



29/05/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 4126/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) निळजे

(1) विलेखाचा प्रकार करारनामा

(2) मोवदला 4141152.

(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 3842500

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

1) पालिकेचे नाव: ठाणे इतर वर्णन: , इतर माहिती: , इतर माहिती: मौजे निळजे येथील म न 107 हिस्सा न 1 व इतर वस्तात नमूद केल्याप्रमाणे यावरील लोढा इलाइट जी विंग मदनिका व 502 पानचा मजला क्षेत्र 577 चौ फुट(53,605 चौ मी)कॉपेट( (Survey Number : 107, HISSA NUMBER: 107) इतर हक्क:

(5) क्षेत्रफळ

1) 53.605 चौ.मीटर पोटखराब क्षेत्र : 0 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-पुलावा इवेलर्स प्रा.ली.तर्फे भागीदार श्री राजेंद्र एन लोढा यांचे तर्फे कु.मू.महणून दीपक एन.लोढा हे स्वताकरिता व लोढा इवेलर्स प्रा.ली.तर्फे अधीकृत अधिकारी यांचे तर्फे कु.मू.महणून रामदास भावडे वय: 26, पत्ता:-प्लॉट नं: बी3/146, माळा नं: -, इमारतीचे नाव: कमतूरी प्लाजा, ब्लॉक नं: रोड नं: मानपाडा रोड, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- AAACL1490J

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-विजयलक्ष्मी लक्ष्मीपति गुंडेटी वय:-42, पत्ता:-प्लॉट नं: ए/23, माळा नं: -, इमारतीचे नाव: द्वारका, सिवा सोसयती, ब्लॉक नं: अमृत नागर, रोड नं: वाटकोपर प, महाराष्ट्र, MUMBAI पिन कोड:-400086 पॅन नं:-AGYPG3574B  
2): नाव:-लक्ष्मीपति जी गुंडेटी वय:-53, पत्ता:-प्लॉट नं: ए/23, माळा नं: -, इमारतीचे नाव: द्वारका, सिवा सोसयती, ब्लॉक नं: अमृत नागर, रोड नं: वाटकोपर प, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AGYPG3575A

(9) दस्तऐवज करून दिल्याचा दिनांक 29/05/2015

(10) दस्त नोंदणी केल्याचा दिनांक 29/05/2015

(11) अनुक्रमांक, खंड व पृष्ठ 4126/2015

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 207500

(13) वाजारभावाप्रमाणे नोंदणी शुल्क 30000

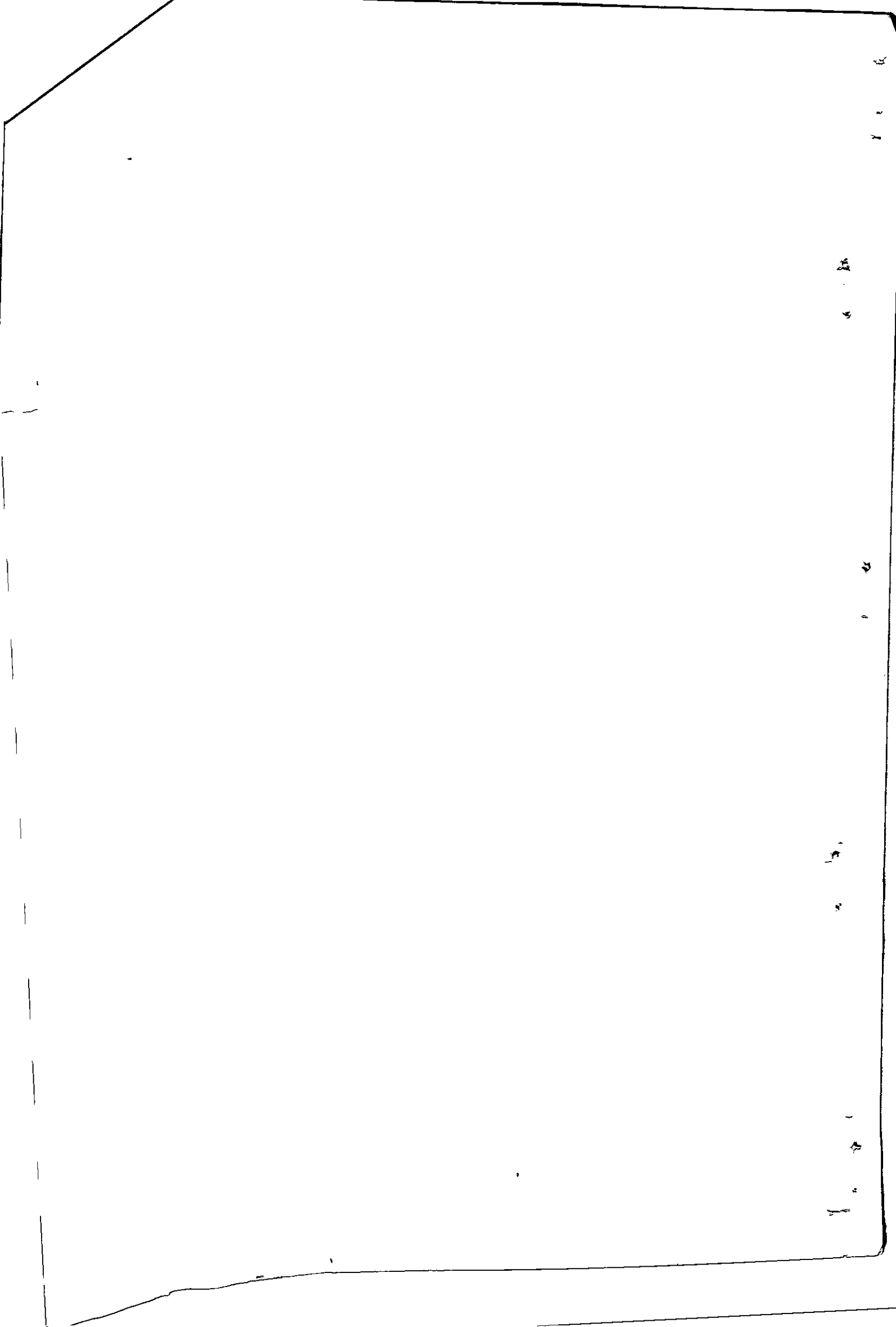
(14) शेरग

सह दुय्यम निबंधक कल्याण - ५

मुल्यांकनासाठी विचारात घेतलेला नसतील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



507/4126

पावती

Original/Duplicate

Friday, May 29, 2015

नोंदणी क्र.: 39M

3:47 PM

Regn.: 39M

पावती क्र.: 4599 दिनांक: 29/05/2015

गावाचे नाव: निळजे

दस्तऐवजाचा अनुक्रमांक: कलन5-4126-2015

दस्तऐवजाचा प्रकार: करारनामा

भादर करणाऱ्याचे नाव: विजयलक्ष्मी लक्ष्मीपति गुंडेटी

नोंदणी: फी

रु. 30000.00

दस्त-हाताळणी फी

रु. 3500.00

पुढाची संख्या: 175

एकूण:

रु. 33500.00

आपणास मूळ दस्त: थ्रुनेल प्रिंट सूची-२ व सीडी अंदाजे

3:59 PM ह्या वेळस मिळेल.

Joint Sub-Registrar Kalyan 5

बाजार मूल्य: रु. 3842500/-

मोवदला: रु. 4141152/-

भरलेले मुद्रांक शुल्क: रु. 207500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001204534201516R दिनांक: 28/05/2015.

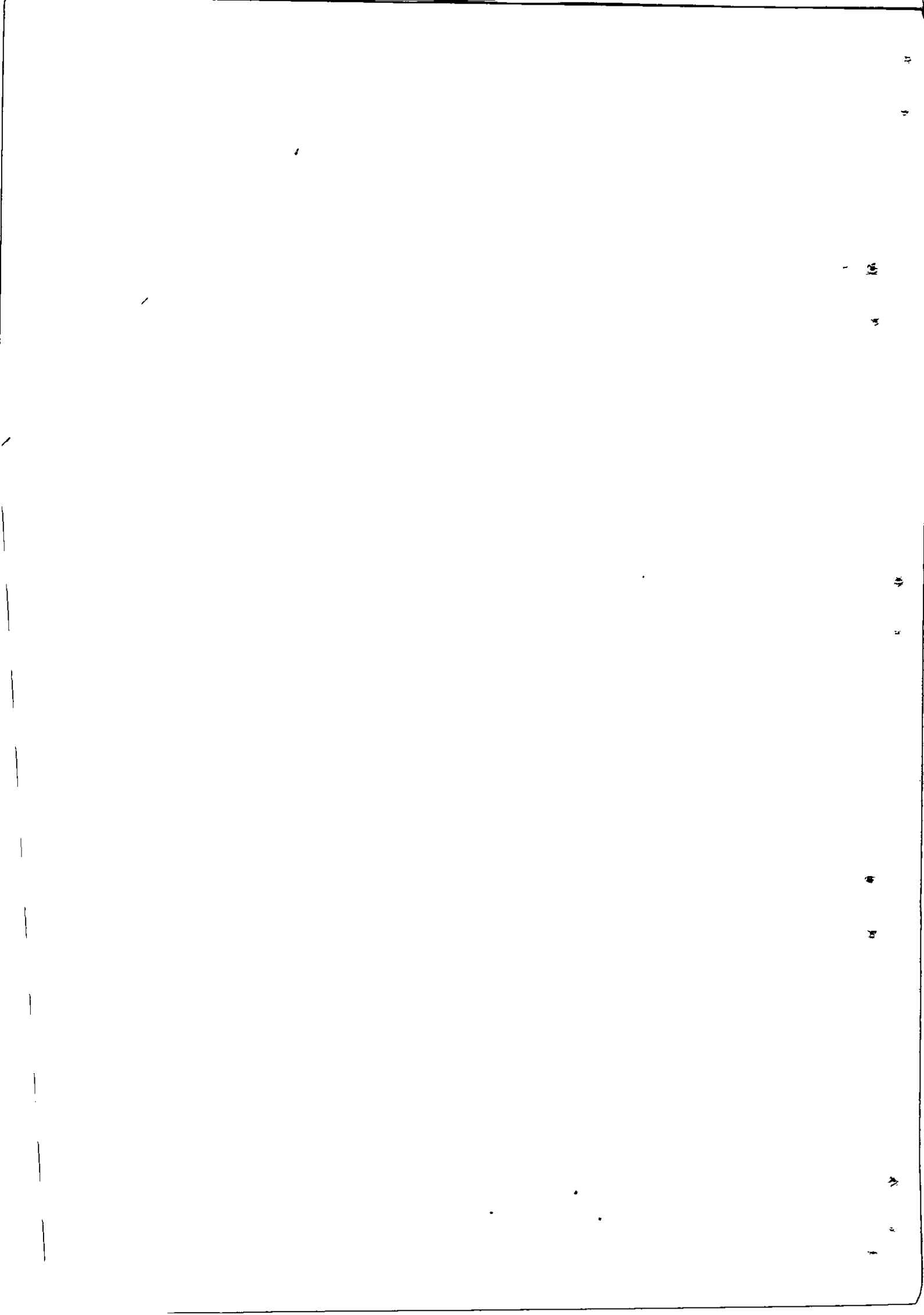
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 3500/-

*Quinet*

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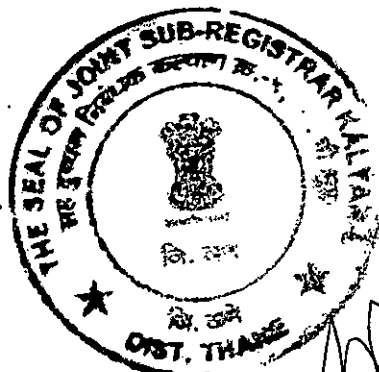


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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१५

१. दस्ताचा प्रकार : ..... ४२/२१/११ ..... अनुच्छेद क्रमांक : ..... २५ ब
२. सादरकर्त्याचे नाव : ..... विजयलक्ष्मी गुडेरी
३. तालुका : ..... कल्याण
४. गावाचे नाव : ..... निरपे
५. नगरमुमापन क्रमांक / सर्वे क. / अंतिम क्रमांक : ..... १०७/१
६. मुल्य दरविभाग (झोन) : ..... ४१/१०८ ..... उपविभाग : .....
७. मिळकतीचा प्रकार : खुली जमीन..... निवासी..... कार्यालय..... दुकान..... औद्योगिक.....  
प्रति चौ.मी. दर : ..... ५३६०५८००
८. दस्तात नमुद केलेल्या मिळकती क्षेत्रफळ : ..... ५३.६०५ ..... कारपेट बिल्टअप चौ.मीटर / फुट
९. कारपार्किंग : ..... गच्ची : ..... पोटमाळा : .....
१०. मजला क्रमांक : ..... ५ वा ..... उदवाहन सुविधा : आहे / नाही.
११. बांधकाम वर्षे : ..... २०११ ..... घसारा : ..... २०११
१२. बांधकाम प्रकार : आर सी सी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सूचना क्र : ज्यान्वये दिलेली घट / वाढ
१४. लिट्ट अॅन्ड लायसन्सचा दस्त : १. प्रति माह भाडे रक्कम : .....  
२. अनामत रक्कम / आगाऊ भाडे : .....  
३. कालावधी : .....
१५. निर्धारित केलेले बाजारमुल्य : ..... ३८,४२,५००/-
१६. दस्तामध्ये दर्शविलेला मोबदला : ..... ४१,४१,९५२/-
१७. देय मुद्रांक शुल्क : ..... २०७५००/- ..... भरलेले मुद्रांक शुल्क : ..... २०७५००/-
१८. देय नोंदणी फी : ..... ३०,०००/-

लिपीक



सह दुय्यम निबंधक

(b)

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of

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(c)

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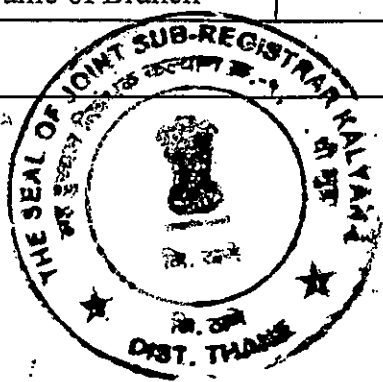
"

"

Hot Payment Successful. Your Payment Confirmation Number is 53575827

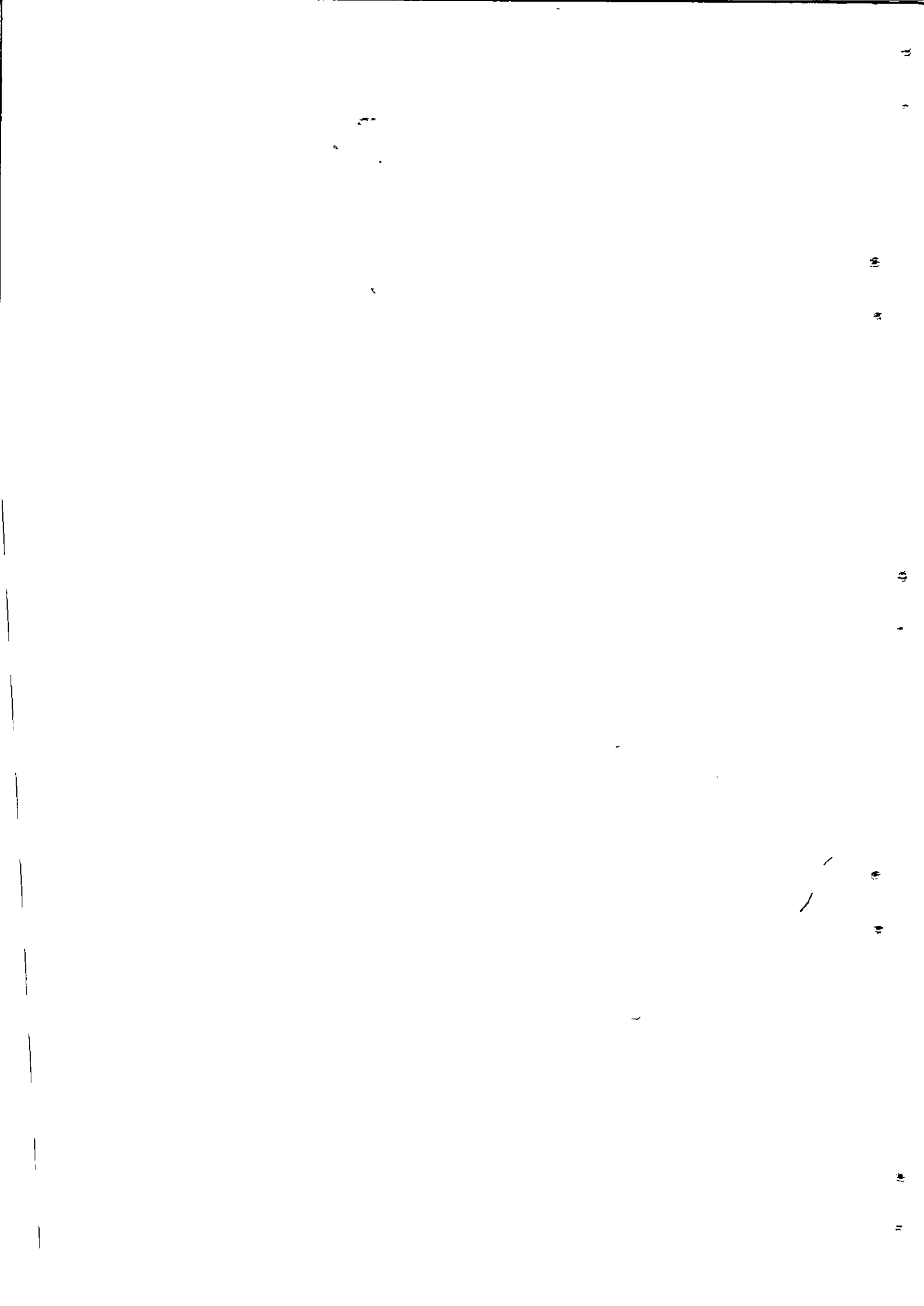


CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH001204534201516R	BARCODE	Form ID : Date: 28-05-2015
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR542- KLN5_KALYAN 5 JOINT SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AGYPG3574B
Year	Period: From : 28/05/2015 To : 31/03/2099	Full Name	VIJAYALAXMI L GUNDETI
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	LODHA ELITE G WING
0030046401-75	207500.00	Road/Street, Area /Locality	F N 502
0030063301-70	30000.00	Town/ City/ District	NILJE DOMBIVLI E KALYAN THANE Maharashtra
	0.00	PIN	4 2 1 2 0 4
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	237500.00	Amount in words	Rupees, Two Lakhs Thirty Seven Thousand Five Hundred Only
Payment Details: IDBI NetBanking Payment ID : 64272493		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332015052851107	
Cheque- DD No.		Date	28-05-2015
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



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29/5/15

**AGREEMENT FOR SALE**

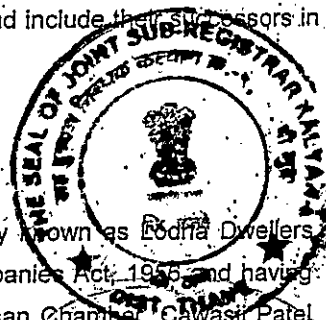
THIS AGREEMENT FOR SALE made at Mumbai this 29<sup>th</sup> day of May 2015.

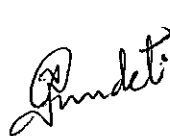



**BETWEEN:**

**LODHA DEVELOPERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor - 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001 as "**THE DEVELOPER/PROMOTER**" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title and assigns) of the First Part;

And

**PALAVA DWELLERS PRIVATE LIMITED** (formerly known as Lodha Dwellers Pvt. Ltd.), a Company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor - 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001 as "**the CONFIRMING PARTY**" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title and assigns) of the **SECOND PART**;



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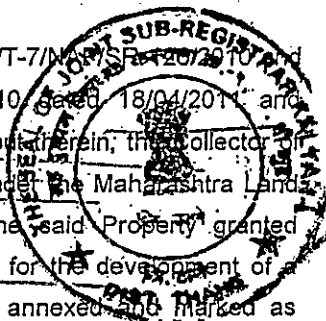
AND

MRS. VIJAYALAXMI LAXMIPATHI GUNDETI & MR. LAXMIPATHI G. GUNDETI residing/having its address at A-23, DWARKA, CIBA SOCIETY, AMRUT-NAGAR, GHATKOPAR (WEST), MUMBAI 400086. and assessed to income Tax under Permanent Account Number (PAN) AGYPG3574B & AGYPG3575A hereinafter referred to 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 and administrators and assigns; (b) In case of a Partnership Firm, for the time being survivors or the last survivors 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 Developer/Promoter and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties").

