

29/05/2015

सूची क्र.2

दुय्यम निवंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 4126/2015

नोदंणी : Regn:63m

गावाचे नाव: 1) निळजे 🕝

(1)विलेखाचा प्रकार

करारनामा

(2)मोबद्रला

4141152.

(3) वाजारभाव(भाडेपटटयाच्या बावतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

3842500

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

1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे निळजे येथील स न 107 हिस्सा न 1 व इतर वस्तात नमूद केल्याप्रमाणे यावरीलं लोढा इलाइट जी विंग सदिनिका व 502 पाचवा मजला क्षेत्र 577 जो फुट(53.,605 चौ मी)कार्पेट( ( Survey Number : 107 , HISSA NUMBER: 1字次表示表示

(5) क्षेत्रफळ

1) 53.605 चौ.मीटर पोटखराव सेंत्र : 0 NA

(6)आकारणी किंवा जुडी देण्यात असेल

तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यारालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.

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

1) तांबु प्रताबा इवेलर्स फ्राँ ली तर्फ मांगीदार थी गुज़िंद्र हुन लोढा यांचे तर्फ कु म् म्हणून दीपक एन लोडोक्ट्रे स्वताकरिता व लोडा डेवलपूर्च प्रान्ती तर्फेड्यधीकृत अधिकारी यांचे तर्फे कु म् म्हण्य रामदोस्त आवड वय:-26: पता - क्लॉट्न: बी३/146 माळा नं: -, इमारतीचे नाव: कम्तुरा प्लाजाः क्लांक नः स्रोड ने नानपाड हो है. महाराष्ट्र ठाणे विन कोड:-421201 पनाने.-AAACL1490J\_

1): नाव:-विजयुल्हिमिहत्र्विपूर्वत गुंबद्धिवयः 42 प्रत्ता:-प्लाट नं: ए/23, माळा नं: , इत्यापतीन नाव: द्वारका , सिका सोस्यती व्लाहिन अमृत, नागर, रोड नं: घाट्कापर प, महाराष्ट्र, MUMBA पिन कोड:-400086 पॅन्.न:-AGYPG3574B

2): नाव:-नक्ष्मीपति जी गुंडेटी वय:-53; पत्ता:-न्लॉट नं: ए/23, माळा नं: -, इमारतीच नाव: द्वारका , सिवा सोसयती, ब्लॉक नं: अभृत नागर, रोड नं: घाट्कोपर प. महाराष्ट्र, मुम्बई. ंगिन कोड:-400086 पॅन नं:-AGYPG3575A

(9) दस्तऐवज करुन दिल्याचा दिनांक

29/05/2015

(10)दस्त नोंदणी केल्याचा दिनांक

29/05/2015

(11)अनुक्रमांक,खंड व पृष्ठ

4126/2015

207500

(12)वाजारभानाप्रभाणे मुद्रांक शुल्क

(13)वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला नवशीन:-:

मुद्रांक शुल्क आकारताना निवडलेला अन<del>ुच्छे</del>दः :- :

(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.

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पावती

Original/Duplicate

2015, Friday,May 29

नोंदणी क्रं. :39म

3:47 PM

Regn.:39M

पावती कं.: 4599

दिनांक: 29/05/2015

गावाचे नाव: निळजे

दस्तऐवजाचा अनुक्रमांक: कलन5-4126-2015

दस्तरेवजाचा प्रकार: करारनामा

नादर करणाऱ्याचे नाव: विजयलक्ष्मी लक्ष्मीपति गुंडेटी

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्रानोदणीःकीः पञ्चदस्तःहाताळणीःकी ५

.र्<u>रश्राक्तायाः</u> •पेष्ठांचित्संख्याः 1√5 হ. 3500.00

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Joint Sub Registrar Kalyan 5

3:59 PM ह्या वेळेस मिळेल.

मोवडल रू.4141152/-

बाजार मुल्य: र.3842500 /-भरलेले सुद्रांक शुल्क : रे. 207500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्रमः रू. 30000/-

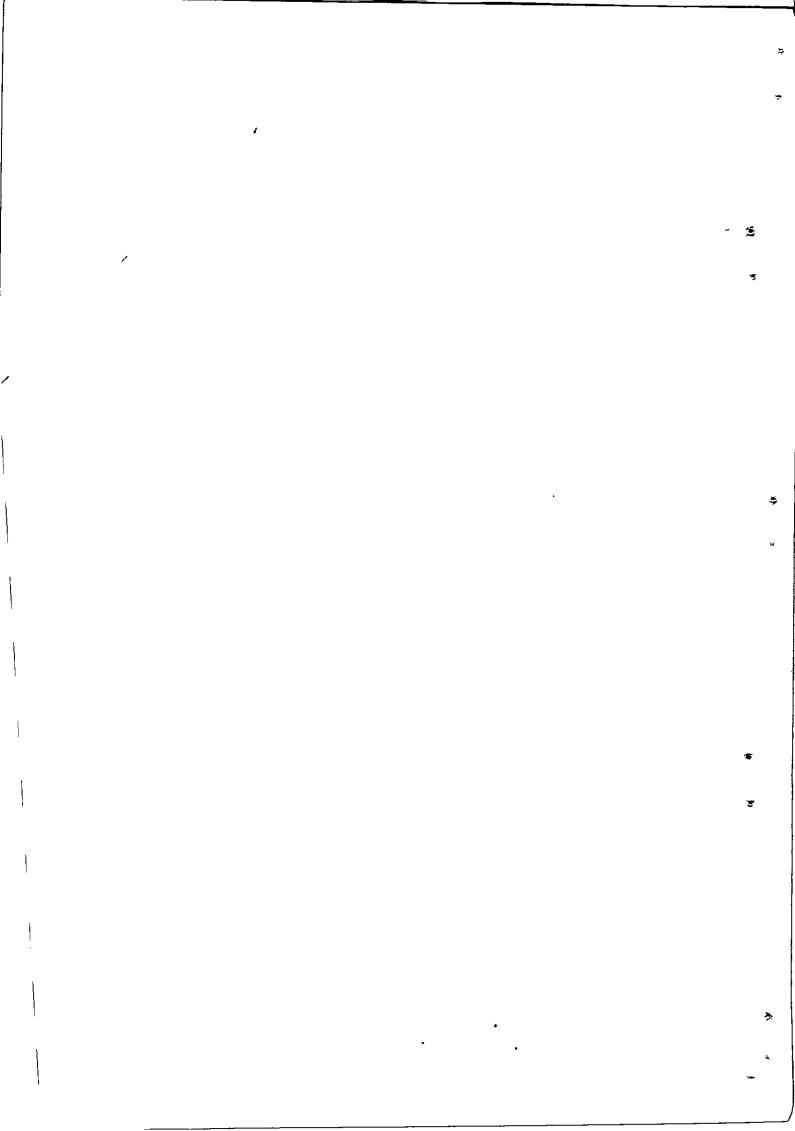
ा) दयकाचा अकार. ७०० ार ठाळाळाळ १५०० हो जी/धनादेश/पे ऑर्डर क्रमांक: MH001204534201516R दिनांक: 28/05/2015.

बँकेचे नाव व पत्ता: IDB!

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

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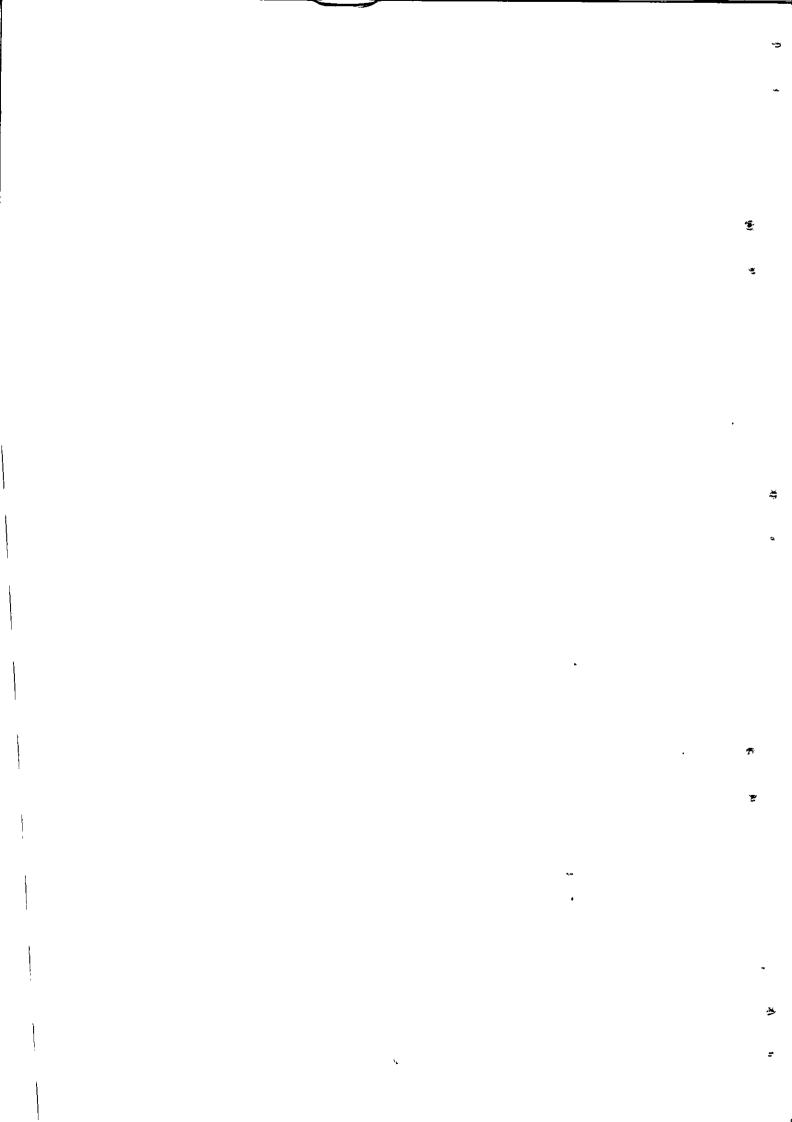


क . ल . न . - ५१ दस्त क २०१५

# महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग मुल्यांकन अहवाल सन २०१५

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<b>.</b> e	मिळकतीचा प्रकार ३ खुली जमीन निवासी कार्यालय दुकानऔद्योगिक
	प्रति ची भी - बर ३
۷.	दस्तात नमुद केलेल्या मिळकती क्षेत्रफळ : 💛 कारपेट बिल्टअप ची मीटर / पुर
۹.	कारपार्कियः हपोटमाळा
१० .	मजला कमांक ह ्या विधा ह आहे / नाही .
११ -	बांधकाम वर्षे ३. डि. हि. त्
१२ -	्बांधकाम प्रकार ६ आर सी सी / इतर यक्के / अर्धे यक्के / कल्पे
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१४ -	लिव्ह ॲन्ड लायसन्सचा दस्त ३१ - प्रति माह भाडे रक्कम ३
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	निधारित केलेले बाजारमुल्य १ ८८, ४२, ५००
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29/5/15

#### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this \_\_\_\_\_ day of \_\_\_\_\_\_ 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 from as footial Dwellers Pvt. Ltd.), a-Gompany incorporated under the Companies Act; 1956 and having its registered office at 412, Floor - 4, 17G Vardhaman Chambel Cawasii 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;

Dalied.

