Thousand Five Hundred Rupee  Total  Payment Details  IDBI BANK  Cheque-DD Details  Cheque-DD Details  Bank CIN Ref. No. 69103332022062914723 713134597  Cheque/DD No.  Bank Date RBI Date 29/06/2022-16:43:31 Not Veriffed with Name of Bank  Bank-Branch IDBI BANK	Year 2022-2023 One Time		Flat/Block N	о.	Flat No. 104 Wing C Lo	odha Trinity		
## Addition   Stamp Duty ## A01500.00   Area/Locality   Thane   Town/City/District   Town/City/District   Thane   Town/City/District   Town/City/District   Thane   Town/City/District   Town/City/Dis	ž.	Account Head Det	ails	Amount In Rs.	Premises/Bu	uilding		
Town/City/District  PIN  Remarks (If Any)  PAN2=AAACL1490J-SecondPartyName=Macrotech  Limited-CA=11464052  Amount In  4,31,500.00  Words  Only  Payment Details  IDBI BANK  Cheque-DD Details  Bank CIN  Ref. No. 69103332022062914723 713134597  Cheque/DD No.  Bank Date  RBI Date  29/06/2022-16:43:31  Not Verified with Sarelly S	0030046401 5	Stamp Duty		401500.00	Road/Street	ž	Palava 2 Road Dombivl	i East
Remarks (If Any)  PAN2=AAACL1490J-SecondPartyName=Macrotech  Limited-CA=11464052  Amount In Four Lakh Thirty One Thousand Five Hundred Rupeer  Total  4,31,500.00  Words  Only  Payment Details  IDBI BANK  FOR USE IN RECEIVING BANK  Cheque-DD Details  Bank CIN Ref. No. 69103332022062914723 713134597  Cheque/DD No.  Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Name of Bank  Bank-Branch  IDBI BANK	0030063301 F	Registration Fee		30000,00	Area/Localit	Area/Locality Thane		A
Remarks (If Any)  PAN2=AAACL1490J-SecondPartyName=Macrotech  Limited-CA=11464052  Amount In Four Lakh Thirty One Thousand Five Hundred Rupeer  Total  4,31,500.00  Words  Only  Payment Details  IDBI BANK  FOR USE IN RECEIVING BANK  Cheque-DD Details  Bank CIN Ref. No. 69103332022062914723 713134597  Cheque/DD No.  Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Name of Bank  Bank-Branch IDBI BANK				Town/City/D	istrict	क.ल	.न५	
PAN2=AAACL1490J-SecondPartyName_Macrotech  Limited~CA=11464052  Amount In   Four Lakh Thirty One Thousand Five Hundred Rupeer  Total   4,31,500.00   Words   Only  Payment Details   IDBI BANK   FOR USE IN RECEIVING BANK  Cheque-DD Details   Bank CIN   Ref. No.   69103332022062914723   713134597   Cheque/DD No.   Bank Date   RBI Date   29/06/2022-16:43:31   Not Verified with Name of Bank   IDBI BANK					PIN		4	2 1 2 0 4
Amount In Four Lakh Thirty One Thousand Five Hundred Rupee Total 4,31,500.00 Words Only  Payment Details IDBI BANK FOR USE IN RECEIVING BANK  Cheque-DD Details Bank CIN Ref. No. 69103332022062914723 713134597  Cheque/DD No. Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Same of Bank  Bank-Branch IDBI BANK					Remarks (If	Any)	परत क्र.	४०४४
Amount In Four Lakh Thirty One Thousand Five Hundred Rupeer  4,31,500.00 Words Only  Payment Details IDBI BANK FOR USE IN RECEIVING BANK  Cheque-DD Details Bank CIN Ref. No. 69103332022062914723 713134597  Cheque/DD No. Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Bank-Branch IDBI BANK					PAN2=AAAC	CL1490J~	SecondPartyName=Macr	otech 5 Sevelope
Total         4,31,500.00         Words         Only           Payment Details         FOR USE IN RECEIVING BANK           Cheque-DD Details         Bank CIN         Ref. No.         69103332022062914723         713134597           Cheque/DD No.         Bank Date         RBI Date         29/06/2022-16:43:31         Not Verified with Sarally           Name of Bank         Bank-Branch         IDBI BANK					Limited~CA=11464052			
Total         4,31,500.00         Words         Only           Payment Details         FOR USE IN RECEIVING BANK           Cheque-DD Details         Bank CIN         Ref. No.         69103332022062914723         713134597           Cheque/DD No.         Bank Date         RBI Date         29/06/2022-16:43:31         Not Verified with Sarally           Name of Bank         Bank-Branch         IDBI BANK					1			
Total         4,31,500.00         Words         Only           Payment Details         FOR USE IN RECEIVING BANK           Cheque-DD Details         Bank CIN         Ref. No.         69103332022062914723         713134597           Cheque/DD No.         Bank Date         RBI Date         29/06/2022-16:43:31         Not Verified with Sarally           Name of Bank         Bank-Branch         IDBI BANK					1			
Payment Details  Cheque-DD Details  Bank CIN Ref. No. 69103332022062914723 713134597  Cheque/DD No.  Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Sank  Bank-Branch  DBI BANK					Amount In	Four La	kh Thirty One Thousand	Five Hundred Rupees
Cheque-DD Details         Bank CIN         Ref. No.         69103332022062914723         713134597           Cheque/DD No.         Bank Date         RBI Date         29/06/2022-16:43:31         Not Verified with Name of Bank           Name of Bank         Bank-Branch         IDBI BANK	Total			4,31,500.00	Words	Only		
Cheque/DD No.  Bank Date RBI Date 29/06/2022-16:43:31 Not Verified with Name of Bank  Bank-Branch IDBI BANK	Payment Deta	ils IDBI	BANK		FOR USE IN RECEIVING BANK			BANK
Name of Bank  Bank-Branch  IDBI BANK		Cheque	-DD Details		Bank CIN	Ref. No.	69103332022062914	723 713134597
C. III. D.I. Abd.Vaifed with Carell	Cheque/DD No	).			Bank Date	RBI Date	29/06/2022-16:43:31	Not Verified with RBI
	Name of Bank				Bank-Branch IDBI BANK			
Name of Branch Scroll No. , Date Not Yerified with Scroll  Department ID: 7710	Name of Branc	:h			Scroll No. , [	Date	-Not Verified with Scro	llo

Department ID : Mobile No. : 7710063691 NOTE:-This challan is valid for document to be registered in Sub Registrar office on Not relia for un egistered document. सदर चलन केवल दुरयम निवंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागु आहे जानणी स्वकृत्यवयाच्या वस्तांसाठी सदर चलन लागु नाही.



# CHALLAN MTR Form Number-6

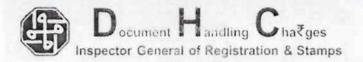


GRN MH004172900202223E BA	RCODE			IIII Dat	e 29/06/2022-10:39:47 F	orm ID 25.2
Pepartment Inspector General Of Registration			Payer Details			
Type of Payment Registration Fee			TAX ID / TAN (If Any)			
			PAN No.(If Applicable)		СРКРМ7838F	
			Full Name		Vinita Mishra	
Year 2022-2023 One Time			Flat/Block No. Premises/Building		Flat No. 104 Wing C Lodh	a Trinity
Account Head Details		Amount In Rs.				
0030046401 Stamp Duty		401500.00	Road/Stree	t	Palava 2 Road Dombivli E	ast
0030063301 Registration Fee		30000.00	Area/Local	Area/Locality Thane		
3			Town/City/District			7 10
			PIN		क.ल.	2 1 2 0
			PAN2=AAACL1490J~SecondPartyName=Meerotoch		5605	
					ch Develope	
					OCC	
DELYCES						
431500.00						
			Amount In Four Lakh Thirty One Thousand Five Hundre			e Hundred Rupees
Total EFACE		4,31,500.00	Words	Only		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD I	Details		Bank CIN	Ref. No.	69103332022062914723	713134597
Cheque/DD No.			Bank Date	RBI Date	29/06/2022-16:43:31	Not Verified with RBI
Jame of Bank			Bank-Branch IDBI BANK			
ame of Branch			Scroll No. , Date 100 , 30/06/2022			

Department ID:
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregisted document.
सदर चलन केवळ दुय्यम निवंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे . नोदंणी न क्यावयाच्या दस्तांसाठी लागु आहे . नोदंणी न क्यावयाच्या दस्तांसाठी लागु आहे .

## Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	serid an	Defacement Amount
1	(iS)-507-9397	0002180600202223	01/07/2022-11:18:30	IGR542	30000,00
.2	(iS)-507-9397	0002180600202223	01/07/2022-11:18:30	IGR54	401500.00
			Total Defacement Amount	t Table	4,31,500.00



# Receipt of Document Handling Charges

PRN 2706202213630 Receipt Date 01/07/2022

Received from Macrotech Developers Ltd , Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 9397 dated 01/07/2022 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

DEFACED

₹ 200 DEFACED

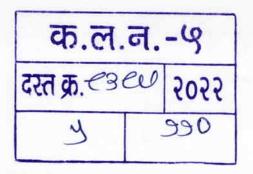
**Payment Details** 

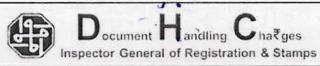
Bank Name	sbiepay	Payment Date	27/06/2022
Bank CIN	10004152022062712589	REF No.	202217883811439
Deface No	2706202213630D	Deface Date	01/07/2022

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

क.ल.न.-५ रस्तक्र.८३८८ २०२२ ४०२२







# **Receipt of Document Handling Charges**

PRN 3006202217017

**BARB** 

Bank Name

Bank CIN

Receipt Date 01/07/2022

Received from MDL . ., Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9397 dated 01/07/2022 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

**Payment Details** 

Payment Date 30/06/2022

REF No. 1309548570

DEFACED

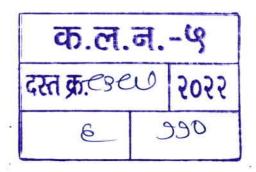
₹ 2000 DEFACED

Deface No 3006202217017D Deface Date 01/07/2022

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



	2		
			*
			Marie
		,	. Samuel
3 3			
			·
			·



## AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 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, Fort, Mumbai-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

Vinita Mishra and Ravinder Jamwal residing / having its address at Adriana & 30. Doc coon, both a Palava Phase 2, Khoni, Dombivali - 421204 Maharashtra India and assessed to income tax under permanent account number (PAN) CPKPM7838F, AJXPJ9094R hereinafter, referret as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.

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

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## WHEREAS:

The Company has constructed the Building (as defined herein as parties Project defined herein) on the Larger Property (as defined herein).

The chain of title of the Company to the Larger Property is at Annexes (Chain of Title). B.

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

A copy of the floor plan in respect to the said Unit is hereto annexed and marked as G. 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**

"Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.

"Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, 1.2. regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive guideline, policy, requirement, or other governmental restriction or any similar shifts decision, or determination by, or any interpretation or administration of any of the forby, any Authority whether in effect as on the date of this Agreement or thereafter case as amended or modified.

"Approvals" shall mean and include all licenses, permits, approvals, sandiag 1.3. obtained/to be obtained from or granted/ to be granted by the competent 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.

"Authority" shall mean (i) any nation or government or any province, state or any other 1.5. 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.

- 1.7. "Building" shall mean the single/multi-storied building constructed / 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.

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.

363 "Can Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Can Parking Spaces includes open / stilt / covered parking spaces and maybe

"CAM Commencement Date" shall mean the day from which the Purchaser will be required

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

- 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
- 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.

the Party which raises the dispute in relation to the measurement of Carpet Area.

- 1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units inthe Project or the Larger Property.
  - "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).
- 1.17. "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" DOR" stall mean the date on which the Company, by written intimation, makes the unit exailable to be Purchaser along with the OC in respect of the Unit (the OC maybe to pair of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Decay).
- 1.21. "Direct Tax" or "Direct Taxes" in the pean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.22. "Exclusive Balcony/ Veranda/Open To face Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or

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 finishes tie. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cert) on 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 all initial particles 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 1

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- 1.24. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at Annexure 6A.
- 1.25. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organizations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.
- 1.26. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 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 below.
- 1.31. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty any nature, whatsoever, whenever imposed and, or, levied, by any Authority, ogether with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.32. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal C Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.33. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be additional land parcels which may form part of the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.34. "Liquidated Damages" shall mean an amount equivalent to 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.



- 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.
- 1.37. "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 Larger Property which may comprise of various other buildings and/or projects.

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

1.42. "Refund Amount" shall mean:

1.42.1. In case of termination pursuant to Clause11.2.1 and Clause 11.2.2: an amount equivalent to the Consideration Value or part thereof, paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to third parties by the Company on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

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

1.43. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit, including but not limited to, LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at Annexure 6A

"RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.

- 1.45. "Service Providers" shall have the meaning ascribed to it in Clause 15.14 below.
- 1.46. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
- 1.47. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects or reasons not attributable to the Company.
- 1.48. "Taxes" shall mean and include thect Tax and Indirect Tax.
- 1.49. "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 ar.

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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 that the five perfect of the perfec 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.

- "Ultimate Organization" shall mean the company/ condominium/ society/ other permissible 1.50. 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.
- 1.51. "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 before or after the date of this Agreement) for the time being in force;
  - b. All statutory instruments or orders made pursuant to a statutory provision; and
  - Any statutory provision of which these statutory provisions are a consolidation, reenactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall 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.
- References to recitals, clauses or schedules are, unless the context otherwise re-2.4. references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and respectively.
- 2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of import when used in this Agreement shall refer to clauses or schedules of this Agreement specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 29 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.
- The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-2.10. estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to inter alia the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/ marketing spend, delay in receiving money towards the Unit and the possibility of loss of

value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the 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 / contrayention of the terms of this Agreement by the Purchaser. The Purchaser hereby க் . waives his right to raise any objection to the payment or determination of Liquidated

<del>Damages in t</del>he manner and under the circumstances set out herein or otherwise contending

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.

#### 3. **DISCLOSURES AND TITLE**

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

#### 4. AGREEMENT TO SELL AND CONSIDERATION

- 4.1. The Purchaser hereby agrees to purchase/ acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in Annexure 6 (Unit and Protect Details Surject to the terms and conditions mentioned herein and the Approvals.
- drahaser to the Company from time to time 4.2. The Consideration Vau in the manner more particularly rescribed at Annexure 6 (Unit and Project Details). The Purchaser shall be responsible f uring that payment of each installment is made within the said installment being made by the Company. 14 (fourteen) days of the demand Payment shall be deemed to have been made when credit is received for the same by the Company in its account. कि.हाजे

OTHER AMOUNTS PAYABLE T.T. 4A.

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 bf the essence. The Possession of the Unit as provided under Clause 10 therein is cuspect 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 dishonour of any cheque issued by the Purchaser;
  - b. Secondly, towards Interest due as on the date of payment;
  - Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, dues and Taxes payable or any other administrative or legal expense. incurred by the Company on account of delay in payment by the Purchase and consequential actions required to be taken by the Company; and
  - d. Fourthly, towards outstanding dues, including Consideration Value and any amounts payable in respect of the Unit or under this Agreement, including, but limited to, Reimbursements, Maintenance Related Charges and all indirect Take thereto.

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

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

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- 5.1. The Company has constructed 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.

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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 pennitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organization. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

## 6. SECURITIZATION

6.1.

- The Purchaser hereby agrees and acknowledges that the Company shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, disposeoff, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, or any part/ portion thereof (whether or not the Company is in full receipt of the same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and acknowledges that the Company may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Company, whether in India or worldwide, as permissible under Applicable Law, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly the Purchaser hereby grants his irrevocable consent to the Company to sell, assign transfer securities, dispose-off, utilise or deal with, in a manner suitable to the Company without requiring specific consent from the Purchaser), the suitable to the Company with notice of hits parable under this Agreement, including, but not san contenance Related Charges and/or part thereof and any Consideration Value and limited to, Reimbursen ents and amounts received/ receivable by the Company bereunder, including without limitation, the right to directly receive from the consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Belated Charges and, or, part thereof and, or, any amounts payable by the Purchas 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

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Reimbursements and Maintenance Related Charges paid by the Purchaser any payment made by the Purchaser to the Company and, or, an bank or financial instit / bond holders / investors/ funds / vehicle / instrumentality / / bond holders / investors/ funds / vehicle / instrumentality / entity of oral body et nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

#### 7. LOANS AGAINST THE UNIT

- The Parties agree that notwithstanding any loan or financial assistance availed or to be 7.1. 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 Purchasers 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.
- The Parties further agree that the Company shall not in any way be liable or responsible for 7.2. the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.
- The Purchaser hereby expressly agrees that so long as the Loan and the Consideration 7.3. 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 whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.
- The Purchaser indemnifies and hereby agrees to keep harmless and indemnifies 7.4. Company and its successors and assigns from and against all claims, costs, expenses, damages and losses which the Company and its successors and suffer or incur by reason of any action that any bank/ financial institution may account of the Loan or for the recovery of the Loan or any part thereof or on account breach by the Purchaser of the terms and conditions governing the Loan.

#### **CAR PARKING** 8.

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

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REGISTRATION

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

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP as 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) + grace period as set out at Annexure 6 (Unit and Project Details) + further extension as may be applicable pursuant to Clause 10.4).
- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 14 (fourteen) days of the Company intimating him, in writing, that the Unit is ready for possession ("Possession Demand Letter") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or lamage that may be caused to the Unit after this date.
- The Company has obtained occupation certificate for the Unit ("OC") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law). The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and American in respect of the Building within a period of 1 (one) year from the Extended EOP.
- Notwithstanding any other property of this Agreement, the Company shall, without being liable to the Purchase in any addictuding a sepect of payment of Interest, be entitled to reasonable extension at time for intaking available the Unit for possession or completion of said Building if the santais delay to reasons beyond the control of the Company, including on account of any of the following:
  - a. Any event of Korce Majoure
  - b. Riots / other civil distal andes, or

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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 equivalent to the aggregate of the period of the subsistence of an exert of in this Clause 10.4 and a 3 (three) month recommencement period.

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## 11. TERMINATION

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. 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. Company shall have right to terminate this Agreement only in the following circumstances:
- 11.2.1. <a href="Default / Non-Payment">Default / Non-Payment</a>: If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to), making payment of all due amounts as per Payment Schedule set out at Annexure 6 (Unit and Project Details) and timely payment of all amounts set out at Annexure 6A (and Interest thereon, if any) 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 (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ speed post ("Company Notice of Termination").
- 11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to be terminate this Agreement sending the Company Notice of Termination.

## 11.3. Consequences of Termination and Payment of Refund Amount

- 11.3.1. On a termination of this Agreement by the Company in accordance with the povisions this Clause 11, the booking / allotment of the Unit shall stand immediately terminated the Purchaser shall have no right whatsoever with respect to the Unit, save and except right to receive the Refund Amount in accordance with Clause 11.3.2.
- 11.3.2. 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 the Company Notice of Termination by the Purchaser, 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 Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In case, it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company.

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Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be, in any way, liable to repair or provide compensation for Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used therein.

## 13. SET OFF / ADJUSTMENT

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 this Agreement and/or in region to the Unit. The Purchaser agrees and undertakes not to raise any objection and/or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

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 FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the burchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional fuure increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.
- 14.4. Within 18 (eighteen) months from the receipt of the full occupation certificate for the last building within the Large Property and subject to payment of any outstanding amounts of CAM charges (along with interest thereon), owed by members of the Federation to the Company, the Company should be peet of Conveyance in favour of the Federation ("Federation Conveyance") is spect 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 () to displice 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.

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

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

- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company ("FMC"). The FMC will be appointed by the Company for a period of upto 60 (sixty) months, commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the 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 months to the Ultimate Organization in the event:
  - the period of FMC's appointment has not been renewed at least before expiry thereof; or
  - b. the BCAM Charges and FCAM charges as applicable, have not been and by 1 (one hundred per cent) of the unit purchasers at the due date (with a trace period of 30 (thirty) days).
- 15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organization shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100% (one hundred per cent) of the unit purchasers of the Building.
- 15.4. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC.

## **CAM Charges and Maintenance Related Amounts**

15.5. The costs related to the upkeep and maintenance of the Building./ Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payable as the BCAM Charges and FCAM Charges (collectively, the "CAM Charges") as set out at Annexure 6A. The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption

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and electricity/ HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.

The Purchaser shall be obliged to pay the CAM charges in advance on or before the 1st day 15.6. of each quarter to the Ultimate Organization /Federation or the Company, as the case maybe. The Ultimate Organization shall be responsible for collections of both, BCAM charges and FCAM charges from its members. The Ultimate Organization shall ensure that the FCAM charges are collected and deposited with the Federation on or before the 1st day of each quarter.

The urchaser is aware that the CAM charges stated hereinabove are provisional and the aid amount is subject to change as per updated estimates at time of initiation of possession. en these charges are subject to the revision every 12 (twelve) months after the Date of Ofter of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In ase the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

- 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 Date
- The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any 15.9. unsold unit(s) by the Company. For any unit, the CAM Charges shall commence on the date of offer of possession of the said unit after it is sold. However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.
- 15.10. All Maintenance Related Amounts stated in Annexure 6A are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organization, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.10 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/ Ultimate Organization till such time all due amounts are paid together with Interest for the period of delay in payment. The Purchaser confirms that he/she/it shall pay interest on any delay in payment of Maintenance Related Amounts at the rate as may be specified by the Ultimate Organization or the Federation. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall be eligible to be considered for membership of the Ultimate Organization and/or Federation only after a period of 12 (twelve) months from such time that the defaulted amounts are fully paid, along with interest applicable thereon.

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

Club and Other Rev

we are permitted to use the Club and/ or other 15.12. The number of mermers of m Surchaser common areas of recreational / tood & beverage / commercial use is set out at Annexure 6 (Unit and Project Details). For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Sirallarly 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



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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.

- 15.14. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/ operators ("Service Providers") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("FSI Free Constructed Spaces") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organization/ Federation, subject to the following restrictions:
  - 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.
  - Upon formation of the Federation, the Federation shall have ownership of such FSI b. 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 C. 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 settles RE provided by the respective Service Providers/ FMC. The Parties hereto agree Company is not and shall not be responsible or liable in connection with any dece performance/ non-performance or otherwise in respect of these services pro respective Service Providers/ FMC.

#### 16. PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBU CHARGES

- 16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser and from the CAM Commencement Date, separately from any of the other considerates and levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.
  - The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.
- In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 14 (fourteen) days of

receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.

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

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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 by the Purchaser that such demand has been raised.

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

# 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.

pay such increased amount as specified by the Company.

- 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.
  - 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 at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.
- 17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser is stop provides unconditional and irrevocable consent to the Company to insert date or the cheque, as per its sole discretion and the Purchaser has no objection to the same and office all his registron to raise any objection in future. Further, in case any excess amounts are use 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 data as such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organization, at the time same is formed.

## 18. INDIRECT TAXES AND LEVIES

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

#### 20. **PURCHASER'S COVENANTS**

- The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:
  - 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:
    - Not carry out any additions or alterations in the Unit and, or, Building which (i) 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;
    - Not change the location of the plumbing or electrical lines (iv) extensions):
    - Not change the location of the wet/waterproofed areas; (v)
    - Not make any alteration in the elevation and outside colons (vi) Building;
    - (vii) Not chisel or in any other manner damage or cause damage to colu beams, walls, slabs or RCC, Pardis or other structural elements in the without the prior written permission of the Company and/or the Ultimate Organization;
    - Not to put any wire, pipe, grill, plant, outside the windows of the Unit to inter (viii) alia dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and
    - (ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.

- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company, as amended, from time to time.
- c. The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.

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

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.

The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name.

- j. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- k. The Purchaser shall allow the law common areas of the Building viz. entrance lobby, garden play areas temple (if applicable) are maintained as per the highest standards with the clearing and maintenance. The Purchaser shall further ensure the refurnishing / major overhaul is done every 5 years, starting from Date of Offer of Possess
- 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

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g. h. users/residents. The price of the Unit has been determined aking 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 of 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.
- p. 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, q. 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 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 compromised by bringing in any member who does not subscribe to the guide and/or objectives of the Ultimate Organization and/or Federation. The further agrees that in the event of any breach of any conditions conditions obligations under this Agreement, including but not limited to condition to fit-out and maintenance of the Unit, the Purchaser shall rectify breach to the satisfaction of the Ultimate Organization/Federation, print to such NOC. The Purchaser is aware that at the time of issuance of such NO Purchaser (or party acquiring the interest, as they may mutually agree will required to clear all outstanding dues on the Unit, including but not limited to. charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization and the Federation (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the larger development respectively, of the Company) shall be invalid and liable to be
- The Purchaser is aware that certain parts of the Larger Property are earmarked for exclusive use by the residents of the specific building(s) / unit(s) and the Purchaser

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hereby agrees to not interfere in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.

The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.

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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 bindied to, the application form, allotment letter, brochure or electronic communication of any form.

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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, ٧. 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 / transfer fee to the Ultimate Organization and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organization and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate organization and, or, Federation to issue such consents and, or, permissions of the difference of the Company shall provide written intimation of such sale of the Office of anoth Ultimate Organization / Federation within 30 (thirty) days of such sale being come difference without any delay or demur and further, without any charge being levied for addition of such member(s). Such purchaser of unseld unit/s of such hear member(s). Such purchaser of unsold unit/s being levied for ac shall, in any case, for add a member of the Ultimate Organization.

x. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Buildings 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

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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 Ultimate Organization/Federation. In the event of a violation or break covenants at Sub-Clause 20.1(w) and (x), the Purchaser vill be liable to pay amount equivalent to 1% (one per cent) of the Considerat of your and other amounts payable under this Agreement, including, "limited Reimbursements, Maintenance Related Amounts and all Indirect each month of delay caused.