**WHEREAS:-**

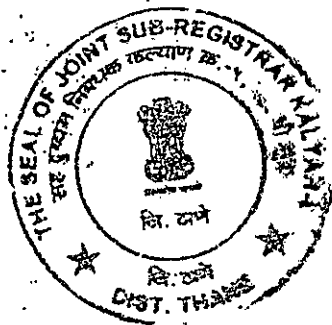
- A. By and pursuant to various deeds and documents, the Developer/Promoter is seized, possessed and/or otherwise entitled inter alia to develop the said Property (as defined herein). The brief chain of title of the Developer/Promoter in respect of the said Property is set out in Annexure "1" hereto.
- B. The Developer/Promoter is inter alia developing the Project by the name "Lodha Elite" (as defined herein) on a portion of the said Property.
- C. The Project comprises of several residential and/or commercial buildings on the said Property inter alia named and/or any other name and any other or further buildings constructed or to be constructed on a portion of the said Property.
- D. By an Order bearing Serial No. Revenue K-1/T-7/NAP/SR-120/2010 dated 18/04/2011 and Serial No. Revenue K-1/T-7/NAP/SR-54/2010 dated 24/07/2012 on the terms and conditions set out therein; the Collector of Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said Property granted permission for the Non Agricultural (NA) use for the development of residential and commercial complex. Hereto annexed and marked as Annexure "5" collectively the copies of the said NA Orders dated 18/04/2011 and 24/07/2012.



*[Handwritten signatures and initials]*

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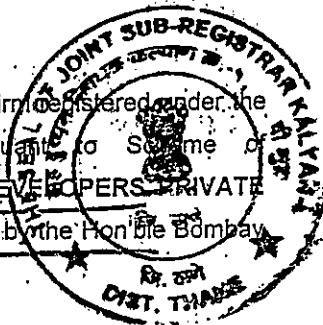


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- E. By and pursuant to various letters bearing No./GCM-04/MMRDA/282/10 dated 19/04/2010, No./GCM-04/MMRDA/190/10 dated 29/04/2010, No./TCP/MCP-01/L.D.P.L./Lay-out/07/2010 dated 26/07/2010 and No./TCP/MCP-01/L.D.P.L./Layout/198/2010 dated 14/03/2012, the MMRDA has granted its in principle layout approval for the development of inter alia the said Property as a Megacity Project subject to the terms and conditions set out therein.
- F. The Developer/Promoter has engaged the services of Architects and Structural Engineers for the preparation of the structural design and drawings thereof, and the construction of the Project/Building shall be under the professional supervision of the said Architect and the Structural Engineer as required under the bye-laws of the local authorities for the time being in force till the completion of the Project.
- G. The MMRDA has issued the Commencement Certificate bearing Nos.
1. SROT/MCP-02/L.D.P.L./CC-II/1505/2011 dated 14/09/2011,
  2. SROT/MCP-02/L.D.P.L./CC-III/CI-28/173/2011 dated 12/12/2011,
  3. SROT/MCP-02/L.D.P.L./CC-II/542/2012 dated 12/07/2012 and
  4. SROT/MCP-02/L.D.P.L./CC-III/CI-28/573/2012 dated 23/07/2012
  5. SROT/MCP-02/L.D.P.L./CC-III/CI-28/947/2012 dated 31/12/2012
  6. SROT/MCP-02/L.D.P.L./CC-III/CI-28/195/2013 dated 11/03/2013

Subject to the terms thereof granted to the Developer/Promoter inter alia the permission to develop the Property. The Developer/Promoter has accordingly commenced construction in accordance with the plans sanctioned/approved by MMRDA. Hereto annexed as Annexure "7" is the copy of the amended Commencement Certificate.

- H. The Copy of the certificate of Title showing the nature of the title/rights of the Developer/Promoter to the said Property is hereto annexed and marked as Annexure "6".
- I. Lodha Construction (Dombivali), a Partnership Firm registered under the Indian Partnership Act, 1932 which pursuant to Scheme of Amalgamation has now merged into LODHA DEVELOPERS PRIVATE LIMITED as per Order dated 13.02.2015 passed by the Hon'ble Bombay High Court.



- J. The Purchaser has approached the Owner and applied for allotment of the Unit more particularly described in Annexure 2 herein. Relying upon

*[Handwritten signatures and initials]*

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the said application and the representations and declarations made by the Purchaser, the Developer/Promoter has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer/Promoter the Unit at the price and on the terms and conditions hereinafter appearing.

K. The Parties hereto are desirous of recording in writing the terms of this Agreement.

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

**1. DEFINITION AND INTERPRETATION:-**

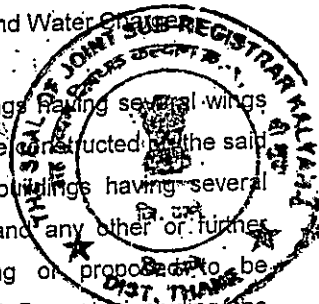
1.1 "Agreement" shall mean this Agreement together with the Schedules and Annexure hereto and any other deed and/or document(s) executed in pursuance thereof.

1.2 "Approvals" shall mean and include all licenses, permits, approvals, sanctions and consents obtained/to be obtained from granted/to be granted by the competent authorities to develop the Property and/or the Project and/or sale/transfer of the Unit/Building and shall mean and include but not be limited to the plans, IOD and CC and OC, CC and licenses, permits and consents as mentioned hereto.

1.3 "Building" shall mean the multi-storied building as defined in Annexure "2" to be/ being constructed by the Developer/Promoter on a portion of the said Property.

1.4 "CAM Charges" shall mean the common area maintenance charges payable by the Purchaser for inter alia the maintenance of Unit / Building but shall not included Property Taxes, Sinking Fund, HVAC, Diesel and Water Charges.

1.5 "Buildings" shall mean several multistoried buildings having several wings either residential or commercial, being or proposed to be constructed on the said property including the Building. Several multistoried buildings having several wings each to be constructed on the said Property and any other or further buildings either residential and/or commercial being or proposed to be constructed or developed on the portion of the said Property including the Building. The term Buildings shall also include the amenity or service or such



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other building or structures or otherwise required to be constructed by the Developer/Promoter.

1.6 "Carpet Area" shall mean the carpet area of the Unit including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.

1.7 "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Unit/Building/Project, as the case may be and more particularly described in the Annexure "3" hereto.

1.8 "Liquidated Damages" shall mean an amount equivalent to 10% of the Total Consideration as defined under this Agreement plus applicable tax.

1.9 "Project" shall mean the construction and development of one or several buildings consisting of residential and commercial buildings on the said Property.

1.10 "Refund Amount" shall mean the Total Consideration or part thereof paid by the Purchaser hereunder after deducting there from the Liquidated Damages and any other amount and dues payable by the Purchaser to the Developer/Promoter.

1.11 "Society and Other Charges" shall mean the Society and Other Charges payable by the Purchaser in respect of the Unit/Property set out in Annexure "9" hereto towards and including layout deposits, IOD deposits or permanent deposits, water connection charges, electricity charges, betterment charges, development charges, gas connections charges, internet connection deposits, Telephone connection deposits, MVAT, Service Tax Charges, GST, VAT charges, sinking fund charges, cess, levies and charges etc. but shall not include CAM Charges and Property Taxes.

1.12 "The said Property" or "the Property" shall mean the lands more particularly described in the Second Schedule in Annexure "1" hereto.

"Transfer of the Unit" shall mean the sale, transfer, assignment, directly or indirectly to any third party of (I) the Unit or the interest therein and/or (II) the benefit of this Agreement and/or (III) (i) in case the Purchaser is a Company, directly or indirectly, (a) the change in control and/or (b) Management and/or (c) shareholding of not less than 25%, of the Company or its holding (ii) in case the



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Purchaser is a Partnership Firm or an LLP, the change in constitution thereof. The term "Transfer" in respect of the Unit shall be constituted liberally. It is however, clarified that the Transfer in favour of (a) a Relative (as defined under the Companies Act, 1956) or (b) a holding/subsidiary Company (subject to (III) (i) above) shall not constitute Transfer of the Unit.

1.14 "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit as set out in clause 5.1 below and in Annexure "2" hereto.

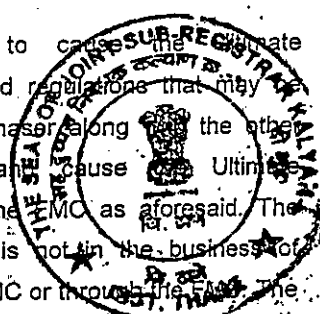
1.15 "Ultimate Organization" shall mean the Ultimate Organization to be formed in the manner contemplated herein.

1.16 "Unit" shall mean a Unit in the Building and the details thereof are given in Annexure "2" hereto.

#### 1.17 FACILITY MANAGEMENT COMPANY

a. The Purchaser is aware that the Buildings including the Building and maintenance of the common areas and amenities of the Building/Project/Property the provision of services shall be managed by a Facility Management Company (FMC) appointed by the Developer/Promoter for a period ending upto 60 months from the date of offer of the unit for fit outs or any period thereafter, which may be decided by the Ultimate Organization/Society. The Purchaser along with the other purchasers of the Units shall be entitled to avail of the services to be provided or arranged by or through the FMC at a cost or charges that may be fixed by the FMC. All common costs, charges and expenses that may be claimed by the FMC shall be to the account of and borne by the purchasers of the Units and/or units in the Building/Project. These common costs shall be shared by all such purchasers on a pro-rata basis determined by the Developer/Promoter and/or FMC which determination shall be binding on the Purchaser.

b. The Purchaser agrees and undertakes to cause the Ultimate Organization/Society to be bound by the rules and regulations that may be framed by the FMC from time to time. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization/Society to ratify the appointment of the FMC as aforesaid. The Purchaser is aware that the Developer/Promoter is not in the business of providing services proposed to be provided by the FMC or through the FMC. The Developer/Promoter does not warrant or guarantee the use, performance or otherwise of these services provided by the respective service Providers/FMC. The Parties hereto agree that the Developer/Promoter is not and shall not be



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responsible or liable in connection with any defect or the performance/non performance or otherwise of these services provided by the respective Service Providers/FMC.

## 2. RULES FOR INTERPRETATION

In this Agreement where the context admits:-

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;
- All statutory instruments or orders made pursuant to a statutory provision; and
- Any statutory provision of which these statutory provisions are a consolidation, re-enactment 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.

2.4 References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.

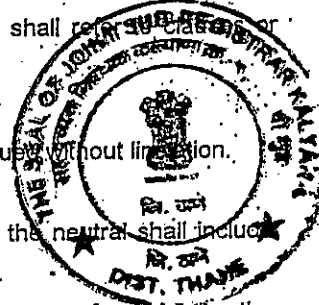
2.5 Reference to days, months and years are to Gregorian days, months and calendar years respectively.

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

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.

2.9 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the



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period is not a working day, then the period shall include the next following working day.

2.10 The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Developer/Promoter on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Developer/Promoter, the ability or inability of the Developer/Promoter to resell the Unit, among others. The Purchaser waives his right to raise any objection to the payment or determination of liquidated damages in the manner and under the circumstances set out herein.

2.11 The Developer/Promoter and the Purchaser are referred to herein individually as a "Party" and collectively as the "Parties".

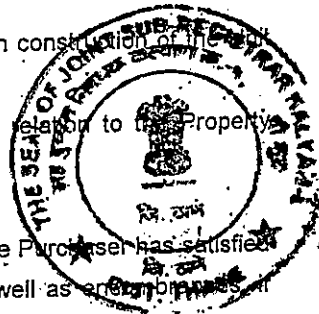
3. The recitals above shall form part and parcel of this Agreement and shall be read in conjunction with this Agreement.

#### 4. DISCLOSURES AND TITLE

4.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Developer/Promoter has made full and complete disclosure of the title to said Property and the Purchaser has taken full, free and complete disclosure of the title to the said Property and the Purchaser has taken full, free and complete inspection of all the relevant documents, has satisfied himself/herself/themselves of the particulars and disclosures of the following:

- a) Nature of the Developer/Promoter's title to the said Property, the development thereof and all encumbrances, if any, thereto, along with all the relevant documents.
- b) The drawings, plans and specifications in respect of the Building.
- c) Nature and particulars of fixtures, fittings and amenities to be provided in the Unit.
- d) All particulars of designs and materials to be used in construction of the Building and the Building.
- e) The Approvals obtained and yet to be obtained in relation to the Property and/or the development thereof.

4.2 The Purchaser further confirms and warrants that the Purchaser has satisfied himself in respect of the title of the said Property as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the said Property and waives his right to raise any queries or objections in that regard. The Purchaser further confirms that the Purchaser was provided with a



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craft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser further confirms that the queries raised by him with regard to the Unit, the Building, the Project and the terms hereof have been responded to by the Developer/Promoter. The Purchaser confirms that the Purchaser has been suitably advised by his advisors and well wishers and that after fully understanding and accepting the terms hereof, the Purchaser has decided and agreed to enter into this Agreement.

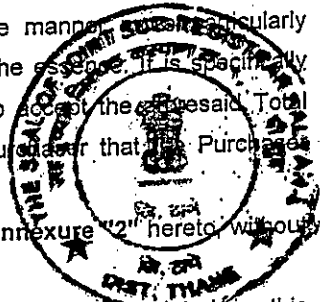
#### 5. AGREEMENT TO SELL AND CONSIDERATION

5.1 The Purchaser hereby agrees to purchase/acquire from the Developer/Promoter and the Developer/Promoter hereby agrees to sell to the Purchaser, the Unit together with proportionate share in the Common Areas and Amenities at and for an aggregate lump sum consideration of the Total Consideration set out in Annexure "2" hereto and subject to terms and conditions mentioned herein or in the Approvals issued/granted by the relevant authorities. The Total Consideration is exclusive of any sums or amounts including contribution, cess, levies, fees, deposits, CAM charges, taxes or premiums of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the Unit or otherwise, now or in future. The Purchaser confirms and agrees that all sums, contribution, taxes, cess, levies, fees, premiums, deposits and CAM charges shall be solely borne and paid by the Purchaser and the Purchaser agrees to pay the same when due or demanded, without any demur, objection or set off. It is clarified and the Purchaser agrees that all amounts referred to under this clause shall be paid by the Purchaser in favour of the Company's nominee (duly authorized in writing by the Company) and the Company or its nominee (duly authorized in writing by the Company) shall confirm the receipt of the said amounts in writing.

It is further clarified that, the Developer/Promoter has authorized Lodha Developers Private Limited to accept Total Consideration from the Purchasers.

5.2 The said Total Consideration shall be paid in installments to the Developer/Promoter from time to time and in the manner specifically described in Annexure "2" hereto, time being of the essence. It is specifically agreed that the Developer/Promoter has agreed to accept the said Total Consideration on the specific assurance of the Purchaser that the Purchaser shall:-

- (i) Make payment of the installments as stated in Annexure "2" hereto, without any delay or demur for any reason whatsoever and
- (ii) Observe all the covenants, obligations and restrictions stated in this agreement, in letter and spirit and



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(iii) Any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this agreement by the Purchaser.

5.3 It is specifically agreed that the apportionment of the proportionate price of the common areas and amenities is notional and save as stated herein the said composite purchase price is not subject to change under any circumstance whatsoever.

5.4 It is clarified and the Purchaser accords his irrevocable consent that any payment made by the Purchaser to the Developer/Promoter hereunder shall, notwithstanding any communication to the contrary, be appropriated in the manner below:

(a) Firstly towards any cheque bounce charges in case of dishonor of cheque or any other administrative expense incurred by us towards your booking (do note that such expenses will also attract service tax w.e.f. 1st July, 2012).

(b) Secondly, towards interest as on date on delayed payments of taxes

(c) Thirdly, towards outstanding taxes payable in respect of the Unit.

(d) Fourthly, towards interest as on date on delayed payments towards Total Consideration and the charges and other amounts payable in respect of the Unit.

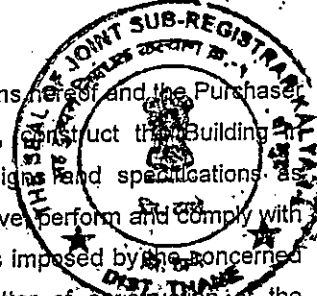
(e) Fifthly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and taxes payable in respect of the Unit;

(f) Finally towards outstanding dues towards Total consideration and the charges and other amounts payable in respect of the Unit.

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

## 6. CONSTRUCTION AND DEVELOPMENT

6.1 The Developer/Promoter shall, subject to the terms hereof and the Purchaser not being in breach of any of the terms hereof, construct the Building in accordance with the approvals and/or plans, designs and specifications as approved by the concerned local authority and observe, perform and comply with all the terms, conditions, stipulations and restrictions imposed by the concerned local authority while sanctioning plans in the matter of construction of the additional floors over and above existing. The Purchaser is aware that while the Developer/Promoter has obtained some of the Approvals certain other Approvals



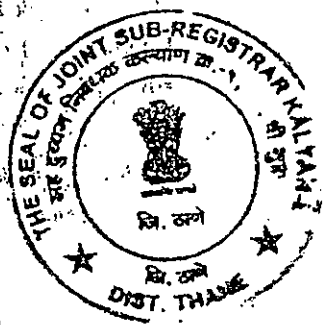
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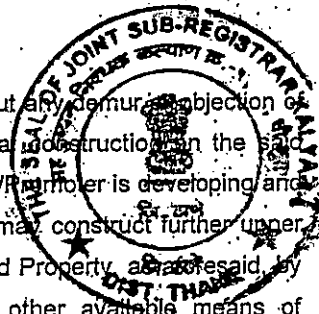


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are awaited. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives, his right to raise any such objection, in that regard. The Parties hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and the Developer/Promoter shall, obtain from the concerned local authority occupation and/or completion certificates in respect thereof. The Purchaser is aware and understands that the approvals have been granted in respect of some of the Buildings of the Project. The Purchaser acknowledges and agrees that the Developer/Promoter shall be entitled to apply for and obtain approvals for construction and development of other Buildings for which the Purchaser unconditionally accords his irrevocable consent and waives his right to raise any objection in that regard. Without prejudice to the aforesaid, the Purchaser hereby confirms that the Developer/Promoter shall be entitled to amend and modify the plans of the Building or the Unit, provided that such amendment/modification shall not result in reduction in the area thereof. It is clarified that in the event, the final area of the Unit is more than the area agreed to be provided, the Purchaser agrees and undertakes to pay additional consideration to the Developer/Promoter for such excess area on pro rata basis, based on the Total Consideration stated in Annexure "2" hereinabove.

(The Total Consideration is free of any escalation, provided that in case the cost of inputs increases by more than 10%, then the Total Consideration shall stand increased by an amount equal to the quantum of the increase in cost of inputs beyond 10%. The increase in cost of inputs shall be determined as per the input price index of construction material on a pro rata basis. Any such increase in the total consideration shall be certified by the Chartered Accountant of the Developer/Promoter, which the Purchaser agrees shall be binding on him. The Purchaser hereby agrees and undertakes to pay such amounts to the Developer/Promoter within 7 (seven) days from the receipt of the demand in writing in that regard, time being of the essence.)

6.2 The Developer/Promoter reserves to itself, without any demur or objection of the Purchaser, the right to lay out further additional construction on the said Property. The Purchaser is aware that the Developer/Promoter is developing and constructing the Building on the said Property and may construct further upper floors on the Building and/or the buildings on the said Property, as aforesaid, by using the available and/or acquired FSI/TDR/any other available means of development. The Purchaser hereby accords his unconditional and irrevocable consent to the Developer/Promoter for the construction of the buildings and



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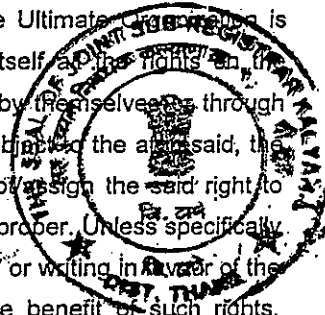
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additional upper floors on the Building. The Purchaser has no objection and undertakes not to raise any objection and the rights of the Purchaser to make any such claims and the rights if any in this regard shall be deemed to have been waived. The Developer/Promoter shall, however, ensure that the free ingress to and egress of the Purchaser from the Unit is not adversely affected. It is further agreed that in the event the Purchaser dispute the rights of the Developer/Promoter and/or objects to construction of such additional floors on the Building or the Buildings, then it shall constitute a breach of the terms hereof and the Developer/Promoter shall have right to terminate this Agreement, notwithstanding the fact that the Purchaser has paid the said Total Consideration amount and/or has been provided the Unit for fit outs.