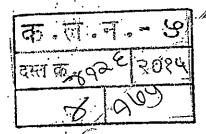
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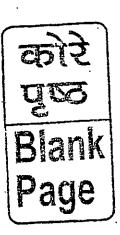
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AND

MRS. VIJAYALAXMI LAXMIPATHI GUNDETI. & MR. LAXMIPATHI G. CUNDETI 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:-

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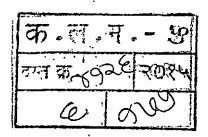
- A. By and pursuant to various deeds and documents, the Developer/Promoter is seized, possessed and/or otherwise entitled inter alia to develop the said Property (as defined herein). The brief chain of title of the Developer/Promoter in respect of the said Property is set out in Annexure "1" hereto.
- 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/NSP/SRe+20/2010 and Serial No. Revenue K-1/T-7/NAP/SR-54/2010 gated 18/04/2011 and 24/07/2012 on the terms and conditions set out-differein, the collector of Thane and Competent Authority appointed under the Maharashtra Landa 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 to Marked as Annexure "5" collectively the copies of the said NA Orders dated 18/04/2011 and 24/07/2012.

Andet.

W.

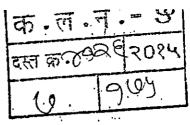
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- E. By and pursuant to various letters bearing No./GCM-04/MMRDA/282/10 dated 19/04/2010, No./GCM-04/MMRDA/190/10 dated 29/04/2010, No./TCP/MCP-01/L.D.P.L./Lay-out/07/2010 dated 26/07/2010 and No./TCP/MCP-01/L.D.P.L./Layout/198/2010 dated 14/03/2012, 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-II/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-II/CI-28/573/2012 dated 23/07/2012
    - 5. SROT/MCP-02/L.D.P.L./CC-II/CI-28/947/2012 dated 31/12/2012
    - 6. SROT/MCP-02/L.D.P.L./CC-II/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".

1. Lodha Construction (Dombivali), a Partnership Firm of Started and critical Indian Partnership Act, 1932 which pursuant of Starte of Amalgamation has now merged into LODHA DEVELOPERS BRIVATE LIMITED as per Order dated 13.02.2015 passed by the Hon ble Bombay. High Court.

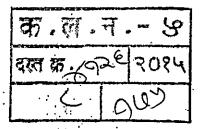
J. The Purchaser has approached the Owner and applied for allotment of the Unit more particularly described in Annexure 2 herein. Relying upon

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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
- 1.5 "Buildings" shall mean several multistoried buildings flaving several wings either residential or commercial, being or proposed to be constructed buildings having several 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 of 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

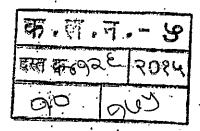
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other building or structures or otherwise required to be constructed by Developer/Promoter.

- 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.

(33)

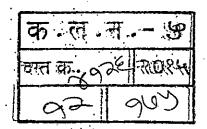
- 1.9 "Project" shall mean the construction and development of one or several buildings consisting of residential and commercial buildings on the said Property.
- 1.10 "Refund Amount" shall mean the Total Consideration or part thereof paid by the Purchaser hereunder after deducting there from the Liquidated 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.

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 a 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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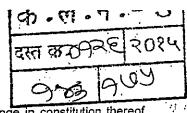
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Purchaser is a Partnership Firm or an LLP, the change in constitution thereof. The term "Transfer" in respect of the Unit shall be constituted liberally. It is however, clarified that the Transfer in favour of (a) a Relative (as defined under the Companies 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

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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.

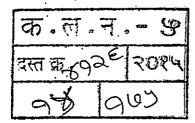
b. The Purchaser agrees and undertakes to calculate Organization/Society to be bound by the rules and regulations that may framed by the FMC from time to time. The Purchaser along the other purchasers in the Building shall undertake and cause Ultimes Organization/Society to ratify the appointment of the FMC as aforesaid. The Purchaser is aware that the Developer/Promoter is not tin the business of providing services proposed to be provided by the FMC or through the FMC. 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:-

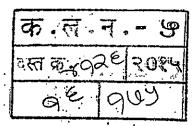
- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-
- a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- b) All statutory instruments or orders made pursuant to a statutory provision; and
- c) 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 recommend schedules of this Agreement as specified therein.
- 2.7 The words "include" and "including" are to be constructed from linearing
- 2.8 Any reference to the masculine, the feminine and the 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 indude—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 constant and the Building.

e) The Approvals obtained and yet to be obtained in and/or the development thereof.

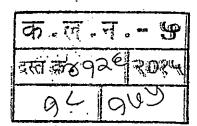
4.2 The Purchaser further confirms and warrants that the Purchaser has satisfied himself in respect of the title of the said Property as well as an any including any right, title, interest or claim of any other party to or in respect of the said Property and waives his right to raise any queries or objections 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 cularly described in Annexure "2" hereto, time being of the essent the Specific vagreed that the Developer/Promoter has agreed to account the Russian Total Consideration on the specific assurance of the Purchaser that II is Purchase shall:

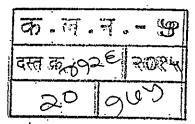
(i) Make payment of the installments as stated in Annexure any delay or demur for any reason whatsoever and

(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 Furchaser.

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
- (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

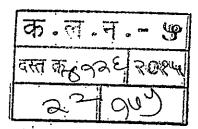
6.1 The Developer/Promoter shall, subject to the terms hereof and the Purshaser not being in breach of any of the terms hereof, which the purshaser accordance with the approvals and/or plans, designs and specifications as approved by the concerned local authority and observer perform and comply with 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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are awaited. Having regard to the above position, the Purchase 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 additional consideration to the agrees and undertakes to pay 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 demurate bjection of the Purchaser, the right to lay out further additional documents of 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 absorbed 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

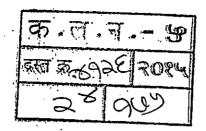
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additional upper floors on the Building. The Purchaser has no objection and undertakes not to raise any objection and the rights of the Purchaser to make any such claims and the rights if any in this regard shall be deemed to have been waived. The 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 nulsance and annoyance to the Purchaser.

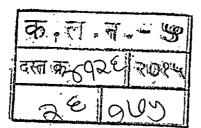
6.5 The Purchaser agrees that till such time the Conveyance of the said Property in favour of the Society is conveyed in favour of the Ultimate grace is executed, the Developer/Promoter shall retain with itself at the fiolist in the terrace, in the compound and on the Building either by the selves through their nominee(s) or assignees as the case may be. Subject of the attributed 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 a very 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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restricted amenities including but not limited to installing on the terraces of the Building and/or on the Said Property antennae of various telecom and other service providers and the Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. Provided that after execution of Conveyance in favour of the Ultimate Organization, the Developer/Promoter shall transfer/assign the benefit of revenue arising from commercial exploitation of such common amenities.

#### 7. SECURITIZATION OF THE TOTAL CONSIDERATION

The Purchaser hereby accords/grants his irrevocable consent to the Developer/Promoter to securitize the Total Consideration and/or part, thereof and the amounts receivable by the Developer/Promoter hereunder and to assign to the Banks / Financial Institutions the right to directly receive from the Purchaser the Total consideration / or part thereof hereunder. The Purchaser upon receipt of any such intimation in writing by the Developer/Promoter agrees and undertakes, to pay without any delay, demur, deduction or objection to such Bank / Financial Institutions, the Total Consideration or part thereof and/or the amounts payable herein. The Developer/Promoter covenants that the payment of such balance Total Consideration or part thereof in accordance with the terms hereof, by the Purchaser to the Bank / Financial Institutions, shall be a valid payment of consideration or part thereof and discharge of his/her/its obligations hereunder.

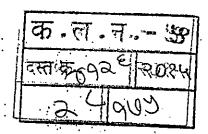
#### 8. LOANS AGAINST THE UNIT:

8.1 It is hereby expressly agreed that notwithstanding that the Purchaser approaches/has approached any Banks/Financial Institutions for availing of a loan in order to enable the Purchaser to make payment of the Total Consideration or part thereof in respect of the Unit to the Developer/Promoter. and/or mortgaged/mortgage the Unit with such Banks/Financial Institutions (which is to be subject to issuance by the Developer/Promoter of a No-Objection Letter in favour of such Banks/Financial Institutions) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purch that the timely payment of the Total Consideration or the page amounts payable hereunder. Further, the Developer/Pronter or responsible for the repayment to such Banks/Financial majutations loan amount or any part thereof taken by the Purchaset Alecosts i with the procurement of such loan and mortgage of the Unit and payment charges to banks, institutions shall be solely and exclusively borne and by the Purchaser. Notwithstanding the provisions hereof, it is clarified that unit all the amounts (including total consideration, contribution, CAM Charges and Property Tax) payable hereunder have not been paid, the Developer/Promoter

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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

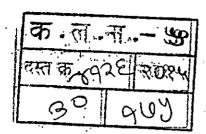
The Purchaser is aware that as a part of the Building and a common amenity, the Developer/Promoter is constructing multiple basement and purchaser of cliums which consist of several car parking spaces to be used by the Purchaser of the Building. At the request of the Purchaser, the Developer /Promoter hereby allocates to the Purchaser car parking space/practice out Annexure "2" hereto. The exact location of the Car Parking places allocated to the Purchaser shall be finalized by the Developer/Promoter at the tiffe of handing the Unit for fit out (hereinafter referred to as "the Said Car Tarking places"). 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.

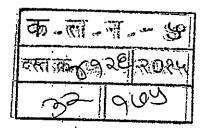
#### 11. FIT OUTS AND POSSESSION

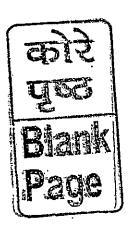
11.1 Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Developer/Promoter shall endeavor to provide the Unit to the Purchaser for fit outs on or before the Fit Out Date as set out in Annexure "2" hereto. The Developer/Promoter shall endeavor to obtain the Developer/Promoter shall endeavor to obtain the Developer to certificate in respect of the Unit of the Building and make a sall bit the Section of the Building within a period of 1 (One) year from the Fit Puli Date as set out in Annexure "2" hereto and this shall be deemed to be the Thal 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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11.3 Subject to the provisions of clause 11. 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 it and proper.

11.4 It 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/ provider shall without being liable to the Purchaser be entitled to reasonable expension of time for making available the Unit for fit out or completion of sale building and the aforesaid dates mentioned in clause 11.1, if the same sidelayed for reasons beyond the control of the Developer/Promoter including on account of

(i) Non-availability of steel, cement, other said building material, weter crystsupply.

(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

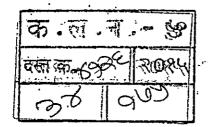
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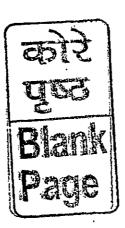
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notification of the Government and/or any other public dr Competent authority or of the court or on account of delay in issuance of NOC's, Licenses, Occupation Certificate etc. or non availability of essential amenities, services and facilities such 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. 100 piges.

# 13. SET OFF / ADJUSTMENT

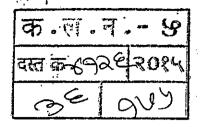
The Purchaser hereby grants to the Developer/Promoter the unequivocal and Irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Developer/Promoter including the Total Consideration the said Charges, interest and/or Liquidated Damages from the amounts in any, payable 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 report of the Ultimate Organization, waives all his part and claims are undertakes not to claim and cause the Ultimate Organization not claim any such right in respect of the Building or the said Property.