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

- The Purchaser is aware that in order to ensure safety of the workmen and the Z. 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 aa. 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.
- bb. 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 Laws including that of remittance of Applicable 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 CEMAEGA or statutory enactments or amendments thereof and the rules and regula Reserve Bank of India or any other Applicable Law. The Purchaser under agrees that in the event of any failure on his part to comply with guidelines issued by the Reserve Bank of India, he shall be liable the FEMA, as amended, from time to time. The Company responsibility/liability in this regard. The Purchaser shall keep the con indemnified and harmless in this regard. Whenever there is any change residential status of the Purchaser subsequent to the signing of this Agreement shall be the sole responsibility of the Purchaser to intimate the same, in writing 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 shall be issuing the payment receipts in favour of the Purchaser only.
- The Purchaser is aware that various purchasers have chosen to buy unit(s) in the CC. development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the

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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.

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 areas as originally designed.

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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, tetters, certificates, instruments and documents, as the Company may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

# 21. 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.

### 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 rights, dufies or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same 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 aggregate Past conder Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be a structed in accordance with the provisions of the Arbitration and Conciliation Acc. 1996 quanty other past today modifications or replacement thereof. All arbitration proceedings will 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 reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

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23.4. This Agreement and rights and obligations of the Parties shall remain in Congress of the Assertion and obligations of the Parties shall remain in Congress of the Assertion and obligations of the Parties shall remain in Congress of the Parties sha pending the Award in any arbitration proceeding hereunder.

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

### 24. SEVERABILITY

If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable 24.1. 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 the Party's commercial interests under this Agreement.

### 25. WAIVER

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

### 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

- The Parties hereto agree that all the information, documents etc. exchanged to date and 27.1. 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 pri written consent of the other Party. The confidentiality obligations under this survive even after handing over of the Unit and is legally binding on the Police always be in full force and effect.
- Either Party shall not make any public announcement regarding this Agreement 27.2. consent of the other Party.
- 27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Info
  - a. such disclosure is required by Applicable Law or requested by any catuton regulatory or judicial/quasi-judicial Authority or recognized self-residence Organization or other recognized investment exchange having jurisdiction over the
  - such disclosure is required in connection with any litigation; or b.
  - C. such information has entered the public domain other than by a breach of the Agreement.

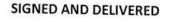
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**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

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:
1
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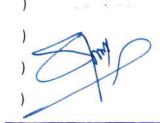
By the within named Purchaser

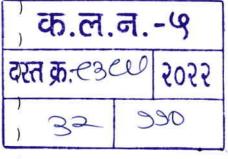
Vinita Mishra

Ravinder Jamwal

In the presence of:

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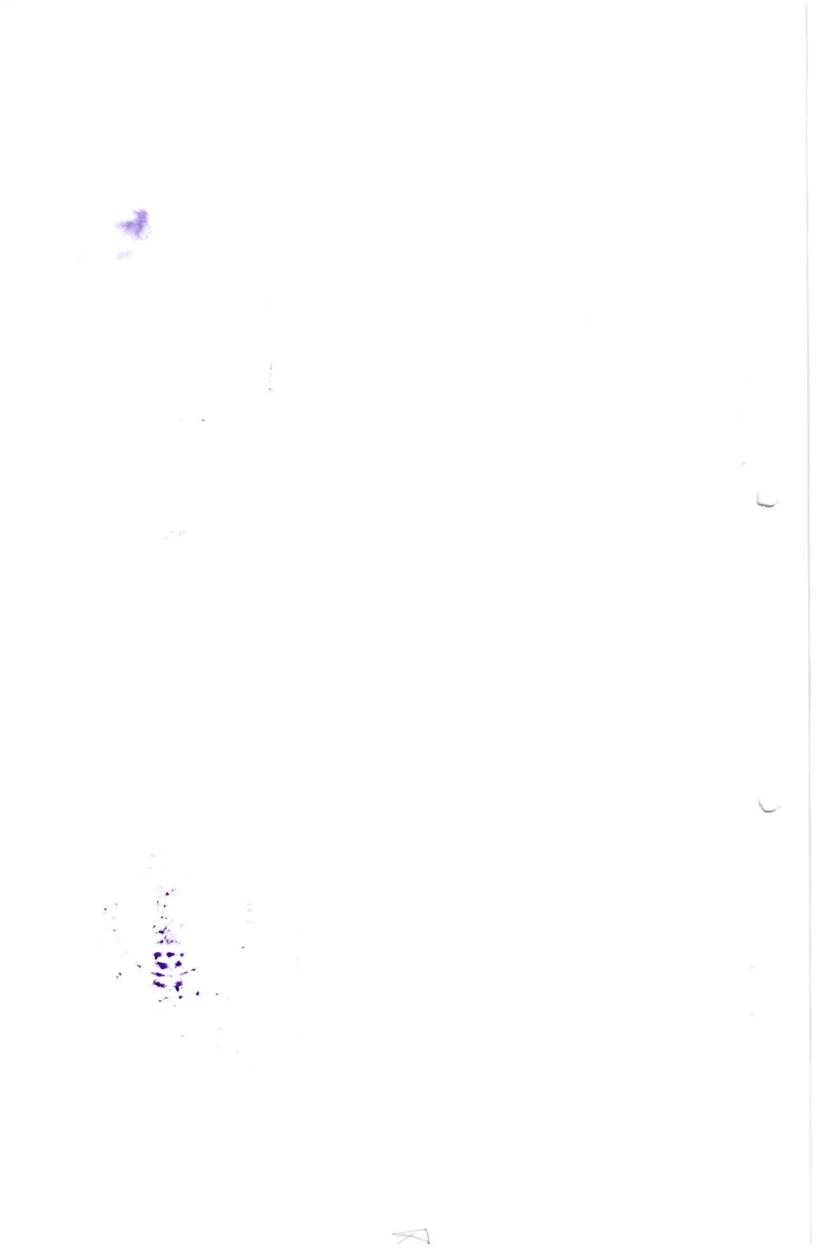
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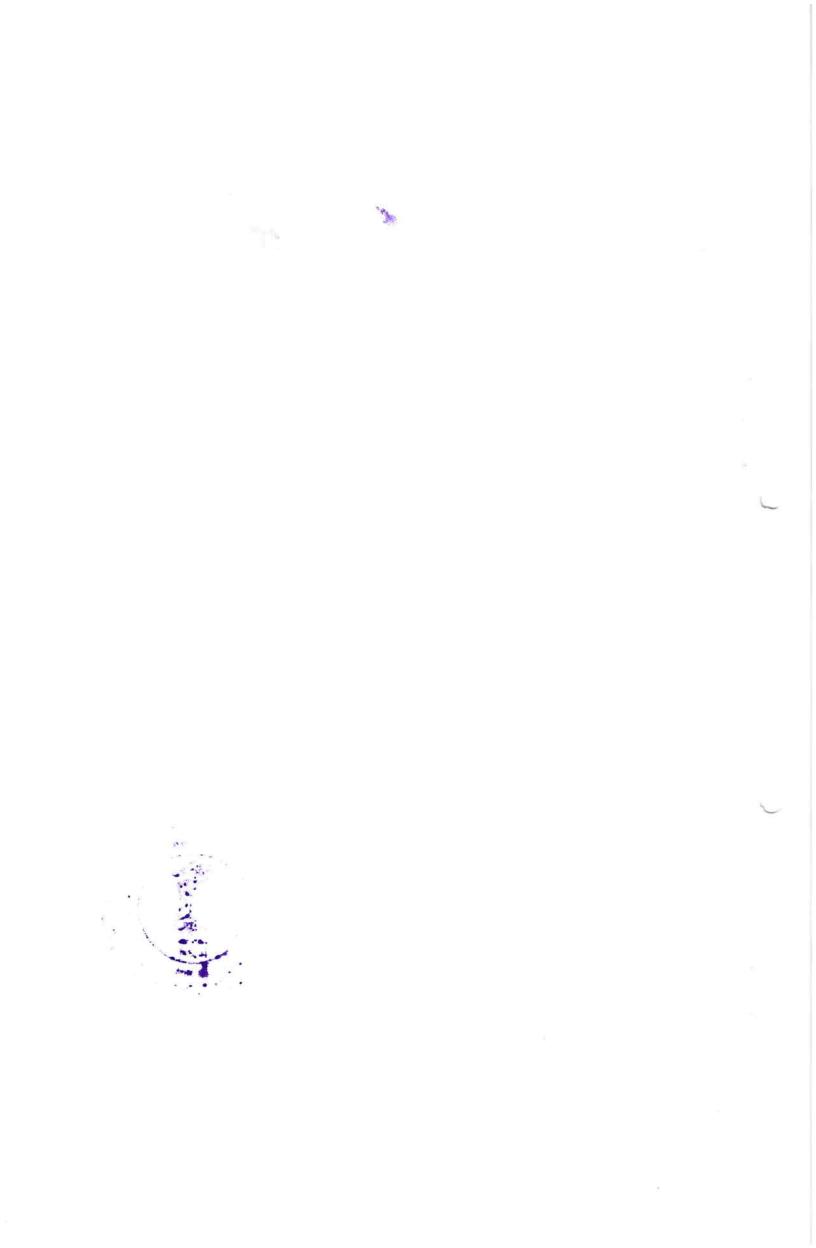
## (Description of Larger Property)

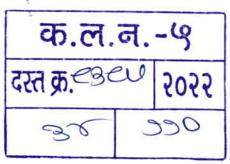
All that pieces and parcels of land together with the buildings/structures standing thereon bearing survey numbers 68, 149/1 and 150/10 admeasuring in aggregate 40260 sq. meters or thereabouts and lying, being and situate at village Khoni, Taluka Kalyan, District Thane and more particularly described in the Report on Title annexed hereto at **Annexure 3** (*Report on Title*)

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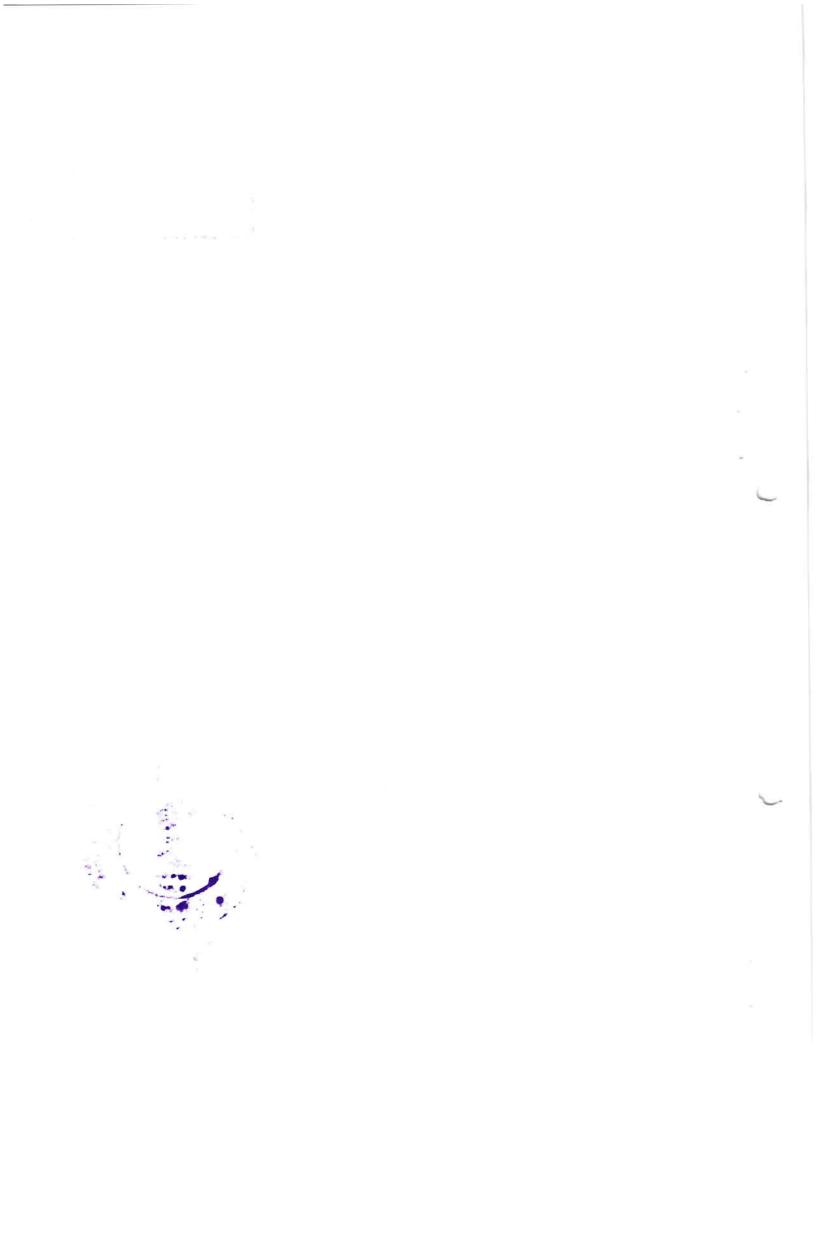


(Chain of Title)

- 1. The landholders mentioned in Column "A" of the Schedule (Schedule) of the Report on Title annexed hereto at Annexure 3 (Report on Title) in respect of the Larger Property as mentioned in Annexure 1 (Description of Larger Property), have executed and registered various Agreements for sale, Development Agreements, Conveyance Deeds, Powers of Attorney as shown in Column "E" of the Schedule whereby the respective landowners have agreed to sell or have granted development rights as also have sold and conveyed in favour of the Company herein, all their respective right, title and interest in the lands described in columns "B", "C" and "D" of the Schedule and comprised in the Larger Property.
- 2. By virtue of the various documents described in Column "E" of the Schedule, the Company is entitled to the Larger Property as absolute owners thereof.







### REPORT ON TITLE

- Property comprised in land hearing various Survey numbers, Hissa numbers and lying being and situated at Village Khoni, Taluka Kalyan, District Thans.

Pradip Garach Africate High Court, Bomber

- Permanians under section 320 of Malastanhito, Tensory and Agricultural Land Act. 1946 for acquisition of the respective lands forming part of the said Larger Land sections of the Schedule hereta acquared by the landsweet of section ferrants subject to provisions under section 4.3 of section Act to transact their respective land by such landshidders / meners.

Pradip Garach Advocate High Court, Bunday

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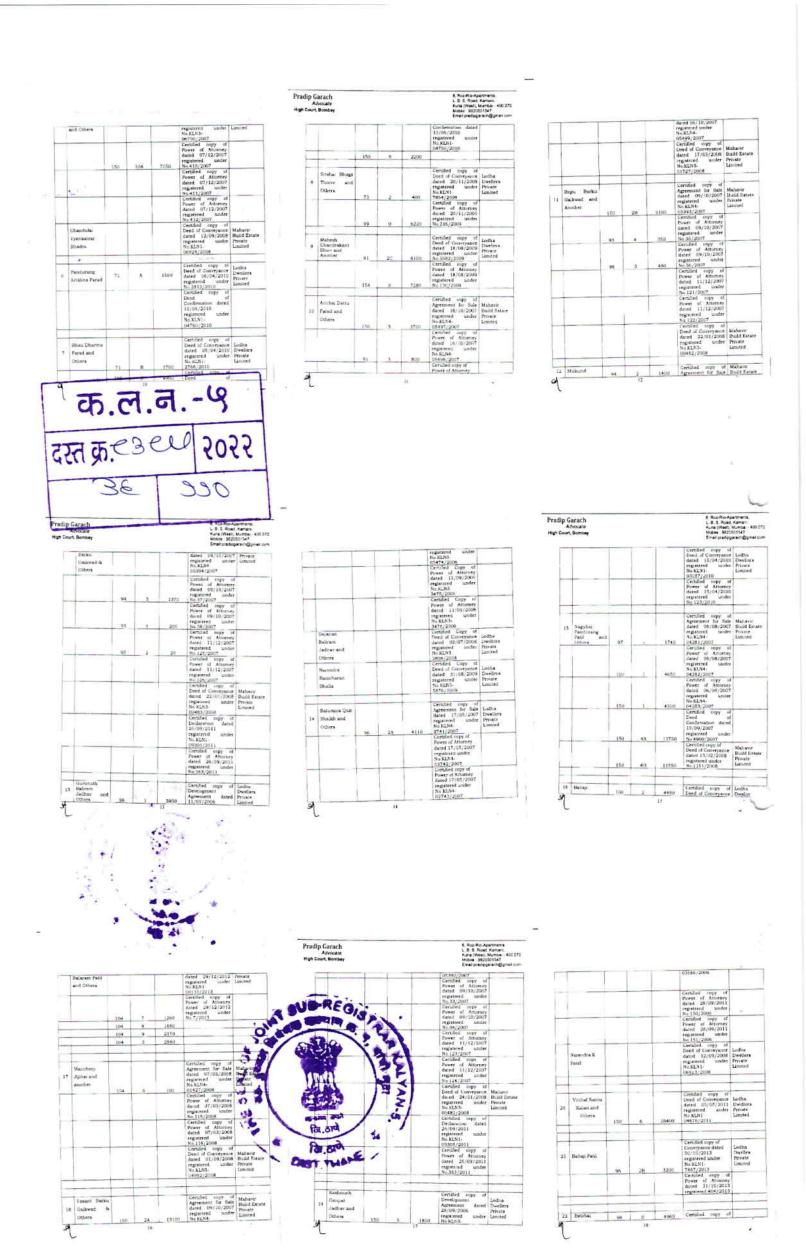
Pursuant to the said Environmental Clearance, Meharashtra Pollution Control Board by its letter dated 20% downsy 2014 has granted consent to establish and/or develop Phase – i for the Special Township Project inter also on said Larger Land on terms and meditions asted therein.

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Pradip Garach Advocate High Court, Bombe

6. Roc-Ro-Apartments L. B. S. Hosel, Manner, Kurte (West), Munder - 400 570 Mobile - 9520501547 Emel predopment@www.ship

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Pradip Garach Advocate High Court, Bonney

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23	Ambai Dattavan Facel and Others	1)		360	Certified tage of Deed of Conveyance faired 18:00/2011 registered under No.KLN1. 1380/2011	Dealline
					Original Elend of Conveyance dated 01/08/2014 registered umder No.5787/2014	Palers Dwellers Private Limited
	Remobiation Kurleker and another				Original Dead of Assignment dated 27/08/2013 registered under No.5871/2013	Loths Dwellers Private Limited
	Petroker				Derailed copy of Destaration date 31/07/2013 regardered unde No.5257/2013 Certified copy of Power of Advances dated 31/07/2013 registered under No.527/2013	
	and Lithers				Agreement for Sul- dated 26/07/2011 registrate unde No.51701/2013 Certified copy o Power of Attorne dated 26/07/2011 registrated unde No.518/2013	

registered under No.776A/2013
Original Power of Attorney dated 16/11/2013 registered under No.417/2013
Original Deed of Commynance dated 01/04/2018 Deetlers registered moder No.2551/2014 Limited
Original Declaration dated 31/05/2014 registered under 3n/3766/2014
Original Power of Attorney dated 21/05/2014 registered under No.2787/2014



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dispose of the Units in the buildings being constructed on the acid
a Larger Lies de stated hereinshove

In the permises afference, the Report on Title dated 19th Christeer 2015, and Supplemental there's dated 28th Checker 2016 saineds modified and be read and marketed decorpting. Them this 3<sup>th</sup> day of May 2017

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Pradip Garach Astocate

# SECOND SUPPLEMENTAL REPORT ON TITLE

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ANNEXURE A DEMISELAND SR NO.

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Property comprised in land bearing various flurrey numbers, Hissa numbers and admeasuring lying being and situated at Village Rhoni Taluka Halyan, District - Thuns



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### THIRD SUPPLEMENTAL REPORT OF TITLE

Property comprised in land bearing various furvey numbers, Hissa numbers and joing heing and structed at Villege Khomi, Taluke Kelyen, District Than

Deed of Municipal dated 20th March 2014 registered sound Notificated 19701-2014. Direct on 1970/2014. Margan Glober durind Libbs. Jam Na.625 and SAI of 2014.

6 Pay Ro Apertments C.E. B. Rose Namen North West, Markey 400,170 Name 9000001547

Same in Tallines Kalyno, Authorisals, and These in Givine These for the purpose of development of Special Township Propert subject to the terms and conditions we not thereon.

- (ii) then thetic business and Others being for desilhologic concentration of collection (5.6 dischalled being members) and regionery with the Business of Engineery of Engineery and discincians recommends to whom its collection for each of the other business where trainer the and Empiricalize to the said and streety of the region of the first thin and suffering to the said Administration of the said of the Markov (Markov Engineer).
- [60] Selframon II, Hon Donner, French Limited Hierargan Nr. L. Sentalongian Private Limited from some an Parison Descriptor Works Limited Herargan Nr. 2: and Modern Hald Scool Private Limited (Section) Services and Selframon Section and Selframon Modernager Nr. Is how those to recognize with Parison Descriptor Ferrom Limited (Modernage Nr. Is how Limited Limited Conference Conference Conference Limited Selframon Modernage Sent Selframon Limited Modernage Sent Selframon 27 (10) (2014) proposed Conference Conference Limited Selframon Limited S
- (a) It with the facet and decision 2015 to demand before Protects to CV and 600 of 221 to Malore Dud Essat Private and confidence and other and the second of the second and second and second as the second and the

### Further material developments w.r.t. Larger Luni

py a just of Lease state | 4,477,2017 generated by Computing as the trace of the face hard and Bulliances to foliar finitives became bound as the Leave of the face finite process bound as the Leave of the face of the face

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right to lead with and dispose of the Pale Units on in the building power on the Damaed Louis providing power to incorpage with

6.06. June 10...
persons the weathern of writeres of attemporation. Palary Dwellers Proceedings to be entired to the anid Larger Land with a right to dead with according to be entired to the anid Larger Land with a right to dead with according to the consequence of the content and the classes.

in the presence absenced, the Report on Tife don't 70% Combin 20th and Supplementary therein dayed 25th finalise 25th and 31M May 2017 he send

## THE SCHEDULE HERESYDER WRITTEN YOLLAGO RIBORI

Se No	Name of the Leadholder / Owner (A)	No. / Bissa No. (E)	Arrein eq mits (C)	Area in sures	Name of the Documents & Regn. No and Date (E)	Name of the Purchases (F)
	Repts Martin Chelle med Amir Control Berns Facilities Group Conservat, Berns Varieti Carkwood		AND THE PARTY NAMED IN COLUMN TWO IS NOT THE PAR	610	Appropriate Sur- Sur- Sur- Sur- Sur- Sur- Sur- Sur-	Missing States States Saves Saves Laminos Dore Horgand with Philora Thread Liminosi

Pradip Garach Advocate righ Court, Bombey E Ros Ros Apartments 5 E S Rosal Kameri Kuma (Wee) Munice 490 Eng Motio 9020501547

24 91 25 4460 1.2 26 91 3 500 0.15 Bishedale A Part.0

	Drinter	d Land	
E. No	Survey No./Hipsa No.	AREA (in eq. mtrs.)	VILLAGE
	119	418.67	sacced
	10001	132(1)	PHOSE
	100/2	2979.69	SHOW
	10468	34.02	6311/6-
	104.75	12.42	AHOW
	104.7	691.17	KHON!
	194.9	1686.00	EM(908
	10439	636.82	KH 251
	POPAL.	1928.24	
	99/1	296.60	8.81.70
	16/2	23.00	6,0170
	1573	1115.00	1416291
	150-1	1136.67	XHOSE
	120:25 6 8	5480.30	XHIN
	56.2	424.08	631(30)
	90.3	2387.69	8.94,79
	96/2A 5 2	197.41	6/4(20)
	1981	1550 Im	ALC: N
	1034	120906.32	
	85/8	792.69	30000
	90:24.58	2955.91	KHOW:
	82	411.40	KNOW

anything set out in the Theol in Lease, the Company man, it recurred to man or reliable to the Leavey, which be extricted to instead of the suittle of the boldings to any present on one; translate as of they also the suittle of their control of the suittle of t

- See Festivett 16 De Bendelten veltered in Grote I de im Bendelten Beginnerend dagen en Frei deze 21.0.2.007, Pollomen Bedde Beginner De Bendelten Bedde Bendelten Freise Linde Bendelten Freise Linde Bendelten Freise in der State Bendelten Bendelten das 743 et 2017, 143 of 2017, ent 2016 of 2017 before the Section Compact for Pollome Entity, Marchia Bendelte, derbit der protection State 10, 2016 of 2017 before the Section of Section 2016 of 2017 before provident of Compact Section 2016 of 2017 before the Dente Section 2016 of 2017 before the Bendelten according to the Section 2017, the Pollome Bendelten 2017 before the Bendelten according to the Section 2017 before the Bendelten according to the Section 2017 before the Bendelten according to the Section 2017 before the Bendelten 2017 before 2017
- (4) I have not part undergoing the role of liquid to the by the agreement of the and divergers on respect of the and respect. The Uniquety has induced by the following largestness are product.
  - (ii) A Special Cool Bart No. 174 of 2017 feet from the Commissioned Action Goods and Others (Philadellin) appears (Intelling Company). Julius and Chrise. Distribution observe the Company And Sent main Party Designant So. 11 Section the Conput of Distribution of the South State and with the Confidence of South and South Party and South State and Company South State (South State and South State).
  - (b) Note require to Regular Disc Note No. (16 st 2016) perceived to start of 2026 of site type perceived that dated 14 25 2026 for some in present and in the start of above and in the start of above and in the start of above 24 start.
  - 10 Well respect to HTS Appeal for 52 or 2010 Blef for December of Selection against the Company interferred in channe for 20 cr of the Physics on Tale Select, 19 10 2010. Am and 2010 Appeal for the Company of the

In this sharp has an paramy of finetrar Nameds of 1, 1 are seen in the more than a present and on the sharp of observations are regularly given to my work on present and product of the finetration of the sequence of the sharp of the finetration of the sequence of the sharp of the sequence of the seque

Pradip Garach Advocate High Court Borrows E. Roy Roy Apartments E. R. S. Frank, Karran, Fullat / Fark, Marchine, 400 (17) Martin 19(1)(1)(1) Error produpers indigenesis com-

descriptions repris by the introduction was in committee with the applicable large and regulate particularity were obtained in such learners of the facts. The acquisitions of Property for Company is a compliance with the applicable laws. There bear addressed by the Company do it is compliance with the applicable laws. There bear addressed by the Company do it is employed in the confidence of the company of the property confidence under the Company of the company of the first reprinciple confidence.