6.3 The Developer/Promoter, if permitted by the appropriate authorities, reserves to itself the right to transfer the construction permissible on the said Property or transfer to the said Property for construction permissible on any other property and lay out such construction accordingly at any time. The Purchaser hereby accords his irrevocable consent to the same and undertakes not to raise any objection to such construction by the Developer/Promoter and waives his rights in that regard.

6.4 The Developer/Promoter shall be at liberty and is entitled to complete any portion/floor/wing/part of the Building and apply for and obtain Part Occupation Certificate therefore. When offered, the Purchaser shall be obliged and undertakes to take Unit for fit out on the basis of such Part Occupation Certificate which relates to the Unit. In such an event, the Developer/Promoter shall, without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its Contractors or otherwise the remaining work in respect of the Building and/or the project even if the same causes any nuisance and annoyance to the Purchaser.

6.5 The Purchaser agrees that till such time the Conveyance of the said Property in favour of the Society is conveyed in favour of the Ultimate Beneficiary is executed, the Developer/Promoter shall retain with itself all the rights in the terrace, in the compound and on the Building either by themselves or through their nominee(s) or assignees as the case may be. Subject to the aforesaid, the Developer/Promoter shall be at absolute liberty to allow/assign the said right to such person/s in the manner as they may deem fit and proper. Unless specifically provided herein or by a separate agreement, deed and/or writing in favour of the Purchaser, the Purchaser shall not be entitled to the benefit of such rights. Subject to the aforesaid, the Purchaser further agrees that the Developer/Promoter shall be entitled to exclusively exploit commercially the



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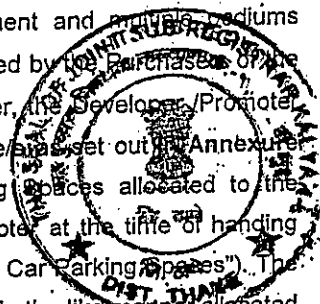
shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

8.2 The Purchaser hereby expressly agrees that so long as the aforesaid loan remains 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 Developer/Promoter and/or such Banks/Financial Institutions. The Developer/Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said 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 Developer/Promoter shall not be liable or responsible for the same in any manner whatsoever.

8.3 The Purchaser shall indemnify and keep indemnified the Developer/Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Developer/Promoter and its successors and assigns may suffer or incur by reason of any action that such Banks/Financial Institutions may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Unit. Notwithstanding the provisions hereof, the Purchaser hereby agrees that in the event that any amounts/consideration/charges of any nature whatsoever payable to the Developer/Promoter are not paid within the time periods as demanded, the Developer/Promoter shall have a lien on the Premises and the Purchaser hereby waives his rights in this regard. Further, the Purchaser agrees that the Purchaser shall not be allowed to utilize the common areas and amenities if the aforesaid amounts are not paid to the Developer/Promoter.

#### 9. CAR PARKING

The Purchaser is aware that as a part of the Building and a common amenity, the Developer/Promoter is constructing multiple basement and multiple podiums which consist of several car parking spaces to be used by the Purchasers of the Units of the Building. At the request of the Purchaser, the Developer/Promoter hereby allocates to the Purchaser car parking space/s set out in Annexure "2" hereto. The exact location of the Car Parking spaces allocated to the Purchaser shall be finalized by the Developer/Promoter at the time of handing the Unit for fit out (hereinafter referred to as "the Said Car Parking Spaces"). The Purchaser is aware that the Developer/Promoter has in the like manner allocated and shall be allocating other car parking space/s in the basement/podiums to several purchasers of the Units in the Building and undertakes not to raise any



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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 accords his irrevocable and unconditional consent to the Developer/Promoter to allocating the other car parking spaces to the Purchasers of the respective Units in the Building. The Purchaser hereby confirms warrants and undertakes to use the car parking spaces so allocated to him for the purpose of the parking of car only, and not otherwise. The Purchaser hereby further warrants and confirms that the Purchaser shall upon formation of the Ultimate Organization and/or execution of the conveyance, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not and/or shall cause the Ultimate Organization not to alter or change the allocation of car parking spaces in the manner allocated by the Developer/Promoter to the various purchasers (including the Purchaser herein) of the Units in the Building.

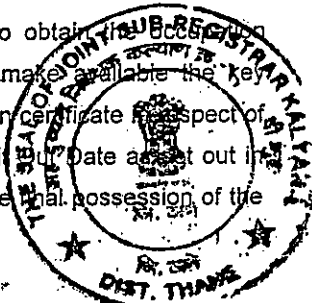
#### 10. REGISTRATION

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

#### 11. FIT OUTS AND POSSESSION

11.1 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 the Total Consideration, the Developer/Promoter shall endeavor to provide the Unit to the Purchaser for fit outs on or before the Fit Out Date as set out in Annexure "2" hereto. The Developer/Promoter shall endeavor to obtain the occupation certificate in respect of the Unit of the Building and make available the key Common Areas and Amenities and obtain the occupation certificate in respect of the Building within a period of 1 (One) year from the Fit Out Date as set out in Annexure "2" hereto and this shall be deemed to be the final possession of the Unit.

11.2 The Developer/Promoter shall without being liable to the Purchaser, be entitled to a grace period of (1) One year beyond the aforesaid dates mentioned in the Clause 11.1 above Developer/Promoter.



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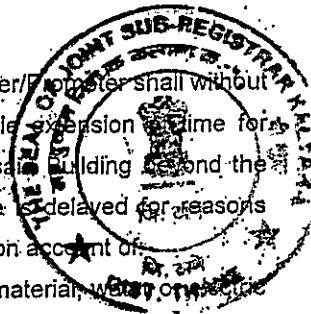
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11.3 Subject to the provisions of clause 11.2 in the event, the Developer/Promoter fails to make available the Unit to the Purchaser for fit-outs or obtain the occupation certificate, as the case may be, beyond the expiry of the aforesaid grace period of 1 (one) Year, the Purchaser may, by giving notice in writing to the Developer/Promoter elect to terminate this Agreement and in such event, the Developer/Promoter shall be liable to refund to the Purchaser the Total Consideration or part thereof paid by the Purchaser in respect of the Unit with simple interest at 9 % p.a. from the date of payment of each installment out of the Total Consideration or part thereof till the date of such termination. The repayment of such amounts shall be made by the Developer/Promoter in 12 equal monthly installments and the first of such installment shall commence from the expiry of the 13th month in which the cancellation/termination takes place. In the event of such termination under clause 21 neither Party shall have any other claim, against the other, in respect of the Unit or arising out of this Agreement and the Developer/Promoter shall be at liberty to sell and/or dispose off the Unit to any other person in the manner, at such price and upon such terms and conditions as the Developer/Promoter may deem fit and proper.

11.4 If as a result of any legislative order or regulation or direction or the delay in respect or non-receipt of the relevant approvals from the Government or Public authorities, the Developer/Promoter is unable to provide the Unit for fit-outs and/or give possession of the Unit to the Purchaser within the time as prescribed in 11.1 and 11.2 above, the Developer/Promoter may by notice in writing terminate this Agreement and the only responsibility and liability of the Developer/Promoter in such an event will be to pay over to the Purchaser such Consideration as may have been paid by the Purchaser with simple interest at 9% p.a. from the date of payment of each installment to the date of notice of termination by the Developer/Promoter. The repayment of such amounts shall be made by the Developer/Promoter in 12 equal monthly installments and the first of such installment shall commence from the expiry of the 13th month in which the cancellation/termination takes place.

11.5 Notwithstanding the provisions hereof, the Developer/Promoter shall without being liable to the Purchaser be entitled to reasonable extension of time for making available the Unit for fit out or completion of said building beyond the aforesaid dates mentioned in clause 11.1, if the same is delayed for reasons beyond the control of the Developer/Promoter including on account of

- (i) Non-availability of steel, cement, other said building material, water or power supply.
- (ii) Labour problems, shortage of water supply or electric power or by reason of any act of God if non delivery of the Unit is as a result of any notice, order, rule or



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notification of the Government and/or any other public or Competent authority or of the court or on account of delay in issuance of 'NOC's, Licenses, Occupation Certificate etc. or non availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the Developer/Promoter.

(iii) Economic Hardship.

(iv) Delay in receipt of documents and/or Approvals.

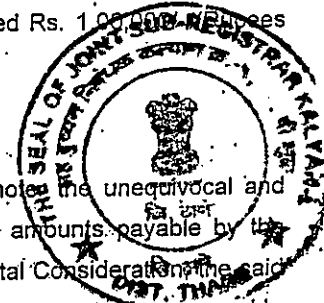
11.6. The Purchaser shall take the Unit within 15(fifteen) days of the Developer/Promoter giving written notice to the Purchaser intimating that the Unit is ready for fit out. In the event the Purchaser fails and/or neglects to take the Unit within the said period, the Purchaser shall in addition to the CAM Charges, be liable to pay the Developer/Promoter compensation calculated at the rate of Rs. 10/- per sq. ft of the carpet area per month or part thereof from the Fit-Out Date till such time the Purchaser acquire the Unit. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken the Unit from the expiry of the 15th day of the date of the said written notice. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Unit from the expiry of 15 days from the Fit out Date.

## 12. DEFECT LIABILITY

If within a period of 12 months from Fit Out Date the Purchaser brings to the notice of the Developer/Promoter any defect in workmanship of the Unit or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Developer/Promoter at their own costs. In case it is not possible to rectify such defects, the Purchaser shall be entitled to receive from the Developer/Promoter reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as may be determined by the Project Architect of the Developer/Promoter. Provided that the liability of the Developer/Promoter under this clause shall not exceed Rs. 1,00,000/- (Rupees One Lakh Only).

## 13. SET OFF / ADJUSTMENT

The Purchaser hereby grants to the Developer/Promoter the unequivocal and Irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Developer/Promoter including the Total Consideration, the said Charges, interest and/or Liquidated Damages from the amounts if any, payable by the Developer/Promoter to the Purchaser. The Purchaser agrees and undertakes not to raise any objection or make any claims with regard to such



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adjustment / set Off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

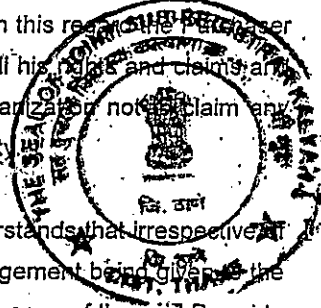
#### 14. ULTIMATE ORGANIZATION

14.1 The Purchaser along with other purchasers of Units in the Building shall upon Completion of the Project, join in forming and registering the Ultimate Organization in relation to the Building to be known by such name as the Developer/Promoter may in its sole discretion decide for this purpose and from time to time sign and execute the application for registration and other papers and documents necessary for the formation and the registration of the Ultimate Organization and duly fill in, sign and return to the Developer/Promoter within 7 (seven) days of the same being forwarded by the Developer/Promoter to the purchasers, so as to enable the Developer/Promoter to register the Ultimate Organization of the Unit purchasers.

14.2 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 Developer/Promoter. The Purchaser is also aware for various other buildings to be constructed on the said property; various such ultimate organizations may be formed as per the terms decided between the Developer/Promoter and the purchasers in the said buildings. The Developer/Promoter has also informed the Purchaser that an umbrella body viz. Society of such Ultimate Organizations in relation to the Building may be formed to manage all the common areas and amenities of the said property.

14.3 Unless it is otherwise agreed to by and between the Parties hereto and subject to the provisions hereof, the Developer/Promoter shall upon the completion of the entire development convey, transfer the said Property to the Society formed as per Clause 14.2. 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 Society, no other rights are contemplated or intended to be conferred upon the Purchaser or the Ultimate Organization or the Society, in respect of the Said Building or the said Property and in this regard the Purchaser for himself and/or the Ultimate Organization, waives all his rights and claims and undertakes not to claim and cause the Ultimate Organization not to claim any such right in respect of the Building or the said Property.

14.4 It is clarified and the Purchaser agrees and understands that irrespective of the Unit being given to the Purchaser and/or the Management being given to the ad-hoc committee of the Unit purchasers and/or conveyance of the said Property being conveyed to the Society, as the case may be, the rights under this Agreement reserved for the Developer/Promoter including for exploiting the



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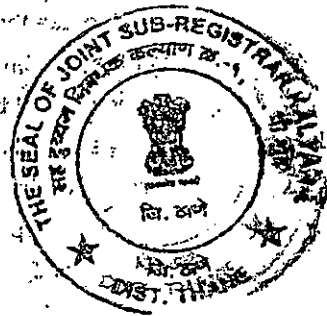
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potentiality of the said Property shall be subsisting and shall continue to vest in the Developer/Promoter and the Purchaser in this regard for himself and the Ultimate Organization waives all his rights in that regard and undertakes and/or cause the Ultimate Organization not to claim any such rights.

14.5 The Developer/Promoter hereby agrees that they shall, before handing over the Unit for Fit Outs to the Purchaser and in any event before execution of a Deed of Conveyance in favour of the Society, as contemplated herein, make full and true disclosure of the nature of the title to the said Property as well as encumbrances and/or claims, if any in/over the said Property. The Developer/Promoter shall, as far as practicable, ensure that such Conveyance in favour of the Society is as far as practicable free from encumbrances. The Society shall bear and pay all out of pocket expenses including Stamp Duty, and Registration Charges, if any and the professional fees of the advocates engaged for the aforesaid purpose.

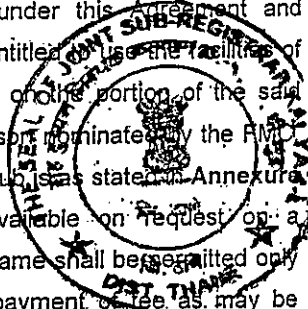
14.6 It is agreed that in the event that the Ultimate Organization or the Society has been formed but there is/are unit/s in the Project that are not sold by the Developer/Promoter, the Developer/Promoter shall not be liable to pay maintenance charges, property taxes or any other charges/expenses of any nature whatsoever for the unsold units till such time that the sale of the said units occurs.

**15. COMMON AREAS AND AMENITIES; RESTRICTED AREAS AND AMENITIES**

15.1 The Developer/Promoter shall make available the Common Areas and Amenities. The Purchaser shall, subject to the terms hereof, have a proportionate share in the Common Areas and Amenities. The Common Areas and Amenities are as set out in Annexure "3" hereto.

**15.2 Restricted Areas and Amenities**

Upon making full payment of all amounts due under this Agreement and completion of the Building, the Purchaser shall be entitled to use the facilities of the "CLUB", which is proposed to be constructed on the portion of the said Property under the control of FMC or any other person nominated by the FMC. The number of club members permitted to use the Club is as stated in Annexure "2" hereto. Additional memberships would be available on request on a chargeable basis. For any additional members, the same shall be permitted only if they are full-time members of the unit and on payment of fee as may be decided by the FMC from time to time. Similarly, charges for any guests shall be determined by the FMC. The membership will be subject to the terms and



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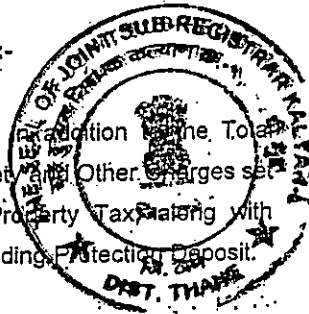
conditions, rules and charges, as may be framed /levied from time to time by the operator(s) of "the CLUB". The right to use the facilities at the Club shall be personal to the Purchaser being owners of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Unit in the Building is sold/transferred by the Purchaser then the Purchaser shall be deemed to have transferred the right to utilize the said facilities as well as Chief Membership to the then Purchaser/Transferee of the Unit. It is, however, clarified that the Developer/Promoter/Operator shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Purchaser shall not be entitled to object to the same. The Purchaser shall be obliged to pay the charges, if any, levied by the operator of the Club for specific service(s) availed of by the Purchaser. The Purchaser shall, in addition to the Total Consideration and other amounts payable hereunder, at the time the Unit is made available to the Purchaser for fit-outs, be obliged to and agree to pay to the Developer/Promoter towards non-refundable club membership admission service/user fees the amount as set in Annexure "2" hereto in respect of the "Club" for a period of 24 months from the month the services of the Club are made available to the purchasers of the Units in the Building. The membership to the Club shall be renewal on such the terms, conditions and charges may be imposed by the Operator of the Club. (The Purchaser is aware and agrees that the Club may be ready for use upto 12 month after date of possession and in the period between date of possession and opening of the club, the Purchaser shall be entitled to 10% discount/credit on the Society CAM charges.)

15.3 The Developer/Promoter does not warrant or guarantee the use, performance or otherwise of these services. The Parties hereto agree that the Developer/Promoter shall not be responsible and/or liable in connection with any deficiency or the performance/non performance of the services or otherwise provided to the Purchaser.

## 16. CHARGES, PROPERTY TAXES AND EXPENSES:-

### 16.1 SOCIETY AND OTHER CHARGES:

The Purchaser shall on or before the Fit Out Date, in addition to the Total Consideration, pay to the Developer/Promoter the Society and Other Charges set out in Annexure "9" hereto, CAM Charges and Property Tax along with applicable MVAT and Service Tax on the same and Building Protection Deposit.



### 16.2 CAM CHARGES:

16.2.1 The maintenance of the common areas of the building / development shall be handled by a facilities management company (FMC), which shall initially be

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appointed by the Developer/Promoter for a period upto 60 months starting from the Fit Out Date and thereafter, may be decided by the Ultimate Organization if applicable. The Purchaser shall pay the Ultimate Organization CAM Charges at the rate specified in Annexure "9" herein. However, the said CAM charges shall not include the cost associated with Diesel (or any other fuel) consumption and HVAC consumption from common system within the unit which shall be payable by the Purchaser on a monthly basis based on actual. Further, Property Taxes shall not form part of the CAM charges and same shall be dealt with as per the terms outlined in Clause 17 hereto.

16.2.2 The Purchaser shall be obliged to pay the same on/before the 1st day of each quarter. The Purchaser shall be liable to pay interest @18% p.a., quarterly compounded, for any delayed payment. The FMC shall provide reconciliation of the expenses towards CAM charges on/before 30th June after the end of the relevant Financial Year and the parties hereto covenant that any credit/debit thereto shall be settled on/before 30th August.

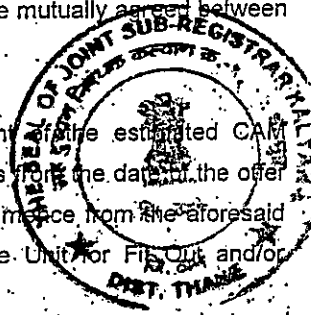
16.2.3 The Purchaser agrees to be bound by the rules and regulations that may be framed by the FMC, from time to time, for the conduct and maintenance of the building.

16.2.4 For the purposes of avoidance of doubt, it is clarified that the CAM charges shall commence from 15 (fifteen) days after the date of offer of Unit for fit out regardless of whether the Purchaser takes Unit for fit outs or not. The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development.

16.2.5 The said amount is subject to inflation increases as per market factors (currently estimated 7.5%-10% p.a.). Further, these charges are subject to the revision every 12 months after Fit Out Date by 7.5% p.a. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

16.2.6 The Purchaser undertakes to make payment of the estimated CAM Charges for the first 18 months within 15 (fifteen) days from the date of the offer of the Unit for Fit Outs. The CAM Charges shall commence from the aforesaid date regardless of whether the Purchaser takes the Unit for Fit Out and/or complete the process of documentation.

16.2.7 In addition to the aforesaid amount, the Purchaser shall pay the Society CAM as stated in Annexure "2" i.e. for maintenance of those areas within the



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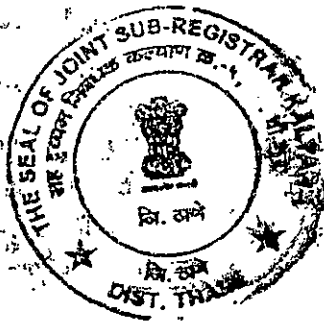
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larger development which physically fall outside the notional boundary of the relevant society (or equivalent) and/or for those services which are largely shared between different societies (or equivalent) forming part of the larger development. The Purchaser shall be obliged to pay the same on/before the 1st day of each month. Any delayed payment of the said amount shall carry interest at 18% p.a. quarterly compounded.

16.2.8 The Purchaser shall be obliged to pay the same on/before the 1st day of each month. Any delayed payment of the said amount shall carry interest @18 % p.a. quarterly compounded.