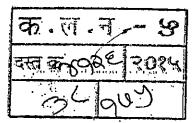
14.4 It is clarified and the Purchaser agrees and understands that irrespective at the Unit being given to the Purchaser and/or the Management being given to the Purchasers and/or conveyance of the said Property being conveyed to the Society, as the case may be, the rights under this Agreement reserved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

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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 prement and completion of the Building, the Purchaser shall be entitled to use the recilities of the "CLUB", which is proposed to be constructed of other portion of the said Property under the control of FMC or any other persons riominated by the RWD. 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 segmitted only if they are full-time members of the unit and on payment of the last 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 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, acadetion Consideration, pay to the Developer/Promoter the Society and Other out in Annexure "9" hereto, CAM Charges and Program applicable MVAT and Service Tax on the same and Building Projection

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# 16.2 CAM CHARGES:

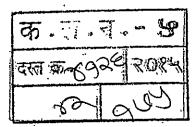
16.2.1 The maintenance of the common areas of the building / development shall be handled by a facilities management company (FMC), which shall initially be

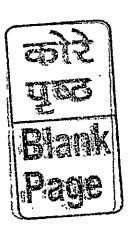
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appointed by the Developer/Promoter for a period upto the Fit Out Date and thereafter, may be decided by the Ultimate Organization if applicable. The Purchaser shall pay the Ultimate Organization CAM Charges at the rate specified in Annexure "9" herein. 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 for the date in 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 or Fit Out and/or complete the process of documentation.

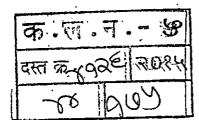
16.2.7 In addition to the aforesaid amount, the Purchaser shall pay the Society CAM as stated in Annexure "2" i.e. for maintenance of those areas within the

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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 effer of the Unit for fit outs, pay to the Developer/Promoter, the Building Polyagian set out in Annexure "2" hereto.

17.4.2 Building Protection Deposit shall be returned to the Purchaser attacompletion of fit-out work by the Purchaser and subject to the possession policy and permissible changes policy of the Developer/Promoter. It the event that the Purchaser violates/fails to comply with the possession policy and practise 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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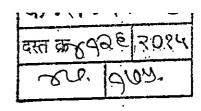
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stated hereinabove, the Developer/Promoter/FMC shall be entitled to rectify/restore the Unit at the costs and risk of the Purchaser. The costs and expenses incurred by the Developer/Promoter/FMC in this regard shall be recovered from the Building Protection 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.

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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 from the aforesaid 'building protection' deposit.

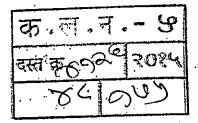
17.4.5 Notwithstanding anything contained herein, in check the check being dishonored, an extra penalty of 36% pa on the amount. Building Protection Deposit will be payable by the Purchaser.

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

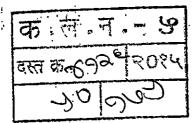
The Purchaser agrees to pay to the Developer/Promoter interest @18 annum, quarterly compounded, on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Purchaser to the Developer/Promoter under the terms of this Agreement to the Developer/Promoter 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 the confirms and accepts that the rate of interest prescribed in the Clause 19 is just the confirms and accepts that the rate of interest prescribed in the Clause 19 is just the confirms and accepts that the rate of interest prescribed in the Clause 19 is just the confirms and accepts that the rate of interest prescribed in the Clause 19 is just the confirms are confirmed to the confirm

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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 whosoever 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 byelaws 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 construction of 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 specified by the concerned local or other authority and shall not carry a squee to be carried heavy packages on upper floors which may damage on 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 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, Pardis 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 wold o voidable any insurance of the portion of the said Property and the mirror which the Unit is situated or any part thereof or whereby are increase in the premium shall become payable in respect of the insurance.

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

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

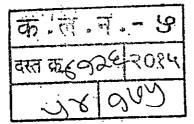
l. Not to put any wire, pipe, grill, plant, outside the Unit and not to dry any clothes and not to put any articles outside the Unit or the windows of the Unit. براجود

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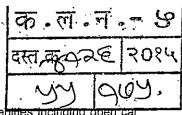
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m. Not to put any claim in respect of the restricted amelities including open car parking space, open space, stilt parking, hoarding, gardens attached to other Units or terraces and the same are retained by the Developer/Promoter as restricted amenities. 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 the half of from time to time for the protection and maintenance of the Building rules, is at ations and byelaws for the time being of the concerned items 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 Organization regarding the occupation and use of the Unit in the Building in some dance.

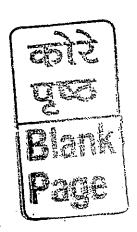
r. The Purchaser agrees and acknowledges that the sample Unit constructed by the Developer/Promoter and all furniture's, items, electronic goods, amenities etc...

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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.

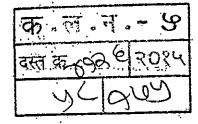
Provided however, always that the power of termination herein before contained shall not be exercised by the Developer/Promoter unless and the Developer/Promoter shall have given to the Purchaser 10 Price of days promotice in writing of its intention to terminate this Agreement and of the breach of terms and conditions in respect of which it is intention to terminate the Agreement and the default shall have been made by the Burchaser intermedying 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 an another than 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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The Developer/Promoter shall not be liable to pay to to 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 property of the Unit Agreement and all the documents related to the said Property the Unit purchased by the Purchaser and has expressly understood the cordinate, terms and conditions of the aforesaid documents and all the proclosures 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

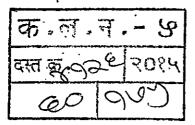
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by Registered Post A.D. / Under Certification of Posting in Annexure "2" hereto.

# 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

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24.1 If at any time, any provision of this Agreement is or pecuries illegal invalor or unenforceable in any respect under the law of any unstitution, affect or Impair the legality, validity or enforceability of 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 field 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

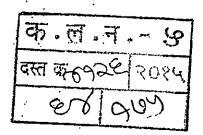
27.1 The Purchaser hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the confidence this Agreement and any documents executed in pursuance thereof (Confidence Information) is confidential and proprietary and the first disclosed reproduced, copied, disclosed to any third party or used otherwise without prior written consent of the Developer/Promoter. The confidentiality obligations 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 energy.

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

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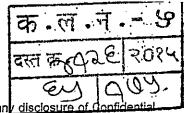
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27.3 Nothing contained hereinabove shall apply to an disclosure of Confidential Information if:-

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)

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SIGNED AND DELIVERED AND

By the within named Pytehad

MRS. VIJAYALAXMI

MR. LAXMIPATHI G. CONDI

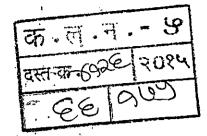
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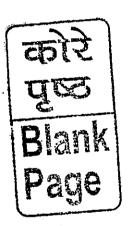
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# SCHEDULE OF PROPERTY:

# 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:-

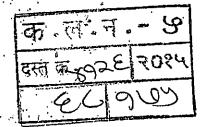
· · · · ·	1	New Survey	
1	Old Survey No./		Area
Sr.No.	Hissa No.	Hissa No.	(in sq.mtrs)
1	R 107/1	38/1	1770
2	£ 108/4	39/4	4780
3	R 106/5	41/5	300
4	108/2	. 39/2	4650
. 5	105/2	42/2	2000
6	106/1	41/1	100
7·	106/2	41/2 <sup>.</sup>	. 300
8	105/1	42/1 <sup>(**)</sup> .	1970
9	106/3	41/3	300
10	106/4	41/4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

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### Annexure "1"

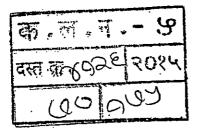
#### A. CHAIN OF TITLE:

- 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 Properiy.

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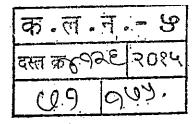
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### Annexure "2"

- (I) Residential Flat /Shop:
- (i) Residential Flat/Shop No.
- (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.

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(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

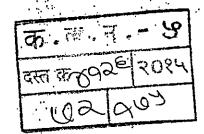
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(C) RECEIPT

RECEIVED on the day \_\_\_\_\_ of \_\_\_\_\_2015 first hereinabove written and from the Within named Purchaser the sum of Rs.227576/- (Rupees 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

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FOR LODHA DEVELOPERS PRIVATE LIMITED

WITNESSES:-

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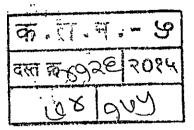
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(IV) Fit out Date: On or before 31.12.2015.

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

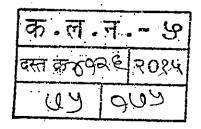
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#### Annexure "3"

## **COMMON AREA:**

- 1. Stair case and main passage.
- 2. Staircase Entrance Area.
- 3. Staircase Landings.
- 4. Pump Rooms.
- 5. Lift Rooms and Lift Wall.
- 6. Entrance Lobby on Ground floor.
- 7. Garden Areas and the facilities thereon.

#### **COMMON AMENITIES:**

- 1. R.C.C. under ground and overhead tanks exclusively for the Said Building.
- 2. Pump(s) exclusively for the Said building.
- 3. Light and electrical fittings in staircase entrance hall and compound exclusively for the Said Building.
- 4. Meter Room exclusively for the Said Building.
- 5. Exterior Plumbing fixtures exclusively for the Said Building.
- 6. Septic Tank exclusively for the Said Building.
- 7. Fire Fighting System exclusively for the Said Building for Building above Four
- 8. Car parking spaces in open, on stilts, exclusively for Said Building.
- 9. Common Internal/access roads, pathways driveways and entrance gates.
- 10. Electric Sub-Station
- 11. Overhead water tank located on the terrace of the topmost floor of the Said Building.
- 12. Drainage and sewage lines in the Said Building.
- 13. Necessary light and Water Connections in the Said Building.

#### LIST OF AMENITIES FOR GROUND +4

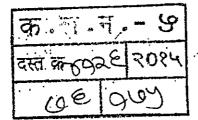
- \* Amenities inside each apartment
- \* Vitrified Tile flooring in all the rooms.
- \* Toilets finished with Ceramic tiles for dado and flooring.
- \* Concealed Plumbing with exclusive fittings.
- \* Kitchen finished with granite platform, vitrified tile flooring and ceramic tiles dado.
- \* Stainless steel sinks in kitchen
- \* Intercom system provided.
- \* Provision for telephone & internet connection in each apartnet

  \* Concealed Electric wiring with exclusive fittings.
- \* Concealed Electric wiring with exclusive fittings.
- \* Modular Kitchen
- \* Biometric Lock

\* Designer Grills

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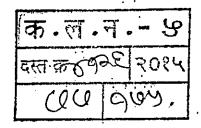




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# AMENITIES for 2 BHK (STILT+14)

- \* 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

Discretion of the project architect.