- in my Report on Title dend 19 (0.20) (1 how referred that I have present counts perganisate certis; section 19 (0.2) of Sub-Section (1) mine Debastory Storage and Segmentary Land 19 (0.2) of Sub-Section (1) mine Debastory Storage and Segmentary Land 19 (1) of Sub-Section (1) mine the section of Sub-Section (1) of
- 9. I have seen Caratholic deset \$2.00.20.7 minut by thrower A. Oupla or Associates, the fractioning Company Internation to the effect that for two contents of the content fraction of the first of the Content of the Minutes of Company Admin and the Report total who minutes the finer was configurate to formed in formed of the Larger Salet and formed in the Content of the Larger Salet and Content of the Larger
- 8 Limiter our name online that land compraid in florer Sambers distributed and compared programmers and compared processes of any probability florance in No. 4 of Schedule Bill Internative seators, which have included the Additional Limiters Limited Society of the Compared Limited Scheduler on March the Limit Society Scheduler Scheduler Scheduler and Compared Limited Scheduler Sch
- 4 On the large of the finance synchronic slope and subject to what to shoot become large while conditions to while conditions to water Reports on Title 1 are then again if
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| 164 | 1748 | 1.3 | 1.4 | 1.3 | 1.4 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5

Energyappanh Consepant dated 2010) John registrer under

Cherry Charles
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122/01/2006
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Sec. 81, 373
74504.07. 2000

Behedule # Part A

Sr. No.	Burvey No.	History No.	Alva (to eq. mtrs.)	Area In acres
1	6.5		230 360	133
	lv4		360	0.34
	145	. 2		12
	101		950	1,27
	94		1430	9.35
10	103		130	1193
	164	-1-	80	00304
	1 9)		30	437
	93	8	407	10.01
	61		26	11.00
2	149			15
	130	11165	Terior	1.74
	130	1	1831	11.04
7	7/8	_	790	06.18
	92		Fine	1 15
	41	24	1791	0.48
4	49	-	1015	0.94
	10	1924	7/51	174
,	71	A	154	0.28
-	71	- 15	1799	11.62
	150		4.703	171
	150	9	2200	11.34
-6-	100	72	4.00	E. E.
	4		1227	1.04
	-			1

Pradip Garach

T. Rue Rio Augenturia L. B. S. Road, Kamuri, Kura (Veer), Munice - 4,0000 Motion 342(001)47

	100,108.60	7104.83	AH: I
	120.9	477.(W)	Elleri
	BOTAL.	LINET NO	
	19971	1201.26	AHOR
101	150 - 12 A h H	087.29	KHATA
	TUTAL	1794 55	
	25012A N.D.	2970.11	AHON
1	9477	611.3	MHCH
	9475	501.38	KHIZN
1	94.0	9.78	, A11) (T)
	54/A	227.49	SHOW
	104.9	34.28	ATTEM
	DODE	1818.15	
	91476	13.40	RHOM
	53/7	100.18	Airond
	45/7	3239	RHIAL
9	100/24/4/8	241.27	ATRICIA
100	139/6	\$6,11.36	District
	STAGE.	327.90	11/7/20
	TUIT AL	1031333	
	(90)44.50	2525.54	68000
	190100	1528.33	10/10/10
9	9.7	355V.29	\$64(6)8)
- 1	91/1	54.55	MUDE
	TOTAL	1362.46	
	20		

Shareh

Pradip Garach Advocate High Court, Bombay

### FOURTH SUPPLEMENTAL REPORT ON TITLE

- Its Property comprised in land hearing various Survey numbers, Hissa-numbers and lying being and elituated at Village Khoni, Taluka-Halyan, District Thane

- For the end purpose, I have persent and certified the following documents in consistent with the end Larger Land (including Democral Land) and the end subforcind Land.

BOX Bearth dated 02.09.2011 (WOX Bearth') record by Discover A Copts and Associates pursuant to orders wanth cortest out in the Maintry of Corporate Affairs website.

### Brief history of Additional Land

As per Mulatum Entry No.111 done 28/02/1943, on remainfrance was treated by Karaseddas Harpeson and Others in facuut of Stratyyahus Abdul Al Malaban for Pa 500016 on accusting



Pradip Garach Advocate Court Bombey

- consideration of Rs.267.65 subject to provision of Section 43 of it said  $\Delta m$ . Assumingly, the encounterance of Rs.267.65 was enter in the other rights columns of the 7/12 extract of the said Property
- As per Muration Entry No.405 dated 01/07/1973 on payment purchase princ by Kola Engrys Judhas, 33M Cerifficate or instead to him and the encuentenesses to do other rights on from the 7/12 extract in the name of the Owter same to 1 defend.

(a)0] As per Mutation Entry No.823 dated U2/11/2007, it is remoded that so 20/102/2007 Usebarath Kain Judice and Others through their Submonated Power of Attempts holders. Committing United Blands and another who were in turns power of artnersy holders of Ramis Blands Motifs and Cithers of Databath Mails Anderd Others into all self-and conveyed to use Praful Chimacolal Mota the Property Insering Birmy, No.68.

0 SEAL O

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- 19-10 I have not believe independent hearth of hitgetime filed for and against the soil Company on respect of the said Property. The Company has othered me that these soil no possible placeton in respect of Property making Survey No.18 no. additional land.

- Local services of the flushings recotomed above and exhibit to what is aband becombined, while confirming any action flugaret on Title. I am none again of segment discussion that the Company is existed to the Larger Land as absolute Denner descoid. The Company is existed to the American of the Uniformity discussion and the Company is existed as Park A of the Uniformity discussion of the Landscape discussion of the Landscape discussion of the Landscape is existed as the American American description of the Company is existed as the Landscape discussed and not existed the company of the Landscape discussion of th
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Pradip Garach Advocate High Court, Banday

	016.397,2007
Produit Disconnict Models	Deed of Conveyance 12-109-7-2008 registered under No. 2023 loss 22/2008 examined to season of the se

	Des	Eshed Part		- 5	
Re. No.	Survey No.	Hises No.	Area (to eq. mtrs.)	Area  tin acresi	
1	902		9(8)	0.23	
	94		5612	0.14	
	.99	,	1940		
	- 50		+150	0.23	
	94	- 5	1430	0.36	100
3.7	93	- 4	130	0.03	
	94		150	5.04	
	90.	6.7	130	40.0	100
	91	.3	56	0.01	
	13	- 2	200	.0108	-
-	145	- 1	25504	6.30	
	130	31/08	* TUNG	1.74	1.0
	674	- X -	3830	0.94	_3
4	70		130	0.18	
	90		7160	1.77	100
	81	24	1960	1148	
-	40		3620	0.94	
	190	164	7080	1.74	The Contract of
- 6	9)	_A_	1560	0.28	
. 1	70	- 4	11706	0.42	10000 40

periodicy described Part A of the Robedish B Servander with an end to local with and dispose of the Plank/Nobe etc in the hard stopes of the Plank/Nobe etc in the harding a constructed in the Demondal Local intuiting years to immigrate with periodic plank and the servander of science of energy periodic plank and the secondary by the Local shall control that quantity the secondary threat Local etc. I will be a secondary to be entire to demonstrate the seal of the secondary threat the secondary threat the secondary local end with a right to deal end to the secondary local end to the

in the promises aforesaid, the Report on Title dated, 19th Octuber 2016, and Disponentials therete dated 28th Octuber 2016, 31st May 2017 dated 19th September 2017 for read and constroid accordingly.

Rr.	Name of the Landholder / Owner (A)	No. / Hista No. (B)	Area in eq mts (C)	Area in scree	Name of the Documents & Regs. He and Date (E)	Name of the Purchases (F)
	Herishchundts Ithms Jelfier and Dherr		440	ur Da.	Development, Agreement John L. N. 15/12/2000 Programment Sender Levelopment Levelo	Leibe Destan Priest Lanted

	29	16	418	3200	0.79
	-22	19	. 8	4160	1.72
76	• 23	17		380	3.09
201	24	91	28	4886	3,2
	25,1	90	, K	600	u.it.
	- 26	14	-	193	0.16

Sir	he	dale	. 3	
	Pe	rt. H		
	3100	- 4		ı.

Si.	Survey %o./Hissa Su	AREA (in eq. sotre.)	VILLAGE
	160	493.61	DRUME
	1007.1	132.94	KHUNI
	10072	2879.89	839.350
	10473	32.02	RECON
ш	10416	12.42	KROM
	1917.	100.57	KHON
	104.8	1890.00	HHON
	10479	835.82	<b>h</b> acong
	TOTAL	6915.24	1907
	15/1	200.00	KHUN
	10/2	20.00	KORUNA.
	10.73	1415.00	801050
	160.1	1139.67	F.71070
	LANCING N. P.	5490,30	KHON
4	2012	424 08	3070074
	100	2387.99	KIRLING
	W. 1460	132.41	KNOW
	100-1	1050-06	XHON
	11/15/	12009.12	
	10.7	292.69	X391190
£			

-	19/2A & B	2935.91	EHON
- 1	97.	411.45	AHIM
- 8	150/25 to 8	5070-34	XHON
- F	15073	2247.95	MHOM
- 1	100/46/6/8	77.74	\$100.750
- 1		145.34	KHON
	94/2	152.53	600061
	94/4	12025.64	
-	POTAL	1480.26	TO COS
	92		104000
1.	¥7	799 MA	KHONE
- 1	150/2A & B	1845.02	K16076
- 1	1907	633.67	KHOM
	10074A & B	5279.97	KHOST
8	11.00	125.00	EHON
	41/2	209.00	REPUTATION
1 7	93/3	38154	RMCW
	93/4	407.21	EHON.
	92/8	964.33	0,000,041
-	THEM	12050.84	10000000
$\neg$	10/23.6.0	2013.12	KHON
	191	4571,167	KHON
	1/8	712.25	KNOW
	100/2	102:37	KIESI
	TUTAL	74.18.83.7	-
	100/44 6 9	18094-000	BHUN
	190/5	1119.79	KHEN
9	91/2, 91/24, 91/20	8547.45	SHOW
	134	60% 25	101074
1 1	TOTAL	0157.10	
	1971	179.48	KHUN
	TIAND	2438.64	KREDI
	73/1	332.70	8,96351
i v	11/4	142.30	T. Kirinta
1.0		4562.88	ION IN
	15015	44.27	831,54
	1907	177133	Time.
4	150/9		

	150/104 A-B	11.25	KHIMI
	TOTAL	11967.45	
	69/1	916/64	KHUN
	89/2	235.65	KHUNI
- 8	76	730,00	RHOME
9	150/8	#22.11	KHONE
	180/104 0.9	7199.83	KHONE
	150/6	877.25	KINDNE
-2	TOTAL:	10091.80	1000
	119/7	3209.25	KIRGHI
10	120718 A & B	187.09	KHORI
_13	TOTAL	3596.58	
	150/2A & B	2970.11	KNOK
- 31	8471	107.5	KINGSE
	94/2	901.58	KIADAE
11	94/3	7.26	KHON
	94/4	227.49	KHON
	94/5	34.28	KINGHI
	TOTAL	4818.14	
	92/8	12.22	68080
	83,7	155.18	KHCIRI
12	91/7	22.00	KIRDE
**	150/2A N B	288,97	KHURI
	150/6	4611.76	KHON
	71 A & B	327.50	KHORI
	TOTAL	6501.73	
	150745 to 20	2523.54	KHON
13	120/4	1126:11	KHONE
8.0	92	2629.26	KHONE
	3072	24.05	KHON
	TOTAL	7563.45	

Dated total 17 Hay at November 2017 of March 18 Court, Streets

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दस्त क्र.⊂३०	20	5055
20	3	000

Pradip Garach Advicate mgn Court, Bombey

- Owners thereof

  In paragraph 15 of the Report on Title, I have stated that by Indereture of Mortgage dated 200 March, 2014 the mortgagets therms have created charge on the portion of Larger Land in favour of 1018 Treatership features. James 1 hereby, ancested lat of mortgaged land columnating flurrey, Numbers and Issae Dated on a Larger Land of Mortgage is Anaexure-B

  Dated on a Larger Land Office of Community Community Community Advance High Court Bombay

10,000   1	1 - 1		Parrey Ro.	A mate	Nume of the Doniments In Hegr. He and Date	Name of the Owner
10,000   1	74.	shiga Lennah Pati, Chimanan Lacoun Petil	43.60	930		Lodin Decibes
11.72   10.00   10.72   10.7	g. 1	CONTRACTOR LANGE THAT PROCESS LANGE THE TAKE THE TAKE		1	T	
Part   Conveynment closed	w 14	character Park, Development American Coll., Contractional Advances Park, Jupidian Raillerini Park, Karrette Kanneren	2710	900	T	Fishers Deed
Deed of Conveynment deed   10 (10.231) pullered   10 (10.231) pull	Su	atil, thermal their constituted Alberter, Louble Devices	L	1430		Part line
10   10   10   10   10   10   10   10	P. SHENNISH SHAPE SHOWING	There is transmit from the Marginer backwards poet that we can be found to the marginer backward which is the series of the marginer backwards from the marginer backwards			Dod of Communications of the American State	
abor March Marchine The Marchine The STORYDES reported for the March Mar	-	Blages Parsin Thaker, Ludes Warran Thekter, Gonnell		150	Deed of Conveyance duted	+
Thistone, Relicines Studies Thealow (2011) 170 and NAST and STATE AND		Wannes Thakery Marriel Warner Thakert Marrielleber	L	153	\$2/93/3932 regiefernit	-
Thakan Chinkman liqual Rainkie 4471 ha 212/9/2012	2	samitan Thakar, Robins Samitan Thakar, Polit.	L	1.00	under No KLM1	Story Known
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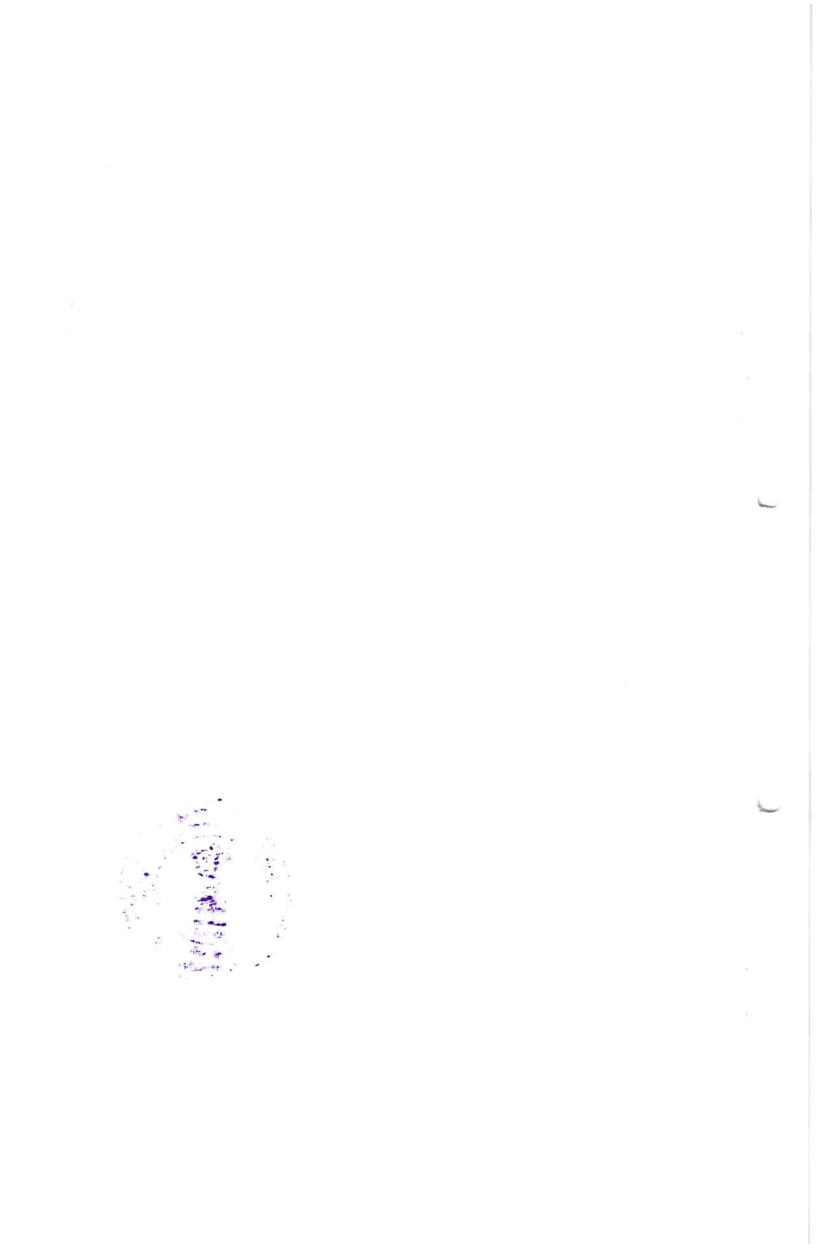
### ANNEXURE !

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No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Approval for establishment of Integrated Township Project	14th March 2018	Outward No.Integrated Township Project /Antarli, Khoni & Ors/ Asst Director Thane/471	Collector's Office, Thane

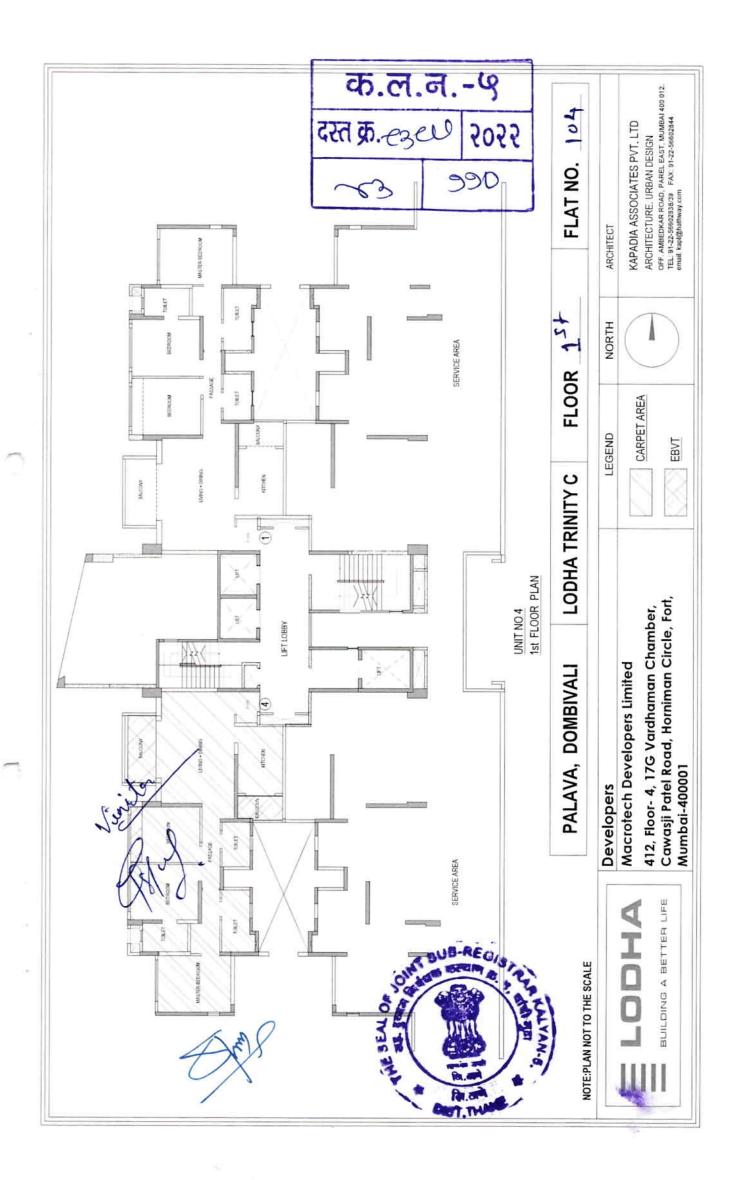
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# (Unit and Project Details)

(I) **CUSTOMER ID** :2218694

(II) Correspondence Address of Purchaser: Adriana K 303, Downtown, Lodha Palava Phase 2, Khoni,

क.ल.न.-५

Dombivali - 421204 Maharashtra India

(III) Email ID of Purchaser: vinita29mishra@gmail.com

(IV) Unit Details:

(i) Development/Project : PALAVA TRINITY A TO C

(ii) Building Name : TRINITY

(iii) Wing : C

(iv) Unit No. : C-104

(v) Area

	Sq. Ft.	Sq. Mtrs.	
Carpet Area	1,048	97.36	
EBVT Area	112	10.41	
Net Area (Carpet Area +EBVT Area)	1,160	107.77	

- (vi) Car Parking Space Allotted: 2
- (V) Consideration Value (CV): Rs. 114,64,052/- (Rupees One Crore Fourteen Lakh Sixty-Four Thousand Fifty-Two Only)
- (VI) Payment Schedule for the Consideration Value (CV):

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	1,44,000	16-06-2022
2	Booking Amount II	4,29,203	16-06-2022
3	Booking Amount III	22,92,810	06-07-2022
4	Within 60 days	85,40,719	16-07-2022
5	On date of offer of Possession	57,320	Due As Per Construction

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 late of initiation of the relevant milestone.

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

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# (VII) Club Eligibility:

The number of family members eligible for club membership are:

Configuration of Unit	- 17 2 1	No. of members	
1 BHK		4	
2 BHK		5	
3 ВНК		5	
4 BHK or larger		6	

(VIII) Date of Offer of Possession: 31-07-2022, subject to additional grace period of 6 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) Project Details:

Projet Name: PALAVA TRINITY A TO C

RERA Registration Number: P51700014396

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### Annexure 6A

(Other Amount Payable before DOP)

(I) Reimbursements: Payable on/before the Date of Offer of Possession\*(Ifan): Cl. al. - 9

- 1. Electricity Deposit Reimbursement: Rs. 8,400/- (Rupees Eight Thousand Four Hundred Only) towards provisional amount of reimbursement of the Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
- Connection and related expenses: Rs. 90,750/- (Rupees Ninety Thousand Seven Hundred Fifty Only).
- 3. Share Money: Rs.600/- (Rupees Six Hundred Only).
- (II) Maintenance Related Amounts: Provisional amounts (subject to actuals) payable on/before the Date of Offer of Possession:
  - CAM Charges: (a) Rs. 93,960/- (Rupees Ninety Three Thousand Nine Hundred and Sixty only) covering period of 18 months from DOP and (b) City Linked Utility Charges: Rs 16,704/- (Rupees Sixteen Thousand Seven Hundred and Four only) covering period of 18 months from DOP.
  - 2. **Property Tax (Estimated)**: Rs.11,484/- (Rupees Eleven Thousand Four Hundred and Eighty Four only) covering period of 18 months from DOP.
  - Building Protection Deposit: Undated cheque of Rs.NA/- (Rupees NA only) towards 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:

- Internal Bus Services Fee: Rs.21,000/- (Rupees Twenty One Thousand only) for a covering period of 60 months from DOP.
- Parking Area Maintenance Fee: Rs.9,000/- (Rupees Nine Thousand only) covering period of 60 months from DOP.
- Club Usage Charges: (a) Club Fee: Rs.24,000/- (Rupees Twenty Four Thousand Only) for a
  membership period of 60 months from DOP; and (b) Sports Complex Fee: Rs.21,000/- (Rupees
  Twenty One Thousand only) for a membership period of 60 months from DOP.
- (IV) City Infrastructure Charge: Rs.1,46,160/- (Rupees One Lakh Forty Six 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 paid by the Purchaser separately immediately upon the same being demanded by the Company.

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(Common Areas and Amenities

Amenities for 3BHK Residences in Lodha Trinity (Towers A, B & C)

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Amenities inside each apartment (All typical levels Ground & 1<sup>st</sup> to 22nd):

- Italian Marble Flooring in Living/ Dining and Passage.
- Vitrified tile flooring in kitchen.
- Marbital flooring in bedrooms.
- Kohler sanitary fittings and Hansgrohe bathroom fittings OR Equivalent.
- · Geyser in all bathrooms.
- Separate cupboard area in each bedroom for best space utilization.
- Fully Air conditioned homes (except kitchen, bathrooms and service areas).
- · Video Door Camera integrated with Panic Alarm.
- Fibre-optic connectivity providing hi-speed internet access<sup>^</sup>.
- Provision for telephone and TV connectivity.

# Amenities for the building:

- Well designed entrance lobby.
- Lift lobby on each floor.
- 3 hi-speed elevators (including one stretcher elevator)
- Security with video door phone, CCTV monitoring of key common areas, visitor registration and gated entry.
- Fire fighting system.
- DG power back up for common area lighting.
- · Servant's toilets and bathrooms at ground level.

# Complex Facilities:

i. Gymnasium.

ii. Indoor games with Table Tennis, Carom

iii. Party hall for upto 100 pax.

iv. Swimming pool and kids pool.

v. Access to Grand neighborhood club with library to business center, Cinema, health club & Spa, Swimming pool, café/restaurant, Party hall 250 Pax., Activity room, Crèche.

^ Monthly services on chargeable basis from provider.

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(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 provisions 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 Purchaser is based or acceptance of the terms and conditions set out in this Agreement, including without limitation, the Special Conditions set out herein below:

# 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 Palava City. The Company may by itself or through one or more external nominee/s appointed by it undertake the maintenance, management, supervision and servicing of the common amenities and facilities as well as general management and supervision of the Project and the Palava City. The Purchaser agrees not to object at any time to the appointment of such nominee/s 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 services to be provided or arranged by or through the PCMC at the costs; charges that may be fixed by the PCMC and in accordance with the terms and conditions imposed by the PCMC. All common costs, charges and expenses that may be claimed by the PCMC shall be to the account of and borne by the purchasers of the units in the Buildings These common costs shall be shared by all the purchasers on pro-rata basis determined by the Company and post the PCMC, which determination shall be binding on the Purchaser.