#### 17 PROPERTY TAXES:

17.1 The property tax, as may be determined from time to time, shall be borne and paid by the Purchaser, separately from any of other consideration / levy / charge / CAM etc. The said amount shall be paid by the Purchaser on/before 30<sup>th</sup> April of each financial year, based on the estimate provided by the FMC, which shall provide the said estimate on/before 15th April of the said financial year. The Purchaser shall be liable to pay interest at @18 p.a., quarterly compounded, for any delayed payment. The actual amount paid for the property tax shall be reconciled and paid back / balance paid in the month of March of the said financial year.

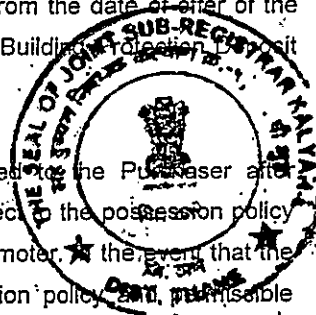
17.2 For the purposes of this Agreement, the Financial Year is assumed to be from April to March.

17.3 The Purchaser undertakes to make payment of the estimated property tax for the first 18 months within 15 (fifteen) days from the date of offer of the Unit for fit out.

#### 17.4. BUILDING PROTECTION DEPOSIT:

17.4.1 The Purchaser shall within 15 (fifteen) days from the date of offer of the Unit for fit outs, pay to the Developer/Promoter, the Building Protection Deposit set out in Annexure "2" hereto.

17.4.2 Building Protection Deposit shall be returned to the Purchaser after completion of fit-out work by the Purchaser and subject to the possession policy and permissible changes policy of the Developer/Promoter. In the event that the Purchaser violates/fails to comply with the possession policy and permissible changes policy of the Developer/Promoter, then the Purchaser undertakes to rectify/restore the Unit within 15 (fifteen) days at his costs, expenses and risk. In the event that the Purchaser fails to rectify/restore the Unit within the time period



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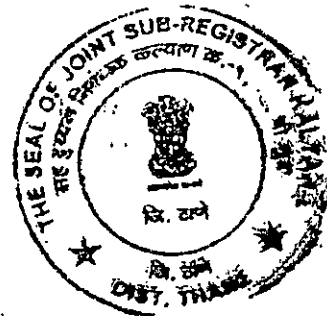
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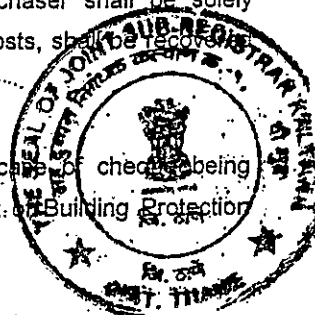
stated hereinabove, the Developer/Promoter/FMC shall be entitled to rectify/restore the Unit at the costs and risk of the Purchaser. The costs and expenses incurred by the Developer/Promoter/FMC in this regard shall be recovered from the Building Protection Deposit. The Developer/Promoter/FMC shall be 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. Further, in case any excess amounts are to be recovered from the Purchaser, the Developer/Promoter/FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Purchaser refrains from paying the extra amount, the same shall be adjusted from the CAM charges duly 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.

17.4.3 The Purchaser hereto agrees and acknowledges that, in order to claim the refund of the said Building Protection Deposit, the Purchaser shall notify the Developer/Promoter about completion of all fit-out or interior works in the Unit. On receiving this notification, the Developer/Promoter's 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 customer are in adherence to permissible changes policy then the Building Protection Deposit will be returned.

17.4.4 In the event the of any violations are observed by the Developer/Promoter's representatives/nominees then same will be intimated to the Purchaser and the Purchaser shall get the same rectified within 30 days from the date of at the said intimation at his / her/its cost and risk. In the event the Purchaser fails to do the same, then Developer/Promoter's shall get the same rectified at cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard - these costs, shall be recovered from the aforesaid 'building protection' deposit.

17.4.5 Notwithstanding anything contained herein, in case of cheque being dishonored, an extra penalty of 36% pa on the amount of Building Protection Deposit will be payable by the Purchaser.

17.4.6 At the expiry of the period of 24 months from the Fit-Out Date and provided that the Conveyance in favour of the Ultimate Organization has not been executed, the Purchaser agrees and undertakes to pay to the.



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Developer/Promoter such amounts as may be demanded by the Developer/Promoter/FMC towards CAM Charges, and Property Tax. Such amounts shall be payable on the 5th day of each month in advance, the CAM charges shall be payable quarterly in advance and the Purchaser undertakes not to withhold the same for any reason whatsoever.

17.4.7 Any delay or default in payment of the said amounts under this Clause 16 shall constitute a breach of the terms of this Agreement and the Purchaser shall also be liable to pay interest thereon calculated at @18 % per annum compounded on a quarterly basis.

17.4.8 The Developer/Promoter shall maintain a separate account in respect of sums received by the Developer/Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Ultimate Organization towards the outgoings, legal charges and shall utilize the amount only for the purposes for which they have been received

#### 18. TAXES AND LEVIES

18.1 The Purchaser agrees that all levies and/or of taxes and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited to Service Tax and Value Added Tax (VAT), Stamp Duty, Registration Charges as are or may be applicable and/or payable hereunder or in respect of the Unit or otherwise shall:-

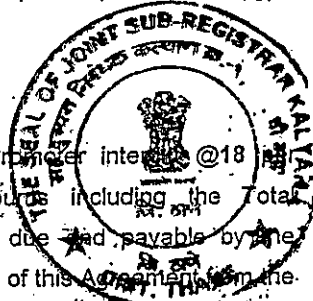
- i. be solely and exclusively borne and paid by the Purchaser, and
- ii. shall be exclusive of and in addition to the Total Consideration and Society and Other Charges.

18.2 It is, however, clarified that the property taxes in respect of the Unit shall be borne and paid by the Purchaser only after the Developer/Promoter makes available the Unit for fit-outs.

18.3 The Purchaser confirms and agrees that the Purchaser alone shall and undertakes to bear and pay on demand all sums, taxes, levies, charges, deposits, duties, fees and premium.

#### 19. INTEREST

The Purchaser agrees to pay to the Developer/Promoter interest @18 per annum, quarterly compounded, on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Purchaser to the Developer/Promoter under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Developer/Promoter, till the date of realization of such payment. The Purchaser confirms and accepts that the rate of interest prescribed in the Clause 19 is just.



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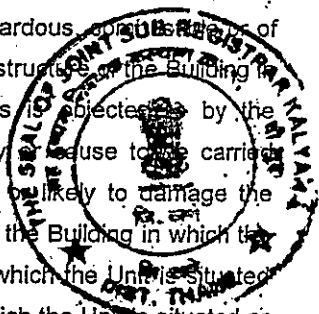
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and reasonable having regard to the huge costs involved in the procurement of the rights in respect of the Property, the development of the Project, the cost of the funds procured for the aforesaid purpose and the loss or damage likely to be caused on account of default/delay in payment of the amounts by the Purchaser hereunder. The Purchaser also confirms and agrees that the rate of interest payable by the Developer/Promoter upon refund of the Total Consideration or part thereof under Clauses 11.3 and 11.4 is just and proper having regard to the rate of interest at which the loans are made available by the Bank and Home Finance Companies to the individual purchasers for purchase of the Units and the Purchaser waives his right to raise any objection or make claims to the contrary, in that regard.

**20. PURCHASER'S COVENANTS:**

The Purchaser for himself with intention to bring all persons into whose hands the Unit may come, doth hereby covenant with the Developer/Promoter as follows herein below.

- a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Fit Out Date and shall not do or suffer to be done anything in or to the Building in which the Unit is situated, or to the staircase or any passages in which Unit may be situated against the rules, regulations or by-laws or concerned local or any other authority or change / alter or make addition in or to the Building in which the Unit is situated and the Unit itself or any part thereof.
- b. The Project and the Building name shall not be changed at any time by the Purchaser or the Ultimate Organization without the prior written consent of the Developer/Promoter.
- c. The Purchaser shall only upon obtaining and after receipt of the Occupation Certificate, use the Unit or any part thereof or permit the same to be used for purpose of residence and not for commercial use or as a guest house by whatsoever name and shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle.
- d. Not to store in the Unit any goods which are of hazardous or dangerous or dangerous nature so as to damage the construction or structure of the Building in which the Unit is situated or storing of such goods is objected to by the concerned local or other authority and shall not carry or use to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Unit is situated, including entrances of the Building in which the Unit is situated and in case any damage is caused to the Building in which the Unit is situated or the Unit on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the Breach.



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e. To carry at his own cost, all internal repairs and maintain the Unit in the same condition, state and order in which it was delivered by the Developer/Promoter to the Purchaser and shall not do or suffer to be done anything in or to the Building in which the Unit is situated which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.

f. Not to make any changes whatsoever which would cause any change to the external façade of the Unit/ Building, including but not limited to not making any change or to alter the windows and/or grills provided by the Developer/Promoter.

g. Not to make any changes to the common area/lobby and structural changes in the Building. The Purchaser shall not relocate brick walls onto any location which does not have a beam to support the brick wall. The Purchaser shall not change the location of the plumbing or electrical lines (except internal extensions). Further, the Purchaser shall not change the location of the wet/waterproofed areas. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Developer/Promoter as amended from time to time.

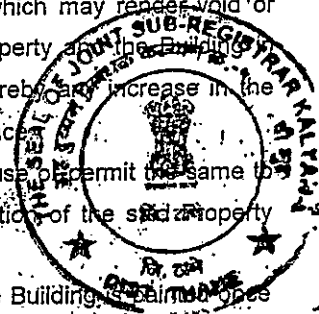
h. Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any structural additions or alterations of whatsoever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside color scheme of the Building in which the Unit is situated and shall keep the portion, sewers, drains pipes in the Unit and appurtenances thereto in good tenantable repair and condition, and in particular so as to support, shelter and protect the other parts of the Said Building in which the Unit is situated and shall not chisel or in any other manner damage or cause damage to the columns, beams, walls, slabs or RCC, Partis or other structural members in the Unit without the prior written permission of the Developer/Promoter and/or the Ultimate Organization.

i. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the portion of the said Property and the Building in which the Unit is situated or any part thereof or whereby an increase in the premium shall become payable in respect of the insurance.

j. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Unit in the compound or any portion of the said property and/or the Said Building in which the Unit is situated.

k. Ensure and cause the Ultimate Organization that the Building is maintained every 5 years and kept in good and proper condition.

l. Not to put any wire, pipe, grill, plant, outside the Unit and not to dry any clothes and not to put any articles outside the Unit or the windows of the Unit.

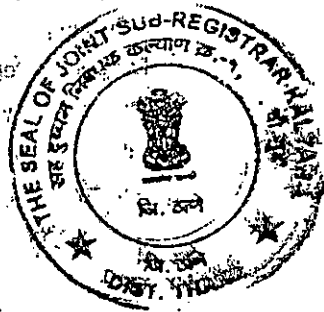


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m. Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other Units or terraces and the same are retained by the Developer/Promoter as restricted amenities. The Purchaser is aware that certain parts of the building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.

n. To pay to the Developer/Promoter, within 7 (seven) days of demand by the Developer/Promoter, its share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the Building in which the Unit is situated. The Purchaser is aware that brickwork, plaster, flooring and painting, whether internal or external, may be initiated and demanded by the Developer/ Promoter at any stage during the construction cycle. The Purchaser undertakes to make payment of the same as and when demanded.

o. To clear and pay increase in local taxes, development charges, water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority, on account of change of user of the Unit by the Purchaser viz user for any purposes other than for residential or otherwise.

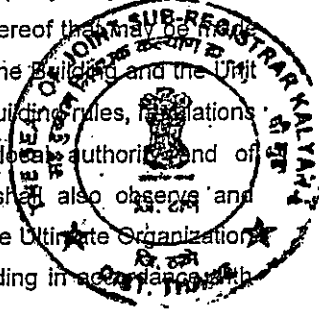
p. Purchaser shall not let, sub-let, transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Unit till the possession of the Unit is handed over to the Purchaser. Any transfer of the Unit shall be subject to the prior written consent of the Developer/Promoter (which consent may not be unreasonably withheld). Any application for such transfer shall be considered only if (i) the Purchaser has paid to the Developer/Promoter all amounts (including Total Consideration) payable in respect of the Unit and (ii) the Applicant is not in breach of any of the terms and conditions of the Agreement to Sell

q. The Purchaser shall observe and perform all the rules and regulations or byelaws which the Ultimate Transferee of the said Property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for the protection and maintenance of the Building and the Unit therein and for the observance and performance of the Building rules, regulations and byelaws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Ultimate Organizations regarding the occupation and use of the Unit in the Building in accordance with the terms of this Agreement.

r. The Purchaser agrees and acknowledges that the sample Unit constructed by the Developer/Promoter and all furniture's, items, electronic goods, amenities etc.

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provided thereon are only the purpose of show casing the Unit and the Developer/Promoter 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 Developer/Promoter under this Agreement.

s. Until a Deed of Conveyance in favour of the Ultimate Organization is executed and the entire Project is declared by the Developer/Promoter as completed, the Purchaser shall permit the Developer/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit, Building and Buildings or any part thereof to view and examine the state and condition thereof.

t. The Purchaser shall be free to Fit Out the unit and complete all works required to make the Unit habitable/usable during the period after the Fit out date.

u. In the event the electric meter of the Unit has not been installed by the Fit out Date, the Developer/Promoter shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electric distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum to the Developer/Promoter for providing this supply, which shall be made known to the Purchaser prior to the handover of the Unit for fit outs.

#### 21. DEFAULT, TERMINATION AND LIQUIDATED DAMAGES

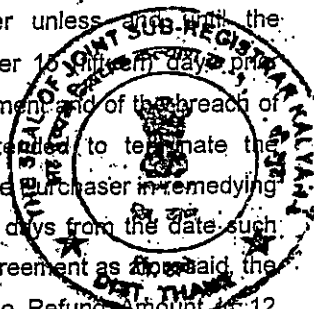
21.1 In the event the Purchaser commits:-

(a) default in payment of any amount due and payable under this Agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoings) and/or

(b) material breach of any of the terms and conditions herein contained, the Developer/Promoter may at its own option and without prejudice to the other right sand remedies available hereunder or otherwise by a notice in writing:-

- i) Require the Purchaser to specifically perform this Agreement or
- ii) Terminate this Agreement.

Provided however, always that the power of termination herein before contained shall not be exercised by the Developer/Promoter unless and until the Developer/Promoter shall have given to the Purchaser 15 fifteen days prior notice in writing of its intention to terminate this Agreement and of the breach of terms and conditions in respect of which it is intended to terminate the Agreement and the default shall have been made by the Purchaser in remedying such breach or breaches within a period of 30 (thirty) days from the date such notice. Provided further that upon termination of this Agreement as aforesaid, the Developer/Promoter shall refund to the Purchaser the Refund Amount in 12 equal monthly installments and the first such installment shall commence from the expiry of the 13th month of the month in which the termination takes place.



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 2. A signature that appears to be "Dudga" with a flourish below it.  
 3. A signature that appears to be "Sundeti" with a flourish below it.  
 4. A signature that appears to be "M." with a flourish below it.

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The Developer/Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded upon such termination.

21.2 Upon such breach or default, the Purchaser shall be liable and agrees and undertakes to forthwith pay to the Developer/Promoter the Liquidated Damages. It is clarified that the liabilities to pay Liquidated Damages shall be without prejudice to any other rights and remedies available to the Developer/Promoter hereunder or otherwise.

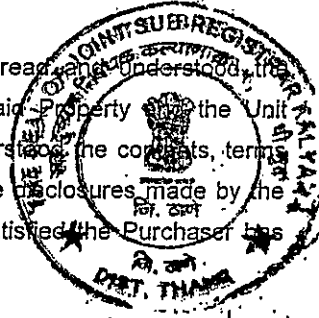
21.3 In the event this Agreement is terminated, the Purchaser shall cease to have right of any nature whatsoever either in respect of the Unit or against the Developer/Promoter, and the Developer/Promoter shall be entitled to deal with and/or dispose of the Unit in the manner it deems fit and proper.

## 22. MISCELLANEOUS

22.1 Subject to the terms hereof, the said Property shall be transferred by the Developer/Promoter by causing to execute a Deed of Conveyance/Assignment. In the event of the transfer of the said Property being effected earlier for any reason whatsoever, then in such case, all the rights of the Developer/Promoter in respect of the said property and the Units in the Building shall be in full force and binding upon the transferees and all its members and such transfer shall always be deemed to be subject to the provisions of this Agreement and the transferees shall not have any better right than the right intended to be granted under this Agreement.

22.2 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Unit or of the said Property and Building or any part thereof. The Purchaser shall have no claim with regards to all the open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to the other Units recreation spaces etc., save and except in respect of the Unit hereby agreed to be sold to him/her/them as set out herein.

22.3 The Purchaser hereby declares that he has read and understood the Agreement and all the documents related to the said Property and the Unit purchased by the Purchaser and has expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Developer/Promoter as aforesaid, after being fully satisfied the Purchaser has entered into this Agreement.



22.4 All Notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers

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by Registered Post A.D. / Under Certification of Posting at the address specified in Annexure "2" hereto.

### 23. DISPUTE RESOLUTION AND GOVERNING LAW

23.1 If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties 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 aggrieved Party under sub clause (a) above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be appointed by the Developer/Promoter.

23.3 The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

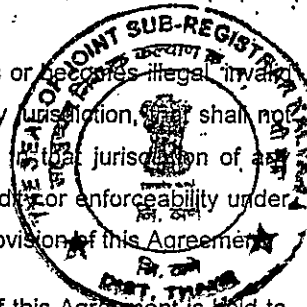
23.4 This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

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

### 24. SEVERABILITY

24.1 If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality, validity or enforceability of that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other Jurisdiction of that or any other provision of this Agreement.

24.2 In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:



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24.3 Such enforceability shall not affect any other provision of this Agreement. This Agreement shall be construed as if the unenforceable provision had not been contained therein, and

24.4 The Parties shall negotiate in good faith to replace such unenforceable provision so as to give effect nearest the provision being replaced, and that preserves the party's commercial interests under this Agreement.

**25. WAIVER:**

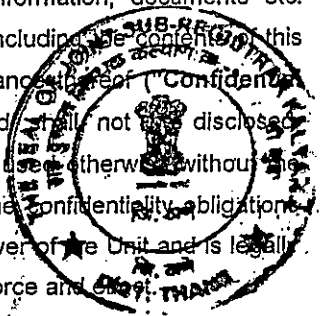
Any delay tolerated or indulgence shown by the Developer/Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of installment to the Purchaser by the Developer/Promoter shall not be construed as a waiver on the part of the Developer/Promoter of any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

**26. ENTIRE AGREEMENT**

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and 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 Developer/Promoter in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Developer/Promoter and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.

**27. CONFIDENTIALITY**

27.1 The Purchaser hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Developer/Promoter. The confidentiality obligation under this Clause shall survive even after handing over of the Unit and is legally binding on the Purchaser and shall always be in full force and effect.



27.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Developer/Promoter.

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27.2 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

- a) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or b) such disclosure is required in connection with any litigation; or c) such information has entered the public domain other than by a breach of the Agreement.

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  
 DEVELOPER / PROMOTER  
 LODHA DEVELOPERS PRIVATE LIMITED  
 Through its Authorised Signatory / Director  
 MR. DEEPAK N. LODHA

And

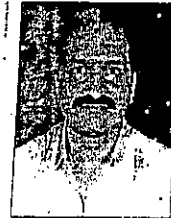
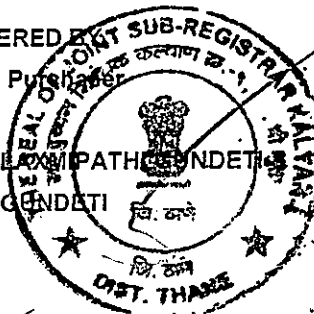
SIGNED AND DELIVERED BY  
 CONFIRMING PARTY  
 PALAVA DWELLERS PVT. LTD.  
 (formerly known as Lodha Dwellers Pvt. Ltd.)  
 MR. RAJENDRA N. LODHA – Authorized Signatory  
 MR. DEEPAK N. LODHA - P.O.A dated 27.09.2012  
 (C.A. of MR. RAJENDRA LODHA)

- 1.
- 2.

SIGNED AND DELIVERED BY  
 By the within named Purchaser  
 MRS. VIJAYALAXMI LAXMIPATHI GUNDETI  
 MR. LAXMIPATHI G. GUNDETI

In the presence of:

- 1.
- 2.