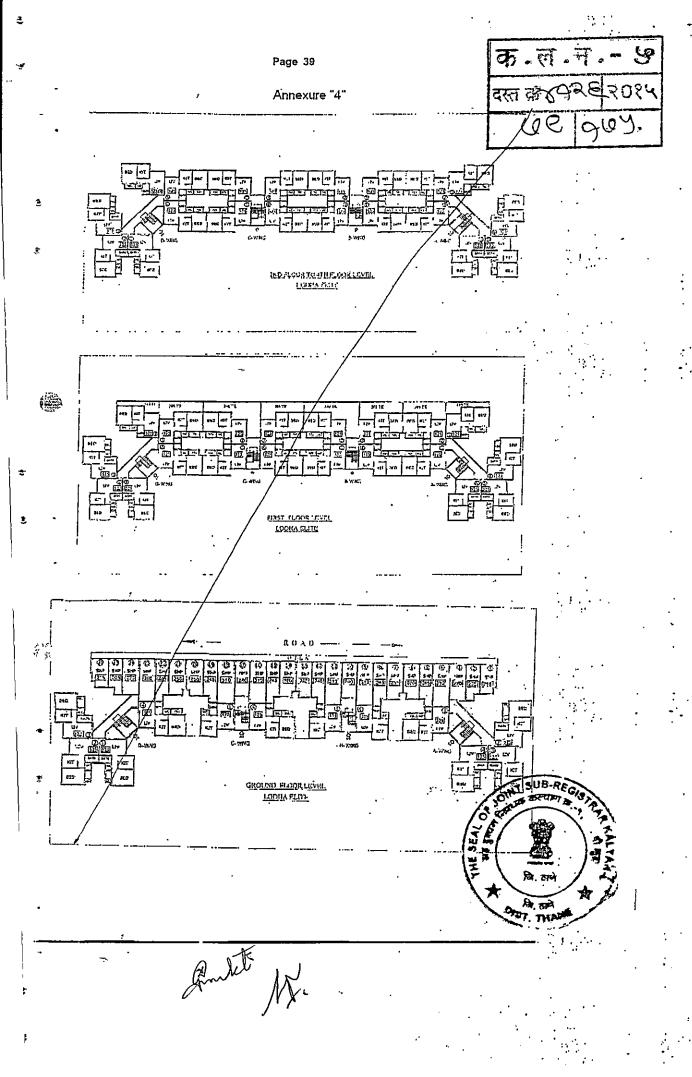
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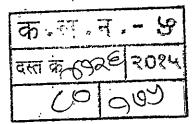


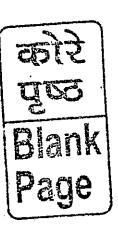
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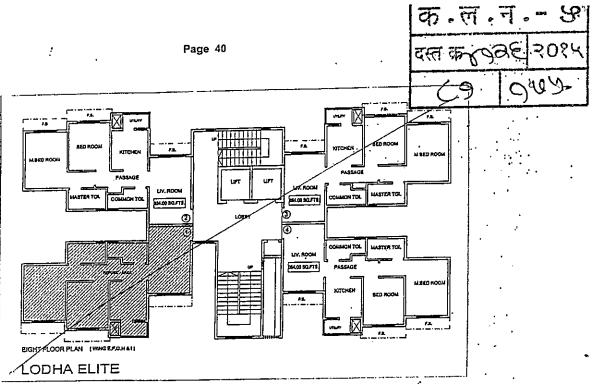


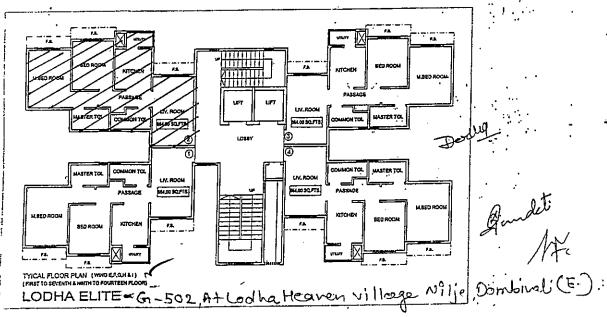






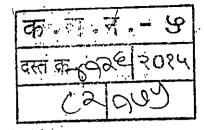






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#### Annexure "5"

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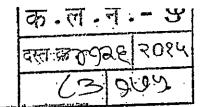
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ह. वार्ववास्त्रियोत विनामेरी आदित क. माइस्त/क्या-एटे-अ-इन्स्विप्यासार, वर्ण प्रश्ना हिस्स/एटिंग्यं विनामेरी आदित क. माइस्त/क्या-एटे-अ-क्याविप्यासार, वर्ण प्रश्ना हिस्स/एटिंग्यं हिस्स/एटिंग्यं हे. या व्यक्तिकारीक विनामेरी आदित क. माइस्त/क्या-एटे-अ-क्याविप्यासार, वर्ण प्रश्ना कर्ण हे. या व्यक्तिकारीक विनामेरी आदित क. माइस्त/क्या-एटे-अ-क्याविप्यासार, वर्ण प्रश्ना कर्ण हे. या व्यक्तिकारीक वर्ण प्रश्ना कर्ण हे. या व्यक्तिकारीकारीकारीकारीकार कर्ण प्रश्ना कर्ण हे. या व्यक्तिकारीकार कर्ण प्रश्ना हिस्स/एटे-अ-वर्ण हे. या वर्ण हे. या वरण

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आंच जालमी बर्धकर बंधी कि 17/4/44 के रोजों के विक "बारायू प्रस्कृति" कुरावर अनुस्थाय बर्धका क्या होता व स्ववत पूर्वक क्येब्बीरी हान्यराज्या ज सराब्दी हार क्रांतिक बरी.

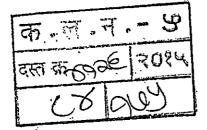
ज्यांत्रपी कुंदी स्प्राप्त होता विकास स्रोत्तरण सांते व्यवेकारीण वर वह स्ट. १९७९मीची-परिस्पारीवीपायलोकास्त्रां व्यवेकारी स्टिप्तां के वह स्ट. जोतारीके शेर १९९९, व्यवेकारी विकास व्यविकारी स्वीतार क्षेत्री स्टिप्तां क्ष्यों क्ष्यां क्ष्यों स्थापन वर्षायण्या क्ष्याण्या वेत्राव्या व्यवेकारी व्यवेकारी वर व्यवेकारी | स्टाप्तां क्ष्यां वर्षायण्या क्ष्याण्या व्यवकार्यं स्टर्गाया प्रश्नात्रका व्यवकारी हार्

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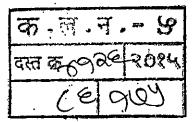
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ब्दरेका करावे हरणवारी परिवास क्षेत्र हरणवारी स्पृष्टि अवस्त्रीती अर्थनारिकामा क्षेत्रे विता, अर्थना भीत्रवी बद्याला परिवासनाथी अर्थिताको प्रति अर्थना त्रवेश स्थाप विवासित क्षेत्रवी परामात स्थापितात्रवाथी अर्थिता त्रवे आस्त्रव्ये वार्था त्रवेशनाया विवासित क्षेत्रवेशनाया स्थापितात्रवाथी अर्थिता त्रवे आस्त्रव्ये वार्था त्रविकास व्यक्ति स्थापीत

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शहर अनेना जनपोत्त नाम हा श्रीकान व पार्यकृत मा चारणाव्यों जिन्दा प्रकार विकारणात नक्ष प्राक्तिया अकृतिक वरणाव्यों केनाव प्रााम नाही बागित करा जीवीता अनुकर पार्यकारी विकारण कृतिक वरणाव्या प्रीमा विकार प्रतिकारण कृत्ये परिवर्धित हैं. एएं प्रकार के वेचक पहुंच केन्द्री वातृत्वक क्षणाव्या प्राचित्र अवस्तिपाद्य वाज करण पंत्री अकृत्य कर्णाव प्रवच्या व्यावस्ति

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शिवासी : अन्यस्तर प्रस्कोद्ध स्तरक्षा अनुस्कारे ह्या सारास्क्र स्व परकारी जार्थ भाग ऐसे अस्तारमा पंतपनात्म गरीन

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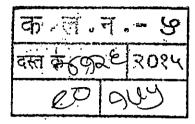
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विकालिया अवेदाति प्राव्यक्त कार्याम् आवत् व विकालाम् वृद्धालेका सार्वाच्यः विवर्धः नृत्याः बरेकानः कार्यकं विकालः अदिवानः अदैवान्ति व्यवस्थाः कृतिकाः बरोकद् कार्यः केषे अस्त्रक्तक अञ्चलत् कर्षे वेद्यातीकारते विकालक इत्यातीने व्यवस्थाः वृद्धाः कर्षा अक्षारः विकालकं अञ्चलतार्थाः

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- प्रमुक्तानी समीड आन पुराड विकायान्य आँक किया वर्षणे द्वारा कुको विक्रांस अनुक्रांको अकेड वर क्या सहामाही कार्यों के पुराड वर अनेकार असीन नार्योगार्थ अपूर देशना हार्ये स्वाप्त क्रमण किया हिया आरा वर्षी-द्वारान्य कार्या अप्य कर्ता विक्रोसर तार्यों आंच त्यां विकासित वेरोला 'स्वीवाह तास व्याप्त क्रमोड कार्ये हे कार्ये वर्षात असीव तार्या आंच त्यां विकासित वेरोला 'स्वीवाह तास व्याप्त क्रमोड कार्ये हे कार्ये
- प्रसादिक प्रमाद किया ओन्डोडी कार्य (जायवाह) आव्या कारण्याव मुख्या कारणापूर्ण अनुकादी कार्याव (शिर्ट) निर्दास्त कारणाप्यात्माच्याक जोग असे बास्त्रकार कारणाहित्याची काराया की राजपार्थ व गूलाया निर्माण है असा कार्याया वंत्रकारण आमेर. हुआन्त शासको है अवा क्यांच्या वंशवदार बहुआको व्यक्ति पद्मा देशकाल - स्टब्स जनमें पीनवीय प्रोपके संग्र विशेष सर्वाच्या विदेशेल जन्में पीनि.

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मं अध्येत्रका विश्वास पार्ट्स एकं वर्गाय प्रश्नात प्रदान क्रिते क्रिया विश्वास विश्वास पार्ट्स एकं वर्गाय क्रिया व्यवस्थित प्रदान क्रिया क्रिया व्यवस्था क्रिया क्रया क्रिया क्र

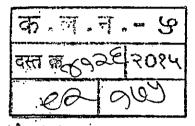
- पराह् अमेराज्य विश्वन्ताम् यहर अहामानिते मा मोनीया पंतान हर थी.थे. पर्व कोर पेते साने किया जेम्बर सम्बाधि विश्व प्रतिक्र नित्र परावर्तीया आप्येता पूर्वत्यो क्रमाने व्याप प्रविद्यो अंतराव केव्य विश्वेत पूर्व दिनकी अपना पर्व देशस्त्रात स्वाप्त स्वाप्त क्षानी जेम्बराव केव्य विश्वेत प्रति देशकी स्वाप्त केव्य देशस्त्रात स्वाप्त क्षाने व्याप्त केव्य केव्य केव्य केव्य केव्य केव्य कर्मान स्वाप्त केव्य कार्त है एन्ट रिकास क्षत्र केव्य केव्य कार्य कार्य
- क्ष्यं जीर्निविधी परिचाल पूर्वपारम्थाकत्त्वे श्रेष्ठ आरुत्त्वः आस्ताः वदर अपितीयः १४ राजाप्याययाची श्रेषात् पूर्वपार सरस्ये अस्तारं वात्र राजाः वस्त्र नेतारं अस्य राजाप्याययाची श्रेषात् पूर्वपारम् सरस्याय्यः सरस्याय्यः राज्यं वस्त्रीयः
- बारा जानेनो अने कार्याणो भोजाने की, राचना बाहार करने अंतरारी मा तार स्था साम इत्या नार्योत माना स्थानीय पोट केंब टार्डियाचित्र साम स्था १९०६ रहिस्सा प्राप्त की १८०० दिलाह १८/६४१०१६ अन्यते सामन मान नेतरी आहे.
- मुन्तर रिक्रणकार जानियी कंत्रणी कामां आका नेता था। नराति जित्रे रोजक आस्त्रण सेत्र विकास होज्यानुका व क्रोका यूक्ति वस्त्रीयो बन्धु केत्रे होत्रक आस्त्रण सेत्र विकास होज्यानुका व क्रोका यूक्ति वस्त्रीयो बन्धु केत्रे होत्र क्रांट विज्ञातिकी क्रांचार्य मेत्र
- १६. दुर्मंत नंतूर केरोल सम्बद्धाराष्ट्रान कारोबार कंपनीया प्रान्ताम अनुसारीणे कार्याप्ट बा फलने काल को दिखा थी कर्प क्षेत्रमात्री केत्रमात्र प्राप्ट कार्य नवे, मात्र वर्ष मात्र मात्र वर्ष मात्र वर्ष मात्र वर्ष मात्र वर्ष मात्र वर्ष मात्र वर्ष मात्र वर मात्र वर्ष मात्र वर्ष मात्र मात्र
- अनुरुवको ध्यापेरे अनुरुवका पीत्रास अभवात च वात्र निर्मेण होन्छ नहीं अब तिथे अन्यत्व स्थापन व्यक्ति अवती ध्यानी ध्यानुरुवको व अध्यत्त्वका निर्मा वार्याक्ष अन्यत्व वर्णी वर्शने