For the purpose of this Agreement, "Palava City" shall meet 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.

BCAM Charges

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- 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.

3. FCAM Charges FCAM Charges as defined in this Agreement, shall include the following: (i)

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.

- 3.1.3. The Purchaser is aware that the CIC stated hereinabove are provisional and based on 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.

### 3.2.2. Sports Complex and Internal Bus Services

a) 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 membership forms and documents (as the case may be) to become a member of the Sports Complex and making regular and timely payment of the applicable charges in terms of and the manner as may be prescribed at the Date of Offer of

Postusion C.

The Purchase is aware and acknowledges that the Company and, or, the ejevant authority has provided bus / other transport services within the Larger Proper Internal Bus Services"), and the Purchaser has accordingly agreed to and unpertaken to only the Internal Bus Services Fee, in terms of and the manner as may be prescribed at the Date of Offer of Possession, for the facilitation and mainted 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% (tive person to per annum, or such other percentage based on actuals.

(five perfect) 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 Seas Complex and Internal Bus Services are owned by the Company and does not form part of the Common Areas Amenities, and the Purchaser will net raise any objections make any claims with regards to the same. Further the Company may, at its discretion, transfer the Sports Complex or the Internal Bus Services Ultimate Organization/Fe deration.

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### 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 Charges shall be paid in a form and manner prescribed by the Company / FMC, failing which the Company shall be entitled to suspend access to the all such facilities offered and the Purchaser shall not be entitled to avail of the Club(s) and other facilities.
- c) The Purchaser agrees and acknowledges that the Club(s) is owned by the Company and does not form part of the Common Areas Amenities, and the Purchaser will not raise any objections or make any Usims with regards to the same. Further, the Company may, at its solar iscretion transfer the Club(s) to the Ultimate Organization/Federation.

### 4. **Utility Provision**

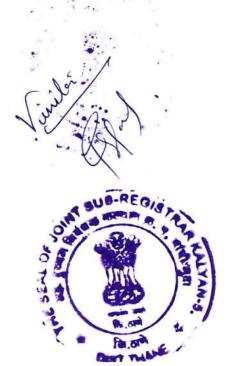
- The Purchaser hereto agrees and acknowledges that the Company shall enter into contracts with third parties to provide various services such as electricity supply, water supply, water / 4.1. sewage recycling / treatment and supply, gas supply, parbage nandling, security services, medical services, 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



- 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.
- 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 same.
- 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 helpby waives all his rights to raise any objection in that regard.
- 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 making linely 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 nen-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.







जिल्हाचिकारी कार्यात्रय इमारत, इ.स. मजात, कोर्ट्गाका, तार्थ्य । - ४०० ६०२

ये. मॅकोटेक बेव्हलपर्स, लिमीटेव,

विषय :- वापर दाखला / भोगवटा प्रमाणपत्र मिळणेबावत.

महि एकतिम्बुत नगर सम्राज्य प्रकल्प मोर्ग अंतर्गी, खोणी, हेड्टण कोज स्टब्ल्याण आंत्र मोर्ग उंजानी, ता, अंबरमाय तमेच मोर्ग प्रतिकर्ण, फाटई, कोजे व म्हण्याय, ता, काम्मण, निज्ञाणे, स.स. /गट स. /स्टिस.क. १९/२व, १९/२व, १९/३

इतर, एकृष क्षेत्र ३७९०९०७,३८ ची.मी.

संबदर C मधील

Trinity Claster १.१९ Wing-BirC सेक्टर E मधील

Hosella Charer 2.e% Wing-D.E.F.&G Hosel E Public Autori Cluster 5.e% Wing-A.B.G.&H Havella Chater 5.e% Wing-A.B.G.&H Havella Chater 5.e% Wing-A.B.G.&H

Jasmine (EWS-Y) Wing-D.E&F

१. जमीन मालकाचे नांव : में मंक्रोटेक डेक्स्परार्थ, लिमीटेड.

२. बास्तुविशारद/ इतिनिक्तर यांचे नात - ती. प्रीरथ फोबडे

संदर्भ:- १) शासनाचे पत्र का. दिपीएस-१२२१/१५४/व.ज. १३/२६/नवि-१२. हि. १८/१०/२०२१.

२) माजिल्ह्यांपकारी, ताणे यांचकतोल पत्र क. एकाल्यिकृत समर यसावत प्रकल्प

अ: १ व २ /एककिरमा एसआर-५४/२०२१ वि. २७/१०/२०२१

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वं) राहसंचार जमजन /के	Frank spirit	क्षेत्र विश्व व स्वर्गाताम	ा यांचे स शोवि/१९८८, रि	स्क्रियक नगर , ७३/९/२०२१
दश्त	कारा, ठाना क्रीली १२०२१, वि. ३			5055
्या वार्यालय एकारिमकृत दि:१४/०३/	तयं सुवारित व	विकास प्रधान /मी, अंतली ख	गी पत्र (सेक्टर गिंगी वडलरीकी	C.D.EAFT DE.

 श कार्यालयाचे सुधारित बांधकाम परवानगो पत्र (संबद्धर D.E.F.G&I) क्र एकात्मिन्त नगर चसाहश्र/मो. अंतर्ली, खोणी वडतर/ससंडाणे/१,४९३ tt. 30/06/2029.

८) अर्जदार में,मॅक्केटेक डेललपर्स, लिमीटेड यांचे या कार्यालयास पत्र ft. 24/20/2022 # 28/21/2022.

संदगित पत्र ज्ञा. ८ अन्वये अर्जदार में. मॅजोटेक डेव्हलपसे, निमीटेड पांनी विश्वपक्तित प्रकरणी मीते अंतर्ली, खोणी, हेब्ट्रणे, कोळे ता.फल्पाण आणि मीते दंगोली, ता. अंबरनाथ तसंघ मोजे पारियानी, काटरे, जोर्ड व माणगांव, ता. कल्याण, बि.डाणे, स.न. / गट ने. / सि.स.झ.१६/२ स. १६/२ स. १९/६ व इतर, एकूण क्षेत्र ३७१०९०७७.३८ थी. मी. गशील या फार्यालयाने संदर्भ क. ५ ते ७ अन्तर्थ मंजूर केलेल्य संबद्ध C. E. F &I मधील वरील नमूद इमारतो करता वाचर वाखुला/ भीगवटी, प्रमाणपत विक्रणेयाका संदर्भित अने क्र. ८ अन्वयं या कार्यालगाकडे प्रस्ताव सादर वेल्लाआहे.

या कार्यालयाने संदर्भित पत्र क्र. ४ ते ७ अनुसार वरील त्रमुदः ईमारतीच्या यांचकाम नकारांस परवानगी दिली आहे. सदर मंनूर बोधकाम नकाशातील भोगवटा/ वापर दाखला दयावयाच्या इमारतीया तपरानि खानील प्रमाणे आहे.

	THE RESERVE THE PARTY OF THE PA	संग	EXC	T P	1000	676
N.W.	इमारत / कलस्टा नेवर	বিশ	भंगवदासामा चार्थपाचे भगते	इमारतीयो एकूगर्दयी (मी.)	भोषवटादाखाना द्यावचार्च एक्जबांधकाम क्षेत्र (सी. मी.)	धकुण संदीनका
3	CL-L११ (TRINITY) (रहियास)	В	तल + २१	62.64	4446.55	८३ रहिवास

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CL-९.१९ (TRINITY) (वाणिन्य गाळे)	В	ताळ	8.89	\$24.80	६ वाणिक गाळे
CL-१.१९ (TRINITY) (रहिवास)	С	HZ + 35	69,64	न्द्रवर्ग,दाव	८३ रहियास
CL-१.१९ (TRINITY) (वाणिञ्च गाळे)	с	तळ	X.X.4	488.48	१० वाणिन्य गाळे
एक्ण (रहिवास संकार-८)				16302.06	155
एक्ला (वाणिज्य गाळे संबद्ध C)				255.00	१६
ग्रमृत				19837.CK	

			सेक्टर E			
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CL-३,०५ (ESTELLA) (रोहवास)	D	तळ + १७	<i>પર,</i> દલ	४१६२.१२	igo	
(L-E,04 (ESTELLA) (TENIR)	Е	सज + १७	ષરદ્ધ	8663'00	\$0.R	
CL-३.०५ (ESTELLA) (र्राष्ट्रधास)	F	तळ + १७	<i>પર.</i> દધ	8243.63	for	
(L-३.०५ (ESTELLA) (र्राह्यास)	G	तळ + १७	ધર,દધ	******	(90	
riskin				\$6084 XII	385	
एकूण (रहियास संक्टर-E)				१८०६५.४७	386	

			संकटर ह		
इमारत / क्लस्टर नंबर	विग	भोगवटा दाखला गावधाचे मजले	इमारतीची एक्णउंची (मी.)	भोगवटा दाखला चावयाचे एकुणबांधकाम क्षेत्र (चौ. मी.)	एकृण सदनिक
CL-६.०८ (AURORA) (रहिवास)	A	तळ + १७	47.54	(48.48)	190
(TL-६.०९ (MARVELLA) (रहिवास)	Α_	तुळ + १७ <b>२ €</b> ०	42.54	४८५३.८२	tox
CL-5,0% (MARVE)	100	REGIS	24	¥84€43	- Iga
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THE POPULATION OF THE POPULATI	н		250	¥693,00	śok
प्रकृष	•	. 12 20		2314140.19*	XEC.
एकूण जियास संकटर		3.0	24	२३५५॥,७१	xtc

<b>31</b> ,床.	इमारत/कनस्टर नेबर	<b>包含了.</b> T 信中	भोगवटा राखला दावपाचे मजले	इमारतीची एकूण उंची (मी.)	भोगवटा दाखला द्यावयाचे एकृण बांधकाम क्षेत्र (चौ. मी.)	एकूण सदनिका
₹.	EWS-e¥ (Janmine) (रहिवास)	D	तळ + १२ •	\$19,40	५२१८.५१	\$\$3
٠, ٠٥	EWS-#४ (Jasmine) (रहियास)	n.	तळ + १२	\$19.40	£880.83	799

9	(Jasmine) (Seatt)	F	तळ + १२	30,40	३६,८१०६६	1914
	<b>एक्</b> ण				\$89w3.33	370

UDCPR २०२०२ नियमायलोतील विनियम १४.१.१.११ मधील अनुसार Social Housing (EWS/LIG) वावनच्या आवश्यक उत्तृद्वीची विकासकान पूर्वता बेली असून विनियम ऋ.१४.१.१.९ (VI) अनुसार किकी वरावच्यच्या सर्वानकांच्या भागव्या / वापर वायल्यासाठीच्या आवश्यक प्रभागात शावचाचे Social Housing (EWS/LIG) चे बीधकाम क्षेत्र भोगव्या/यापर दावल्यासाठी प्रत्यक लगाचर बीधून वायससाठी तथार टेकल आहे. Social Housing (EWS/LIG) चे भोगव्या/वापर दावल्यासाठी आवश्यक वायकाम क्षेत्र १.३९.४४९.१२ चो. मी. असून विकासकांन भोगव्या/वापर दावल्यासाठी १.१५.०३३.३५ चो. मी. असून विकासकांन भोगव्या/वापर दावल्यासाठी १.१५.०३३.३५ चो. मी.

संव प्रत्यकात दिनों आहे. उपराक्त नमूद बांधी लक्षात घेता या कार्यालयाकडील बांधकाम परवानगी पत्र. क एकारिमकृत नगर बनाहत्या. अंतर्ली, खाणो य इतरमसंदार्ण/८८ दि १२०१२०२२ मधील अटो व शतीस अधीन राहुन इयरोक्न इमारतीम भीगवटा/ घापर राख्यता देण्यात येन आहे.

- विकासकास भागवटा प्रमाणपत्र पेण्यापूर्यो कामगार उपकरावी आवश्यक रक्कम क ६४,६६,५००/- सर्वाधत विभागाकड भरणा केललाआह. तसेच उपकराच्या रक्कमेवाचा काली तकावत आल्यास ती भरणे विकासकास अपक्कारक आह.
   पार्किंग सुविधा पुर्रावणायावत दिनांक ०४/०२/२०२२ राजीच प्रांतशस्त्र साहर केले आहे, त्यानुसार पार्किंग सुविधा पुर्रावणां विकासकास वधनकारक राहील.

सोवनः धरोलप्रमाण

BREY. (किशोर भि. पाटील) संचारक,नगर रघना, क.ल.न.-५ दस्त क्र. ८३ थ 5055 oce

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मौजे खोणी व अंतर्ली, ता.करूवाण, जि.ठाणे येवील में.लोबा क्वेलर्स प्रा.लि. यांच्या प्रस्तावित विशेष नगर बसाइत महाराष्ट्र प्रारीशिक व नगर रचना अधिनियम, १९६६ चे कलम ४४ (२) अन्वये अधिसुधित करणेबाबत--

महाराष्ट्र शासन नगर विकास विभाग, मंत्रालय, मुंबई ३२. शासन निर्णय क्र.टिपीएस-१२१३/११६/प्र.क.२८६/१६/नवि-१२ दिनांक — ३ मार्च, २०१४.

न निर्णय:-सोबतधो शासकीय अधिसूधन (भराठी व इप्रेंगी) महाराष्ट्र शासनाच्या असाधारण राजध्यात प्रसिध्द करावी.

म्हाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

अविनाश पारील )

प्रति,

अन्य पूज्य सिध्व, महसूल विभाग, मंत्रालय, मृंबई- ३२

प्रधान सिध्व, महसूल विभाग, मंत्रालय, मृंबई- ३२

प्रधान सिध्व, लालसंत्रय (पार्ट्यपं), विभाग-भंत्रालय, मृंबई- ३२

स्थिय, पर्योवरण विभाग, मंत्रालय, मृंबई- ३२

विभागीय आयुक्त, कोकण विभाग, कोकण भक्त, नवी मृंबई

संधानक नगर प्रधान प्रहाराष्ट्र राज्य, पूर्ण.

महत्त्रात प्राप्तुक्त, मृंबई महत्त्रगर प्रदेश विकास प्रधिकरण, बांद्रा (पूर्ण), मृंबई- ५१

विकाशिकरते, त्रणे.

सहस्यालक, कोकण विभाग, कोकण भवन, नवी मृंबई.

(त्यांना विकीसी करण्यात येते की, सोबलच्या अधिपत्यनेतील विशेष नगर वसाहरीच्या

हरदी रहीविणाऱ्या नकारांच्या प्रती सहाय्यक संयालक, नगर रचना, दाणे राख्या, कि. ताले
प्राप्तेकरून, प्राप्त झाल्यानेतर, त्या अधिसूचनेत्रपाणेष असल्याची खालाराज्या ककारांच्या प्रती सहाय्यक संयालक, असल्याची खालाराज्या ककारांच्या राख्या स्थापन संयालक, मारा रचना, त्रणं राख्या, कि. ताले
प्राप्तिक संयालक संयारचना, त्या अधिसूचनेत्रपाणेष असल्याची खालाराज्या ककार सदर नकारो
विविद्य सामानेक सामानकडे अधिप्रमाणित करण्यासाठी सत्यर सादर करावेत.)

सायक संयालक मगरायना, ताले राख्या, कि.ताले.

सहायक संचालक नगररचना, ठाणे साखा, जि.ठाणे.

kalam 37 letter

GOVERNMENT OF MAHARASHTRA

Urban Development Department Mantralaya Mumbai 400032 Dated:- 3rd March, 2014 NOTIFICATION

Maharashtra Regional and Town Panning Act, 1966

No. TPS 1213/116 /CR-289/13/UD-12

Whereas, the Government has appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as a Special Planning Authority under the provisions of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act') vide Notification No. TPB 1275/1199/UD-5 dated 15th March, 1976 (hereinafter referred to as 'the said Special Planning Authority') for the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area (hereinafter referred to as 'the said Notified Area');

And whereas, in exercise of the powers conferred under section 37(2) and Section 37(1AA)(e) of the said Act, the Government of Maharashtra vide Notification, Urban Development Department No. TPS-1213/2642/A.K.B.N.A.J C.R. 278/13/UD-12, dated 1st January 2014 has sanctioned the Regulation for the Development of Special Township Projects in the said Notified area;

And whereas, as per the said Developme in Villages Khoni and Antarli, Tal. Kalyan, Dist. Thane, as specified in the "Schedule-A" appended hereto, are included in Urbanisable Zone-2 (U-2):

And whereas, M/S Lodha Dwellers Pvt. Ltd. (hereinafter And whereas, NVS Louns Diveriers FVL Ltd. (Incrementer referred to as "the Applicant Company") have submitted a proposal to the Government for grant of Locational Clearance in respect of an area which includes lands admeasuring about 194-63 Ha.Are (including the lands specified in Schedule-A appended hereto) (hereinafter referred to as "the said Area") in Villages Khoni and Antarli Tal. Kalyan, Dist. Thane for the purpose of development as

(त्यांना विनंती करण्यात येते को. सोबतच्या अधिसुपनीतील थिरोध नगर बसाइतीच्या इरदी दर्शविष्ण-या नाकरांध्या ७ प्रती अधिप्रमाणित करण्यासाठी विदित्त मार्थने शासनाकडे अधिप्रमाणित करण्यासाठी सावद सादद करावेत) वरसायक, शासकीय मुद्रणालय, वर्गीरोड, गुंबं, त्यांचा प्रताकीय मुद्रणालय, वर्गीरोड, गुंबं, त्यांचा विनंती करण्यात येते को. सोबतधी शासकीय अधिसुधना महाराष्ट्र शासनाच्या राज्यप्रप्राया पाग-एक क्षेत्रक विचारीय पुरवणीयध्ये प्रतिच्य करन त्यांच्या प्राप्ताच्या राज्यप्रप्राया पाग-एक क्षेत्रक विचारीय पुरवणीयध्ये प्रतिच्य करन त्यांच्या प्राप्ताच्या राज्यप्रप्राया पाग-एक क्षेत्रक नारत्यना, महाराष्ट्र राज्य, पुणे, महानगर प्रतिच्या स्वाप्ताच्या स्वाप्ताच स्वाप्ताच्या स्वाप्ताच स्वाप्ताच्या स्वाप्ताच स्वाप्त

पाठवाब्यतरः) कक्ष अधिकारों, (नवि-२) नगर विकास के क्षा चंत्रालय (स्थान विनंती करण्यात येते को कर्या द्वारालय कराबी.)

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१३) निवडनसी (फायीस

"Special Township Project" (hereinafter referred to as "the said Project");

And whereas, the Government in the Forest Department R E and the Irrigation Department have given "No Objection Conflicate on certain conditions for according Locational Glevate for the said Project;

And whereas, after making recess
consulting the Director of Town Planning, Mahareh
the Government is of the opinion that the purpos
Applicant Company as regards lands admeasure for
55.94 Ha-Are at villages Khoni and Antarli, Fal. 1 is
in accordance with the provisions of the Develo
Regulations including the Regulation for Special Tow
presently applicable to the said Area and hence the s
be declared to be a Special Township Project and more
consequence. be declared to be a Special Township Project at Clearance under Section 44 (2) of the said Act,;

Now, therefore, without prejudice to the provisions of the said Act, the Government in exercise of the powers conferred under sub-section (2) of Section 44 of the said Act, hereby declares under sub-section (2) 6: Section 44 of the said Act, nerely declared the said Project to be a "Special Township Project" over an area admeasuring appro. 111-47-55.94 Ha-Are, more specifically described in "Schedule-A" appended hereto, and grants Locational Clearance to the same, subject to the following terms and conditions:

Terms and Conditions:-

Terms and Conditions:

The applicant company must have the ownership / development rights in respect of the lands under the Special Township Project. This Locational Clearance for the Special Township Project is given only in respect of the area owned and possessed by the Applicant Company as mentioned in the Schedule-A appended to this Notification. The Applicant Company, shall be responsible for the proof of ownership of the lands specified in Sobedule-A Owngrship documents, original Revenue resortd and authorised measurement plan should be submitted to the concerned Special Planning Authority by the Applicant Company while applying for

Development permission. It shall be binding on the Applicant Company to submit to the Authorities concerned, a copy of Memorandum of Understanding duly notarised, entered into between the Applicant Company and the land owners as well as the others concerned, before obtaining the Letter of Intent. If any document regarding the ownership or Development Rights of lands included in this Special Township Project is found to be false or any judicial proceedings arise regarding the same, then it shall be the sole responsibility of the Applicant Company and in such circumstances, the Docational Clearance granted will be treated as cancelled. The remarks / no objection certificate / letter of approval in respect of ownership rights of the lands vis-a-vis their locations shall be obtained from the Divisional Commissioner, Kankan Division, Konkan Bhavan, Navi Mumbai by the Applicant Company.

ii) As per the Environmental Impact Assessment Notification dated 14th September, 2006 and as per the Notification dated 6th January, 2011 issued by the Environment & Forest Ministry, Government of India, as amended from time to time, for the lands affected by CRZ, No Objection Certificate from the Environment Department of the State Government and the Ministry of Environment & Forest, Government of India and the Forest Department of the State Government shall have to be obtained by the Applicant Company before obtaining the Letter of Intent from the Special Planning dulgarity.

क.ल.न,

The conditions mentioned in the No Objection Certificate / Lester dated 19/6/2013 of the Environment Department of the State Government, adressed to the applicant Company, shall be binding on the Applicant

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If shall be the responsibility of the Applicant Company to ensure that no part of Forest Land is included in the said Project and an Undertaking to this effect shall be submitted to the Special Planning Authority.

The said Project shall be implemented by the Applicant Company, subject to the provisions of the Development Control Regulations including the Regulation for Special Township Projects applicable to the site of the said Project as approved vide Government Nortification Urban Development Department No. TPS-1213/2642/A.K.B.N.A./ C.R. 278/13/UD-12, dated 1the January 2014 The sanctioned Regulation for the Special Township Project and the subsequent amendments / Directions / Orders with regards to same shall be binding on the Applicant Company.

It shall be binding on the Applicant Company to provide the road of minimum 18.00 width for the said Special Township Project before the final approval.

(xi) The percentage of Commercial the and Educational use shall be decided by the Special Planning Authority before granting building permission to the said Project.

(x)

- (xii) It shall be the responsibility of the Applicant Company to provide the infrastructural facilities such as electricity, water supply, sewerage, road network, etc. at their cost. Similarly the Applicant Company shall be responsible for disposal of solid waste und waste water as per the criteria decided by the Maharashtra Pollution Control Board. The necessary No Objection Certificate in this regard shall be obtained by the Applicant Company from the Maharashtra Pollution, critical Board, before starting the implementation of Sala Salas.
- (xiii) It shall be find to go the Applicant Company to the system of early Water, the Gring in each pullding the Special Toy habitation.
- (xiv) It shall be unding on the Applicant Company for rowige the System of Waste-Water Co. String in each suitains of

(v) The Distance from the river, nalas, canals, lakes and other water resources shall be kept as per the Development Control Regulations. The conditions mentioned in Irrigation Department's No Objection Certificate/Letter, dated 3/7/2013 shall be binding on the Applicant Company.

- (vi) The area under the Special Township Project is approximately 111-47-55.94 Ha.-Are. Before obtaining the letter of Intent from the Special Planning Authority, the Applicant Company should obtain No Objection Certificate from the Divisional Commissioner, Konkan, Division, Konkan Bhavan, Navi Mumbai, confirming that there is no Government Land or Tribal Land included in this Special Township Project. If any Tribal land is included in the said Project, then it shall be the responsibility of the Applicant Company to first get such lands transferred with the prior approval of the Government as per Section 36 & 36A and other provisions of the Maharashra Land Revenue Code, 1966, before obtaining the Letter of Intent from the Special Planning Authority.
- (vii) Some lands in the said Special Township Project attract pravisions of section 32 and 43 of the Maharashtra Tenancy & Agricultural Lands Act, and some lands have restricted tenure. Regarding such lands, the Applicant Company shall follow the appropriate procedure as per law and shall obtain the No Objection Certificate from the Divisional Commissioner, Konkan Division, Konkan Bhavan, Navi Mumbai, before obtaining the Letter of Intent from the Special Planning Authority. The Special Planning Authority should grant the Letter of Intent only after completion of the legal procedure in respect of such lands.
- (viii) In some of the V. F. No. 7/12 Extracts, there are some entries in the "Other Rights" column. The Applicant Company shall do the needful regarding resolving the issue of such entries in the Other Rights column, the case of any dispute in this regard, the responsibility shall lie with the Applicant Company.

the Special Township Project, for reuse of the used

- (xv) The necessary permissions from the concerned Authorities for water supply and electricity shall have to be obtained by the Applicant Company before obtaining the Letter of Intent for the said Project.
- (xvi) No development shall be permissible on the lands having slope equal to or greater than 22.5° in the said Project.
- (xvii) It shall be binding on the Applicant Company to conserve all the area of hill-tops/hill-slopes and to keep the same free from any development.
- (xviii) The public roads and other rights (Vahivat) in the Special Township Project shall be kept intact.
- (xix) In the said Project, existing roads/ Development Plan roads/ proposed roads shall be kept open for the general public
- (xx) The reservations for public purpose and amenities for the population to be accommodated within the said Project shall be planned along with the Development Plan proposals and the same shall be developed by the Applicant Company at their cost.
- (xxi) The Applicant Company shall provide 12 mt. wide access to private and government lands which are surrounded by the said Project.
- (xxii) It shall be binding on the Applicant Company to provide and operate Solar Energy Systems.