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SCHEDULE OF PROPERTY:  
THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcels of land lying being situated at Village Nilje, Taluka kalyan and District Thane in the Registration District and Sub-District of Thane bearing following Survey Nos. and Hissa Nos. aggregating admeasuring 19610 sq. mtrs. as below:-

Sr.No.	Old Survey No./ Hissa No.	New Survey No./ Hissa No.	Area (in sq.mtrs)
1	P 107/1	38/1	1770
2	P 108/4	39/4	4780
3	P 106/5	41/5	300
4	108/2	39/2	4650
5	P 105/2	42/2	2000
6	106/1	41/1	100
7	106/2	41/2	300
8	105/1	42/1	1970
9	P 106/3	41/3	300
10	P 106/4	41/4	500
11	P 107/6A	38/6A	940
12	P 107/6B	38/6B	1000
13	X 107/6C	38/6C	1000

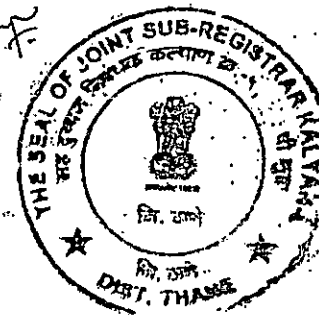
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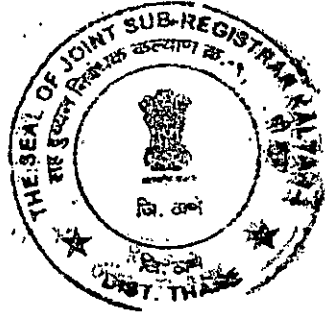
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Annexure "1"

**A. CHAIN OF TITLE:**

1. The said lands described in the First Schedule herein above written are collectively referred to as "THE SAID PROPERTY".

2. LODHA DEVELOPERS PRIVATE LIMITED is entitled to the development rights in respect of Survey No 105 (Hissa No 1), Survey No 106 (Hissa No 1 and 2) and is also entitled to Survey No 108 (Hissa No 2) as absolute owner.

3. Palava Dwellers Private Limited (formerly known as Lodha Dwellers Pvt Ltd.) is entitled to Survey No 106 (Hissa No 4), Survey No 106 (Hissa No 5), Survey No 108 (Hissa No 4), Survey No 107 (Hissa No 1), Survey No 105 (Hissa No 2), Survey No 106 (Hissa No 3), Survey No 107 (Hissa Nos 1, 6A and 6B) and Survey No 107 (Hissa No 6C) as absolute owner hereof.

3. Thus, LODHA DEVELOPERS PRIVATE LIMITED and PALAVA DWELLERS PRIVATE LIMITED (formerly known as Lodha Dwellers Pvt.Ltd.) and are entitled to the said Property and propose to construct a Residential Complex known as "Lodha Elite" consisting of several multi-storied buildings on the portion of the said Property.

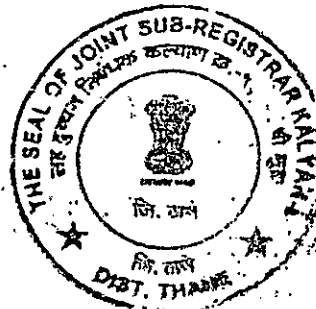
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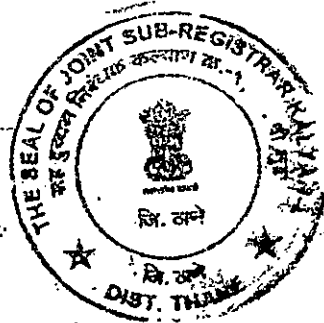
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Annexure "2"

(I) Residential Flat /Shop:

(i) Residential Flat/Shop No.

: 502  
5<sup>th</sup>  
"G"

(ii) Floor

(iii) Wing

(iv) Carpet Area

: 577sq.ft. equivalent to 53.605 sq.mtrs.

In addition, the Purchaser shall have the right to exclusive use of 0 sq.ft. super built - up area.

(v) Car Parking Spaces: (Nos.)

(vi) Life Time Club Membership for Family (Flat owner- His/Her Spouse + 2 kids)

(II) "Building" shall mean the multi-storied building known as LODHA ELITE - G constructed by the Developer/Promoter on a portion of the said Property.

(III)

(A) Total Consideration shall be Rs.41,41,152/- (Rupees Forty One Lakhs Forty One Thousand One Hundred Fifty Two Only)

(B) Payment Schedule

1	EARNEST MONEY	Rs. 51000
2	AGREEMENT	Rs. 156058
3	WITHIN 60 DAYS	Rs. 1035288
4	FIT OUT POSSESSION	Rs. 2898806

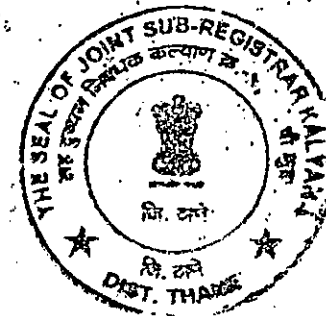
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(C) RECEIPT

RECEIVED on the day \_\_\_\_\_ of \_\_\_\_\_ 2015 first hereinabove written and from the Within named Purchaser the sum of Rs.227576/- (Rupées Two Lakhs Twenty Seven Thousand Five Hundred Seventy Six Only) being the amount to be paid by the Purchaser on execution of these Presents to us.

Details as mentioned in the table below-

Date	Cheque No.	Amount
25.05.2015	798451	52576
26.05.2015	S1846719	175000

Rs. 227576/-

WE SAY RECEIVED

*Doddy*

FOR LODHA DEVELOPERS PRIVATE LIMITED

WITNESSES:-

- 1.
- 2.

(IV) Fit out Date: On or before 31.12.2015.

(V) Address of Purchaser for Notices: A-23, DWARKA, CIBA SOCIETY, AMRUT NAGAR, GHATKOPAR (WEST), MUMBAI 400086.

*Qundit*  
*MS.*



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**AMENITIES for 2 BHK (STILT+14)**

**\* Amenities for each Building:**

- \*Lift from leading manufacturer.
- \* Power backup for lifts and common area lighting.
- \* Fire Fighting Equipment.

**\* Amenities Inside each apartment:**

- \* Vitrified Tile flooring in all the rooms.
- \* Toilets finished with Ceramic tiles for dado and flooring.
- \* Kitchen finished with Granite platform, vitrified tile flooring & Ceramic tiles dado.
- \* Stainless steel sinks in kitchen.
- \* Intercom system.
- \* Separate utility area in each apartment.
- \* Separate deck area in each apartment.
- \* Provision for telephone & internet connection in each apartment.
- \* Plumber fittings in toilets.

(or equivalent as per desecration of the designers)

- \* Modular Kitchen
- \* Biometric Lock
- \* Designer Grills

**\* Common facilities for the project:**

1. Club House with
  - a) Gymnasium
  - b) Indoor games room
2. Swimming Pool.
3. Children Play Area.
4. Tennis Court.
5. Gated Entry.

\* All brands mentioned herein are subject to replacement by equivalent brand at the

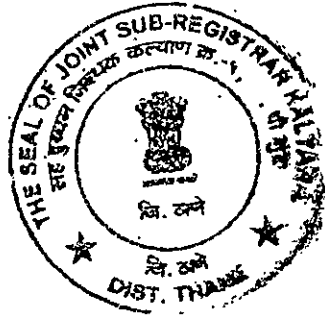
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 2. Signature: *Arundati*  
 3. Initials: *AK*  
 4. Initials: *AK*

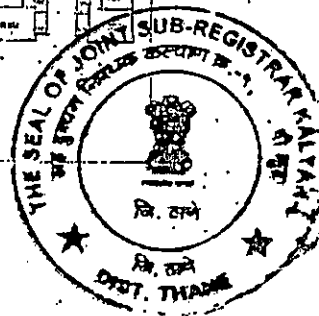
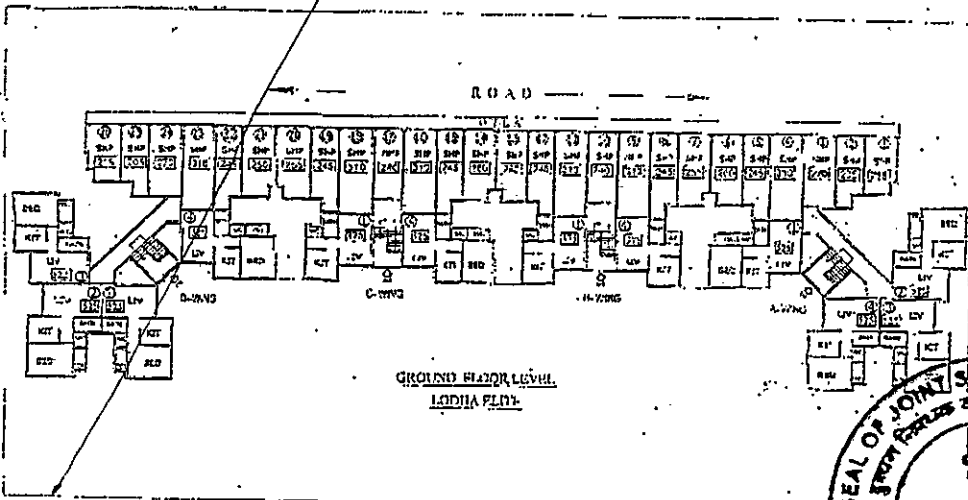
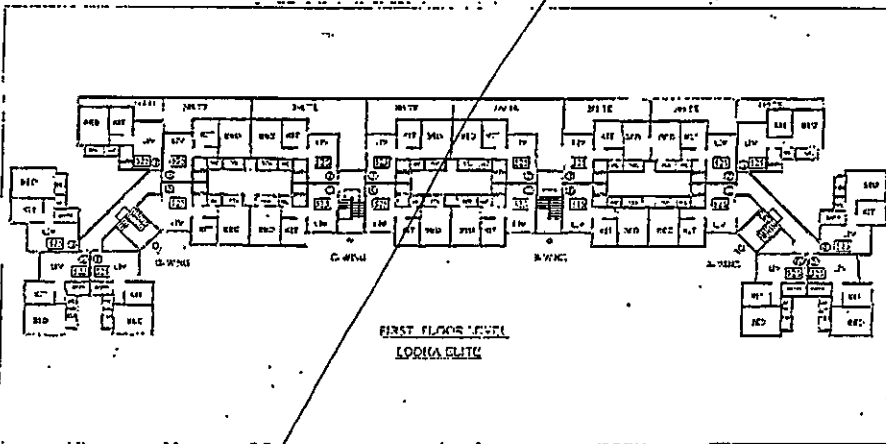
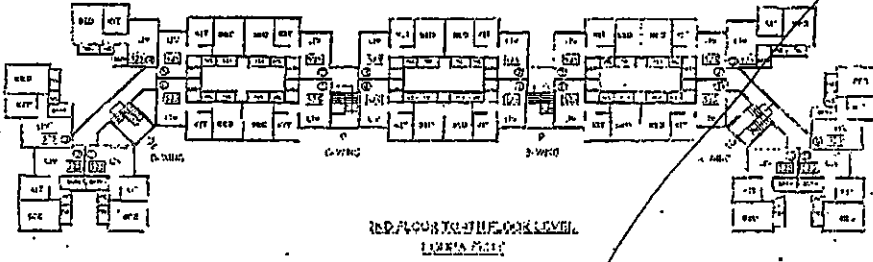


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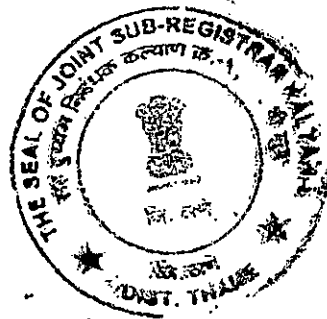
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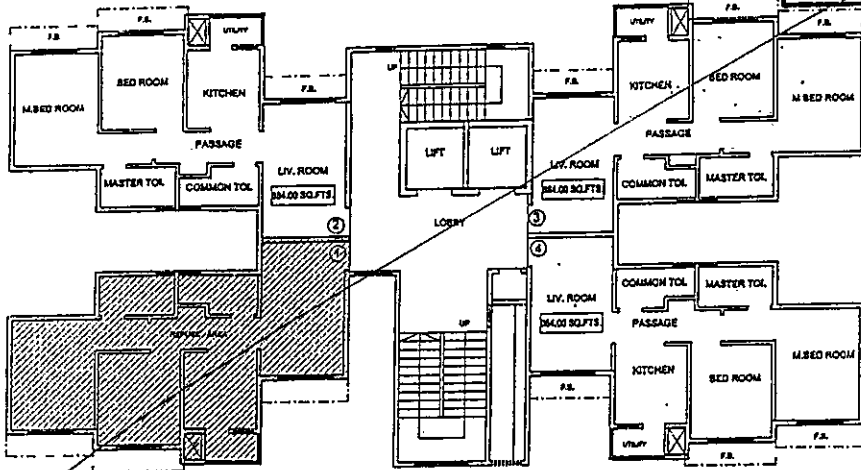
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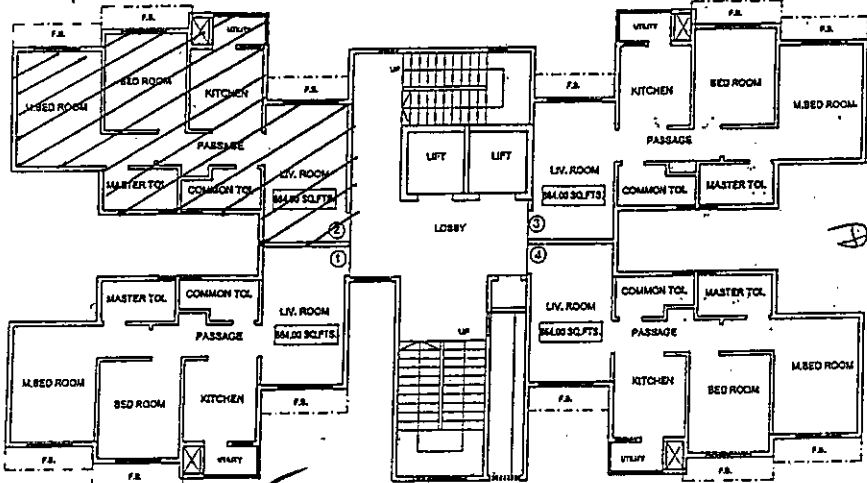
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EIGHT FLOOR PLAN (WING E,F,G,H & I)

LODHA ELITE



TYPICAL FLOOR PLAN (WING E,F,G,H & I)  
(FIRST TO SEVENTH & NINTH TO FOURTEEN FLOOR)

LODHA ELITE - G-502, At Lodha Heaven village Nilje, Dombivali (E.)

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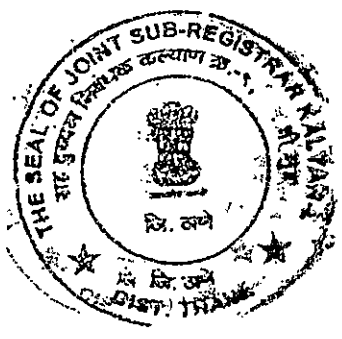
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17. MMRDA shall not be responsible for any claims regarding ownership of any land portion and it shall be sole responsibility of Applicant and its successors only. The applicant shall obtain the Architectural/Engineering/Interior etc. and their counterparts who have approached MMRDA for the approval, MMRDA shall stand indemnified from any disputes are related whatsoever shall be submitted by applicant within a week from the date of this Approval.
18. Neither the granting of this permission nor the approval of the drawings and specifications, nor the instructions, made by the officials during the Development shall in any way release Owner / Architect / Structural Engineer / Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of these Regulations. The conditions laid in this letter shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assigns and every person claiming title through or under him.
19. Applicant shall get the entire land within the Mega City Project surveyed and get the internal roads, sewerage lines etc. connected from the TLR and accordingly submit a consolidated TLR (map and ) as well as the survey map to the approval plans, from the Lands & E. side Cell of MMRDA prior to requesting for issuance of OC beyond plan.
20. If any discrepancies are obtained in the approval plans vis-à-vis the consolidated map issued by TLR which may affect the layout, utilities etc. with in the requirements of DT's or any standards in the MOC's that are not submitted, prior to the approval and are required to be re-submitted (such as Railway, Highway, CRZ, Floods and etc.) the applicant will have to accordingly amend the layout/plan and only then proceed with the necessary approvals.
21. The remaining multi-use areas will be reserved and the in future on the basis of the provision of land areas connecting the adjacent internal lines of boundaries of the Layout consolidated TLR maps by survey of external boundaries for individual sectors, actual use in possession as per survey by Lands & Estates Cell of MMRDA and the said areas are reserved for common use.
22. The applicant shall get B-4 Government Certificate of Intention for Section-1 amended in light of amenities being shifted and some part being affected by a Road-4 road 10m, viz:-

23. This key out approval is subject to the condition that applicant shall obtain CRZ clearance as required from the appropriate Authority.
24. The key out approval is issued subject to the condition that applicant shall obtain BIA clearance as required from the appropriate Authority.
25. The applicant shall carry out the construction of all the amenities construction of other nature in the layout by obtaining Corporation Certificate from MMRDA.
26. The Development shall be steady as per the MOEP Notification of 18/03/1991 as amended up-to-date.
27. This key out approval is issued subject to the condition that the NOC from the Railway Authorities for section-1 shall be obtained and returned before requesting development permission for section-4.
28. This key out approval is issued subject to the condition that applicant shall obtain NOC from Chief Fire Officer (CFO).
29. The NOC from the MSED and TATA Electric Co shall be obtained for the buildings which are within the 100meters zone of the 11kv Tension Line.
30. The NOC from the AESB / any District supply company shall be submitted for supply of adequate electricity to the Mega City Project.
31. The sub station shall be constructed for supply of electricity to the Mega City Project as per the Electricity Company's requirements and to issuance of Occupancy Certificate.
32. Applicant shall obtain the final Certificate from the Corporation Authority that water will be supplied for the project prior to issuance of Occupancy Certificate.
33. That the Occupancy Certificate will be granted only after satisfactory completion of all the Amenities and final report.
34. All the Approvals, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost. The amenities shall be in conformity with MMRDA.
35. The Fire, Post Office and other public amenities, utilities shall be handed over to the Corporation Authorities after development of Building is received as specified by MMRDA along with the approval and they shall be conveyed to respective Authorities.
36. The applicant shall purchase the Sewage Treatment Plant (STP) as per the letter no. 2306/2013 issued by MPCB and shall be made operational before Occupation of the building.
37. Adequate arrangements for disposing the Spill Water shall be made for the entire Mega City Project on regular basis.
38. That the different Amenities in the Ongoing Development shall be provided in the proposed development. The amenities shall be provided on the entire



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1. lay out as shown in the drawing attached. The streets and avenues to be provided shall be provided at your cost.
2. The streets shall be provided at your cost to the limits which are shown on the plan and shall be provided within the time specified.
3. That the layout plan shall be provided to the DCR for MMR DCR and so to that it be handed over to MMRDA after its development.
4. That the adequate arrangement for drainage of the Street Water shall be made and flow of natural water courses shall not be disturbed at any time.
5. That the plot area if any and the DP Road shall be duly conserved and handed over to concerned Authorities before requesting for Occupation Certificate or as directed by MMRDA.
6. The applicant shall hand over the land under the Road, 100m wide proposed in CTR to MMRDA which would be subject to actual demarcation on the site and then hand over the land to the extent that would be required by MMRDA in favour of any of its Township Projects.
7. Reserving any easements, MMRDA shall stand indemnified, MMRDA reserves the right to modify or withdraw this approval in large parts thereof.
8. The applicant shall pass the NOCs and design and details of the survey/underpass etc. for connecting road(s) with Easements, approved from the other relevant Competent Authorities (as shown in the approved drawings) and submit the same to MMRDA prior to requesting for CO before hand and complete the construction work necessary for Occupation of any building.
9. The applicant shall pay all development charges as applicable, the developer shall also pay all necessary charges, besides that of any development which is not in conformity with the MMR DCR.
10. The applicant shall co-operate with MMRDA officials/representatives at all times of day and night and carry out their duties.
11. MMRDA shall reserve the right to modify the above conditions and hand over the land to the public interest and the same shall be binding on the applicant. If at any given point it is found that the person that the project is not in conformity with the MMR DCR or 22/08/2008, the same person shall be responsible and MMRDA shall not be responsible for any reason or cause. The applicant shall furnish copies of all approval/consent/NOCs/contracts/plan and specifications/conditions.
12. The applicant shall provide for Rain Water Harvesting structure by adopting the system as specified in the MMR DCR Section No. 7B 122007 1330M-12013D-11, of 12/07/2013.
13. The applicant shall provide for Solar Water Heating system in Vertical/Horizontal/Flat/In-situ.