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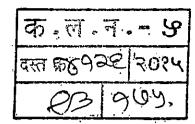
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- इटमानुष्य ५/१-५/१ वस्य १/१०००/१८०० १६ अर्थक अञ्चलको मान्त्रोती केल स्तरि दियो नुष्यं अर्थकाच्या अञ्चल यह रेण्यण प्रोचका अर्थक
- वांत राह (१९) नमं व्यादि केर्युत बहते वांदि ए। परावणीच्या सावृत्तिकार प्रकार अंकांति प्राप्त किंद्र अंकारक भी साम्बद्धि कार्य आंत्र जिल्ह्य साहित्य केर्य प्रसारीच्या किंद्र परेकारकार प्राप्त आप्या अंदिर ता निर्माण पुरत्येचा बोटे अस्त निर्दे पर्वाप्तिक स्थार बहुत कार्यका निर्माण केंद्र केर्यका साम्बद्धियाँ स्थारच्यां आकृतिका-को निर्माण केर्यका निर्माण केर्यक क्षेत्र कार्यका विकासिका-प्रका अस्त्र स्थार केर्या कार्यका प्रमुख साम्बद्धा विकासि केर्यका कार्यका केर्यका कार्यका क
- ३५. जिल्ली ही ब्यायण्डी पूर्वत पुरवस्तीयत्व व क्षेत्रपालेक अधिनेत्वत १९६८, न्यायणु कार्याच्या अधिनेत्वत आणि नारावित्य अधिनेत्वत क्षाराव्या न्या केले अध्यास अक्रतेत्वा इत प्रेम्प्रेला कार्याच्या कार्याच्याच्या कार्याच्या कार्याच्याच्या कार्याच्याच कार्याच्याच कार्याच्याच कार्याच्याच कार्याच्याच कार्याच कार्या
- अनोराज पहुर केलेला ब.पं.च्या व्यक्तित कांत्रकर, हि उत्तर होत, कार्यंचे की, कार हीत, प्रवंतन हु,व्यक्त कार्यंक विकासी पात्रकरी की अस्तित पात्रित संक्रमात असे, व्यव पात्रके केलारी कार्यंक्रमात कंत्रकर अपूर्ण स्वकृत करें हैं के आहार्त्यकारीय को का स्वाचित्र केलारीय क्षांत्रकर कार्यंच क्यांच कार्य तेनी प्रशंक्त करें वह वैध्यक्तांच
- १८ अनुसारी करी स्वारांत्रको अध्यापीया वाक्य रिकान १८६१,७५०/-(तांदी वरव्यातां त्रेत्र वाक्ये वाच वारा कर्तांद्र कर (स्वकातं देख) त्रपुत्र वादिक क्षेत्र ने संपेत्रीत करता हैं, 1५०/ दिक्ता वाता करते तिवा प्राप्ता करता क्षेत्र ,त्याप्तवादी व्यक्तिकारणी प्रथम व आर्थ के प्रमुख्यात् । अर्था क्षेत्र के प्रकारित त्राव वर्णांद्र करता पाणी प्रथम पाल प्रदेश के प्रकार होत्रिक व्यक्त करते हैं. दि से राक्तां हैं. प्रथम प्रथम विकार करते त्रावः
- अनुस्ताहे यांचे पूर्व क्षांस्ता प्रदेश विकास अधिकारण कामाकील अनुस्ति स्वानंत है किया पूर्वा व्याप स्वारंतियों पाएम अपने प्रयमकारक स्वतित क्षेत्र प्राप्तिक प्रयास महत्त्व मुद्दे वार्यकोक यो क्षां एप्ट्रोडीनेकार्य अधिका अपने स्वीत कि कि प्रोप्तिक क्षांस्ति के अनुस्ताह कामानाकीय असी व वर्ण प्रयासकीय प्रयोग स्वानंत्राह्य स्वातीत
- ३१ अनुआमाने क्या पुषर् प्रधापन क्येस विकास क्रांत्रिकाल क्षेत्रकाल क्षेत्रकाल क्षेत्रकाल क्षेत्रकाल क्षेत्र विकास अन्तर क्षात्रकाल केले क्षात्रके
- . श्राम्याची दांश गुर्श यामचा वर्षण है त्या अधिकाण क्षेत्रे पर्धात ह्याचि व्यक्ति होते गुर्श यामचा वर्षण है त्या व्यक्ति विवयक्ति व्यक्ति विवयक्ति व्यक्ति विवयक्ति व्यक्ति विवयक्ति विवय



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. नारेचा गामधी प्रका विशिवण वाशनेसावत है अन्दे पूर्णकावत वर्तवार वारी। सम्पर्धेत्रार्थ्य दिया बढ़े. वहर प्रविवस्तावतील एक्ट्री असीरो/प्रतिच प्रार्टेस करर प्रदेशनकारील विसेती स्वारी सोटी आकर्ष असेस वहर विनाधी हरायको रहत कल्कर वेहेल.

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प्रति, है. श्रीय ज्लानं प्राप्ति, व इता चांचे पू.वृ, ची सर्वेद्र लोख ंद. बांस पंपास्त्र, व्यविकार, वाजिकार्य

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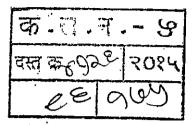
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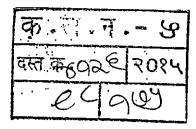
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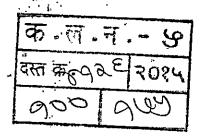
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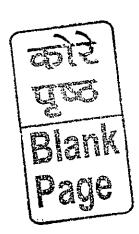


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AF: Gundet









24 JUL 2012

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- ने लोडा दुर्शनों आदीर को भी. रचीड १६८ रहीआ क्षेत्रकार होते, किवारीन हिन्ताहोत् आदीर ६ इसर १, सार्युवादी आहारत करोड़ा व उत्तर १, दिख्या शहराया विकारणों सेनी मृत्यु पा. कृतुत्त रहा सेंत्र चात्र, कोट नेरार, पोत्री विकारी, वह जन्मान दिन सार्य, वाचा दि. वर्णाभुरात्रकार तेर्शीचा आदी.
- हारिकारा ध्वनका वरिकारी परिकार कालीनकार है शुक्री प्रदेश हैं, रेशकारीकार
- भूगो भागार परेष्ठ विकास प्राप्तियान क्रोकेटील संतुर रेग्सीकर का उप्रशा
- र्नेनड ''दं. रहते बहर्त' य जिल्हास्त्रोय पृतक्षकार्य दि, १९/०४/१०११ ग्रेजे व रेनेन अभूकातारीय प्रसारकार्य दि. १८/०४/१०१३ तीले प्रतिक केरिय कारियाण.

तीयः, न्यांनरम् विमान् यक्षास्यः, मृंपरं यापेक्योतः च्यः तः. १४५वतारी-२००९/विमान-१४९/ ग्रोती-१/वि. १७/०७/१०१०.

के क्षेत्रके कि शाका कि कार्या कर कर के क्षेत्रके कि अपने क्षेत्रक के के क्षेत्रक के क्षेत्रक के के क

- de tem finde franch in direct deux finstress de feles fons à quinci R. Lefelfont, R. expectator, R. delfettett. C. maiss adjent dupe à même, dance fai vidande un de direct donc con states de la translation.
- १. अर्थवार चांत्री कारर वेतीले प्रतिकायक दि. क्यांका/कारत ये हिंद १६/का/रकार
- २०. अर्जरार वांगी कावर केलेवे अध्यापन व संवपन दि: ०६/०६/२०१०

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जारी :- जारती : तांक शुक्त जाति को तो रावेद वर तोच क्या व तो विकास
विकास व्यक्ति व क्षा : तावुवाई हाराम वर्तित व हार : तिक जाराम विकासी वार्ते
त्राम्योत क्षा :- तावुवाई हाराम वर्तित व हार : तिक जाराम विकासी वार्ते
त्राम्योत क्षा :- वार्ते नांक लेकि हेटल, मेरी निकास, वार वरणम विकास मेरी व्यक्ति
व्यक्ति कांचा वार्त्राम्योत की विकास वार्ति व्यक्ति क्षा नांक नांचा ।
वार्त्राम्या कांचा वार्त्राम्या विकास वार्ति व्यक्ति व्यक्ति की व्यक्ति की व्यक्ति
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क.ल.न.- ५ दस्त बाहु प्रवेह २०१५ 0

बारों कि प्रशंका/काश केतीये <sup>कर्</sup> १८/०४/१०१२ रोजीये <sup>श</sup>ळान्त्र<sup>ल</sup> या बालूकार्था आहे. मुद्दांच प्रवर्धात स्वर्धातकस्ये तटाल अध्या अ

अहां असामी, प्रेरोन्टेबर, तर क्यांच मंत्रेत कार्र कर्राव्ह हीर १८७०० थोगी ही प्रतिक क बारण सताय पत्र का पत्र असूत्र पुरंद कुकारोक्तर ए सेवजपी अधिनेयम १९१६ में क्यांच इस थ पूर्व कुकारीयार व शेकबीत नियम १९६१ में स्थाप १९६१ हारा १९४४मारी संभावनी विद्यानीयारी सामा आहेत स्थापना थारत हात्य, १८५१ हार १९५० कोती, यह क्यांचाला ए कर द्वाराव्याची र. १, १८६८ (१८६४) वेच्या १९६१ ही प्रतिकार संभावी १९५५ मार्च वार्यों मार्ग हार्यों १९६१ हार्य १९५१ हार्या १९५० हार्या १९५० हार्या १९५० हार्या १९५० हार्या १९५० हार्या १९५० हार्य १९५० हार्या १९५० हार

तारे गोन ने अमेलनेसार मेर्य करेंग करते.

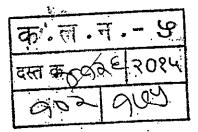
प्राम्भी, साम प्राम्भ निर्माण परिष्ट में करात प्रश्न अच्छे विद्यार्थिकरी

स्रो प्राम्भी, साम प्राम्म अमेलन स्वास्त अस्ति प्राम्भ प्राम्भ निर्माण स्वास्त अस्ति स्वास्त स्वास स्वास्त स्वास स्व

त्या भूती <u>रागाः</u> २. क्षे बाराजारी अधिनिवन सम्बन्धिक सेमेले दिवन संस्थ अक्षेद्र हैंगून देश्नी असीती

इस्तरिक क्षेत्र है मूंदर्ग बहुम्बर इस्त्र देखाव प्रतिकाल क्षेत्र कर्महरूत रेख जाकमाने स्त्री क्षेत्रकार इन के क्षात्माकांद्रीय क्षेत्रकार क्षेत्रकार १९६८/१०११ है. १४/०४/१०११ क्षात्मे कर्मने क्ष्त्र क्षेत्रकार क्ष्मी हित्ती आहे. व्याज्यों व स्त्री क्ष्मिकायण्ये अनुत क्षा अदी व स्त्री स स्टेकन अनुति स्त्रीत स्त्री









अ.चानुप्रक-1/दे प्राम्यकारी विकास न्यावनायां प्राप्त अस्ति, प्राप्त अस्ति अस्

- मृंदई महारवर प्रदेशिक सोजनेथा विकास विवेदण विवासक्तीतील करतूरी अर्थकारावर कारणभारक कार्रीय.
- अर्थवाले बदा श्रमणी स्ववर केलेली कानवार कोटी अरब्यन्त्वय / टिकामून बप्पाली अरुक्रन्याल स्ववर्द पाणनवीची शिक्तांच रद सम्बन्धांव येहन व त्यांच अनेवार दे वर्षांची अरबक्तां राह्मित.
- निष्यांकीत आनेपे स्थान, आध्या, प्रद्रियाद, भोतकाता, भारेकत, स्थान, न्यापकी इच्छ इ. संस्थात काढी धाद राजन हाल्यात स्थानी गर्जामी कथापदारी अर्जवात सांस्थाय शादित.