- (xxiii) If any judicial proceedings arise regarding the said Project, then it shall be the sole responsibility of the Applicant Company to deal with those proceedings at their risk and cost.
- The details of lands under the Notified Special Township Project are given in 'Schedule-A' appended hereto and the plan showing the boundaries of the said Project is given in 'Schedule-B' appended hereto. 02.
- The details of land and the plan i.e. 'Schedule-A' and 'Schedule-B' shall be available for the inspection of the general public, during office hours on all working days at the following offices:

  a) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (B), Mumbai.

  b) The Collector, Thane.

  c) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Third Floor, Navi Mumbai.

  d) The Assistant Director of Town Planning, Thane Branch, Thane.
- This Notification shall come into force on the date of its publication in the Maharashtra Government Gazette.
- This Notification shall also be available on the Government Website- www.maharashtra.gov.in 05.

By order and in the name of the Governor of Maharashtra

(Sanjay V. Pawar) Section Officer to Government

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42	38	1	1700
43	38	2	1100
44	38	3 (Part)	21272.34
15	39	1	1970
16	40		4730
17	41		560
18	42	1	5060
19	42	2(Part)	8000
50	42	2(part)	4400
51	43	1A ·	1880
52	43	1B	1900
53	44 -		680
54	46	I(Part)	8170.27
55	46	2	1690
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57	32	2A	3640
58	32	2B	7300
59	32	2D	3640
60	32	3	300
61	32	4	1800
62	32	5	230
63	32	6	330
64	32	7	1870
65	32	8A (Part)	2250
66	32	8/B	2480
67	32	9	1720
68	32	10 (Part)	1460
69	33	A	780
70	33	В	760
71	34	***	990
72	35	1	1570
73	35	2	550
74	35	3	230
75	35	4.4	4050
76	35	4B	2940
77	35	5	1190
78	35	6	1360
79	35	7	2630
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16	47	3	7060	1
17	48	2	6500	1
18	49		9130	
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20	51		36850	
21	55		12270	
22	56	3B	450	
23	57	I(Part)	9500	
24	57	7 (Part)	8000	
25	57	8A(Part)	2600	57
26	61	4C	4280	
27	61	4D	4330	
28	65	5B	3840	
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103	38	2/A/1	3094
104	38	2A/2(Part)	12000
105	38	5A	
106	39	4(Part)	6150
107	40	1	5420
108	42	1	710
109	42	2	200
110.	42	3	1390
111	42	4	700
112	142	5	2730
113	42	. 6	230
114	42	7	1970
115	42		2860
116	43	1	580
117	43	2	100
118	44	1	780
119	44	2	2280
120	44	3/A-1	1520
121	44	3/A-2	250
122	44	3B	200
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127	47	F 30 C.	23720
128	-53 📈 -	2B	1430
129	53	37	90
130	53 8	4	80

	131	53	5	2860
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	133	54	6 (Part)	2940
	134	61	***	33990
	135	62	A (Part)	17800
	136	62	C	5060
	137	62	D	6470
	138	63	1A	7670
	139	63	1B	1600
	140	63	1C	20000
	141	63	2	11100
	142	64	1A	37950
	143	64	18	6400
	144	64	1C	6400
	145	64	2	500
	146	64	3	1200
	147	66	-	430
	148	68		660
	149	69	1	3820
	150	69	2	3740
	151	70		730
	152	71	A	1560
	153	71	В	1700
	154	73	1	380
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	173	94	6	230
	174	94	7	100
	173	95		200 , -
	176	95	2	20

177	95	3	1980
78	96	1	1950
79	96	2A	4110
80	96	2B	3200
181	96	3	480
182	97	***	1740
183	99		6220
184	100	1	4650
185	100	2	4480
186	104	3	2800
187	104	5	230
188	104	6	100
189	104	7	1260
190	104	8	1880
191	104	9	2170
192	141	1	9400
193	141	2	1700
194	141	3	2500
195	141	4A	1400
196	141	4B	550
197	142	-	5600
198	144	1	7300
199	144	, 2	9700
200	144	3	4100
201	144	4 (Part)	2630
202	144	- 5 (Part0	1940
203	144	, 6A	6000
204	144	6B	3600
205	144	7 (Part)	4420
206	144	8	11100
207	144	. 9A	16600
208	144	- 9B	16550
209	148	7A(Part)	4600 (appro.)
210	148	. 13	3200
211	148	14	3900
212	148	15A	10100 8200
213	148	15B	25500
214	149	1	1500
215	149	1 2	1300
216	149	3	
217	149	. 4	4100
218	150	1	4500
219	150	2A	13100
220	150	28	9100
221	- 150	3	3700
222	150	4A	11750

महाराष्ट्र शासन नगर विकास विभाग मंत्रालय, भुंबई-४०००३२. दिनांक: - ३ मार्च, २०१४

# अधिसूचना

क्रमांक :- टिपीएस- १२१३/११६/प्र.क्र.२८९/१३/नवि-१२

प्रादेशिक नियोजन व नगर रचना अधिनियम ,

१९६६

ज्याअर्थी, शासनाने महाराष्ट्र प्रारेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) ज्या कलम ४० मधील तरतुरीनुसार शासन अधिसुचना क्रमांक टिपीबी- १२७५/१९९७ निव-५, दिनांक १५ मार्च, १९७६ अन्वये अंबरनायं, कुळगांव-वदलापूर व परिसर अधिसुधित क्षेत्रम" असा करण्यात आला आहे.) मुंबई महानगर प्रदेश विकास प्राधिकरणाची (मुमप्रविद्रा) त्याच उल्लेख "उक्त अधिसुधित क्षेत्रम" असा करण्यात आला आहे.) वेशेष प्रिकरण प्राधिकरण प्राप्त काण्यात आला आहे.) विशेष नियोजन प्राधिकरण प्राप्त नियोजन प्राधिकरण प्राप्त नियोजन प्राधिकरण प्राप्त नियोजन प्राधिकरण प्राप्त नियोजन प्राधिकरण प्राप्त नियोजन प्राधिकरण प्राप्त नियोजन प्राप्तिकरण प्राप्त नियाजनी केली आहे:

(यापुढे ज्याचा उल्लंख "उक्त प्रााधकरण" असा करण्यात आला आहे.) विशेष नियोगन प्राधिकरण म्हणून नियुक्ती केली आहे. आणि ज्याजर्थी, उक्त अधिनियमाचे कलम ३७(२) व कलम ३७(१अेअे)(सी) मधील तरतुदीनुसार शासनास प्राप्त असलेल्या अधिकारांच्ये शासनाने नगर विकास विभागाकढील अधिसुचना क्रमांक ट्रिपीएस-१२१३/१६४२/अे.के.बी.एन.ए./ प्र.क.२७५/ १३/नवि-१२, दिनांक र णानेवारी, २०१४ अन्ययं उक्त अधिसुचित क्षेत्राकरीता विशेष नगर बसाहत प्रकल्पासाठीची नियमावली (यापुढे जिया उल्लेख "उक्त नियमावली "असा करण्यात आला आहे) मंजूर केली आहे.

आणि ज्याअर्थी, उन्नत विकास योजनेच्या प्रस्तावानुसार मोजे-खोणी व मोजे-अंतर्ली, ता.कल्याण, जि-डाणे येयील अधिसुचनेसोबतच्या "अनुसूचि-अ" मध्ये नमूद केलेल्या जमिनी या "नागरीकरणक्षम क्षेत्र-२ (यु-२)" विभागात समाविष्ट आहेत;

आणि न्याअर्थी, मे.लोबा ढवलेसे प्रा.लि. (यापुढे न्याचा उल्लेख "उबत अर्जदार कंपनी" असा करणेत आला आहे। यांनी विशेष नगर वसाहत प्रकल्प विकसित करण्याकरीता (यापुढे ज्याचा उल्लेख "उबत प्रकल्प" असा करण्यात आला आहे। लोकेशनल क्लिअरन्स मिळण्याकरीताचा प्रस्तुव शासनास सादर केला असूर ज्यामध्ये मीने छोणी व मीने अंतर्ती, ता कल्याण, नि.ज्रणे येवील १९४-६३ हे.आर. (सोबत जोडलेल्या "अनुसुधि-अ" मध्ये नमूद केलेल्या जीमनीसह) क्षेत्राचा (यापुढे ज्याचा उल्लेख "उबत क्षेत्र" असा करण्यात आला आहे। समायेश आहे:

227	150	- 8	4900
29	150	10A	7050
231	154	10B	7050
33 .	: 171	1 2	1870 10670
4	f72		4500
6	172	3	180
	174		8600 4700
		Total Area	111-47-55.94Ha Are.

(Sanjay V. Pawar) Section Officer to Governmen



आणि ज्याअवी. शासनाचे वन विभाग व जलसंपदा विभाग यांनी उक्त प्रकल्पाच्या लोकेशनल क्लिअरन्ससाठी काही अटीवर "ना-हरकत" प्रमाणपत्र दिले आहे :

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर, उक्त अर्जदार कंपनीने सादर केलेला मौजे खोणी व अतली, ता. कल्पाण, जि.. ठाणे येथील अंदाजे १११-४७-५५.९४ हे.आर. क्षेत्राचा प्रस्ताव विशेष नगर वसाहतीच्या नियमावलीसह उक्त क्षेत्रासाठी लाग् असलेल्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार आहे आणि त्यामुळे उक्त अधिनियमाचे कलम ४४(२) अन्वये, उक्त प्रकल्प "विशेष नगर वसाहत" प्रकल्प असल्याचे घोषित करणे व त्याकरीता लोकेशनल क्लिअरन्स प्रदान करणे आवश्यक आहे. असे शासनाचे मत झाले आहे:

त्याअर्थी, आता शासन उक्त अधिनिगमाचे कलम ४४(२) मधील तरत्दीनुसार व अन्य तरत्दीनुसार प्राप्त असलेल्या अधिकारान्यये, शासन याद्वारे सोबत जोडलेल्या "अनुसूची-अ" मध्ये नमृद केलेल्या अंदाजे १११-४७-५५.९४ हे.आर. क्षेत्रवरील उक्त प्रकल्प "विशेष नगर वसाहत प्रकल्प" असल्याचे घोषित करीत आहे, आणि त्यासाठी खालील अटी व शर्तीम अधिन राहुन लोकेशनल

क्लिअरन्स प्रदान करण्यात येत आहे :-

विशेष नगर वसाहत प्रकल्पामधील सर्व क्षेत्राचे मालकी इफ्क/ विकसन इक्क अर्जदार कंपनीकडे असणे आवश्यक राहील. यासोबत जोडलेल्या "अनुसुची अ" मध्ये नमूद अर्गदार कंपनीच्या ताब्गातील आणि मालकी हक्काचे क्षेत्रालाच सदर लोकेशनल क्लिअरन्स देग्यात येत आहे. जमिनींच्या भालकोसंबधीच्या सत्यतेची सर्व जबाबदारी अर्थदार कंपनीयर राहील व जागेतील विकासाच्या परवानगीवेळी अर्थदाराने मालकी क्रेक्काची कागदपत्रे, मुळ महसुली अभिलेख व अधिकृत मोनणीयी कागदपत्रे संबंधीत विदशेष नियोजन प्राधीकरणाकडे उपलब्ध करून रेणे बंधनकारक राहील. संबंधित गीमन मालक, अर्जदार कंपनी यांच्यासह इतर सर्व संबंधिताचे नोटराईन्ड सामंजस्य कराराची प्रत (MOU) लेटर ऑफ इंटेट पूर्वी संबंधित प्राधिकरणांकडे सादर करणे अर्जदार कंपनीवर बंधनकारक राहील. विशेष नगर बसाहत प्रकल्पामध्ये समाविष्टः क्षेत्रातील मालकी हक्का संदर्भात कोणतेही दस्तऐवन खोटे असल्याचे मविष्यात उघडकीस आले तर, तसेष अधिसुचित जमिनींपैकी कोणत्याही जमिनींच्या विकासाया हक्क अर्जदाराकडे नसल्याचे निष्पन्न झाल्यास आणि याबाबत काही न्यायालयीन वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार कंपनीची राहील. तसेच दिलेली परवानगी रह समजण्यात येईल. मालकी हक्क व त्यानुसारचे लोकेशनल नकाशावरील स्थान यावाबत विभागीय आयुक्त, कोकण विभाग, कोकण

काही जीमनी महाराष्ट्र कुळ व शेत जीमन अधिनियमाच्या कलम ३२ व ४३ ने आकृष्ट होत आहेत. तसेच काही जिपनी नियंत्रीत सत्ता प्रकाराने आकृष्ट होत आहेत. अशा जिमनीसंदर्भात कायधामधील तस्तूदीनुसार उचित ती कार्यवाही करणे अर्जदार कंपनीवर बंधनकारक राहील आणि लेटर ऑफ इंटेट पूर्वी याबाबत विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई यांचे ना-हरकत प्रमाणपत्र प्राप्त करून घेणे अर्जदार कंपनीवर बंधनकारक राहील. अशा प्रकारच्या अभिनीसंदर्भात कायदेशीर प्रक्रिया पार पाडल्यानंतर विशेष नियोजन प्राधिकरणाने लेटर ऑफ इंटेट देण्याची कार्यवाही करावी.

काही जमिनीचे ७/१२ उता-यामध्ये इतर अधिकार स्तंभामध्ये बोजा नोंद आहे अशा नोंदी मिटविण्यासाठी आवश्यक ती कार्यवाही अर्जदार कंपनीने कराबी. याबाबत काही बाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार कंपनीची

राहील.

उक्त प्रकल्पाची अंगलबनावणी अर्जदार कंपनीने विशेष नगर वसाहतीकरीता शासन नगर विकास विभागाची अधिसुबना क्रमांक टिपीएस-१२१३/२६४२/ ओ.फे.बी.एन.ए./प्र.क.२७८/१३/नवि-१२, दिनोंक ४/४/२०१४ अन्वये मंजूर केलेल्या नियमावलीसह, प्रचलित विकास नियंत्रण नियमावलीसह करणे आवश्यक राहील. विशेष नगर वसाहत प्रकल्पासाठीचे मंजूर नियम व तसेच त्यामध्ये शासनाकडून येळोथेळी करण्यात येणा-या सुधारणा / निदेश / आदेश इत्यादी अर्थदार कंपनीवर बंधनकारक राहतील.

 सदर विशेष नगर बसाहत प्रकल्पास अंतिम मंजूरी प्राप्त करुन घेण्यापुर्वी किगान १८.०० मी.हंदीचा पोहोच रस्ता उपलब्ध करुन देणे अर्जदार कंपनीवर बंधनकारक राहील.

उक्त प्रकल्पामध्ये बांधकामः पर्यानगी प्रदान करण्यापुर्वी वाणिज्य व शैक्षणिक (33 वापर गांची टक्केवारी विशेष नियोजन प्राधिकरण निश्चित करेल.

१२) उक्त प्रकल्पाचे जागेत विदयुत, पाणी पुरवठा, सांडपाठी, रस्त्याचे जाळे या व अशा सर्व सोयी सुविधा स्वखर्चाने पुरविण्याची जवाबदारी अर्जदार कंपनीची राहील. तसेच प्रकल्पामुळे निर्माण होणा-या हैनदिन घनकच-याची बिल्हेवाट ही, महाराष्ट्र प्रदुषण नियत्रंण मंडळाच्या निकवाप्रमाणे करण्यांची जवाबदारी देखिल अर्जदार कंपनीची राहिल. त्यासाठी महाराष्ट्र प्रदुषण नियत्रंण मंडळाचे "ना-हरकत प्रमाणपत्र" प्रथम प्राप्त करून घेणे अर्जदार कंपनीवर बंधनकारक राहील.

१३) विशेष नगर बसाहत प्रकल्पामधील प्रत्येक इमारतींकरीता Rain Water Harvesting पेत्रणा पुरविणे अर्जदार कंपनीवर बंधनकारक राहील. केंद्र शासनाच्या पर्यावर पर्यावरण आधात ल तरत्वीनसारं व त्यामध्ये शासनाच्या पर्यावरण व वन मंत्रालमान मृनरी उक्त प्रकल्पा नियोजन प्राधिकरणाकान Letter of <del>प्राचना</del> घेणेपुर्वी प्राप्त अर्जदार कंपनीबर बंध कारक राहील. राज्य शासनाच्या पर्यावरण विभागाने अनेदार कंपनास उद्देशन लिहिले

दि. १९/६/२०१३ च्या पत्रामधील / ना हरकत प्रमाणपत्रामधील अटीचे पालन करण्याची जबाबदारी अर्जदार कंपनीची हाहील.

उक्त प्रकल्पामध्ये वन जमिनींबा कोणताही भाग अंतर्भृत होणार नाही याची • खबरदारी अर्जदार कर्पनीने येणे बंधनकारक राहील. याकरिताचे हमीपत्र विशेष नियो रन प्राधिकरणाकडे सादर करणे आवश्यक राहील.

प्रस्तावित विशेष नगर वसाहतीमध्ये अंतर्भृत नदी, कॅनॉल, तलाव अस्तावत विशय नगर बसाहतामध्य आपभूत नदा, कनाल, तलाव इत्यादा जेल स्त्रोतापासून विकास नियंत्रण नियमावलीनुसार आवश्यक ते आंत ठेवणे अर्जदार कंपनीवर बंधनकारक राहील. तसेच जलसंपदा विभागाने दिनांक ३/७/२०१३ रोजी दिलेल्या नाहरकत प्रमाणपत्रांपधील अटीचे पालन करण्याची जबाबदारी अर्जदार कंपनीची राहील.

विशेष नगर बसाहत प्रकल्पाचे प्रसावामध्ये एकूण क्षेत्र अंदाने १११-४७-५५.९४ हे.आर. आहे. या विशेष नगर बसाहत प्रकल्पामध्ये शासकीय जिमनी व आदिवासी यांच्या जीमनी नसल्याचे तसेच यामध्ये आदिवासी खातेदार नसल्याबाबतचे प्रमाणपत्र, या विशेष नगर बसाहत प्रकल्पाकरीता, विशेष

नियोजन प्राधिकरणाकडून लेटर ऑफ इंटेट घेण्यापुर्वी, विभागीय आयुक्त, कोकण विभाग,कोकण भवन, नथी मुंबई यांचेकडून प्राप्त करणे आवश्यक राहील. उक्त प्रकल्पामध्ये जर आदिवासी खातेदारांच्या जमिनींचा समोवश होत असेल. तर अशा जीमनी महाराष्ट्र जीमन महसूल अधिनियम,१९६६ चे कलम ३६ व ३६अ नुसार व महसूल कायरयातील इतर तरतूरीनुसार, विशेष नियोजन प्राधिकरणाकडून लेटर ऑफ इंटेट घेण्यापुर्वी शासनाच्या पुर्व मान्यतेने प्रथमतः

इस्तांतरीत करून घेण्याची जबाबदारी अर्जदार कंपनीवर राहील.

१४) विशेष नगर वसाहत प्रकल्पामधील प्रत्येक इमारतीमधील वापरण्यात येणा-या सांडपाण्यासंदर्भात Waste Water Recycling थी प्रक्रिया करून त्याचा सांडपाण्यासदभत अञ्चल । पुर्नवापर होईल, याबाबतची सुविधा यंत्रणा पुरविष्णाची जबाबदारी अजदा पुर्नवापर होईल, याबाबतची सुविधा यंत्रणा पुरविष्णाची जबाबदारी अजदा कंपनीवर बंधनकारक राहील.

उक्त प्रकल्पासाठी आवश्यक पा संबंधित विभागाच्या परवानग्या अर्जदार कंपनीवर बंधनकारक

उपत प्रकल्पामध्ये २२.५ अंश् कोणताही विकास अनुत्रोय होणा उक्त प्रकल्पातील डॉगरमा

बांधकाम मुक्त ठेवणे अर्गदार प्रकल्प क्षेत्रामधून जाणारे स वेबण्यात याचेत.

उक्त प्रकल्पाच्या हरीतील विर्चम प्रस्तावित रस्ते सर्वसामान्य जनतेसाठी कंपनीवर बंधनकारक राहील.

२०) उवत प्रेकल्पामध्ये समाविष्ट होणा-या लोकस प्रस्तायासह नियमानुसार आवश्यक असणारी सार्वजनिक प्रयोजनासाठीघी आरक्षणे आणि मुलभूत सुविधा यासाठी प्रकल्पामध्ये स्वतंत्रपणे नियोजन करून ती अर्जवार कंपनीने स्वखर्षाने विकसित करणे बंधनकारक राहील.

२१) उक्त प्रकल्पाच्या हरीमधील या प्रकल्पाच्या क्षेत्राने बेढलेल्या खानगी आणि शासकीय जीमनींसाठी १२ मीटर हंदीचा पोहोचमार्ग अर्जदार कंपनीने उपलब्ध करुन देणे आवश्यक राहील.

सौर ऊर्जा यंत्रणा उपारणे व त्याचे कार्यान्वयन करणे अर्जदार कंपनीवर बंधनकारक राहील.

२३) उक्त जागेबरील उक्त प्रकल्पासंदर्भात जर काही न्यायालयीन बाद/ पेचप्रसंग उदभवल्यास त्याची गोखीम आणि त्यांची हाताळणी स्वखर्चाने करणेची सर्वस्वी जबाबदारी अर्जदार कंपनीची राहील.

उस्ते प्रकरपाचे अधिस्पित क्षेत्रचा तपशिल सोबतच्या "अनुसूची-अ मध्ये दरविक्वत आला असून, उक्त प्रकल्पाची इदद दरविकास नकारा "अनुसूची- व" अधिसूचनेसोवत जोडला आहे.

- जिम्नीचा तपशिल आणि नकाशा म्हणजे'व "अनुसुची-अ" आणि "अनुसुची-ब" तसेच अधिसुचना नागरिकांच्या अवलोकनार्य कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी खाली नमूद कार्यालयामध्ये एक महिन्याच्या कालावधीकरिता
  - अ) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुलां संकूल, बांद्रा (पुर्व), मुंबई-५१.
     व) जिल्हाधिकारी, टाणे.
     क) सहसंचालक, नगर रचना, कोकण विभाग, कोकण मवन, नवी मुंबई.
     क) सहस्व्यक संचालक, नगर रचना, टाणे शाखा, जि.टाणे.
- सदर अधिसुचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या \* दिनांकापासून अंमलात येईल.
- े ०५ सदर अधिसुचना ही महाराष्ट्र शासनाच्या www. maharashtra.gov.in या वेबसाईटवर देखिल प्रसिप्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने, ( संजय वि.पवार )

कार्यासन अधिकारी

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(संजय वि.पवार) कार्यासन अधिकारी • 1

# তা লগ আন কুৰ্যালনে বিধান চল সভা

विषया गांत लंबले, प्रांची शृहण कार्र का करणा व प्रांची का शरकार कर है। १९५५ वें, १९११ वें, १९६४ वें प्रकारित प्रवासिक्त कर क्यांचा प्रकारणा संबद्ध तो तो, वें पूर्ण का बच्चना नक्यांचा नेतृते त्यांचात

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विकासिको, ताम प्राप्त गाः अन्यकृतकार्यः क्रांत्रीयः अगोराकामाः विके ताः स्थान सम्बद्धानास्थानस्थ

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क.ल.व.-५ दस्तक्र. ८३८००

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स्वारण करिक व नार १४६ कोर्गाय, १९६६ वे काल १५३ के कोर्ग प्रार्थ/पूर्ण (स्वीरण वेश वोश्यासकारी विकास पूर्ण प्रतिक स्वारण करिया कर स्वारण करिया के अधिकारी प्रतिक १६३ वे समझ त्या कार्या कर्या करिया के प्रतिक क्षेत्रकार करिया के प्रतिक १६३ वे समझ त्या कार्या करिया क्ष्मित स्वारण करिया

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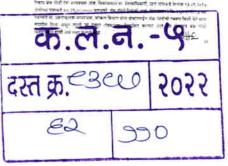
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निकासकार्त हि. १६/४४/४१८ च्या पाणवारी सं, सक्रतायाण्य सामान्यण, क्रोच्या विचान पाण व्यंत्र केंद्र गोहीची १९५५ कियो हो पाण जायाँच दिला अपूर्ण निकासकार्य प्राचीन प्रधान चैत्र म. विभवित्याती, वार्ण पर्योक्षदे देशे बैठाकारण आहे.