51. The applicant shall provide for the necessary utility for the development as required in accordance with the provisions of the MMR DCR.
52. The applicant shall pay the premium for the development of the area of land as provided by all the provisions of all NOCs concerned with the development as provided in the approved Form the competent Authorities for the proposed development on the land under reference.
53. The applicant shall provide for the necessary utility for the development as required in accordance with the provisions of the MMR DCR.
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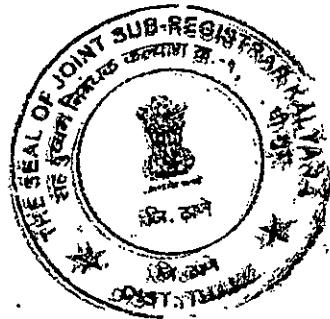
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परिशिष्ट ४

जमिन मालक व कुळारे नावे असलेल्या जमिनीचा तपशील

क्र.सं.	मावाचे नाव	स.नं./वि.नं. सि.स.नं.	क्षेत्र मी.मी.	जमिन मालकाचे नाव व कुळारे नाव
१	२	३	४	५
१	दिक्षने	१०५/१	१५००.००	गणेश विनायक वैद्य सं.कुळ तारु आ. कंध्या गायकर
		१०६/१	१००.००	गणेश विनायक वैद्य सं.कुळ तारु आ. कंध्या गायकर
		१०६/२	३००.००	गणेश विनायक वैद्य सं.कुळ तारु आ. कंध्या गायकर

सकळ जमिंदार ना. विकल्पितादी बांधी करी आहे



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 जिल्हाधिकारी कार्यालय  
 ठाणे

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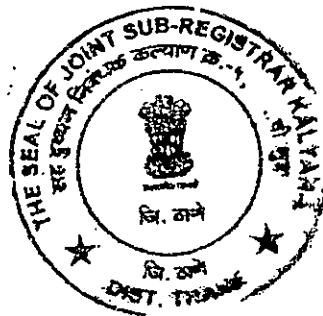
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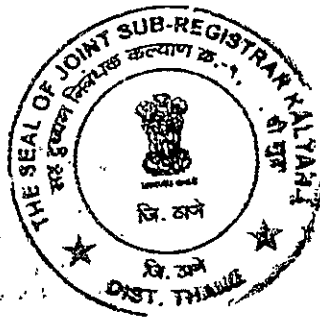
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या कार्यालयाचे आदेश क्र. महसुल/क-१/टे-७/एनएपी/निळजे-कल्याण/एसआर-५४/२०१२ दि. ०६/३/१२  
 अन्वये खालील "परिशिष्ट-अ" मध्ये दर्शविलेल्या जमिनीस चिन्शेती परवानगी देणेत येत आहे.  
 "परिशिष्ट-अ"

तालुका	गावाचे नाव	स.नं./दि.नं.	क्षेत्र चौ.मी.	कच्चेदारवाचे नांव
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		१०८/४अ (जुना १०७/४अ)	२२८०.०० पैकी १२५५.००	
	निळजे पाडा	३८/६अ (जुना १०७/६अ)	१४०.००	मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा
		३८/६घ (जुना १०७/६घ)	१०००.००	
		३८/६क (जुना १०७/६क)	१०००.००	
	उत्तरपर	१२/३३	२२९०.०० पैकी ४२१.३६	मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा
		७६/३ अ	२४३०.०० पैकी ४५५.६२	
		७६/४ अ	२१००.०० पैकी ३९३.७५	
		७६/५	३९००.०० पैकी ७३१.२५	
	मोसरा	४०/१	१०६०.००	मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा
		४४/१अ	४०००.००	
		४४/१घ	४०००.००	शिवानंद विरगमोडा पाटील, वसवराज विरगमोडा पाटील, सुभाष विरगमोडा पाटील
		४४/१क	५८००.००	मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा
		३०/३ड	१८५०.००	लडसुय्याई हासुराम पाटील, अगुवाई पोंडु मोईर, चांगुणाबाई भावान मोईर
		४५/२	४२२०.०० पैकी ३०००.००	मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा
		८१	१४६९०.००	दिपक बापुराव निळजानी
		८७/५	२२००.००	मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा
		१०३	३२६०.००	
		१०७/२ घ	४२१०.०० पैकी ६१०.००	सागाजी विष्णु मोईर क्षेत्र ४००.०० चौ.मी. मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा क्षेत्र २८१०.००
		११०/१ ड	३९५००.००	मे लोडा इयेंलर्स प्रा.लि. तर्फे डायरेक्टर राजेंद्र लोडा
		एकूण क्षेत्र	१०५५३५.००	

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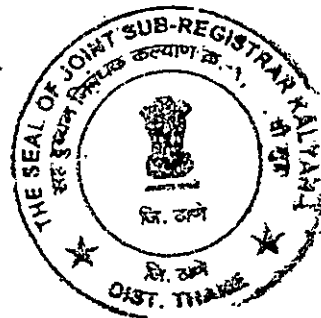


जिल्हाधिकारी कार्यालय



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क.स.न.- ७	
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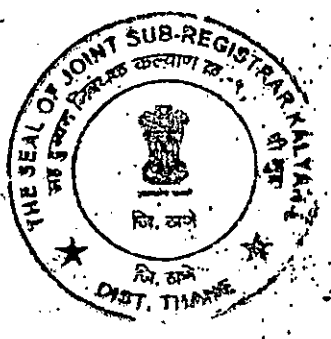
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**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
**मुंबई महानगर प्रदेश विकास प्राधिकरण**

Date: 12 DEC 2011

**CONTRACT DOCUMENT**  
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROJECT.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY APPROVALS AND PERMITS FROM THE COMPETENT AUTHORITIES.  
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO THE PROJECT.

1. The Developer shall be responsible for the design, construction and maintenance of the project.  
 2. The Developer shall be responsible for the obtaining of all necessary approvals and permits from the competent authorities.  
 3. The Developer shall be responsible for the provision of all utilities and services to the project.

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AP

Prudets



क.सं.न.- ७	
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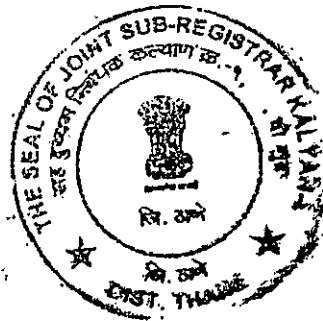
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**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
**मुंबई महानगर प्रदेश विकास प्राधिकरण**

REGD : 0 (MUMBAI) registered under the provisions of "MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY ACT, 1975" and the provisions of the "MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY (REGISTRATION) REGULATIONS, 1975".

प्राधिकरण : मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७५ अन्तर्गत नोंदणीकृत असलेल्या "मुंबई महानगर प्रदेश विकास प्राधिकरण (नोंदणीकृत) विनियम, १९७५" च्या तरतुदीनुसार.

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१२४	१५५

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७२५ ७७५

Sl. No.	Name of the Property	Area	Value	Remarks
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Sl. No.	Name of the Property	Area	Value	Remarks
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क.ल.न. - ९	
दस्ता क्र १२६	२०१५
१२६	१५५

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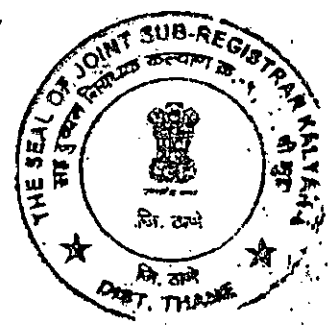
क.ल.न.- ५	
दस्ता क्र १२६	२०१५
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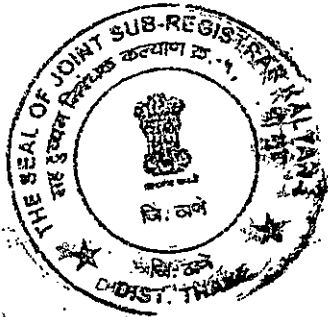
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क.स.न.- ५	
दस्ता क्र १२६	२०१५
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क.ल.न.- ७	
दस्ता क्र. १२६	२०१५
१३७	१७५

4. The applicant shall get the approved proposals (not exceeding 1000 sq. ft. in area) processed in favour of the Head of the Section (with a sanction of building, RG, etc. of Section 17(1) of the Act).
  5. The existing structures proposed to be demolished shall be demolished before any building commencement certificate for replacement.
  6. Your claim / FSI of the land allotted by Deceased Pradyumn Choudhary (DFC) shall be considered only after submission of NCC Form Computerised.
  7. This an originating cum final order of the Metropolitan Commissioner, Thane.
- Has been issued with the approval of Metropolitan Commissioner.

(Sd/-) *[Signature]*  
Additional Metropolitan Commissioner



- To:
1. Shri. Rajendra Lodhe,  
Director, Alka, Odha Developers Pvt. Ltd.,  
215, Shri. 2/Nagarik, Thane East,  
Or E. Alsea Road, Ward No. 10, Thane 400 018.
  2. Shri. Pravin Jadhav,  
Architects Archetype Consultants (I) Pvt. Ltd.,  
101, Day Colony, Eastern Express Highway,  
Cottony Junction, Thane,  
Thane - 400 601.

Copy to The Collector, Thane District.

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क. न. - ७	
वस्तु क्र. १२६	२०१५
१७२	१५५

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METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

25 JUL 2012

COMMERCIAL DEVELOPMENT  
The Metropolitan Region Development Authority (MRDA) has received an application for a Commercial Development (CD) for a plot of land situated at [Location]. The applicant has submitted the following documents:

1. A site plan showing the proposed development and the location of the plot within the area.  
2. A copy of the title deed of the plot.  
3. A copy of the approved layout plan for the area.  
4. A copy of the approved building plan for the proposed development.

Table with 4 columns: S.No., Type of Development, Area (sq. m.), and Value (Rs. Lakhs). The table lists various types of commercial developments and their corresponding areas and values.

The MRDA has reviewed the application and the documents submitted. It is satisfied that the proposed development is in accordance with the approved layout plan and the applicable regulations. The MRDA has approved the application and has issued a CD for the plot.

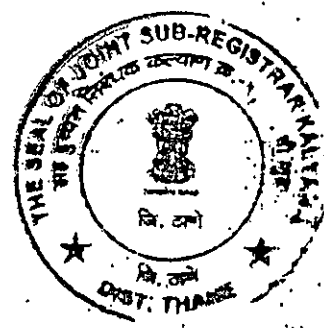
- 1. The MRDA has approved the application and has issued a CD for the plot.
- 2. The MRDA has approved the application and has issued a CD for the plot.
- 3. The MRDA has approved the application and has issued a CD for the plot.
- 4. The MRDA has approved the application and has issued a CD for the plot.

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दस्त क्र ७१२४ २०१५  
९३३ १०५.

- 4. The amount of the proposed work and the estimated cost of the work shall be ascertained by the Development Control Authority and the same shall be paid in advance. Any development carried out in violation of the Development Control Authority's orders shall be liable to be stopped and the contractor shall be liable to pay the cost of the work and the cost of the work shall be recovered from the contractor.
- 5. The applicant shall obtain all necessary permissions from the relevant authorities before commencing the work.
- 6. The applicant shall obtain all necessary permissions from the relevant authorities before commencing the work.
- 7. The applicant shall obtain all necessary permissions from the relevant authorities before commencing the work.
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क.ल.न.- ७	
दस्ता क्र ७७३६	२०१५
७३४	७७५

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दस्तावेज नं. ०९२६	२०१५
१३६	१५५

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क. ल. न. - ७  
 बरत क्र ४१२६ २०१५  
 २३७ १७५

पुनः ब.न. २०४८३  
 गा.न.नं. ७ ख ११

पुनः ब.न. २०४८३  
 गा.न.नं. ७ ख ११

मै. लोका दुर्गेश्वर प्र. लि.  
 लुई कारपोरेशन एण्ड प्रोपर्टी डेवलपर्स

२३७५५

क्र.	दिनांक	विवरण	प्रमाणित	दिनांक	विवरण	प्रमाणित
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 गा.न.नं. ७ ख ११

पुनः ब.न. २०४८३  
 गा.न.नं. ७ ख ११

मै. लोका दुर्गेश्वर प्र. लि.  
 लुई कारपोरेशन एण्ड प्रोपर्टी डेवलपर्स

२३७५५

क्र.	दिनांक	विवरण	प्रमाणित	दिनांक	विवरण	प्रमाणित
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 गा.न.नं. ७ ख ११

पुनः ब.न. २०४८३  
 गा.न.नं. ७ ख ११

मै. लोका दुर्गेश्वर प्र. लि.  
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क्र.	दिनांक	विवरण	प्रमाणित	दिनांक	विवरण	प्रमाणित
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पुनः ब.न. २०४८३  
 गा.न.नं. ७ ख ११

पुनः ब.न. २०४८३  
 गा.न.नं. ७ ख ११

मै. लोका दुर्गेश्वर प्र. लि.  
 लुई कारपोरेशन एण्ड प्रोपर्टी डेवलपर्स

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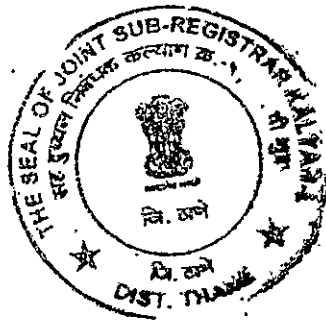
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क.सं.न.- ५	
दस्ता क्र. १२६	२०१५
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क. नं. - ५	
दस्त. क्र. १२६	२०१५
१००	१६५

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क.स.न. ५	
वस्तु क्र. १०२६/२०१५	
१०२	१०५

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क.ल.न.- ७  
 वस्त क्र. १२६ २०१५  
 ७०३/१७५.

सुप.सं. २४५१/०१  
 गा.स.क्र. ७४२२

पुस्तक क्र. ३८/६२७

श्री. लीला हरीकांत प्र. लि.  
 तर्फे सापेक्षता पत्राचे प्रतीक

२१ JUL 2012

क्र.	प्राप्तिका	प्राप्तिका दिनांक	प्राप्तिका क्र.	प्राप्तिका मूल्य	प्राप्तिका स्थान	प्राप्तिका प्रकार	प्राप्तिका स्थिति	प्राप्तिका मालक	प्राप्तिका नोंद
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 गा.स.क्र. ७४२२

पुस्तक क्र. ३८/६२८

श्री. लीला हरीकांत प्र. लि.  
 तर्फे सापेक्षता पत्राचे प्रतीक

२१ JUL 2012

क्र.	प्राप्तिका	प्राप्तिका दिनांक	प्राप्तिका क्र.	प्राप्तिका मूल्य	प्राप्तिका स्थान	प्राप्तिका प्रकार	प्राप्तिका स्थिति	प्राप्तिका मालक	प्राप्तिका नोंद
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 गा.स.क्र. ७४२२

पुस्तक क्र. ३८/६२९

श्री. लीला हरीकांत प्र. लि.  
 तर्फे सापेक्षता पत्राचे प्रतीक

२१ JUL 2012

क्र.	प्राप्तिका	प्राप्तिका दिनांक	प्राप्तिका क्र.	प्राप्तिका मूल्य	प्राप्तिका स्थान	प्राप्तिका प्रकार	प्राप्तिका स्थिति	प्राप्तिका मालक	प्राप्तिका नोंद
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सुप.सं. ३०६१४  
 गा.स.क्र. ७४२२

पुस्तक क्र. ३८/६३०

श्री. लीला हरीकांत प्र. लि.  
 तर्फे सापेक्षता पत्राचे प्रतीक

२१ JUL 2012

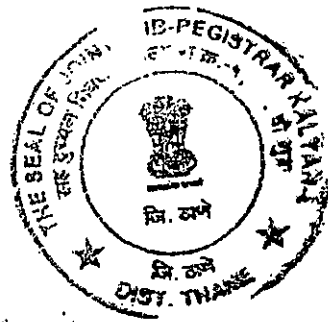
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१००	१५५

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ANNEXURE "9"

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दस्त क्र ७०२ ए	२०१५
७०५	७०५

**SOCIETY CHARGES:-**

- (i) Rs.600/- (Rupees Six Hundred Only) towards share application Money and application entrance fee of the Ultimate Organization.
- (ii) Rs. 31104/- (Rupees Thirty One Thousand One Hundred Four Only) towards provisional outgoing expenses of Water Bill, Common Electric Bill, Maintenance Charges and other society expenses (calculated Rs.3/-) per Sq.ft. Super Built -up area per month for 12 months as Security Deposit and subject to revision thereafter , as per the market conditions.
- (iii) Rs.15000 /- (Rupees Fifteen Thousand Only)being the expenses for formation and registration of the Ultimate Organization.

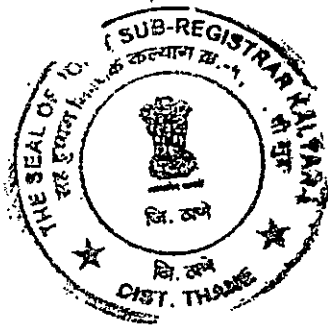
**OTHER CHARGES:-**

- (i) Rs. 20000 /- (Rupees Twenty Thousand Only) towards Legal Charges.
- (ii) Rs. 50000/- (Rupees Fifty Thousand Only) towards electric connection, water connection, transformer, cable, laying, pipe laying and other related charges.
- (iii) Rs.25000 /- (Rupees Twenty Five Thousand Only) for the Unit towards Common Area Maintenance Charges upto three years.
- (iv) F.s.20000 /- (Rupees Twenty Thousand Only) for the MIDC Charges.
- (v) Rs.4000/- (Rupees Four Thousand Only) for the MSEB Charges.
- (vi) Rs.100000 /- (Rupees One Lakh Only) for the Infra Development Charges.
- (vii) Rs.1000 /- (Rupees One Thousand Only) towards Club usage charges p.a. per member along with applicable VAT and Service Tax.
- (viii) Rs. 100000 /- (Rupees One Lakh Only) towards Club Membership fees along with applicable VAT and Service Tax.



क.स.न. - ५	
वस्त क्र ७७२६	२०१५
७७६	१७५

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**LODHA DEVELOPERS PVT. LTD.**

(Formerly Known as Lodha Developers Limited)  
Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

क.स.न.-७	
दिनांक ११/०३/२०१५	२०१५
अ.स.स.	अ.स.स.

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY ON 11<sup>TH</sup> MARCH, 2015**

"RESOLVED THAT consequent to merger of Lodha Construction (Dombivli), Partnership Firm, with the Company w.e.f. 27<sup>th</sup> February, 2015, the Board do hereby severally authorise, Mr. Rajendra Lodha and Mr. Deepak Lodha, for execution and signing of Agreement(s) in respect of "Lodha Heaven" and "Lodha Elite" project situated at Dombivli, and all other documents related thereto as the case may be for and on behalf of the Company;

RESOLVED FURTHER THAT Mr. Rajendra Lodha and Mr. Deepak Lodha, Authorised Signatories, be and are hereby severally authorised to negotiate, re-negotiate and to accept such changes and amendments as may be necessary in the expedient interest of the Company and to finalize the terms of the Agreement(s) and to sign and execute the Agreement(s) and such other document(s) as may be required to be executed for the purposes of aforesaid projects and to do all such acts, deeds and things as may be required to do be done to give effect to the above resolution;

RESOLVED FURTHER THAT Mr. Rajendra Lodha and Mr. Deepak Lodha, Authorised Signatories, be and are hereby severally authorised to sub delegate any of the powers granted to them to one or more persons on such terms as they shall think fit;

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the Agreement, all such documents, undertakings or writings in presence of any one of the directors of the Company or Mr. Yogesh Vadhwana, the Company Secretary of the Company or Mr. Rajendra Lodha and Mr. Deepak Lodha, Authorised Signatories of the Company who shall severally sign the same in token thereof;

RESOLVED FURTHER THAT in accordance with Section 21 of the Companies Act, 2013, directors of the Company or Mr. Pinkesh Shah, authorized signatory or Mr. Yogesh Vadhwana, the Company Secretary of the Company, be and are hereby severally authorized to issue true copy of this resolution to the concerned persons / authorities and they be

Certified True Copy  
For Lodha Developers Pvt. Ltd.