स्वतः जानेश क्रमाधिक स्वार क्षेत्र स्वतः क्ष्माध्यक्षा अवकार वाध्यापा संस्थाः
स्वतः जानेश क्रमाधिक स्वार क्षेत्र प्रेष्टक वा स्वार अधिकार अध्यक्षाने नियमपुष्यः चेतृतः
देवाध्यकः अविध्यक्ष सामागी देण्या अध्यक्ष नाति क्ष्माने यहर अधिनीक्ष अवृत्येकः
देवाध्यक्षाने क्ष्मानिकः व्यवकार व्यवकार अधिकार आधिकार पृथ्वे प्रवेण्यतिः दिः
स्वार अध्यक्षाने व्यवकार प्रदृष्ठ केलेले नात्राक्ष्य प्रमाणकः संस्थीत क्ष्माल्याम् अध्यक्ष क्षमा

पिरवाधीय आहेरोजि प्रकारिय हुमारहीया यापर अ स्थाप व्याप्यकारी कारणहा यापा प्र सोधकान गूर्व महामार प्रदेश रिकास स्रविकाणाचे मंतृर देखांकनावणाचे सम्बद्ध यापे.

- राक्कतिक जीवरीचे क्यारिक रिव्यंक्यक्रीन अमित्वावीतः नेतारिक क्रके/राज्याना प्रयक्त आस्थाह यह करता ग्रेगार नामे अस्या त्याक प्रदूष्ट्या निर्माण करता ग्रेगार गामि क कर्र देवन्ति 'एके/रामी हणह रिवा प्रदूष्टक ग्रेगके देवने अनुसामानी पार्चण प्रवस्ताव ग्रामेश
- रिक्काचीन वालेक्सेल प्रमाचेनाः स्थवाच्या अनुष्याने कृतर आवशस्य स्था वरवानवी प्रका शत्स्य एके अर्वदारामा स्थापनारक राक्नित.
- भूमहं भारत्वार वर्षेश्व निकास वारिकालको शिकारावेचको कशुक्र केरवानुकार स्थेन नको प्रशेलकाति प्रकारचे कोरायान करियुक्त क्षत्रियारावी अधिस्तृत्वना शरह गुकार वार्याया वार्याकावायी मूर्च प्रशानको क्षेत्र केरवायाच्या राहीत.
- विषयाणीय आवित्यात्मात सुत्वे आण्य च अक्टांत रहते है संबंधित अर्धारा चांनी अपरा श्रेत्रीयत कामत देखान्यात्रात्रात्री तंत्राचेत अर्धानक व्यक्तियान्य/निर्मातन प्राणित्यान योचेन्द्रं देखानात्रीकार्यो क्रम्तुवरीट वाले यात्रात्मात्रा महीता.
- 13. महाराष्ट्र प्रतिक्रिक व तथा प्रविधिता १९६६ ये क्षेत्रक क्षेत्र व्यक्त व्यक्त व्यक्त व्यक्त विकास प्रतिक्रम प्रत
- ११. विकालंकी व्यवस्थान कार्याच्य आक्त्य १३६०-१६१३ कुंबरोक्य आसी.सी. दिव्यंत्र त्यार संस्थान एडकार्ड रिसंदान आंताराण श्रीत्योख्य द्वारत्या कृतिकार संख्या कार्य की अवस्थक आहा त्यार्व देवीकीवारते विवयंत्रा इभारतीचे संस्थाय वृत्र वरणे अवस्थ र रिकारकार्ड संस्थानक स्थान

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१६. मारी वरवागारी देणान्य मारिका-मान्यक्त अस्ता गुल्लाकर किया गार्थ के किया अवस्थानका कामारा अंतुरी शिल्लानी अस्ति क्या वरव्याच्याची आगणी कोट विकास कामा कामा कामारा निर्माण

१७. अनुसार्धी वास्त्रीते (अ) निर्द्धांत्रकारी व क्षेत्रीय रिप्तेश्वन अधिकारण य वास्त्रेत्रकार्य योधे स्वाप्त्रम प्रेरेल अस्त मितिने अस्त्र कार्यक्रित रखे, गार्वो क्षेत्र प्रधान अपने (अ) प्रधानन विकास बहुत अस्त्र गुर्धार्थी नोजनी व लावे विमोधन कार्य तो वर्णन व आयोधना वास्त्रेत्र कार्यकारण व्यक्तिकारण वास्त्रेत्र कार्यकारण व्यक्तिकारण वास्त्रेत्र कार्यकारण व्यक्तिकारण वास्त्रेत्र कार्यकारण व्यक्तिकारण वास्त्रेत्र कार्यकारण वास्त्रेत्र कार्यकारण वास्त्रेत्र कार्यकारण वास्त्रेत्र कार्यकारण वास्त्र कार्यकारण वास

ातार राष्ट्रकार स्वास्थ्य स्थाप प्रदेश रिकारवाचा अरोज दिवा स्थापी द्वार वच्यो विश्वेयस्य अपनापादी करवीच्या आप प्रदेश रिकारवाच्या आपी ह्या व्यापी व्यापी करवीच्या स्थापी अपनापादी व्यापी ह्या अपनापादी व्यापी अपनापादी व्यापी अपनापादी व्यापी अपनापादी व्यापी अपनापादी अपनापादी करवीच्या स्थापी व्यापी अपनापादी व्यापी अपनापादी ह्या स्थाप अर्थना व्यापी हिन्द्रकार स्थापी प्राप्ती विश्वासीय वेत्रकार हिन्द्रकार स्थापी स्थापी स्य

- ११. प्रातिका इमार्थ हिंच कंपनेदी काम (अगल्याम) स्थाया प्रीत्कामत गुरुवात आश्वापूर्वी अनुवादा कर्याच्या  कर्याच्याच कर्याच्याच कर्याच्याच कर्याच्याच कर्याच्याच कर्याच्याच कर्याच्याच कर्याच्याच कर्याच कर्याच्याच कर्याच कर कर्याच कर्याच कर्याच कर्याच कर्याच कर्याच कर्याच कर्याच कर क्राच कर कर कर कर कर कर क्याच कर क्राच कर कर कर कर क्राच कर कर क्याच कर कर क्याच कर कर क्
- अनुतालको प्राचीने चंतुर विवासका दशियाचा प्रमाणे बोगांतिक घोषाले अंदर (अध्य मध्यीनर दिन्देरीन) घोटले पानिने.
- ना. या आनेशाच्या विश्वास पहुंच एवं व्यांच्या व्यवसायील अनुभाताले व्यवसीने आता वार्तीच्या विश्वास पहुंच एवं व्यांच्या व्यवसायील अनुभाताले व्यवसीने आता आता अनावसी वार्ताण्यांच्या आता अनेता वर ही गोद आतारित. अनुभाताले व्यवसीने प्रतीक त्रनाचे व केस्पाल ही वायान्त्री रह सारपांच आती, आवटा ये वायान्यांव केला.
- इशास कराया व स्थाप का वार्यायों किया शिक्षी सर्वास्त्रणी पारा फारचांत्र उस दिरांकः स्वाद कृत्याद्वी केती शाक्षि किया का दिश्येक्षण सार्थ आता करीतीच्या साराध परता किया असेता वा से दिरांक तस्त्री एक महिलाच्या आता तसावमा कार्यक संस्थीत हिलाकरांक क्यांनिक व्यक्ति अस से असे ध्वापांत्र कुर्येत तर तमाराह्य करीत परंतुर्व (क्योरीच्या स्वादाक्षित क्यांने प्रकार विभागतिक्यी आधारणी ) निमण १९६६ मधील निवम ६ अस्त्री स्वत्यादा स्वत्यादी कार्यक्र आता अनुसाम्बर्ध कर वेतर.
- रहे. सदाह अपनेताच्या विश्वकार्यमुच करा अनुसामतेने व्य व्यक्तियात संवर्धक रा पी.भी. अबे नार्थक पेटे स्पूर्ण विवर अन्यत्य आवश्यों किया पात्रिले. विवर वात्रार्थीया आहें नार्थक वेश्वक आवश्यों किया पात्रिले विवर्धक आहार के बंदानक - १४. प्रस्वाधिय जीवनीरेची परिच्यात गुनेश्वदणस्थाती क्षेत्र आह्यात आस्त्राच्या चरण अधिनीय्या । अकृतिक साम्राज्यसम्बानके क्षेत्राची कृत्यातन गराचाई आंदार गरंदा वारणी काळा केसा सही. श्रांत यहाचे आहेत निर्माणन केव्याच्या आहारामूल रहर द्वेतीरत.

At. Gundets



₫ <sup>la</sup>,

क.त.न.- ४





प्रश्वकृत्यं के प्रश्निक प्रश्निक प्रश्निक विकास के प्रश्निक विकास के प्रश्निक के प्रिक के प्रश्निक क

भूमारक विद्यालकपूरा जनीतीची मोजनी करणबंह आस्या नंता अन्ता जामीनीचे विद्याले होज्यक आरम्पन वर्षेत तिरुपया होजक्यानुसार या आदेशक जाविन रागदीनच्ये नन्तुर वेकोने होत्र हारेच वित्रपत्तेको आकरापनि योज करात वरणबंह चेहेन.

पूर्वीय चतुर फेलेच्या नव्यताकराहुरूक अभीदाच पांत्रसंख्या पुश्तातील प्रानुत्वाहारी सोच्योदी कर पाद्धां स्थाय करें किया ही नवां ब्लेच्याहरे केववाल कांद्रा स्थाय गरे. यात्र अही यह वाहरणहाती किया वेरायत करणवाद्यों कित्यतीकर वाच्ये प्रशासने वेजले असोक असीक असा भारिये किया केरायकाचे नवाडे केव्यू करून पेडते अस्तरील इर हो तोच्ये वेरायी

अनुसामके शत्वीने आजूनपुष्या परिकास अलच्या व पत्न विश्वीन प्रांतार माग्ने अध्य रिक्षेत्रे अलच्या स्थान्या स्थाने आपकी चानेतुरवदावारी व स्थानस्थाप विश्वास करच्याची सरक्षा नेती पारिने

अभीतीच्या विवारतेच्ये वाचराभ आप केव्याच्या विवारण वायुव एक महिलाच्या वावाल्यांक जनुकारार्था व्यापीते क्यांग्य वायेत प्रदूषत (क्योनीच्या वायात वस्त्र थे विचारतेच्ये अञ्चलप्ये विचार प्रदूष व्यापीत अञ्चल्ये वाच क्यो दिवेता प्रमुख्या एक बादद काम देका वीता वा आदेशातील वार्ष श्री वचानिक्य कामे श्रामा वीतुम्बलप्स अर्थान

या अवरंक्षात आणे सन्तीनको नपुर केलेक्षा स्वाधिको बांच्याही स्वीध अनुस्ताको कार्याले आस्ता स्वीध अनुस्ताको कार्याले आस्ता स्वीध अनुस्ताको कार्याले स्वीध स्वीध अन्य अपिताले कार्याले कार्याले स्वीध प्राप्त कार्याले स्वीध स्वीध अन्य न केर केर कार्याले निस्ताधिकान्या हो निर्देश केर्याले स्वीध स्वीध अर्थाले स्वीध स्

अन्द्रशास्त्र वास्त्रमा तत् रच्याय आवश्य अस्त्र । गरित वर्ष (१५) गर्क व्यर्थित अर्जात अस्त्र तिथित वा पाक्षणीच्या हात्त्वीविषय काम्य योजनीति प्रधान किया चोपमाणा प्रस्त काम्योज अस्त्र अर्थित विद्या हात्त्वी विद्यार वा प्रभाव विद्या विद्या चोपमाणा प्रस्त काम्योज अस्त्र वह विद्यार्थ काम्योजनी राज्य प्रधान कार्योजनी प्रधान कार्योजनी राज्य प्रधान कार्योजनी विद्या कार्योजनी कार्या कार्योजनी राज्य प्रधान कार्योजनीति कार्योजनीति कार्योजनीति व्याप्ति कार्योजनीति कार्योजनीति व्याप्ति कार्योजनीति कार्योजनीति व्याप्ति कार्योजनीति  कार्योजनीति कार्योजनीतिक कार्योजनीति

िलांधी हो व्यासामी गृंदई कुम्मादेवार व शेकानोन अधिनेतन १९४८, नाहारपू तानपाराक अधिनेतन आणि ननापक्षेत्रक अधिनेतन हुआएका त्या पेथी अस्तरक अस्तोतन हुआ प्रेनेतराति काव्यापे व्यानकेति उत्तरा प्रव्यानमा अन्य प्रंपीत वार्तीच्या वार्वात तातु होतीत. त्या उन्तराचन अधिन असीत.