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# भगवासी स्वयंत्राचा -

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्या पात हरने द्वार व्यवस्था प्रश्नातिक का प्रश्नातिक विश्वस्था । इस्ते प्रश्नातिक स्थानिक विश्वस्थ । इस्ते प्रश्नातिक प्

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- प्राचन व एवं अन्युक्तान क्यों हात बागार किया न्यूयानि जोक्षेत्रक अस्ते अपन्यों सामर्थ कार्यका अस्ति एवंद प्राच्या विश्व हा विदेशकाम् प्रीट्राण्यका

वास्ता अपनुष्य आहारा ताल सार्वेण वार्युक्तम् प्रस्तात स्त्रीत । स्थान्तात् (अपना स्वरूप्त कार्या कार्या कार्या स्वरूप्त कार्या कार्या कार्या स्वरूप्त कार्या कार्य कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्य कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्य कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्य कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्य कार्या कार्या कार्या कार्या कार्या कार्या कार्या कार्य कार्य कार्य कार्य कार्या कार्य कार्या कार्य क

- कारणाव्या अवस्थित वा मुझे पर अः १९३०, दि. १९३४/१०६० अस्यत्रे संत्रीमंत्र विश्वस्थ अस्त्री संत्रीमंत्र विश्वस्थ कार्यति स्वारा व स्वरूपमा कीत आस्त्री १ प्रणान स्वारामी स्वारा कीतीन सामानी अस्तिम्त्य, सामार प्रमुक्त स इत्तर मोतारित एकता आस्त्री प्रणा स्वारा स्वारामानीय रोजांची स्वाराह्म अस्त्रीय मानी अध्यापनीमा सनी आर्थ स्वाराह्म प्रणा स्वारामानीय रोजांची स्वाराह्म स्वाराह्म स्वाराम सामी अस्त्राह्म सनी आर्था स्वाराह्म प्रमुक्त माना स्वाराह्म स्वारा

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- 10 जानम विश्वीवार्ग स्ट्रांस्थ्य प्रत कारण्यां असूरात्री अस्य प्रत्यावर्ध प्रवास क्ष्मा प्रतास । त्यां प्रत अपन्यां प्रतास कारण कारण कारणी अस्य प्रतास क्षमा प्रतास , वा कारणाया । त्यां प्रतास क्षमा क्षमा क्षमा क्षमा क्षमा क्षमा कारणाया । १ (१) वा विश्वास अपरास क्षमा क्षमा क्षमा कारणा 
- ে প্ৰতা নাম্প্ৰভূমনত হাজালোক জনতে নাম্প্ৰতাল কৰাই নাম্প্ৰতাল কৰাই আনহাত নিৰ্দেশ্য কৰিবলৈ কৰ



Amendment in Enriquemental Communic for Countrycolon project of Residential Township of Village Historica, Astarli, Klemi, Kais and Umbroti Tal. Riskyn, Birt. Those by Mrs. Leolin Brotlers Pvt. Lat

I. It is social that, the proposal entire considered by SEAC-II as in  $\mathbb{R}^k$  need del to 222AA, SZIAA is in 61° meeting decided to accord great of 60; to the report. A consistingly SIC has been issued to the project void letter an SEAC-2015ACH-296/EC ( end 19th laws, 2013. The Audminy mond the D.O. Setter no. IESAA-2016/CR.233/3/C.3 dent 25th November, 2014 by Add. Chief Secretary, Environment Department, Gold. In Summersy, MoEF&CC: requesting assendments in EC instead to the building property.

is the  $10^{4}$  SESAA resulting, you should that the said propert to a Special wheeled to provide affectable binning. The Government of Manuschite has

herey pein in Lerin of botto and approved to the plant. The Government of Maharahou and an Laurence of Cimerator to the Taxonables on \$5.05570.14 information to a specifically oil the sie Applicae shall adore the Environment Chinaum to the Appening Authority prior to simurous the Lower of Sums. The Final approval in gammed to the phone and out offer Lener of Smeat. So in this particular rate as it is manufactory at obtain the EC print and and an the overtenest due to awardments are about 2% only

After discussing the proposed changes in detail and considering OM-dated \$10.06.2015 ed by MoEF wherein it is identiced that EEEAA/SEAC used not finise on the other linear which we accusely looked after by the concessed local bodies. SHAA stended to second

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12	Traffig Management	4 whoseec.37(95 No., 2 whoseec. 22567 No., Office. Education, and A social Parking-	Randomial Factors  4 admires - 90000  Non. 2 wheeler: 23700 Non.  (Office, Education, retail & social Factors;  4 wheelers - 19546  Non.	changes due
1	Capacity of STP	77 MID	тиц	Misse charges due to increase in termonets

fixed Authory shall enter the suvey mothers of the proper size. These and condition expellent in ever number accomment attaceme, latter dated 17<sup>th</sup> from 2013

CAMPARAMINAL (Appropriate Annual Annu

	Sa. No.	Denila	Easter Proposal - DC grand dot 10 <sup>th</sup> bass, 2013	Proposed Americans A Expression in EC ground Ad. 17 <sup>th</sup> look, 2013	
		Name of the	Christianical Christian to Proposed Rendered Temples devices	Armstaue & Espanies in Environment Grance for Construction project	
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ζ	रेत	क्र	PLAS Notes In Street Notes Book, World Manha	Polisi. Regit (Con. 216). Regit (Con. 216). Roll (Con. 216). Roll (Con. 200). Roll (Con. 20	5055
		Tox the	Meharubits 18,33/8/1 apr.	Apollo Mills Imponential India Schalanusi Commu 00 011	Pist are added by
	4	Tirtal permissible Built-up Avex	41.71,110.50 mps. (FEE), 10.490,868 mps. (Total Controlline BUA)	#200,605 ages. #2371,126 ages (FSG), 10,695,078 ages (Total Construction REA )	TIL500 equats (1976) Construction BUA increased by 2.04.101 eq.m.1.975)

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  E. Stel. R. C. Joshi, IAS (Rosk), Charmon, 201AA, The Ho. 26. Belowion, Biolobius deut real, French monty, Mamine, 400026.
  - Additional Security, MCEF, McEF & CC, India Parymores Steven, Johnsh Red, Alignej, New Delbi-1:0005
  - Mamber Secretary, Maharanters Pollumns Control Board, with request to disp a vegy of the electrons.
  - The CCF, Regions) Office, Ministry of Envaronment and Forest (Regional Office, Wastern Ragion, Kandrige Paymenter, Blaves, Link Road Nov. 3, 815, Ravi-Bunkin Nagar, Biogat. 462 016), (MP).
  - 5. Communities, There Messignal Consecution
  - 6. Regional Office, MPCB, Those,

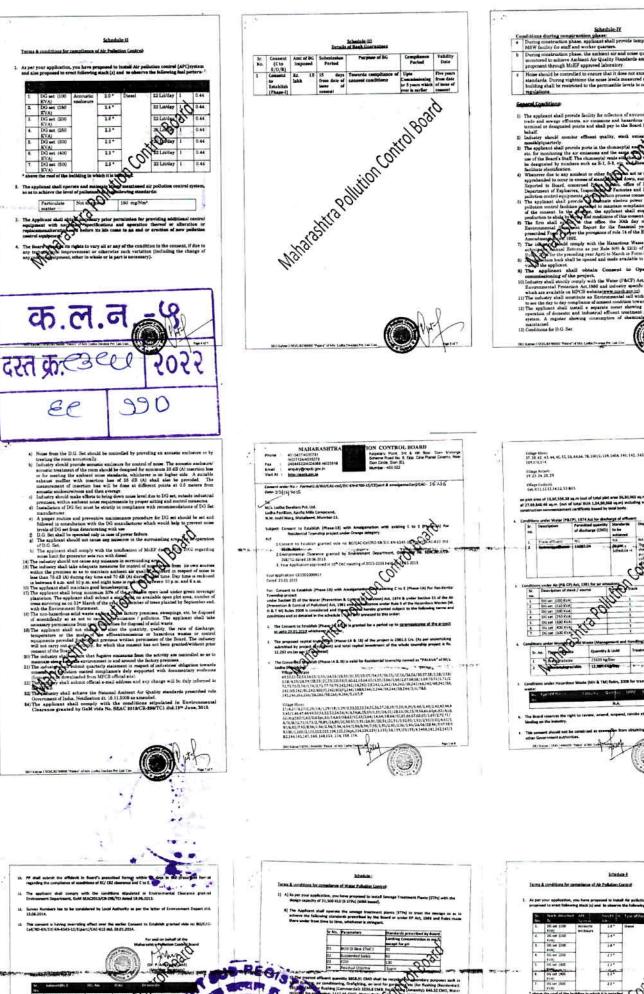
  - J.A. Direston, Measuring Cell, MoEF & CC, Indica Paryawane Biarran, Joshuph Bood, Aligard, New Delin-12000.
  - 9. Select (Ex.(TO-8)

(MC spiraceton 2/3/2015 )

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	Consent order No > Formatt STOCAC cell/RO-ENTRO-EN-4848 - 12 TipertyCAC-610 Date 20 . 12014
	To.  Mr. Shaishav Dharin. Mr. Malishav Pharin. Mr. Lothir Pavillion, Racile Mills Compound. N.M. Jushi Mary, Mahalarani. Mr. Jushi Mary, Mahalarani.
	dy.
	Bublicet Consent to Establish (Phase-I) for Township project CRANGE netsupped.  Ref . Environmental Clearance accorded by Golf vide on SEACE(1940-1957C); dated 12.00.2013.
	3. Minutes of 2rd airting of 18th CAC mosting of 2015-14 hold of Chapte
	Your application (X113000000) Berich Likhalli Fer. Connectio Establish (Pleaned) order Bestime Si of the Waier (Powention & Central) order Bestime Si of the Waier (Powention & Central) of the Art (Powention & Connect of Polisions Art, Cont. And Antherization makes Risk S of the State of the Waiter (M. 18 S of 18 State 1994) and Antherization makes Risk S of the State of the Waiter (M. 18 S of 18 State 1994) and State of the State
	<ol> <li>The Consent to Establish (Phase-I) is provided for a period up to commissioning of the project or 5 years whichever is and the commissioning of the</li> </ol>
	<ol> <li>The proposed capital investment (Page-1) of the project in Ra. 265.06 Crn. (As per undertabling submitted by grade (proposent) and total capital investment of the whole investing project is Ra. 1, 2, 2, 2, 2, 2, 2, 2.</li> </ol>

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Diver 100 NVA				1	As yet below	32.1	4
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ते जावन दोवती का कि पान अवाह प्रकारत वा स्थानों कार्य, बात्ववा की ऐसी कार को कार्यी अमेर्यावाणीय अ.स. वा पूर्णा प्रकारत कार्यावाणां कार्या कार्यावाणां कार्यावाणां प्रकारता व्यावेश कार्यावाणां कार्या कार्यावाणां कार्या के कार्यावाणां कार्यावाणां कार्या कार्यावाणां कार

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नामन त्यर विद्यास निकार, बाउन्य वर्गी उदीपुण्यानीत ४.४ ४ थर बीवपुण्योपुण्या क्षेत्र अर्जी व द्वांगी, राजुल बर्पाण वेर्गात निकार त्या व्यापाण वर्गाण 34

त्रवेष वह त्यात्रक, त्यात्रक, प्रतिक त्रिक्ट, त्येषण पटन शी तृत् पर्ति त्रीत अ.इ. च तृत्रत वर्तित पार्ट त्येत्रत दृष्टिक ध्यात्रत त्यात्रत व्यात्रत वर्तित वर्तित । संदेशक १९१७/६/६०१६ तेर्विच प्रत्यम्तं प्रतास्त्रकात अति व स्तर्विप्रतास क्षत्र हुन নী কৰাৰ বুলাৰ বা বি ক্ৰী প্ৰতিকৃত জন্মানিকৰ আ কৰা কৰা কৰা । কৰিল প্ৰায় বহু বুলা বিভাৱ ২০/০০/২০ চুল বি প্ৰকাশয়নিক প্ৰতিকৃত্যনিক প্ৰতা ব প্ৰথমতা, মহিলা বিভাৱ কৰিল মূলৰ অৰ্থামূলিক প্ৰতী ব কাৰ্যাম্যৰ কৰিলে লাভ

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वर्षीतक व सररपार अधिनिक्य १९६६ में कालर ४४१२) जनके से, यानाम पुणेवर्त जा है। अपने अवनिक विजेप नाम प्रमाणन अधिनुष्टेश केनेनी आहे.

प्रतिकृतनानिक अ.स. १३ पूर्वा असेवा बागः पर्यक्षमा विभागवास्त्रक लेकार विभाग विभाग व प्रवास प्रवाद-व्यव एतः वार्ष्म प्रवाद अर्थानिक अर्थानिक प्रवाद कर्मात्रक है। विभाग प्रवाद प्रवाद कर्माः अर्थान में स्वादान कर्मा विभाग प्रवाद कर्मा विभाग व प्रतिकारिक क्षांत्र कर्मात्र पर्यक्षमा प्रदेशकार कर्मा विभाग वार्ष्म प्रवाद कर्मा विभाग व

हमेंद्रा कांग्रे हा बात्रिकाम विशेष अन्य प्रमाण प्राप्त प्राप्तांत्र महावित विशेष वार्ष्यां वार्ष्यां वार्ष्या प्राप्तां वार्ष्यां मही विश्ववित्ती प्रमाण वह प्राप्तां स्थापता क्षेत्रमा विश्वाः क्षेत्र वार्ष्याः प्राप्ति वार्ष्याः वार्ष्यां वार्ष्याः विश्ववित्तां विश्ववित्तां वार्ष्याः विश्ववित्तां वार्ष्याः वार्ष्यः वार्ष्याः वार्ष्यः वार्ष्यः वार्ष्यः वार्ष्याः वार्ष्यः वार्षः वार्यः वार्यः वार्यः वार्षः वार्षः वार्षः वार्यः वार्यः वा

व्यकुष्टर वह राष्ट्राच्य काराव्यत्, प्रीक्षण विभाग, क्षीत्रण आज वाले उद्यापालक कार्य अनेवा वाणे आर केलेचा विभावत व बोवकान नवालीय गुर्वात्व नामी य अन्त ह, नामान्य, बहुमान्यू वाल, कृष कोलेकर कार्यात्वेत कार्यात्वेत आर्थत आहे

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स्तापट् शासनारं नार विशास विशासन्तर्धक प्रतिपृष्ट करण होनेतार/१००४ १९४४ में में मी तरह/इ.स.१०४/१३ मीर १४ विशास १८/१४/२०१४ वार्ग वेसाम विशासन्तर्भ क्रीन्यूचन क्राहिन्दिस १४४/१९/१८/३ स.४९/१३/विराह

दरत क्रन्ड भी २०२२

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(१/८०१) प्रणा होनेले का कि क्यों वह बंधानाह अगरहात क्यांक विकट होनेहें कर इंक्ट्रे वार्ष बंधानामक क्रिकेट कर हिम्मूल = १/०३ वर्ण

कवारी, विशेष मान बाहाद वाल्याच्या वार्थाय १०वि त्यांचे के दियों व love त्यांचे, विशेष मान बाहाद वाल्याच्या वार्थाय १९ के देशिया व्यवस्था १९४० एक्ट्री वाल्याच्ये मान वंशिया अर्थाय हिमाद वाल का गायाल, जागाया, कोशाया केना पार वार्थ वाल्याचे देश के १९३५ हिमाद प्रश्नीत के आर्थ वाल्याच्या क्षेत्रीय केना पार वाल्याच्या करीया हिमाद वार्थीत वाल्याच्या केरा वार्थीय वाल्याच्या केरा विशेष वार्थीत वाल्याच्या केरा विशेष वार्थीत वाल्याच्या केरा विशेष वार्थीत वाल्याचा केरा विशेष वार्थीत वाल्याचा केरा विशेष वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वाल्याचा वार्थीत वार्थीत वाल्याचा वार्थीत वार्यीत वार्थीत वार्थीत वार्थीत वार्थीत वार्यीत वार्यीत वार्यीत वार्यीत वार्थीत वार्यीत व

अनेवार पानी प्रतेषुणावानीत अ.स. १४ अपनी विशेष तथा कावाद प्रश्यानीती अपनी व वांगी है. कावाद क्षेत्रिय ह्यांकी वेदावत वांग्राम क्षेत्रिय ह्यांकी वेदावत वांग्राम क्षेत्रिय ह्यांकी तथा कावाद ह्यांकी व्याप्त कर वांग्राम ह्यांकी ह्यांक

अनेपर पानी प्राचेष्ट्रपानित अ.इ. ११ मुस्ता यह उपान्त अस्तर्या, प्राचन (वास्त्र) कोचन घटन, वही पूर्व प्रवेषके मुक्तित केवावा व वास्त्रक स्वत्रात्रक विद्यास्त्र कार्यक्रक अत्र केवा अपूर, अर्पान्त्रकारित अ.इ. ६३ मून्या सूत्रतिव विद्यास्त्र व अनेपान स्वत्रात्रीय प्राचनते प्रित्यविद्यारी अर्थ केवा अर्थ,

या कार्यावास्त्रीय प्रश्नेत्वास्त्रीय प्रश्न न प्रश्न का प्रश्न क्षेत्र का व्याप्त का प्रश्न का Olygon and the second contains

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्र विश्व पानी का कार्यानको लेकी आहेर दिने का न कार्याप कर कुद्र प्रत्याकीकात सम्बद्ध केवा नहीं.

ত বুলা প্রতিক্রাল, জনভারত বিশ্বত, প্রতিক্র প্রতিক্র বৃত্তার বিশ্বত প্রতিক্রাল করেনে করিছে করিছে করেনে করিছে করিছে করেনে করিছে ক

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प्रमूच प्रवासी प्रवर्धन कार्यामार्थ आरंग्र क प्रमूचनकान है ... प्रवंत स्था प्रवास कर क्षेत्र के स्था के अपने प्रवास के अपने प्रवास के के प्रवास क 70

में तीवा होंगाने के कि तान सानी जात केवान सोनों न नकारनांन केवा न क्यांना होंगे के क्यांनांना कर्यों कर पूर्ण 18.13 केवा अरोग कावानां कानां प्राप्त क्यांनां का क्यांनां होंगे के क्यांनां कानां, हों, कोवती अरोग करोग कांग्रेस क्यांना कानां प्राप्त कांग्रेस क्यांना कांग्रेस क्यांना क्यांना क्यांना क्यांना क्यांना क्यांना क्यांना कांग्रेस क्यांना क्

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- प्रातिक विका क्या तकाना सून्योत अनुवादमा Winter Deminsion bayon को जानना कुक तेले, उन्हों पुरवक्ताच्या विकासकों तरूप Resigner, kan ware bervissen system, stoyching system व नारीन इस तरीना प्रात्मित्रीवारणे अन्तर प्रधान कुछ उ उन्हेंस्य स्थान के अन्य अंतर्गता अनीन विकासका प्रशास करता । सामुच्या Water Deminsion Lines (प्रश्नी व) स्थानकारी इस विकास करता वर्णाला स्थानकार प्रदेश
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- হৰ্ণৰ প্ৰিয়নী উচ্চাৰ ধৰিব বিশ্ব কৰাৰ বাবৰ এক হৰ্ণাই হ্ৰমানৱাৰীলয়ে হাত্ৰ বিহন বুকিং আনিক কাৰ্যাক আন্ধান বুকিং সংস্কৃত jaking vistos puking সম্ভাৱনীয়া আৰম্ভ হৈতাক কৰা ব্যাহনক কাৰ্যক

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- निर्मात नाम क्यांत्र विकास अरखेलाचे शासा मानू निरम्भावनीकरीत मान्या EWSLIG अरखकर नामृतिसे कृति करते तिमानकरता करणबार स्थान
- বিনিয়ন হ'ল। মূলা কথাৰ প্ৰথম কথাইন টোডেন ডিডেন গাড়ে লাকে নাকে নাকে। মূলিক মি বিন্ধান্তনা (এলানি ভাল আন্তান্ত সভাব নাকেলাল) প্ৰথম বুলিক মি বিন্ধান্তনা (এলানি ভাল আন্তান্তনা সভাব নাকি।
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- प्रवेशन कार्योव कार्या केवली क्षांचारी कार्यान है कार्याओं की पुरावत । किरावत कार्या अफावताच करते क्षांचा कार्याल कोंग व वासूत्र कार्याच्या है हमा को कार्यालय कोंग्याओं कुमार्थित कार बार्टी कार्यालय गरीत 3

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- जोबराया चितिरहातित विकासते जांकति व भौनः प्राथमाने वायस्य प्रकृत । तारांति व वश्य प्रकृति वासीरा भीच्या का गुण्यस्था स्थान स्थान प्रकृति आक्ष्या रहित प्रकृत । वास्ति विकास । अस्य प्रकृति वासीरा स्थानक । तारांति य साम्युपान वार्ति वासारांति । क्ष्यो अस्यानायाः अस्य प्रकृति वार्ता माध्यानां विकास । वास्ति वासारांति । अस्य ति वासारांति ।
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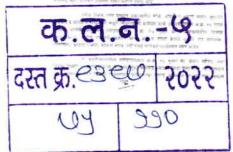
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# Sector - 1

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# Sector-

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# Section - F

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# LAND USE PATTERN

*		Sement Season	Statie-II Area in Squates	Sector-C Acrasia Squares	Setter-D Area in Summer	Armin Armin
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	Transport & Commercialism	Array-Aut 8	\$1,000,00	Section 8	Service.	1,010,4
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6	House Exclinics	(Christ)	_			\$715 mi
4.	Kronip Space Reported 17 on Grave	161-16	MIN	What	History	1914/6
4	Amonty Spaces Projector	13000.0	Vine 6	Millery		
5	Public I stilling	T-4,45	18751.63	-	100 Ac	7
	Fittel (grant, ex.)	"Speries	15, W. W.	1500.00	(\$150° as)	6006.00
7	Pirk, Clarden & Pirk Orthonic Area Required to 6 of Gene Phot Area	1000	V-10-04	Prophine .	*****	\$11/5
×	Park, Gardens & Pier Grounds Area Proposed	Sittle	SVIS-w	rosty	1657-00	
4	Not Plac Asso.	Turbs in	Printer II	Where	Netzicki	1701.4
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	Recreational Open Spoor Proposed	3000,00	Editor	\$6075,11	\$16,00	12/11/21
	Commercial Building 19-4				Printer.	
	Briskweld Not Area	\$100kg \$2	10110	ST-16-69	1947	Printer()
k.	Ferni Phot Area	711000.10	21/20/51	house or	NEST-11-49	7-14(1 k)
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# LAND USE PATTERN

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क्षतीय सम्भूष्य वहर ५ केन्द्रा जो स्मृतिकृषि ने कृष्यी स्मृत्यी ता. कामान्य विकेती, ता. प्रीमान्य कामीत्मर विकेत वस्त कामान्य विकेती, ता. प्रीमान्य कामान्य २ ६८ केन्द्रिय विकासिक विकासिक विकासिक विकेती विकासिक वर्षा न्यू केन्द्रिय

क.ल.न.-५

दस्तक्रस्थ २०२२

প্রতাপ, সাহারণ বিভাগ ও প্রতাপ ক্রান্ত, ক্রান্ত ক্রান্ত করি করাই কর ব্যালিকান প্রতাপনিত্র ক্রিকালন্ত করার ক্রান্ত ক্রান্ত করে করার ক্রান্ত ক্রান্ত ক্রান্ত করার ক্রিকালন্ত করার ক্রান্ত করার ক্রান্ত ক্রান্ত ক্রান্ত ক্রান্ত ক্রান্ত করার ক্রান্ত করার ক্রান্ত করার ক্রান্ত করার ক্রান্ত করার ক্রান্ত করার ক্রান্ত

বিভাগত বিভাগত কৰিবলৈ

पान्य प्रतिपन्न न पानस्था जीवेतस्य १९६६ में मान १९६५ जावंद में, माना दूसाने । तेर तन्त्रे निर्माणमा प्रयास प्रतिदृष्टित तेर्वति ज्ञां,

আনুধান আন্তৰ্গান্ত নাৰ্থাৰে, কৰাৰ বিভাগ, ধাৰণ বাবৰ, ধাই বুলু বাবৰলৈ প্ৰথমবাৰ্থাৰ কৰা, ই বুলা খালাৰী আন্তৰ্গান্ত কৰাইল বিভাগ কৰে বাবৰ পৰি অধিয়াৰ কাৰিবাৰৰ কৰি কৰা, কাৰ্য্যান্ত কৰা হ'ব বুলা কাৰ্য্যান্ত কৰা হাজাৰা বিভাগ কৰা আন্তৰ্গান কুমানা কৰি আনি কৰা

ক্ষেত্ৰতালৈ কৰে যে কৃষ্ণ এইকাৰ কাৰ্যক্ৰত নিৰ্ভাৱনীৰ কৰাই, কৈছা ব কাৰ্যক ক্ষেত্ৰতালৈ কাৰ্যক ক্ষেত্ৰতালৈ কৰাই কাৰ্যকৰ্তা কিন্তুৰ কাৰ্যক ক্ষেত্ৰতালৈ কৰাই কাৰ্যকৰ্তালৈ বিভাগৰ প্ৰকৃতিক হয় কাৰ্যক্ষা কাৰ্যক্ৰত কৰাই বাহুৰতালৈ কাৰ্যক কৰাই কৰিব কাৰ্যক ক্ষেত্ৰতালৈ কৰাই কৰিব কাৰ্যক্ষা কাৰ্যক্ৰত কৰাই বাহুৰতালৈ কাৰ্যকৰ্তালৈ কৰিব কৰাই কৰাই

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# Plat Area Alberton Series Seri

क.ल.न.-५ दस्त क्र. ट्या २०२२ we

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30	126/47	34 = 9	200	THE RESERVE OF T
83	1000	44/9/11	VARENT	wine stant or h
37	Jent.	55/5/2	6000	with product
19	11 = 20	3305	Tiches	MOUNT TRANSPORT
60	-1-1	20/08	2500-00	New York W. I
24	12-19		£5(m m)	North Strike, 5
14	4000	485	Stock in	ner evely.
		militarity.	255151-54	
		m).	ent e.e.on	
ne.	HER	44.04	six (sit alt)	vierceus es
9	+	1	*	1
	0.048	75.75	11000-017	WITH THAT IS N
			Tripon in	

	agheir	Terrania.		ero his 22 liquidos and
	474	PERMIT	Elfores.	trezzi gipet ya lin
ì	w/-8	3414	4460-00	ावार क्षेत्रने छ. हैर
÷	pho.	30,448	Phone	term picel to fa.
Ŷ.	spirals.	terral contract of	News	steet mixed as fee
	with	\$1/1/18	April 1990	tient whist or be-
7	4.0	19/1/8	Name and	trem photo by
		16.3	300.00	स्थान दुवरते हा है।
43	No.	21/4	Maria	THE SELECT IN
	6.4	15/2	- Pro-	time (body: %
3	201	34%	430 (0)	यसर दशने हैं, सि
4	411	- 577 K	20,00 440	Seem Chicago St.
15	4.4	61/1/14	10000	terner agent pr. in.
٠	8(4)	14/J/K	THE NE	with filled St. Fr.
11_	6(4)	2674	Parine	went to ref y. In.
Ħ.	100	49/to	1776.00	were givel gr. (b)
7	Micale	15/14	Spring	men you're lie
19	2777	AP/G	18 mer	more gand as the
13	501	1800	1701-440	best pink in lis.
13	100-7	100	0.15/2010/00	, यस्त्राच हरेत्रणं सा. ति.
14	1000	25/4	190000	trans piece or, by
2	5399	200	Y201108	ment giver ut. De.
٦	200	15/6/10	100000	house gives at he
9	75.0	25008	Proprosen	mann quest ye. Th.
	904	2574	Tillered	THE RIVER IN
r);	101197	41%	1250-0	CHEST CORES DE 14
н	Alvet.	47/71	F141	THE THE R. St.
16	16(4)	240	745	क्रमाच्या एक्समे इत हात.
	96(4)	47/7	102010	THE PERSON NAMED IN
0.	400	24/10	September 1	2010 1910 (6.25
9	400	19/11	750-00	अनेका प्रशेतनी का तीत
(3.	airt)	15/7	Highwan	WINN STORY SE ST.
6	M(H)	25/4	Automotive.	wear yout in fa.
4	801	1974	Princes	were classical at \$5.
۲	2010	25/4	1014	were part at its
A.	6(27)	104	hittoria.	war good or in
-	RIPH	888	Titleren.	more quest go by
ш	72110	16/19	Jetona	store gland yr. le.
	1970	4+1/E	(press)	mour etime or, fix
Ģ.	1646	10/1/2	Minima.	ment gives yo, by
9	19710	75/5/4	Non-in-	PROOF REPORTS. IN.
	19/10	49/9	\$5000	name glost pr. lie
١	94	0.00	(more and	mater gives to lie.
×	1979	41/1/2	700g times	ware good or lie.
r.	10.45	10/1/8	Tree-on	nour gives ye. In.