*Yogesh A. Vadhwana*



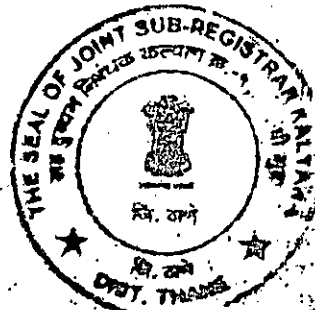
Yogesh Vadhwana  
Company Secretary

Date: 1<sup>st</sup> March, 2015

Regd. Off.: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001  
Tel.: +91.22.23024400 Fax: +91.22.23024550  
CIN No. U45200MH1995PTC093041

*AC*

*Gundeti*



क.स.न. - ५	
दस्ता क्र ६९२६	२०१५
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क.स.न.- ७
दस्तावेज क्र. २९२६/२०१५
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पावनी

Thursday, April 09, 2015  
3:36 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावनी क्र.: 2850 दिनांक: 09/04/2015

मात्राचे नाव: निकले  
दस्तावेजाचा अनुक्रमांक: फलन5-2543-2015  
दस्तावेजाचा प्रकार: कुलमुखत्यागपत्र  
मादर करणाऱ्याचे नाव: रामदास भावडे -

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 400.00
पृष्ठांची संख्या: 20	
एकूण.	₹. 500.00

जाणणार्थ मूळ दस्त, येवने न दिव, सुची २ व सीरी अंदाजे  
3:48 PM ह्या वेळी मिळेल.

Joint Sub-Registrar Kalyan 5  
सह-मुख्य निबंधक, कल्याण - ५  
मोबदला: ९०७-

वाजार मूल्य: ₹. 1/-

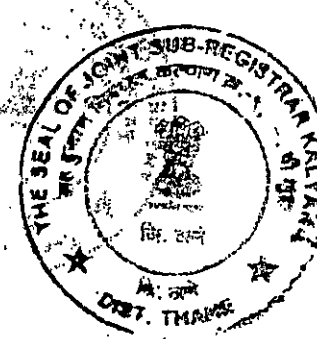
भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹. 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹. 400/-

*[Handwritten Signature]*

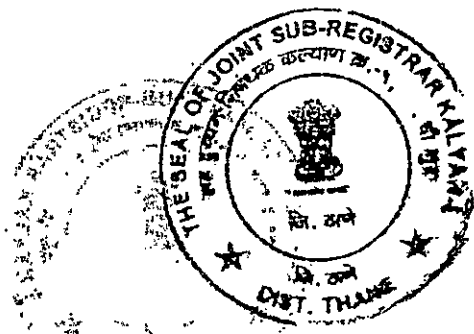
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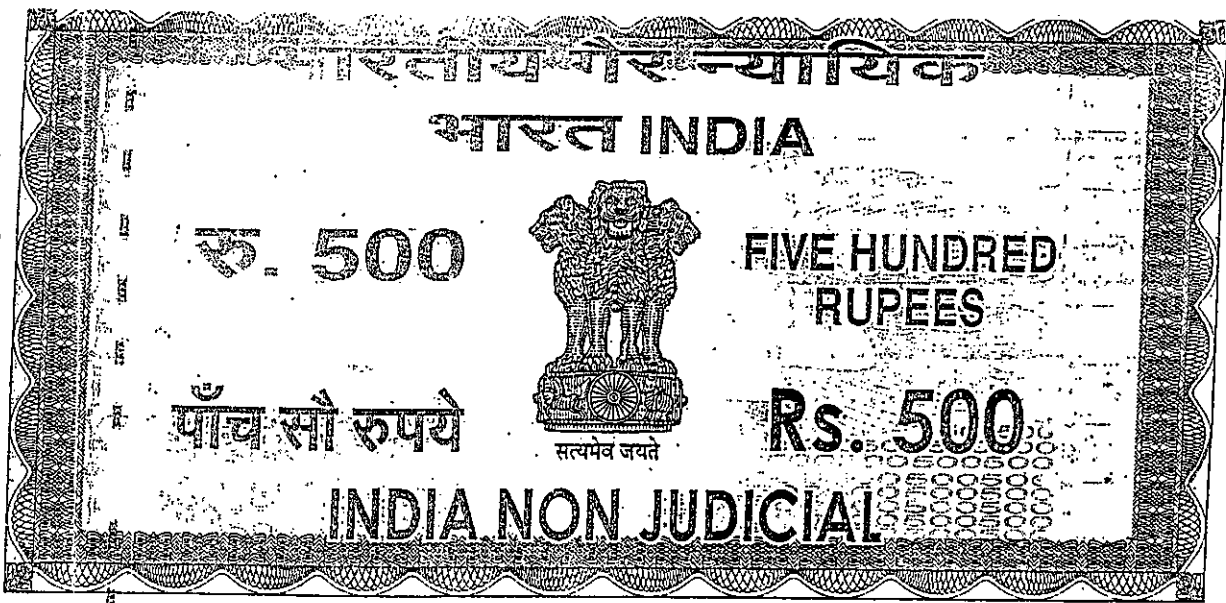
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9 APR 2015 Licence No. 1206045

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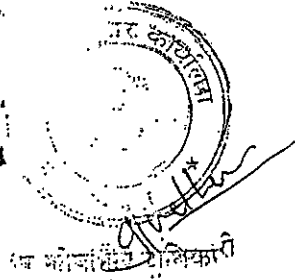
Sr. No. 280 Date

STAMP VENDOR  
MRS. KANCHAN S. TARTE

Price Rs. 500/-

Issued to: Deepak N. Lodha  
Through: Ramdas Bhabal

Address: Shop No. 2, Arijant Puja CHS. Ltd.  
Ground Floor, Near Tarte Plaza,  
Gandhi Nagar, Dombivli (East) 421 204



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12-5 MAR 2015

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दस्त क्र. ११२६	२०१५
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Date

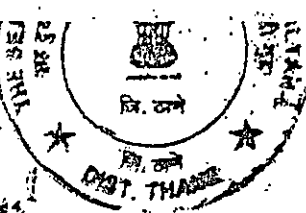
Place - Dombivli

*Doddy*

*Ramdas*

*Neel*

*Prudhvi*  
*Neel*



मुद्रांक विक्री नोंद बही अनुक्रमांक / दिनांक (Serial No. & Dt)	280/-	9 APR 2015
दस्ता प्रकार (Nature of Document)	POA	
दस्ता नोंदणी करणार आहेत का? (Whether it is Registered)	Yes / No	
मालकीचे वर्णन (Property Description in brief)	—	
मुद्रांक खरेदी करणारे नाव (Stamp Purchaser's Names & signature)	Deepak N Lodha	
हस्ते असल्यास त्याचे नाव व पत्ता (If through other person then Name & Address & signature)	Ramesh B Bhabele	
दूसऱ्या पक्षकाराचे नाव (Name of other party)	Lodha Developers	
मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	500/-	
परवाना घातक मुद्रांक विकल्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्री ठिकाण / पत्ता	<p>STAMP VENDOR  MRS. KANCHAN S. THAKRE  Shop No. 2, Ashok Park, Ch. 13,  Global Floor, Near P. S. Ch. 13, P. S. Ch. 13,  Genet Nagar, Dombivli (E), Dist. Thane 401 204</p>	

क.ल.न.-६  
दस्ता क्र. २८० २०१५  
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क.ल.न. - ५	
दस्ता क्र. २५७३	२०१५
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क.ल.न. - ५	
दस्ता क्र. ४९२६	२०१५
१५३	१५५

**POWER OF ATTORNEY**

I, DEEPAK N. LODHA, the Authorized Signatory of LODHA DEVELOPERS PVT. LTD (consequent to merger of LODHA CONSTRUCTION (DOMBIVALI)', Partnership firm with the company w.e.f. 27/02/2015) (hereinafter referred to as "the said Company"), having office at Lodha Excelus, N.M.Joshi Marg, Mahalaxmi, Mumbai 400 011, send Greetings.

*Handwritten signatures and initials:*  
 [Signature] [Signature] [Initials]



क.ल.न.- ५	
दस्ता क्र. ४०३	२०१५
०	२०

क.ल.न.- ५	
दस्ता क्र. १२६	२०१५
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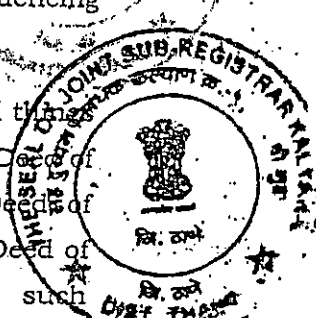
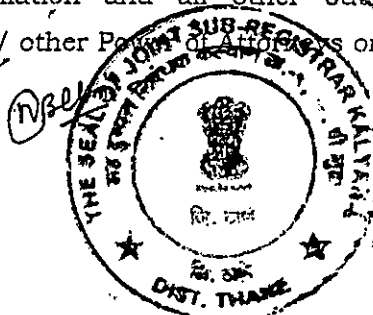
WHEREAS LODHA DEVELOPERS PVT. LTD., by its Board Resolution dated 13/03/2015 authorized and empowered me to execute and sign Agreements in respect of 'Lodha Heaven' and 'Lodha Elite' Project situate at Dombivli and other documents related thereto as case may be and on behalf of the company

क. ल. न. - ५	
दस्ता क्र. १०३	२०१५
१५५	१०५

AND WHEREAS it is practically not possible for me to attend the registration of documents at the office of Sub Registrar due to my pre occupation in business activities and therefore I hereby nominate, constitute and appoint (1) Mr. Ramdas Bhabad, and (2) Mr. Nilesh Bhandari, as to be my true and lawful attorney to act jointly and severally on my behalf to do the following acts, deeds, matters and things i.e., to say :-

1. To lodge various Agreement for Sale, Deed of Conveyance, Deed of Lease, Deed of Exchange, Deed of Consent, Supplementary Deed, Deed of Declaration, Deed of Rectification, Deed of Cancellation and all other such documents and corresponding / other Power of Attorneys pertaining to Flats / Shops / Commercial Units / Car Parking / Stilt / Godown / Bunglow / Row House / executed by me as authorised signatory of LODHA DEVELOPERS PVT. LTD with various Purchasers and to remain personally present before the Sub Registrar of Assurance and admit the execution thereof, on my behalf.
2. To obtain certified copy of Index II of the registered documents from the Sub-Registrar of Assurance evidencing registration thereof, on my behalf.
3. To do all or any of the other acts, deeds, matters and things for completing registration of the Agreement for Sale, Deed of Conveyance, Deed of Lease, Deed of Exchange, Deed of Consent, Supplementary Deed, Deed of Declaration, Deed of Rectification, Deed of Cancellation and all other such documents and corresponding / other Power of Attorneys on my behalf.

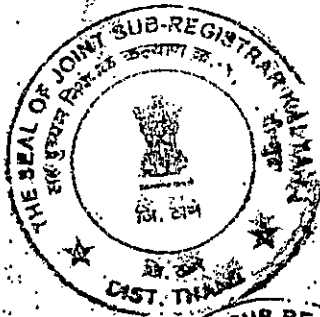
*Handwritten signatures and initials:*  
 Ramdas Bhabad  
 Nilesh Bhandari  
 Mr. Gunde 2



क.ल.न. - ५	
दस्ता क्र. १०३	२०१५
९	२०

क.ल.न. - ५	
दस्ता क्र. १२६	२०१५
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4. AND I as Authorized Signatory of LODHA DEVELOPERS PVT. LTD., shall ratify and confirm the acts done by the said Attorney which the said attorney shall lawfully do, by virtue of these presents.

दस्ता क्र. 926 2014  
 9/4/15

In witness whereof, I Deepak N. Lodha and (1) Mr. Ramdas Bhabad and (2) Mr. Nilesh Bhandari, have signed on this 9<sup>th</sup> day of April 2015 at Dombivli.

SIGNED, SEALED AND DELIVERED

By the Withinnamed  
 SHRI. DEEPAK N. LODHA  
 Authorized Signatory of  
 LODHA DEVELOPERS PVT. LTD

*Deepak*

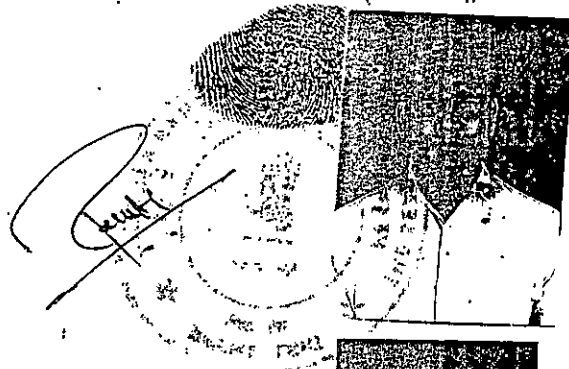


in the presence of .....

- 1)
- 2)

We Accept the Power,

1) Mr. Ramdas Bhabad



2) Mr. Nilesh Bhandari

*Nilesh*



in the presence of .....

- 1) *Pranav Kumbhar*
- 2) *Nilesh Gade*

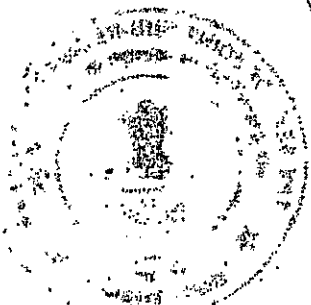
*Pranav*  
*Gade*



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दस्ता क्र. ५०३	२०१५
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क.ल.न. - ५	
दस्ता क्र. ५०३	२०१५
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**LODHA DEVELOPERS PVT. LTD.**

(Formerly Known as Lodha Developers Limited)  
Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, muna

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दस्तावेज क्र. २०२४	२०२४
e	२०

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY ON 11<sup>TH</sup> MARCH, 2015

"RESOLVED THAT consequent to merger of Lodha Construction (Dombivli), Partnership Firm, with the Company w.e.f. 27<sup>th</sup> February, 2015, the Board do hereby severally authorise Mr. Rajendra Lodha and Mr. Deepak Lodha, for execution and signing of Agreement(s) in respect of "Lodha Heaven" and "Lodha Elite" project situated at Dombivli, and all other documents related thereto as the case may be for and on behalf of the Company;

७.११.१५ - ९	
दस्तावेज क्र. २०२४	२०२४
१५.१०.१५	

RESOLVED FURTHER THAT Mr. Rajendra Lodha and Mr. Deepak Lodha, Authorised Signatories, be and are hereby severally authorised to negotiate, re-negotiate and to accept such changes and amendments as may be necessary in the expedient interest of the Company and to finalize the terms of the Agreement(s) and to sign and execute the Agreement(s) and such other document(s) as may be required to be executed for the purposes of aforesaid projects and to do all such acts, deeds and things as may be required to do be done to give effect to the above resolution;

RESOLVED FURTHER THAT Mr. Rajendra Lodha and Mr. Deepak Lodha, Authorised Signatories, be and are hereby severally authorised to sub delegate any of the powers granted to them, to one or more persons on such terms as they shall think fit;

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the Agreement, all such documents, undertakings or writings in presence of any one of the directors of the Company or Mr. Yogesh Vadhwana, the Company Secretary of the Company or Mr. Rajendra Lodha and Mr. Deepak Lodha, Authorised Signatories of the Company who shall severally sign the same in token thereof;

RESOLVED FURTHER THAT in accordance with Section 21 of the Companies Act, 2013, directors of the Company or Mr. Pinkesh Shah, authorized signatory or Mr. Yogesh Vadhwana, the Company Secretary of the Company, be and are hereby severally authorized to issue true copy of this resolution to the concerned persons / authorities and they be

Certified True Copy  
For Lodha Developers Pvt. Ltd.

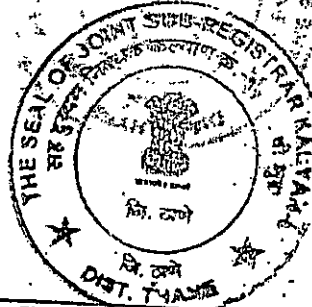
*Yogesh Vadhwana*

Yogesh Vadhwana  
Company Secretary

Date: 13<sup>th</sup> March, 2015



True Copy  
Dodge



Regd. Off.: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001  
Tel.: +91.22.23024400 Fax: +91.22.23024550  
CIN No. U45200MH1995PTC093041

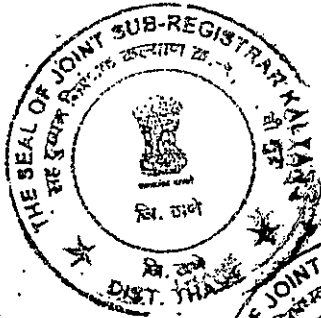
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*Gundeti*



क.ल.न.- ७	
दस्ता. क्र. २४०३	२०१५
१०	२०

क.ल.न.- ७	
दस्ता. क्र. १२६	२०१५
१४०	१४५

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NILESH SAWALARAM BHANDARI  
SAWALARAM PARSHURAM BHANDARI

07/07/1967

Permanent Account Number

AUQP85840D

*(Signature)*  
Signature



*(Handwritten initials)*

क.ल.न. - ९	
दस्ता क्र. १४०३	२०१५
९९	२०

क.ल.न. - ९	
दस्ता क्र. १०२६	२०१५
१०९	१०५



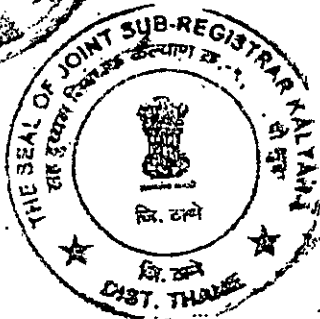
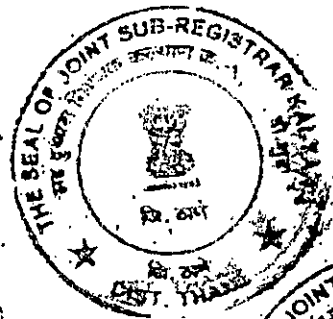
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क.ल.न.- ५	
दस्ता क्र. ५४३	२०१५
५२	२०

क.ल.न.- ५	
दस्ता क्र. १२९	२०१५
१४२	१५५

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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAMDAS BHAUSAHEB BHABAD  
 BHAUSAHEB BHAUSAHEB BHABAD  
 08/08/1985  
 Permanent Account Number  
 ARRP8887DB  
 Signature

*Just*

क.ल.न. - ७	
वसत क्र २५०३	२०१५
१३	२०

क.ल.न. - ७	
वसत क्र १०९२६	२०१५
१६३	१७५

*As*



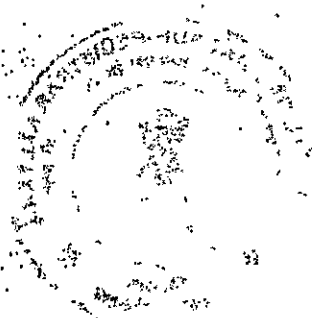
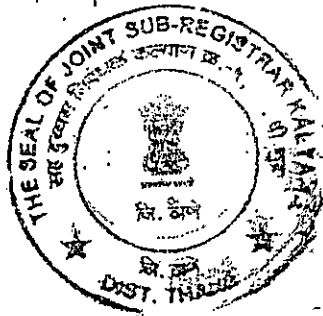
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क.ल.न.- ५	
दस्ता क्र. ५०३	२०१५
१४	२०

क.ल.न.- ५	
दस्ता क्र. १२६	२०१५
१४	१७

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PERMANENT ADDRESS NUMBER  
 ADDRESS  
 DEEPA VARSHI W/ LODHA  
 WARD NO. 11, PRAKASHAR BHAVAN,  
 KANDIVALI WEST, MUMBAI - 400 051

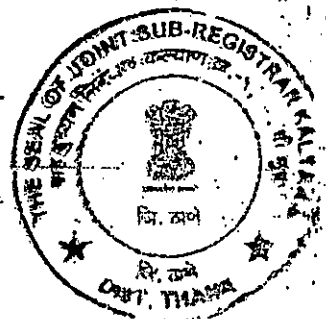
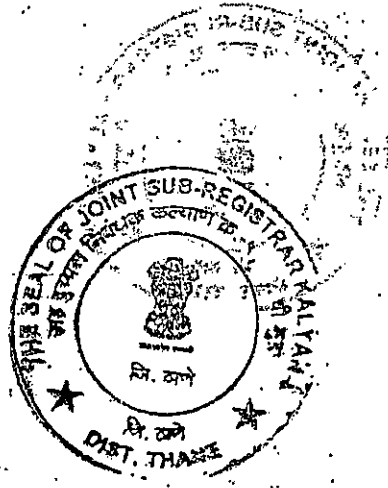
क.ल.न.- ७	
दस्ता क्र २५०३	२०१५
१५	२०

क.ल.न.- ७	
दस्ता क्र ११२६	२०१५
१६५	१०५



यह कार्ड को खो / गिरा जाने पर कृपया जल्दी करते करते  
 प्राधिकारी को सूचित / शायद कर दें  
 आयकर अधिकारी (कम्प्यूटर सेक्टर),  
 सी-१३, प्रकाशक भवन,  
 कान्डीवाली-पश्चिम, मुंबई - ४०० ०५१.