अनुसाममे वार्ती विवारतेत्रकी आव्यारपीयमा चायवट रणका सः ४०,११५/-(असा) वः परिपारीक हातर होन्यं पत्तरीत वार्त्र) रणकाँकि अर (कन्यकी रेक्क) इच्छोत पत्तर कः १९४१-७०१ दिनाक १९/०४/२९१ व सार्दीय स्टेट वैल, साम्रा कार्ने धरियकील ज्यान तः १९८५/७०), विरोक १९/०४/२०११ अपने सार्यास्थ्य वेटी असे,

राज्ञार पैसर्ग और होनिन विरुद्ध प्रातन्त्र सामन या मा, उत्त्य म्याक्कवानील विर याधिक छ, (१००१/६०)) श्लीह मा, म्याक्सवर्य केतीनि व्यक्तियास राज्यान्त्रे म्यानुम पर किरामार्थ छ, सीत्रिक्ति-कोर-विश्विक्ता, १९८७ छ, १५४४/४०३ स्थान प्रकार्यकार मा, म्याकारसार्थ केतिन अवशेक्षा अधिन साहन स्वरूप वस्त्यानी होनेत

: At. Quidet

क . ल . न . - अ कारक राउनीय अनुजवारी पांच जिल्हा परिश्व करो गांधी वस्ति शिर्ध कर अ इसके दिनामाचीम् एत महिन्याचे आहे सम्बद्ध कर संस्थानकारण अस्त्रे ३५. अनुकामात्री माना जिल्हा परिशव दाने सानी बनारे

इसरा उरसमायात एक सहत्याय आहं नाम कहा प्रात्यकारक बार.

34. अनुस्वारी याची गुंबई ग्रास्तार प्रदेश विषाय स्वतिकार स्वीवेदीर च्यूर सुमाति

25. अनुस्वारी याची गुंबई ग्रास्तार प्रदेश विषाय स्वतिकार स्वीवेदी

26. अनुस्वारी याची गुंबई म्हमाना प्रदेश विषाय स्वतिकार स्वीवेदी

26. अनुस्वारी याची गुंबई म्हमाना प्रदेश विषाय स्वतिकार स्वतिकार स्वातिक स्वार्यक स्वतिकार स्वातिक स्वार्यक स्वतिकार स्वार्यक स्वतिकार स्वति

च्या मताको प्रम्य निरिचार आहरेचावह प साम भूतपंशाच्या आर्थरार वांनी राज्यांस हिरार आहे. हरा प्रदेशनास्त्रीका एकही जरीके/शर्मण प्रारोक आरा प्रारीकानातील हिरा आहे. क्योरी क्योरी आस्त्रीक अपने क्यारी प्रशासी रहते वसकार येही.

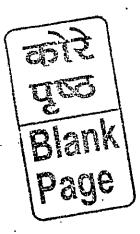
वल्त जीवनिषे धलकोनी विका भारताने झक्क वेजस्थार किया घाराजी हा कार्ड ताकार बस्पायस्था दिलेशी विनतीती परधानाने रह समयानेत वेहर. will-

विकास करते वर्ष

विते. -वे. तथ्य द्वेशने जा. दिः तके थी. राजेंड एव. तोच थी. दिस्तादे विजयाचेत्र प्रशास द द्वार १ की. तथ्यक्षाद्वं इस्ट्रास प्रश्नेत ५ इतर १ की. दिश्क वास्तुसर निजयानी रा. निकारे, का. करवान, कि. कार्य

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क.महत्तुल/च-१/दे. क.७/एनएपी/निळने-फल्याण/एसआर-५४/२० दस्त ज्ञा

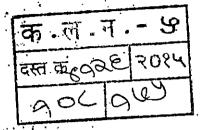
क.ल.न.- ५

या कार्यालयाचे आदेश क्र.महसुल/क-१/टे-७/पनएपी/निकर्ज-कल्याण/एसआर-५४/२०१२ दि. कि. अन्यरे शालील "परिशिष्ट-अ" मध्ये दशीपलेल्या निमनीस वितशेती परवानमी देणेल येते आहे.

"परिशिष्ट-अ"	

			- वासासन्दर्भ	क्रजेदाराचे नांच
	गांवाचे	स.नं./हि.नं.	क्षेत्र	कृष्णपुराच गर
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<u> </u>	- 7	3	¥	ने लोडा इपेशमें प्रा.लि. तर्फ
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		•		पो.मी.
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ľ		विक्रीतित (क्षेत्रा १०४) १८४	- !	राजेंद्र लोडा
<b>1</b>			1250.00	में लोडा इयेल्स प्रा.कि. तर्फ
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-	·	२०८/४अ (जुना२१०/४अ)	\$80.00	मे लोडा ड्येलमं प्रा.लि. तर्प
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				मं लोडा इयेलर्स प्रा.लि. तपे
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	.}	इ५/२	धर्रक,०व धेको २०००,००	्रीम लादः ६५६० गाः गाः
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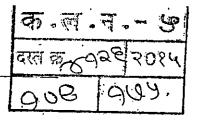
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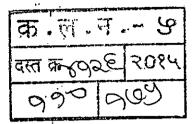
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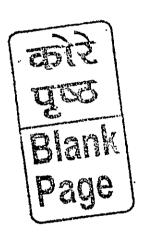


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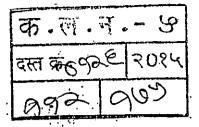
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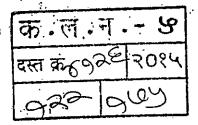




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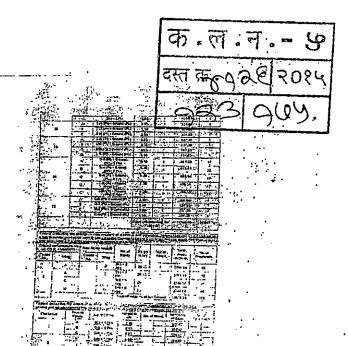
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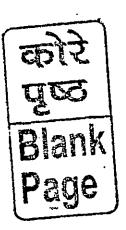




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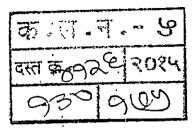
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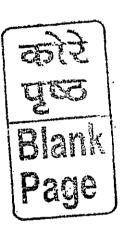
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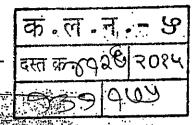
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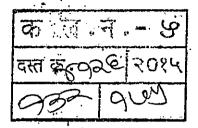


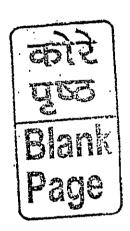




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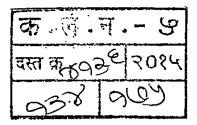
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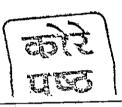




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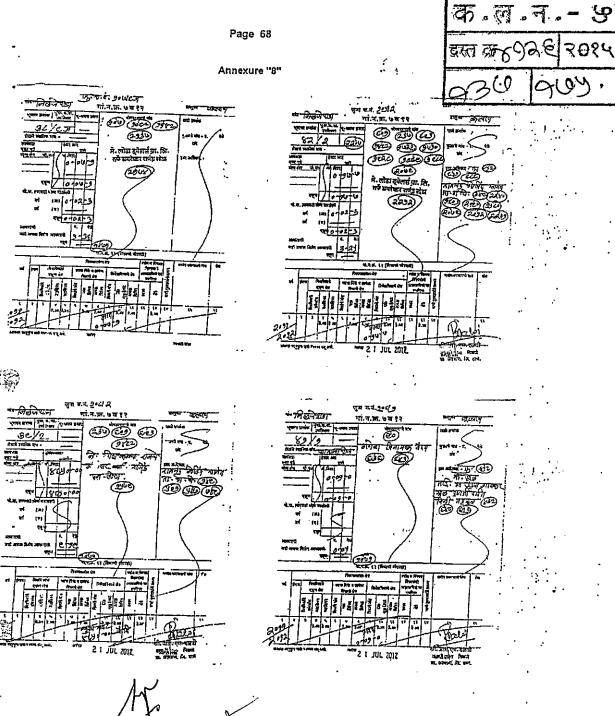


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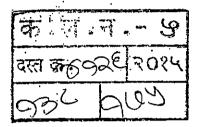
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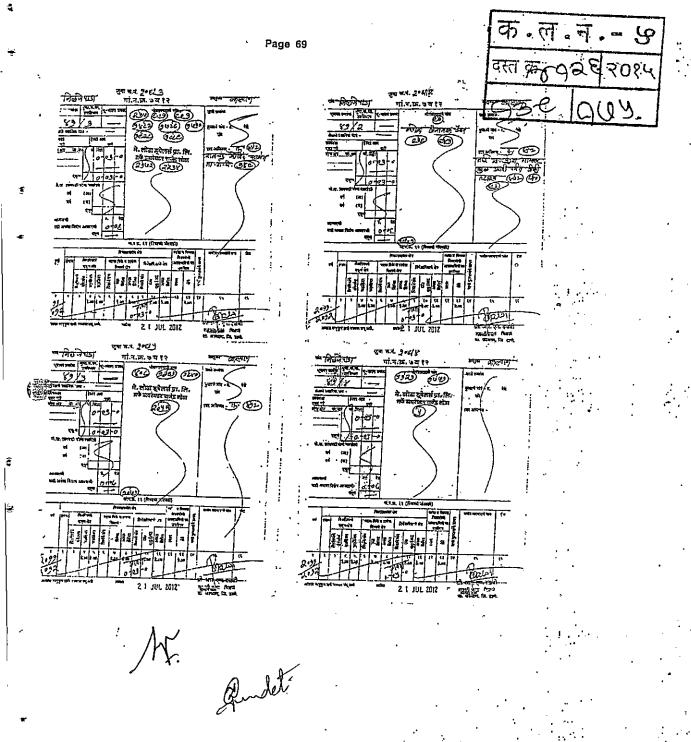
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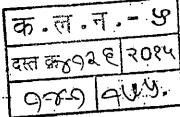


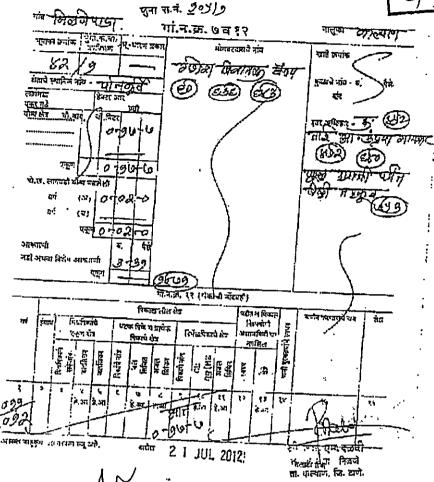


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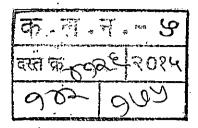




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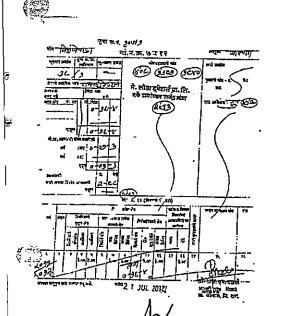
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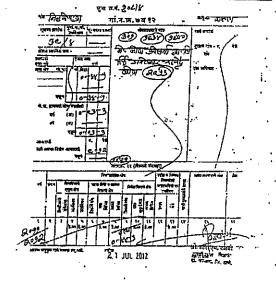






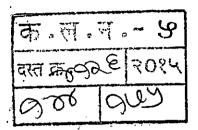






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### ANNEXURE "9"

#### 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.

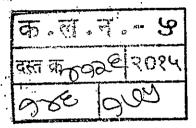
## **OTHER CHARGES:-**

- (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.