0	=1-1	37975	More	were good to be
100	414	put.	4	was pint at la.
	शर्मन	747	275-20	dated orbital gr. fix
4	tite.	24.5v	Spin-ne.	some photo: in:
9	Herit	F1675	PSW no.	control photogram
K	104	367	Yeron	wan pani st. lx.
19	1994	2674875	the figure and the second	महारा द्वारत था नि
4	use:	10/1404	1.1 313	ment which is, the
	246		PERMIT	
91		36.1	1,0	Service school so, life
	profe	367	Town.	Name where it, is,
*	-	31/5/34	Selfaran.	SHALEST SETS
	with	26/6	\$50mm	trest eloni pr. fa
*	No.	207	Promote	THE TRUE OF TH
	Sing.	275	\$15 mm	nem exist or fix
4	APP.	15000	1,441	Seato edited on the
	490	W-1	150	sens shell at he
10.11	100	3000	47.70	प्रत्म कोली के रेट
	820	190	Videous	programming or he
	6(+)	10.0	u brone	annested at la
	11043	04/2	low-nor	Permitted to be
	1000	9-7	1976/00	were short to be
	rent	1977	William .	www.play.p. le
	10/10	19/5	Reprine	WORKERS OF RE
	trivit.	150	Times	worshown is
	tares.	1901	Marine	garages of pa
	-	9107	Reference	many printery, by
	raint	150	1000	series where you be
	-	1975	Treat	wing good or be
т	-	910	NO-M	THE COME IN TH
T	NT.	month.	Harma	TOTAL STORY OF THE
	-00	Williams.	Table	must ploor gr. be
	-	11/24	Sim-ser.	meet goed pr. in.
	400	Y85"	Parami	THE PERSON OF THE
	ente	10/4	145 544	name among the
	योग	15/4	(glowing	THESE PERSONS IN THE
	titta	HUN	1490-	Count edited ye, he
	white .		- Johnson	Dittit quality: in
	990	367	Thirtee	क्राव रहता <del>= 1</del> 1
	1913	80	Harm	Dent special in its
	rive).	90	Na Territoria	THE PROPERTY OF
	10797	400	1	With a Real Print, St.
	-070	100	100	WITH EMPTY, PL.
	100	-27479	Poster-sec	TOTAL SERVICE SERVICE

				Kerryman Sold, Karry	The state of the s
	14	100172	14741 011	\$ No-eye	ceru stord on the
	.19	200	12/179	Signatural Control	Tree wheel so the
	7.9	200	74/3	19 per see	word tober to be
	276	ACTO	*2/9	Sincian	awar yani ye be
	. 15	10%	3/4	Automa	पानक कुछता प्राप्त है।
	. 5%	1,000	10/11	120000	THE PER P. Pt.
	14	Agenda	160,000	41 mm to 000	
				Service .	AD TEXT
	77	4600	1677	- April 1990	terror examples for
	Medi	304	25/1/16	bloom.	marginity be
	3007	90%	14000W	Section 50	armet mineral on the
	-	10.00	- 100	- Triff	
			.0		OWN ASSESSED.
	C			100	Comment of the last
	100	100		diam'r.	•
	160			Torrespond	Annual Company of the
	100	4.5	7.514	45,635.54	THE COURSE IN
-	101	-	20	OI	Arrentigion in
_	1000	-	A		The state of the second st
			1 0	10	A mide, Kine All
4	a	SD.	( P	) c	Y YOU
4	n	页.	1/1	FL AND	505
4	n	SD.	4/1	Figures Figures Figures	405
4	n	90.	11/2 P		404
4	.140.	<b>5</b> 0.	11/2 11/2		404
9	111111111111111111111111111111111111111	<b>90.</b>	D LATE		300
9	1 2 2 2	21	O Lets		1-0
9	1 3 2 3 3	ر ال	Sele Victoria Saltate		720
4	1 2 2 2 2	21	\$1000 \$1000 \$1000 \$1000		SO In the second
9	1 3 2 3 3	21	\$1000 \$1000 \$1000 \$1000 \$1000		SO In Section 19 Secti
4	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	21	Called Ca Called Called Called Called Ca Called Ca Called Ca Called Ca Ca Called Ca Ca Ca Ca Ca Ca C	(1) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	See food to the
-	10 10 10 10 10 10 10 10 10 10 10 10 10 1	21	\$1000 \$1000	Comments of the comments of th	Service of the servic
4	191 117 117 117 119 111 111 114 116 118	21	Colors Co	11 mm mg	Section 1 in the section of the sect
4	197 117 117 117 117 117 117 117 117 117	THE STATE OF	THE STATE OF THE S	Transport	The state of the s
9	191 117 117 117 117 117 117 117 117 117	Z 1 11 11 11 11 11 11 11 11 11 11 11 11	Colors Co	Transaction of the second of t	The state of the s
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-	101 102 103 103 104 104 105 106 106 106 106 106	11111111111111111111111111111111111111	20/28 20/28	Service of the servic	The state of the s
9	199 207 203 203 203 203 203 203 203 203 203 203	\$1111111111111111111111111111111111111	Construction of the constr	Service of the servic	The state of the s
G	199 207 203 203 203 203 203 203 203 203 203 203	111111111111	Cela Calcula Ca Calcula Calcula Calcula Calcula Calcula Calcula Calcula Calcul	Townson Paris of the Control of the	The state of the s
9	199 913 113 113 114 115 115 115 115 116 116 117 118 118 118 118 118 118 118 118 118	STREETSTEENS OF	Cold Colored C	Library March 1999 (1999) (199	The state of the s
94	199 917 173 173 174 175 176 176 176 176 176 176 176 176 176 176	STATISTICS OF STATES	And And And And And And And And And And	Townson Paris of the Control of the	The state of the s
94	199 173 173 173 181 181 181 183 184 183 184 184 184 184 184 184 184 184 184 184	STREETSTEENS OF	2010 M 20	Approximate the second	The state of the s
-	196 207 207 209 200 200 200 240 240 240 240 240 240 240	THE RESTRICTION OF STREET	100 m 100 m	Service on the service of the servic	The state of the s

44	ACTION 1		(4)0,10,1014	military wasten
		197	11000	area designi e-re
50	-	1/671/96	Proces	more appearance.
791	190	5611	15,000	ज्ञान प्रतिको छ। १५
101	seed	14(1)	19-10	nearphoto. It
	677	1758	Chicago (18)	THE RIVER IN
199			70,000	
10	4200	67/4/8	Yerson	जनात मुख्यानी हर, हैं।
	Marin .		\$490mm	moral greek at. Fr
-17	1990	SERVICE.	Hipman.	प्राचन रूपार्थ है। ११
1	100	75/4/E	Pallane.	SOURCE STORY OF THE PARTY OF
194	1075	711-05	firmer.	SITE PROPERTY.
101	100	176	Decem	none plants; in
193	splet)	19/4	Attento	seria opera y, in
100	1610	1975	190,000	were grown at the
	600	4/4	Fac out	SHOW STREET, TH
P33	160	18/9	75.00	security seek say. To
in	10%	1976	250.00	never physics, fa
	alert .	1975	Discrete	mon pirel us fe
	666	1973	Species.	ment edited or fa
176	talves.	1974	170.00	sinter report sor for
PM	4866		None	more given by the
	401	19/3	Pro-sec	recent court to No.
PU.	400	164	185-55	west travel to fin
	100	29/9	Newson	more exact on the
165	400	700	71:00	more paint to fa
PG	1994		123	The state of the
	456	100	Agoreta	
	1600	1974	Comment	
	4510			
	200	263	10110	more quest pt. Six
	MONT .	. 954	(44-1)(4-	more drived for pa
345	Service Control	14.4	19 (a-m)	THE PERSON LET
10:		767	20000	more place on the
14	48/40	11/1/16	YEleson	more plant partie.
153	diag.	15/64	41	record all and the fire
Ph's	4043	WY	30	more glassing to pa
191	400	19/	755-0-	माराम इक्स प्र. ५०
78/4	HOTE	1.1	\$15mm	over please pt. No.
ISE.	40%	90)	\$15	THE RESERVE AND THE
Bys.	WH	3167)	05mm	were phot as he
000	1000	\$1m/k	100-0	were plant in fa.
MyF.	3011	3-855	(month)	some photos. In
EV4	950	100	Reported.	word post or he
54	MERC	34571	40.00	more private on he.
-	1000	100		LANGE TO STATE OF THE PARTY OF

To h	300	19676	Hilpson	NAME AND POST OF THE
two	400	tract.	Tiple on	Special special St. In
100	mieli.	7-67	Marine	arms wheel you lis
THE	800	91/4	Man-	wood plant go for
	1000	111/2	**************************************	went theil at he
			1/1	
104	300	TOWN.	No. of Section 1988	more special p. 14
340	e/sh	1003/8	Section .	TOTAL REPORT OF THE
173	47-4	19106 H	Administra	mer godyn le
345	274	19114	Patrician	Total stand or, by
HO	200	ned	*gomes	Time great puls
200	W/T	3115	15-	Dated Street St. be
341	병학	100%	Photos and	more gard pr. by
Arm.	600	manu/a	Typone	more grown on he
101	10740	300/979	Til arrows	Hater gard on he
117	ghib	Tres	30	most grown to be
Win	Name of	19975764	Montre	राजार सामान हा है।
	100	1000	process.	THE RESERVE AND PERSONS ASSESSED.
3754	(1981)	1680	(\$100-00)	more great pt. lie
100	1991	tres	Tipones.	want mad on by
159	minde	1997	17am no.	were where a le
174	GM(8	129.9	Distance	were what to Pr.
MIL	nin's	1500%	12000	Name of Street St. Po.
-	April 2	115/3/W	turn-e	were when you
750	gords.	2942078	43	since either your
554	200	1195	#Street.	NEW YEAR OF PL
++	GHT	19975	111	NAME AND POST OF
4-1	-	nunk	750	THE COLD S. R.
915	mit.	19975/4	Henry	THE LEVY W. P.
E-1	spirit.	1953	10e 9d	warm giref as le.
			Moreon	
175	rest.	2550	Parine	tent girif a. in.
10.7	676	Attiglis	At herbid	were good up to
hat.	ROT	189/4	1750-00	som givet pr. in.
1114	gent .	HANNE	Phonesia	new years at his
Sec.	800	months.	Phrises	mater years po by
440	so-è	291/k)	Principal.	mer grow yo. In.
10-	100	795/16	\$10mman	none print p. in.
est.	000	100,1574	Softenium	more grand to be
191	90%	TH/PSE	(Torres)	toper grow pt. by
449	404	19575	District	reconstitution to
ity	seed.	16078	7470-779	more good pr. St.
114	600	1396	1200-000	turn pinery, br
115	sonh	11071	\$500 an	water wires on he.

				CONTRACTOR AND
			California of Section	- (4) 17 mission
Pro-	01.48	THEFT	\$700.00	ment glass as to
950	2349	(1-/1/18)	Name or	क्षमात होतार का रेन
Sin.	854	the part	19-	गामच शतार्थ है। स
190	1119	reda	Daniel Add	store wheat quite
++1	13719	THEORY	THE MILLIAN	with first p. in
++	10110	755/5/4	15410-0	reverse a print of the
WI.	AdMI	74074	Firmen	NAME AND POST OF THE
191	10-6	CHILE	ACCIDANCE.	north plant to be
201	s)-it	Policy	1-7	none plant u. he
100	404	Treit	(Property)	NAME OF STREET STREET, NO.
mr.	grid.	1907	extense.	NUTCHBERGE NO. NO.
610	40-7	FIGTING A	to broke	torn etter ut be
110	-	Section 4	Services.	ment without to the
raci	scole.	Pt0/	1,842-00	transcription as he
141	200	71078	Episterian	signi yani ya 12
191	100	101/101	(76-10)	perceptor at the
142	500	Builde	1400-060	ज्यान प्रतिर्दे जा है।
			21/18/85	
No.	1000	\$1573	155m-han	were part in its
100	4/10	Min's	\$100 parents.	were given as, for
44	1910	\$5.473	Manage	samp grant in the
100	400	95/1/9	\$20.00	weat continue to
Add.	100	211/2	kjitore	stora picci e. fo
191	24	194	(Amount	Marrier Spirite Sp. Tr.
400	42.95	798	75-	none gives to be
	4000	191	NAME OF TAXABLE PARTY.	
	01.5	freig is far	14517u5-15	
	151	merch	0.000 0.000	

* 800-	RE	G,	27/4	*\$0-00 E	कर दूसर्थ हा है। कर दूसर्थ हा है। कर दूसर्थ हा है।
out ous		10.	( ) A	NATA.	•
	58	1	2 2 2	of them of the original	प्राप्त के तर है, ज्यांक (एक प्रीप्त सम्बद्ध के क्यां प्राप्त के क्षित के क्षेत्र
· OUT	TH	N. B.	10/11	220 mm	tome photocla tome piece sola
	1	26244	19/10	Parenti	Delia Cons. D. St.
	3.	bened	16/1/2	\$1,000 000	A tree year as in
	7.	3099	m/cf:	5-(2-1)	Aven com un
	- 1	(ane	41/6/1	765000	Answired with
	- 5	rent	35/3	93,0000	Armer gent p.34
	40	$(\psi   f)   \chi$	44/10	Species (4)	Amount plant to be
			trace.	Apriliani	
7 - 4			त्मं व माने चुन्द एवंदर	315-8	
			रण प्रमाप्ते चुन्द एक्टर		
	22.		रण प्रमाप्ते चुन्द एक्टर	312190000	केवारात्व का
	227	Worth	त्म व माहे चुन्द (संदर पीटें)	वर्गा स्टब्स्स वृत्ते स्टब्स्स	केवाराच्य का

			Select triples	enthe culture me
977	King-	12/1/96	195	- some spined to St.
52	100	14/1/2	(stem)	tivery enter pr. he
19	aged	44/3/10	Eliterated.	tener plant p. fe.
PK.	tipe?	31/1/4	given.	errore grown go, be
75	No.	10.14	*******	more quest or for
50	April	7674	1,4-000	more great pri Se.
HC.	April	39/0	Protection,	more girely. In
77	year.	10/4	25-1-10	more given ye. So
-	Approx	7973	Y-96-00	more plant to be
4)	-	77.15	\$ consumer	more quality, le
9.0	1177	59/6	1777-14	note your p. br.
14	Medi	75.53	210000	moral given gr. be.
89.	Sept.	101/9/15	grid the name	ment greek in he
Arm	1000	19/1/8	3750-00	समाप्त पुराजने हर हैन
14	by-	15/1/2	(04/00/-04	some street or, 56.
10.	8900	11/2/2	***	grow store or he
10	RECT.	11.2.8	200000	strong splend \$1, 54,
by:	April	267	150000	राजान राजान हो, कर,
2	Aug P	16/14	1000	match dance to per
63	8000	7079	Tret-com-	serve sheet or, he.
34	Sept.	41/9	harpoon	saver plane st. fer.
44	Appe	THEFT	France	group plant p. lit.
29	POT#	10/14/9	Pinner.	were placed in
10	Appet	20.7	270.00	same education by
24	\$ post	9143	- Process	samu ethnikus te
45	yym	95/9	\$15 min	some pired or fix.
	\$40m	lat?	Harman	some point or, 7s.
41	State	2019	Materia	some obesiter for
-	hippe	1077	11 bear	surry others to fin
60	Ages	1177	15km au	NAME ADDRESS OF THE
57	100	1971	45.5	same provides for fix.
14	September	6177	Vitamen	same pited to be
22	Sept	12.1	4500	server extend on, To.
100	FY	963	A Comment	some given on the
40	199	650	Hones	nem climi y. lis.
-	Page 1	390	Yather	most great to be
	200	150	12000	man glower in
100	Barre	15/4	18.0-00	House gloves en. be.
140	Part	41/2	Phone	more grown to be
	Page 1	14/3	Same	order guest or for
-	ppe	502	200-	new questy la
74	1000	1927	*114*00	tree good to be
	Pages	1877	Topic	margania to be
-	2000	100	(A) Marrie	maryen y br.

	1		6511			Annual Contract of
					Camerain	Attended to be a first of the last
다. 한국 전 122 124 m.m. 1000 전략으로 보고 122 123 m.m. 122 12			ROW			
다. 한국 전 12년 1년	1	10	8417	P\$3/9/8	2000000	
		200	tell	M(6/1/38	22	
		No.	Burt	4450 607	Service	West offert as
		8	Ppril	POSTA A	No. of Concession,	
	1					
10					less ext.	
	1	15	just .	NewForce	ton-n	Secretary.
		0	April	458/0/2	St. Lower	and feed N
10   10   10   10   10   10   10   10	1	in.	POP 1	PERMITTE A	1400000	term about to.
	1					
	1	(A)	1079	111/0/878	(1000000	
			\$500	104/1/20	Millertin	were stand or
		it.	trust	309(178)	1	
10   10   10   10   10   10   10   10		18.	10/0	454/1/4	5/100-00	wind taked pr
1	1	ηđ	12019	994/m/16	Year	were pand in
		*	èquè	100/5/8	119	Print Sales at 1
		W	horit	795/5/20	Marian	
		14	Bank		(Name	वरमण एक्सी घर.
		10	1000	100/4/31	45 grows	
		18			# (fearth)	
		16	Fami	1595S/87	( Sept Sep	waterplant or
		u)		101-1	19	THE PERSON IN
10   10   10   10   10   10   10   10		36	figeri	19(1)(1/4)	2770-00	remot governa.
1		9			415	प्रकार बाजने हा.
1			hirt	19275	100000	SERVICE AND IN
1					241-	
1	** Fight (3.5 ) Common square 2004 (5.5 ) Signification (3.5 ) Common square 2004 (5.5 ) Signification (3.5 ) Sign	54		16401	Diff vocasti.	Name (Washing)
1   1   1   1   1   1   1   1   1   1		14	15-	997	(C) WY	more given yo.
					574-14	
	25 Gilles (10% Acres participant) (10% Files) (10% Acres participant) (10% Files) (10% Acres participant) (10% Acres participa	10	Part .	6554	Errete	money given an
		111		\$5.74	Section	NAME AND POST OF
A ching 1/1, transm contribution or ching dis- centing on the china chin	A plan 17/3 renew controlling 20 gling 7/2 (19-20 men equal) 41 Man Chin (19-20 men equal)	53		1/17	No.	traser quint or
	er higher the thomas name along a				Marine.	
	et kipel tota tyrana nementalekt	68			1/9/50	tome what yo.
14 Square 157 March 2000 Speed 20.			6404			were stilled by
to the the Mann married or	to part the factor to the street	41				
		-			(\$15cm	
		10				

22.	801	14/1/27	ST (STR)	वीनकारतात्रम् यात
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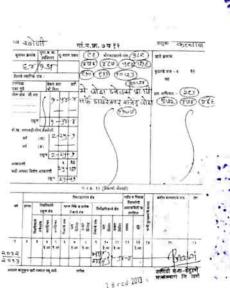
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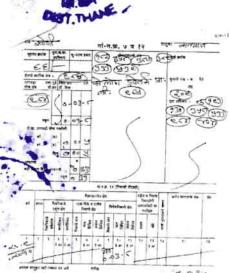
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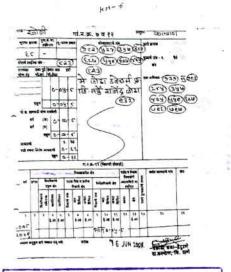


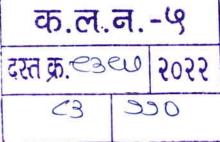
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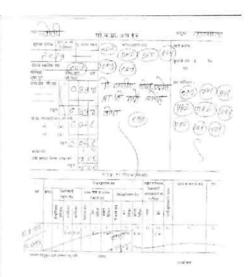


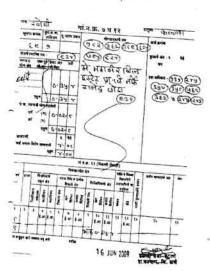
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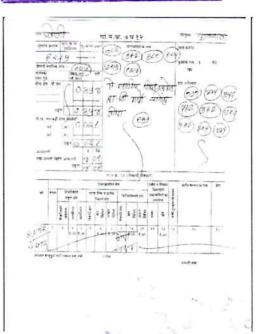
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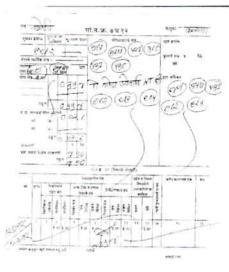


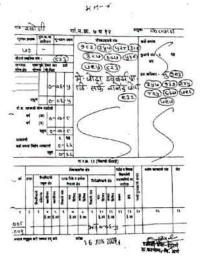




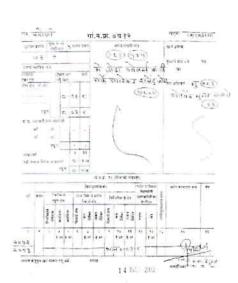


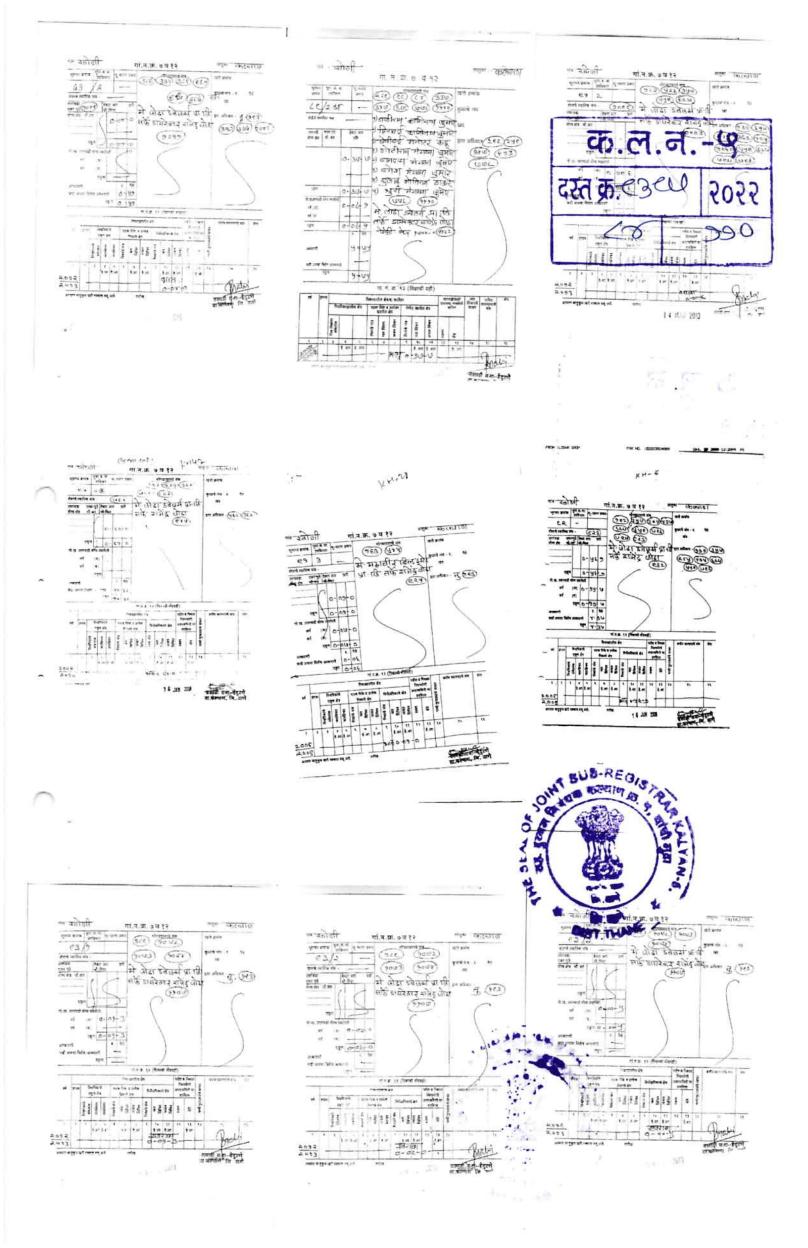








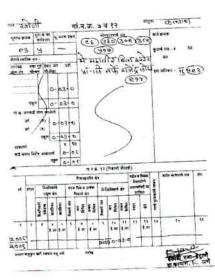


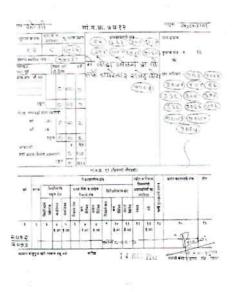


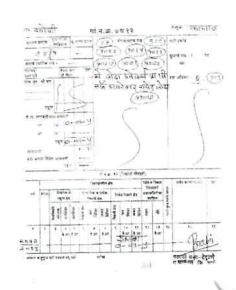


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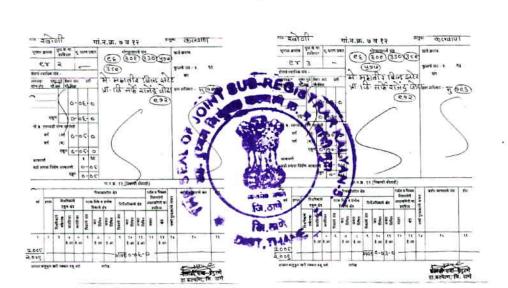