In case this card is lost/found, kindly inform/return to  
 the issuing authority :  
 Commissioner of Income-Tax (Computer Operations),  
 C-13, Prakashkar Bhawan,  
 Kandivli-West Complex,  
 Mumbai - 400 051.



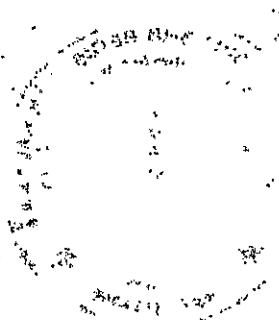
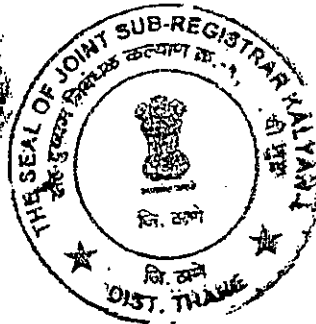
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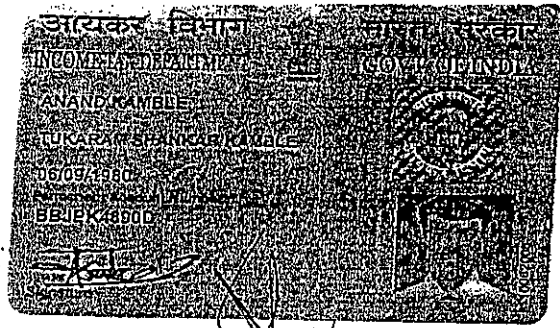
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क.ल.न.- ५	
दस्ता क्र. ५००३	२०१५
१६	२०

क.ल.न.- ५	
दस्ता क्र. ५०२६	२०१५
१६	२०

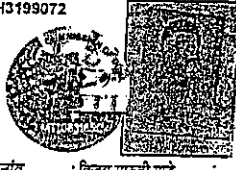
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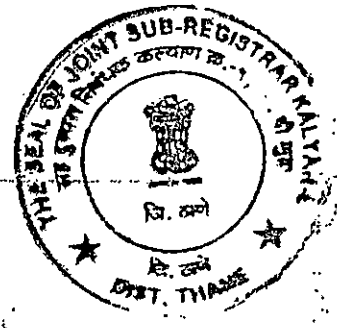
क.ल.न.- ७
दस्त क्र. २५०३ २०१५
१७ २०

भारत निवडणूक आयोग  
 ओळखपत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 YUH3199072

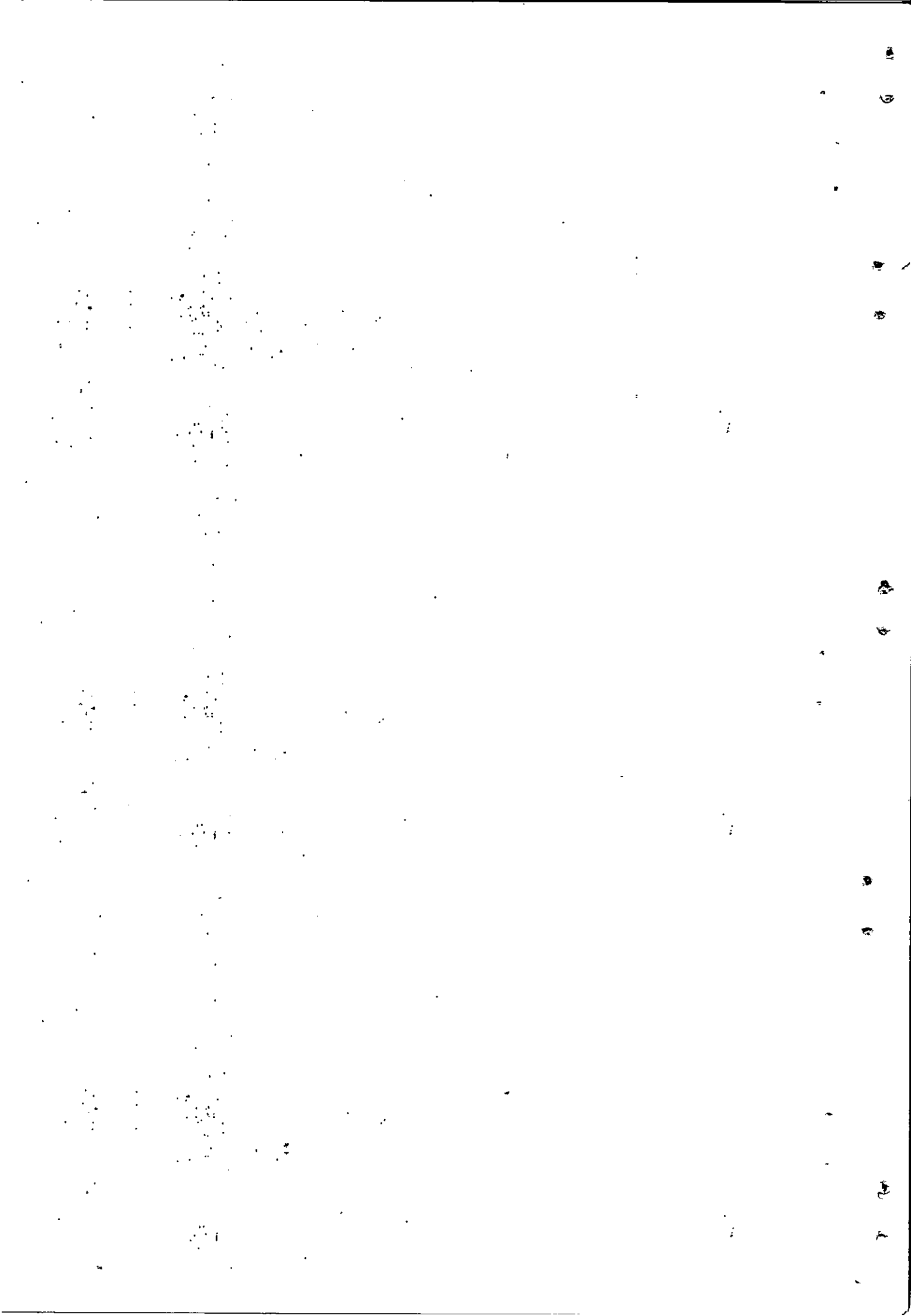


मतदाराचे नांव : विजय मारुती गाडे  
 Elector's Name : VIJAY MARUTI GADE  
 वडिलांचे नांव : मारुती गाडे  
 Father's Name : MARUTI GADE  
 लिंग / Sex : पुरुष / MALE  
 जन्म तारीख / Date of Birth : 18/09/1981

क.ल.न.- ७
दस्त क्र. ११२६ २०१५
१६७ १७५



*Handwritten signatures and initials.*



507/2543

मुंबई, 09 एप्रिल 2015 3:36 म.नं.

दस्त गोपचारा भाग-1

कलन 5 20/20

दस्त क्रमांक: 2543/2015.

दस्त क्रमांक: कलन 5 /2543/2015

वाजारा मूल्य: रु. 01/-

मोचदना: रु. 00/-

भरमोले मुद्रांक शुल्क: रु. 500/-

क.ल.न.- 9

दस्त क्रमांक 2543/2015

09/04/2015

द. नि. सह. द. नि. कलन 5 यांचे कार्यालयात

पावती: 2850

अ. क्र. 2543 वर दि. 09-04-2015

सावरकरगाराचे नाव: रामदाम भावडे -

वेळी 3:28 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20



दस्त हजर करणाऱ्याची मंडी:

मूकण: 500.00

Joint Sub Registrar Kalyan 5

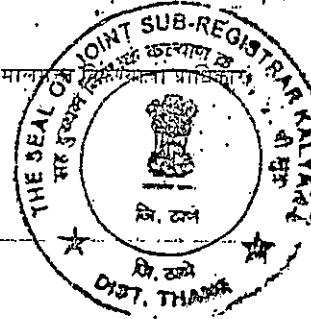
Joint Sub Registrar Kalyan 5

दस्ताचा प्रकार: कलमुखन्यासपत्र

म. नं. शुल्क: अ वेळी तो प्रतिक्रिया देण्यात आलेला असून त्यामुळे कोणतीही स्यावर, मालम कि किंमत करायला पाहिजे. मिळत असेल वेळी

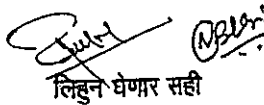
थिक्का क्र. 1 09 / 04 / 2015 03 : 28 : 40 PM ची वेळ: (सावरीकरण)

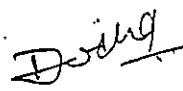
थिक्का क्र. 2 09 / 04 / 2015 03 : 28 : 57 PM ची वेळ: (फी)



### प्रतिज्ञा पत्र

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

  
लिहुन धेणार सही

  
लिहुन धेणार सही

iSarita 15.0









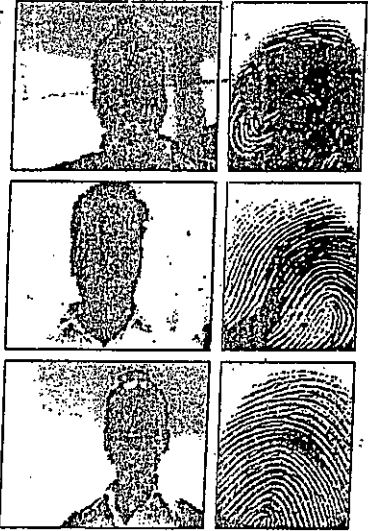
09/04/2015 3 38:35 PM

दस्त गोपवारा भाग-2

दस्त क्रमांक :कलन5/2543/2015  
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

कलन 5	२५/२०
दस्त क्रमांक	2543/2015 - ७
दस्त क्रमांक	२५२९/२०१५
छायाचित्र	अंगठ्याचा ठसा

- |          |   |  |
|----------|---|--|
| अनु क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार  |
| 1        | नाव:लोढा डेवेलपर्स प्रा ली तर्फे दीपक एन लोढा<br>पत्ता:प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे<br>नाव: लोढा शॉपिंग सेंटर, ब्लॉक नं: -, रोड नं: कल्याण<br>शिल्ड रोड, महाराष्ट्र, ठाणे.<br>पिन नंबर: | कुलमुखत्यार देणार<br>वय :-51<br>स्वाक्षरी:-<br><i>Doddy</i>          |
| 2        | नाव:रामदास भायड -<br>पत्ता:प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे<br>नाव: लोढा शॉपिंग सेंटर, ब्लॉक नं: -, रोड नं: कल्याण<br>शिल्ड रोड, महाराष्ट्र, ठाणे.<br>पिन नंबर:                             | पावर ऑफ अटॉर्नी<br>होल्डर<br>वय :-25<br>स्वाक्षरी:-<br><i>Ramdas</i> |
| 3        | नाव:निलेश भंडारी -<br>पत्ता:प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे<br>नाव: लोढा शॉपिंग सेंटर, ब्लॉक नं: -, रोड नं: कल्याण<br>शिल्ड रोड, महाराष्ट्र, ठाणे.<br>पिन नंबर:                            | पावर ऑफ अटॉर्नी<br>होल्डर<br>वय :-27<br>स्वाक्षरी:-<br><i>Nilesh</i> |



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:09 / 04 / 2015 03:30:46 PM

ओळख:-

खालील इमम असे निवेदीन करून देत की ते दस्तऐवज करून देणाऱ्याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

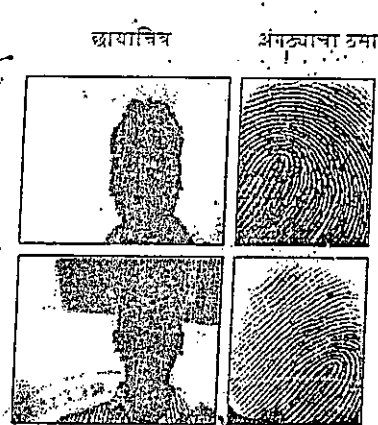
- |          |   |
|----------|---|
| अनु क्र. | पक्षकाराचे नाव व पत्ता  |
| 1        | नाव:शानंद कावळकर<br>वय:30<br>पत्ता:कल्याण प<br>पिन कोड:421306 |



*[Signature]*  
स्वाक्षरी

- |          |   |
|----------|---|
| अनु क्र. | पक्षकाराचे नाव व पत्ता  |
| 2        | नाव:विजय गाडे --<br>वय:30<br>पत्ता:कल्याण प<br>पिन कोड:421306 |

*[Signature]*  
स्वाक्षरी



शिक्षा क्र.4 ची वेळ:09 / 04 / 2015 03 : 31 : 04 PM

शिक्षा क्र.5 ची वेळ:09 / 04 / 2015 03 : 31 : 16 PM नोंदणी पुस्तक 4 मध्ये

iSarita v1.5.0

*[Signature]*  
अनुदत्त

*[Signature]*  
स्वाक्षरी



Joint Sub-Registrar, Kalyan 5

25-13/2015

क. ल. न. - ७
दस्ता क्र २५०७ २०१५
५०० / १०५

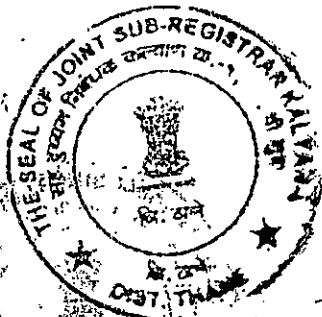
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
 2. Print and immediately scanned document along with original document, immediately after registration.  
 For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

प्रमाणित करण्यात येत की सदर दस्त  
 क्र २५०७ मध्ये २० पाने आहेत  
 पुस्तक क्रमांक ५ क्र नोंदला  
 दिनांक २-४-२०१५

सह. दर्याम निबंधक कल्याण-५

क. ल. न. - ७
दस्ता क्र २५०७ २०१५
२० २०



Sanita v1.5.0

क.ल.न.- ७  
 दस्ता क्र ७२८ २०१५  
 १७७ १७७

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AGYPG3574B

नाम / NAME  
 VIJAYALAXMI LAXMIPATHI GUNDETI

पिता का नाम / FATHER'S NAME  
 LAXMINARAYANA RAJANNA KASTURI

जन्म तिथि / DATE OF BIRTH  
 28-06-1972

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कम्प्यूटर सेंटर)  
 Commissioner of Income-tax (Computer Operations)

*Gunjeti*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

LAXMIPATHI G GUNDETI  
 GUNDETI GANGARAM YELIAYYA

06/04/1962

Permanent Account Number  
 AGYPG3575A

Signature

*AF*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

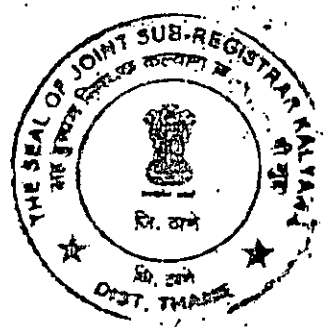
LAXMINARAYANA R KASTURI  
 RAJANNA BHUMAYYA KASTURI

10/07/1952

Permanent Account Number  
 ADPRK3178M

Signature

*K. S. S.*



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

NARAYAN DEVAIYA MADIRALA  
 DEVAIYA MADIRALA

20/06/1962

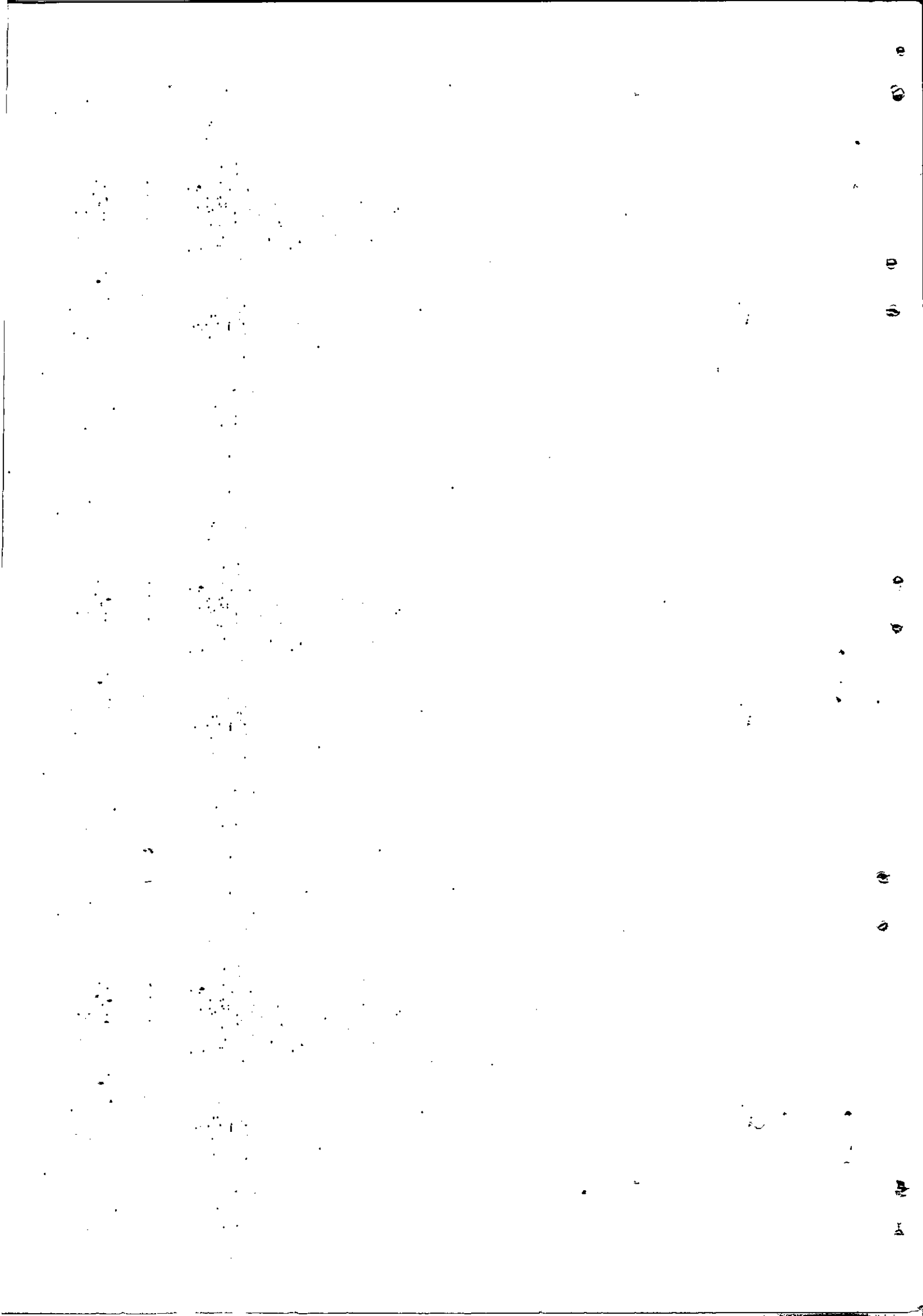
Permanent Account Number  
 CSEJEM 1359F

Signature

*AF*

*N. Narayanan*

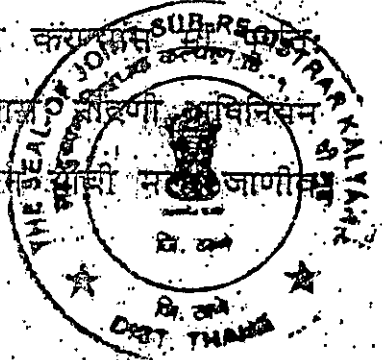
*Gunjeti*



क. ल. न. - ७	
दस्ता क्र. १२६	२०१५
१७२	१७५

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/सौ सिंहगिरि मीठ यां  
द्वारे घोषित करतो की, दुय्यम निबंधक ०२१०१५ यांचे कार्यालयात  
०२१२११४ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला  
आहे. श्री/श्रीमती/सौ गणेश एन. मीठ व  
इतर यांनी दिनांक १/५/१५ रोजी मला दिलेल्या  
कुलमुखत्यास्पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे /  
निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यास्पत्र लिहून  
देणार यांनी कुलमुखत्यापत्र रद्द केलेले नाही, किंवा कुलमुखत्यास्पत्र लिहून  
देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्य कोणत्याही  
कारणामुळे कुलमुखत्यापत्र रद्दवातल ठरलेले नाही. सादरचे  
कुलमुखत्यास्पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास **SUB-REGISTRAR**  
समम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम  
१९०८ चे कलम ८२ अन्वये शिक्केस मी पात्र राहीन अशी मला जाणीव  
आहे.



ठिकाण :  
दिनांक :

सही Quade

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

Quade