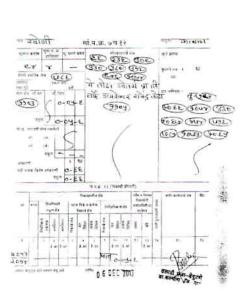
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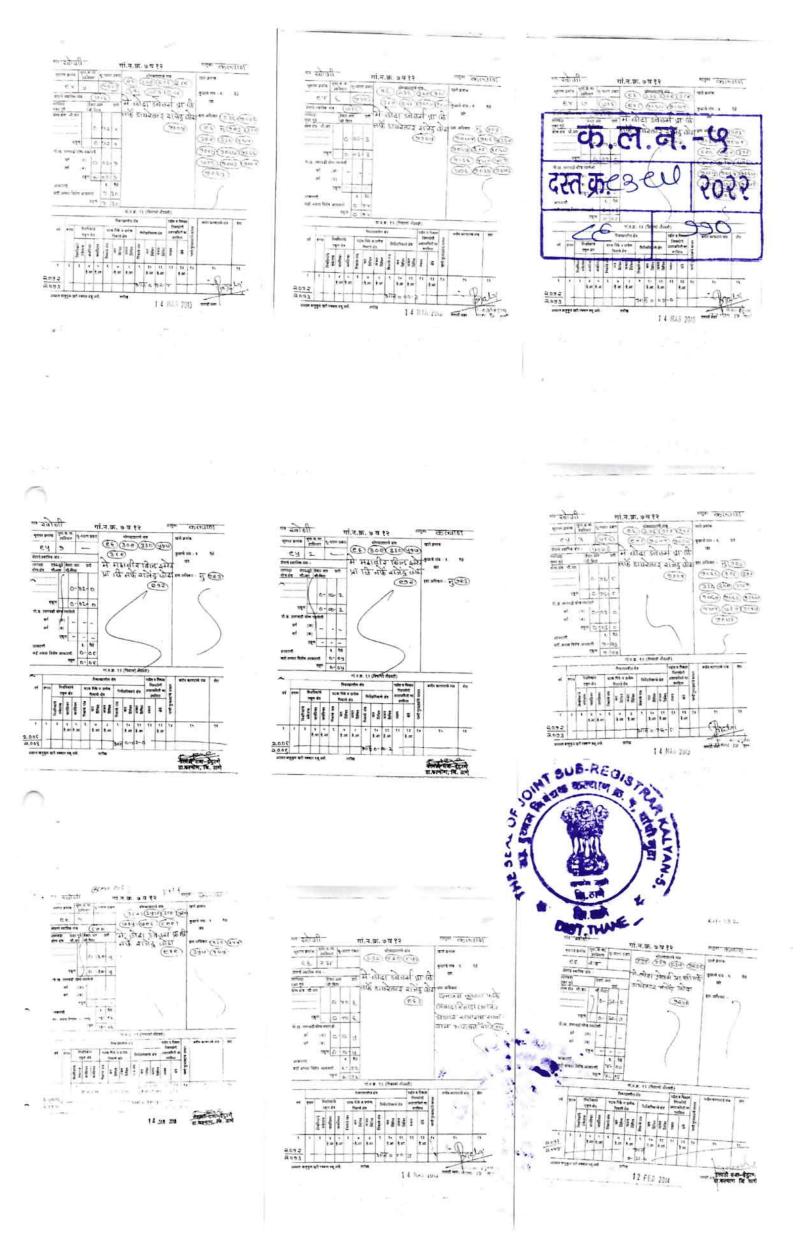
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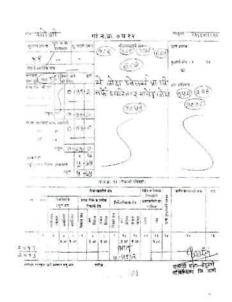
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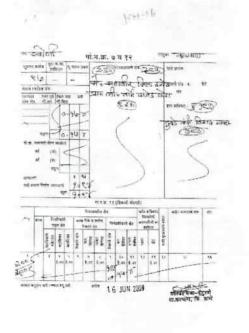
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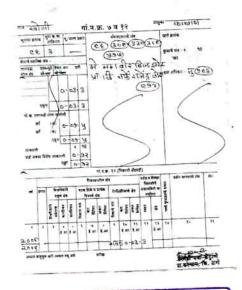


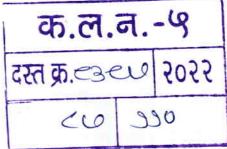


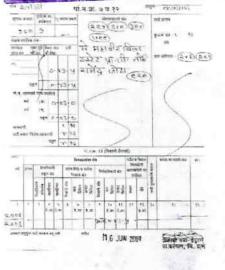


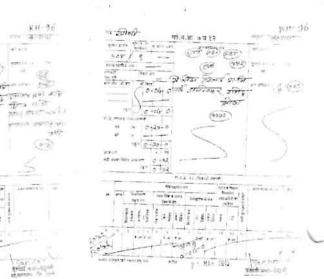


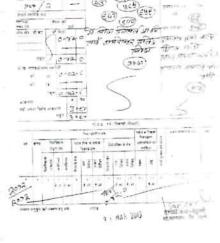


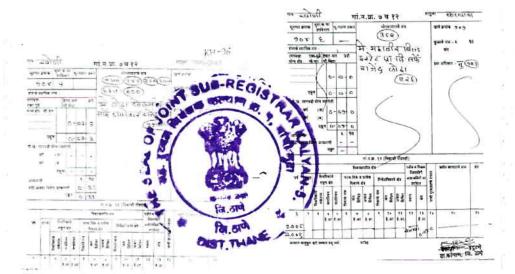






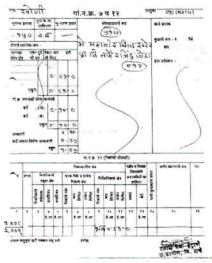


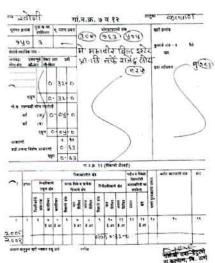


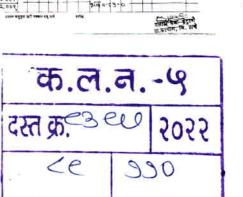


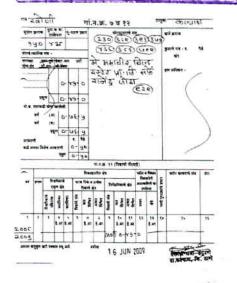
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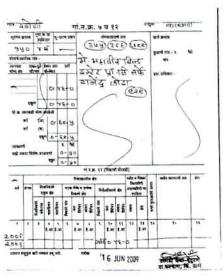


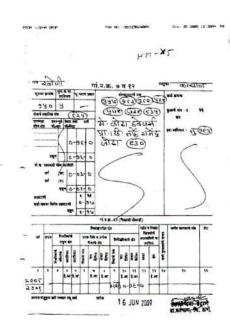












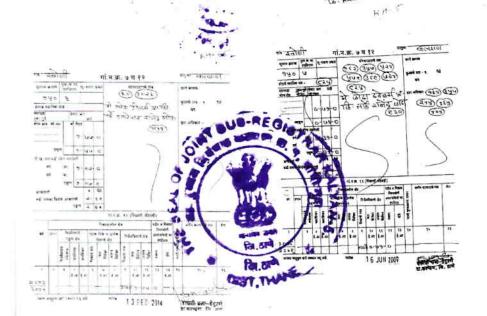
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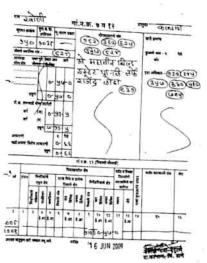
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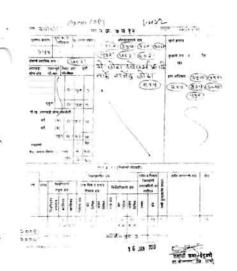


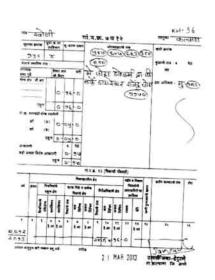
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## IN THE NATIONAL COMPANY CAW TRIBUNAL, MUMBAI BENCH - COLIRT V

CF (CAA) 136/H8/2021

CA (CAA) 985/MB/2020 In the matter of the Companies Art, 2013

And In the matter of Section 230 to 232 of the Companies Act. 2013 and other applicable provisions of the Companies Act. 2013 and rules framed thereunder.

rules freed thereunder
And
Jin the matter of Scheme of Amelyamaton.
Henger by Antomoren of Pales Develors
Frivate Limited (Transferor Company) having
CIN U75100He0101997C292271 with
Accritical Transferor Company) having
CIN 12510He010950L00100 CTV
Company) having CIN
CATOMORPUSPOLICIONAL and their
respective shareholders (Schemer)

Felixs Dwelers Privats Limited having its registered office at 412, Floor 4, 176 Skinishaman Chamber Cawasii Fatel Road, Hormman Circle, Fort, Mumbal 400001; Maharashira.

having its registered office at 412,



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-- Transferee Company/ Second Personer C--

Order delivered on: 26.10.2021

Appearance (via vidence/ferences): For the Pattioners: Joet Gandta For the Regional Director (WR): Ms. Rugo Sutar, Director

Per: Suchtra Karupartra, Member (1)

98989

- The Court is convened by videoconference today (26.10.2021).
- Heard Learned Counsel for the First Patitioner Company and the Second Petitioner Company (sollectively referred to as "Petitioner Companies"). No objective has come before the Tribunal to oppose the petition and our has any party controverted any averwerts made in the petition.
- 3. The samplion of this Tribunal is enuglid under Sections 230 to 232 and other applicable provisions of the Companies Act, 2012 ("Act") and in the mostate of Schome of Amalgamatics (Merger by Absorptions) of Policies Develors Private Limited (Triansferor Company/Hirst Politicier Company)



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critech Developers Limited (Transferve Company/ Second Company) and their respective shareholders ("Scheme").

क.ल.न.-५ Company Prittion has been find in combinative with the online assessment Company Shares Application C.A. (CAA) SISS.MM/2020 on 26.05.2020 and by Author Controls controlled in the order passed in CA/27/M8/2021 on 17.04.2021 passed by this Horbite Tribunes.

The Regional Director has filed its report status 27.09.2021 ("Report")
praying that this Tribunal may pass such orders as it thinks fit, neve and
except as stated in paragraphs 3V (a) to (p) and in response to the



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of the Repund Director, the Petitioner Companies have find in Regunder filed on 10<sup>th</sup> Septomber, 2021 and have clerified

Sir Nas. Para	Regional Director Report / Observation: Dated 27th August, 2021	Response from the Petitional Companies
(M)	In Addition to compliance of 45-14 (IND 45 - 183) the Frankrise Company shall pass such accounting actives which are faces any or connection with the softene to comply with other applicable Accounting Standards such as AS-5 (IND AS-8) etc.	As for as the observation of the Regional Director, as status in V(a) is soncernois, the Socoad Patitioner Complain, through its Commel, understates that in addition to complainer of V(b) AS – 103, it shall pass such accounting eithers which are non-easily in zomentium with the solution to comply with other applicable. Accounting Standards with all the OAS-8, etc.



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However, this apport may
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Tribunal basing sins account dis inferent powers.

Person. The Perbonnery -Further, the Petitioners may be asked to comply with the requirements as clarified side crossler on 1. No. 7/12/2019/CL-I delet 31.18.2019 asset by the Ministry of Cirporate Affairs.



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(in the case of Socond Pet-tioner Company) was obtained for such modified scheme. The Petitioners under previous of feedings 20(1) of 8 pages 20 per 1 of 10 per

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As per Part- II. Clause As far as the intervalinin of the 12/22 & 3 / 25 of the Asymmetry of the Scheme (Accounting Treatment on the Books of Part Treatment Company), the Treatment Company and account the Scheme Recommendation of the Scheme Recommendation of the Scheme Recommendation of the Scheme Recommendation of the Scheme Recommendation of the Scheme Scheme Recommendation of the Scheme provision of the Companies Act, 2018

In this regard it is stated that in Indian Associating Standard (Ind-45) 108 -presurbes application of Pooling of Interest Method In account for common

cooked business combina-tions. Linder this method. Any difference, whether purpose or imperior, shad be adjusted against the colors of the control of the control of the colors of the colors of the colors of the color Anausini of some colors of the colors of the colors of the colors of the the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as control of the difference as the colors of the colors of the difference as the colors of the difference as the colors of the colo





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of the total value of Equity Shares of the First Postsoor Company. The Second Pet-tioner Corepore pol dispersa-tion from convening and holi-ing the meeting of the Equity Shareholders basis the Con-sent Afficiar field with the NCLT on 15th April, 2011.

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undertake to follow the instruc-tions/strections given by ADC,

10. The observations made by the Regional Director have been exprained in Para 6 afters. The clarifications and undertakings given by the Pettings Climpones here been explained in Para 9 above. The clarifications and undertaking given by the Pettininer Companies are firstly accepted by the

11. The Regional Director has find his Supplementary Report dated 15.09.2021 and has stated that basis the observations made by the Regional Director and the regit submitted by the Patitioner Companies, the Tribunal may decide the matter on its month.

12. The Official Dipulator in his report darket 61.00.2021, after consistency the responses submitted by the Transferer Europaes, has stated that the afters of the Transferor Company have been conducted in a proper manner and not proposted to the interest of its members or to the public vicensis.

23. From the material on record, the Schome appears to be fair and reasonable and it not violative of any provisions of law and it not contravy to be sold as not proporties of the Transfere Company, of whetever nature and wheresineer situated, that, under the provisions of Section 231 to 232 and all other applicable provisions, if any, of the AX, without any futher exit of each, the and stant transferral to and vision.

in the Transferee Cumpany or be deemed to be transferred to and well in the Transferee Cumpany or be deemed to be transferred to and well in the Transferee Cumpany as a going cincient as a to be time the assignant properties of the Transferee Company. Further, upon the coming Bills effect of this Scheme and with effect from the Appointed Date, at the Sabilities of the Transferer Company, Indiring all secured and unecursary debts (either in Indian upone or freeign currently, burder enditors, Isabilities, Inhabities of the Transferer Company, duties and softgations and understakings researed to the Transfereer Company, Study and the fact that the security of the Company of t

14. Upon affectiveness of the Sicheme and in consideration for the amignation of the Transferor Company into the Transferor Company, the Transferor Company shall, without only further act or dock, issue and shift is all the equity shareholders of the Transferor Company, except fact, wholes names are appearing in the Republic of Members of Transferor Company as on the Record Date 54,696, 7% Non-Completive Redeemable Professor Shares (NCRPS) of that 101-sech half gold up of Hazardeen Developers Limited to be issued for every 10 mile glast stage of 81st 101-sech half and the second revery 10 miles glast stage of 81st 101-sech half gold up to the second half to the second control of the second half allowed the second half to the



19. The Petitioner Companies are directed to file a copy of this Order along with a copy of the Scheme with the concerned Register of Companies, electronically along with n-from INCER within 30 days from the date of recept of the certified copy of Order by the Petitioner Companies. The Scheme will become effective on filing of the copy of this order with the convenience degister of Companies.

25. Petitioner Companies to lodge a pay of this Origin along with the different duty authenticated/satisfied by the Deptity Director in the Asistant Reputary. National Company Lear Tributed, Numbel Beach, with the suncerned topenheambors of Stamps for the purpose of adjudication of Stamps for the purpose of adjudication of Stamps for the purpose of adjudication of Stamps for the Stamps for the Company of the Stamps for the

21. Afterwarded regulatory authorities to act on a copy of this Order along with Schema outs cartified by the Deputy Director or the Associating Registrar National Company Law Tribunal, Humbol Bonch.





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## Maharashtra Real Estate Regulatory Authのです。と多とい

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : P51700014396

Project: Palava - Trinity A to C, Plot Bearing / CTS / Survey / Final Plot No.: 68, 149/1, 150/10 at Khoni, Kalyan, Thane, 421204:

- 1. Palava Dwellers Private 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; OR
    - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 29/11/2017 and ending with 30/06/2022 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.

ature valid ally Signed by remanand Prabhu MahaRERA) -2020 16:54:50 gnature and seal of the Authorized Officer

Maharashtra Real Estate Regulatory Authority

Dated: 29/11/2017 Place: Mumbai

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# घोषणापत्र

निहून देणार यांनी फुनमुखरवारयत्र रद्द केलेले नाही, निना कुनमुखरपारपत्र निहून देणार व्यक्तीपैकी कोणीही मयत मालेने नाही किंबा अन्न कोणत्याही कारणामुळे कुलमुखत्यारपत्र रह बातन ठरलेले माही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उन्होतः कृती करण्यास मी पुर्णतः सदम आहे.सदरचे क्वन चुकीचे आदकून आज्यास, नौंदणी लोधनियम १९०८ में फलम ८२ अन्यदे शिक्षेत्त मी. पात्र सिवां बाग यांनी दिनांक 04/10/2021 रोजी आम्हासा दिलेक्या कुलमुक्षत्वारपताच्या आघारे मी. दर दस्त गोंदणीस सादर केला आहे / निष्पादीत कर्लन चबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र मी, मुरुक्त नावर / मॅड्रिक मोनिस / संगीत चौधरी / रितेश खगताप / बिबीन सेंम् / जॉप वालीकोष्य । बचाई सीरेस या द्वारे भीषिठ करती भी, दुष्यम निबंधक क्रिक्त वाचे कार्यालयात कर। १० भिर्म शिर्वकाषा दस्त नोरपीसाठी सादर करण्यात आला आहे. टीनिका मच्होत्रा राहीन याची मना जाणीव आहे.

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सक्षम आहे.मदर्भे कवन चुकीचे आढळून बाल्यास, तोंदणी बिधिनियम १९०८ में कलम ८२ बन्यवे ग्रग्नारे मी, सरर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून फ्युलीवनाव दिला कहे. सदर रेणार व्यक्तिपैकी कोणीही मयत झानेते नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रह बातम ठरलेले नाही.सदरचे जुनमुखत्यारयत्र पूर्णमणे पैध असून उपरोक कृती करण्यास मी पुर्णतः मी, पंडधी केमरकर / एष्टुन बंदेकर / प्रमोद कांबळे / प्रवाप साववेकर / सैनेय मोरे / आदिल नाटकर 3 - 1 यांने कार्यालयात करारताया या तिर्वकाचा बस्त नोंदणीसाठी सावर करण्यात सुला आहे. सुरुद्धत नायर / पीट्रिक मोनिस / संगीष चौधरी / रिधेक बचताप / बिबीन सैम / जॉय कुनमुखत्वारपत्र निहून देणृार यांनी कुनमुखत्यारपत्र रद्द मैलेने नाही, किंवा फुनमुखत्वारपत्र निहून संबय होस्सर / विनावक कापीनकर / शीर्काव कोबळे या द्वारे चोचिव करतो की, हुप्पम निबंधक षासीकोषष् / बनाई सोरेस यांनी दिनांक 04/10/2021 रोजी मता दिसेस्मा कुतमुखत्यारपत्राच्या शिक्षेस मी पात्र राहीन याची मना जाणीय आहे.

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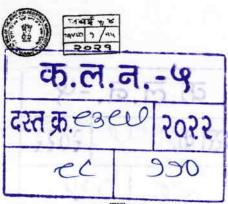


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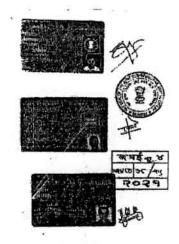


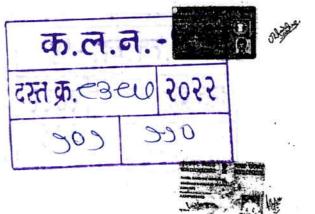








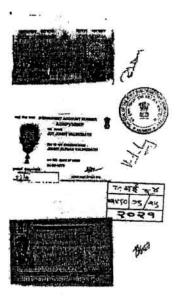






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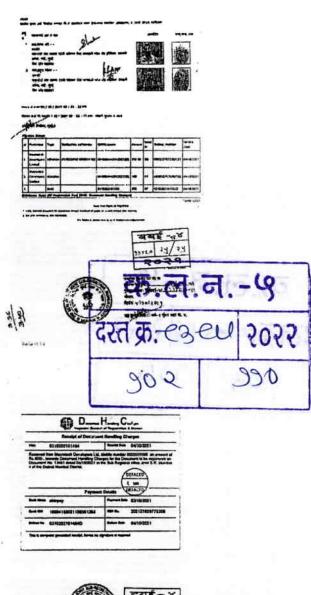


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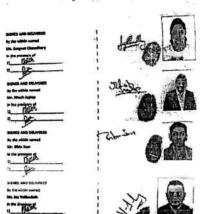
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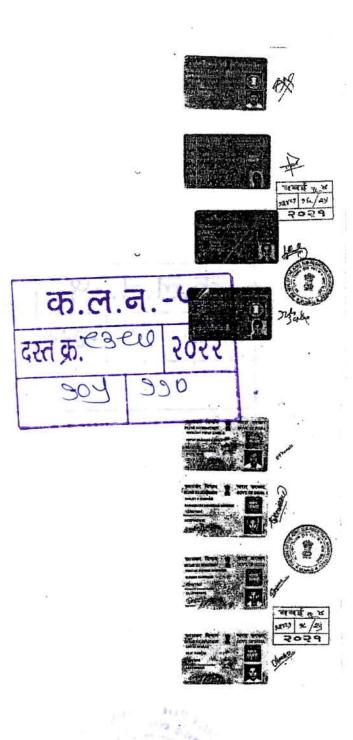


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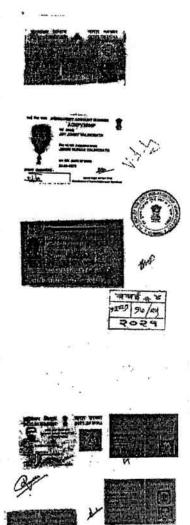






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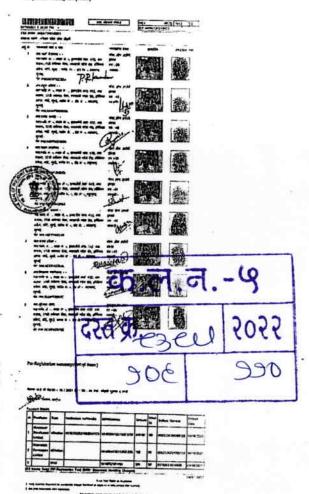
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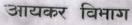


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INCOME TAX DEPARTMENT

SEEMA JAMWAL

KRISHAN SINGH RAKWAL

01/07/1960

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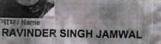


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## प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कामदफ्त्रे दस्तांची सत्यता वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दर्खांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिषत्रक यांचे उल्लघंन होत नाही

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अन् क्र.

पक्षकाराचे नाव व पत्ता

नाव: मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.म्. सुरेन्द्रन नायर तर्फे कु. म्. राहुल बंडेकर - -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. पॅन नंबर:AAACL1490J

2 नाव:विनिता मिश्रा - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अॅड्डीयाना के 303, डाऊनटाऊन, लोढा पलावा, फेज 2, खोणी, डोंबिवली, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:CPKPM7838F

नाव:रविंदर जमवाल - -3 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अँड्रीयाना के 303, डाऊनटाऊन, लोढा पलावा, फेज 2, खोणी, डोंबिवली, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AJXPJ9094R

पक्षकाराचा प्रकार

लिहन देणार वय:-42

लिहन घेणा

वय:-34 स्वाक्षरी:-

लिहुन घेणार वय:-41

छायाचित्र





अंगठवाचा ठसा







वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिका क.3 ची वेळ:01 / 07 / 2022 11 : 20 : 19 AM

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

अन् क्र. पक्षकाराचे नाव व पना

नाव:सीमा जमवाल - -वय:62 पत्ता:डोंबिवली पिन कोड:421204

नाव:विजय गाडे - -वय:37 पत्ताःचिचपाडा कल्याण-पूर्व पिन कोड:421306

छायाचित्र





अंगठवाचा हमा





शिक्का क्र.4 ची वेळ:01 / 07 / 2022 11 : 21 : 01 AM

शिका क.5 ची वेळ:01 / 07 / 2022 11 : 21 : 37 AM नोंदणी पुस्तक 1 मध्ये

alyan 5

दुख्यम निबंधक वर्ग-२

sr.	Purchaser	<mark>याण क्र</mark> Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vinita Mishra	eChallan	69103332022062914723	MH0(0) X 900202223E	10,000,00	SD	0002180600202223	01/07/2022
2		DHC		27062 221363	200	RF	2706202213630D	01/07/2022
3		DHC		30052 221701	2900 3	RF	3006202217017D	01/07/2022
4	Vinita Mishra	eChallan		MH002172900205235	30000	RF	0002180600202223	01/07/2022

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

प्रमाणित करण्यात येते की, सदर दस्त क्र. <u>१९८०</u> मध्ये <u>१९००</u> पाने आहेत. पुरतक क्रमांक....े वर **मों**दला दिनांक ७९/०७/ २०२२

> सह. दुर्यम निर्वधक वर्ग-र कल्याण क्र. ५

क.ल.न५		
दस्त क्र. ८३ ८ ८		5055
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