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LOĎHA DEVELOPERS PVT. LT

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

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

"RESOLVED THAT consequent to merger of Lodha Construction (Dombivli), Partnership Firm, with the Company w.e.f. 27th 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 Vadhwana Company Secretary

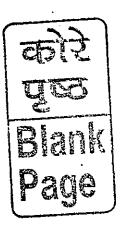
Date: 1 1 March, 2015

Regd. Off.: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001
Tel.: +91,22,23024400 Fax: +91,22,23024550

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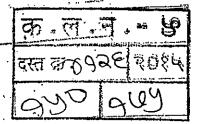
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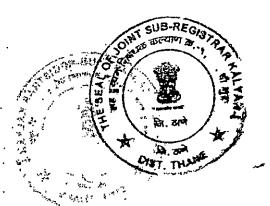
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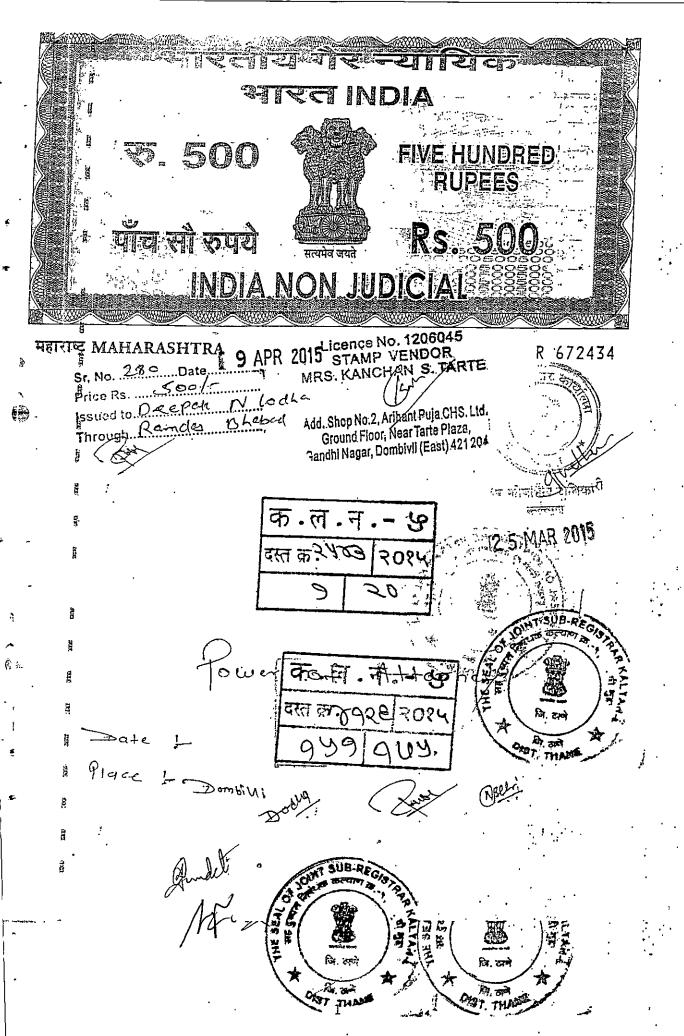
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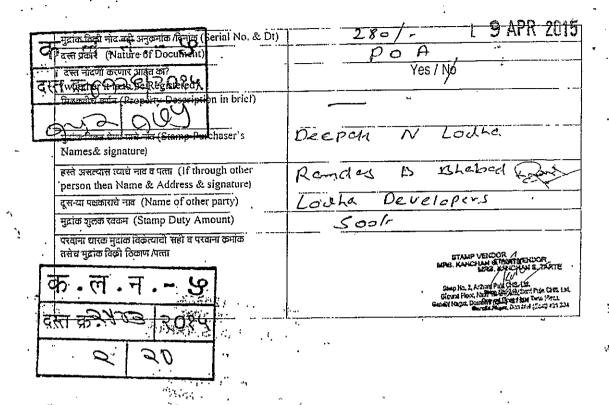












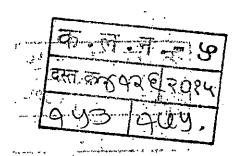


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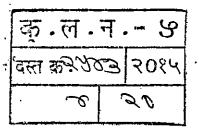
I, DEEPAK N. LODHA, the Authorized Signatory of LODHA DEVELOPERS PVT. LTD (consequent to metre of LODHA CONSTRUCTION (DOMBIVALI)', Partnership firm with the company w.e.f. 27/02/2015) (hereinafter referred to as "the said Company"), having office at Lodha Excelus, N.M.Joshi Marg, Mahalaxmi, Mumbai 400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

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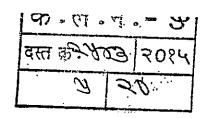
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WHEREAS LODHA DEVELOPERS PVT. LTD., by its Board and empowered me to execute and sign Agreements in respect of Lodha Heaven Lodha Elite' Project situate at Dombivali and other documents related thereto as case may be and on behalf of the company.

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:-

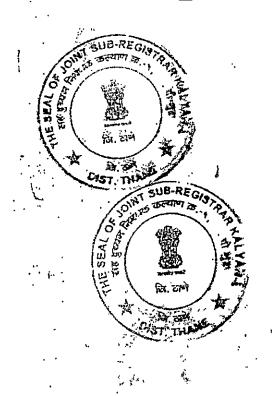
- 1. To lodge various Agreement for Sale, Deed of Conveyance, Deed of Lease, Deed of Exchange, Deed of Consent, Supplementary Deed, Deed of Declaration, Deed of Rectification, Deed of Cancellation and all other such documents and corresponding / other Power of Attorneys pertaining to Flats / Shops / 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 Pour of Attorns on my behalf.

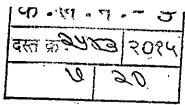
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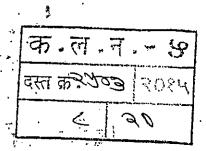
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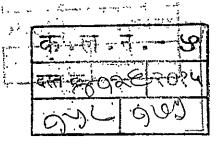
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AND I as Authorized Signatory of LODHA DEVELOPERS. 4. PVT. LTD., shall ratify and confirm the ages done by the Attorney which the said attorney shall lawfolly of by virtue. of these presents. In witness whereof, I Deepak N. Lodha and (1) Bhabad and (2) Mr. Nilesh Bhandari, haves day of Afril 2015 at Dombivali. SIGNED, SEALED AND DELIVERED By the Withinnamed SHRI. DEEPAK N. LODHA Authorized Signatory of LODHA DEVELOPERS PVT. LTD in the presence of ..... 1) 2) We Accept the Power, 1) Mr. Ramdas Bhabad 2) Mr. Nilesh Bhandari in the presence of .....





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Commerty Known as Lodha Developers Limited)
Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011; mura

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 (Dombivit), Parmership Firm with the Company w.e.f. 27th February, 2015, the Board do hereby severally authorise Mr. Bajardre, Lodha and Mr. Deepak Lodha, for execution and signing of Agreement of the 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.

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Yogesh Vadhwana Company Secretary

Date: 13th March, 2015

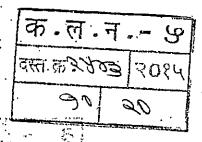
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Regd. Off.: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle , Fort, Mumbal-400001 Tel.: +91.22.23024400 Fax: +91.22.23024550 CIN No. U45200MH1995PTC093041

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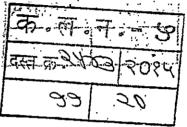
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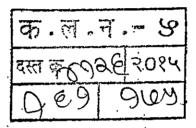
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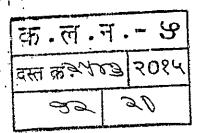






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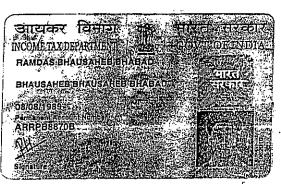


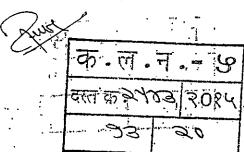
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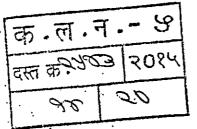
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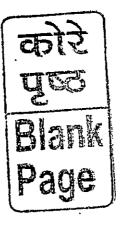
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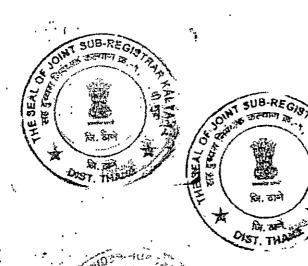


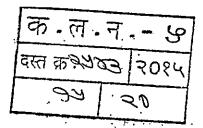
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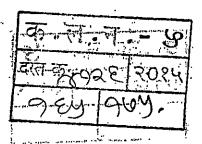


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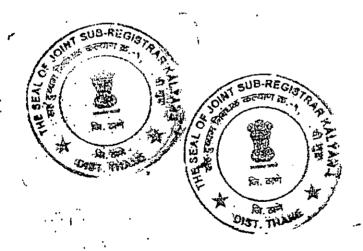
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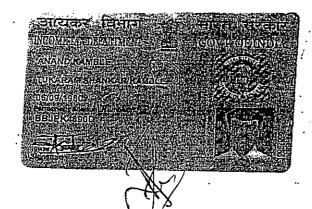
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क.ल.न.



भारत निवडणूक आयोग ओळखपत्र ELECTION COMMISSION OF INDIA IDENTITY CARD



मतदाराचे नांव

विजय मारुती गाडे

Elector's Name

; VIJAY MARUTI GADE

बडिलांचे नांव

. : मारुती गाडे

Father's Name

; MARUTI GADE

लिंग/Sex

: पुरुष / MALE

जन्म तारोख/Date 🎢 🖏

: 18/09/1981



A. Gudel



. ; . : . <del>\*</del>

507/2543 कलन5 D.C / **२**0 दस्त गोपवारा भाग-1 गुरुवार,09 एप्रिल 2015 3:36 म.नं. दस्त क्रमांक: 2543/2015 -वन्न क्रमांक: कलन5 /2543/2015 वाजार मुल्यः रु. 01/-मोचदला: म. 00/-भरभंतं मुदांक शुल्कः रु.500/-दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात अ. कं. 2543 वर दि.09-04-2015 सावरकरणाराचे नाव: रामदास भाषड -रोजी 3:28 म.नं. वा. हजर केला. नोंदणी फी ≭. 100,00 दस्त हाताळणी फी খ. 400.00 पष्टांची मंख्या: 20 प्कृष: 500:00 दस्तरिकर करणाऱ्याची मही:

Joint Sub Registrar K≉l, an 5

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दस्ताचा प्रक्रानः कलम् खन्यारपय

माक शृत्कः a जेव्हा तो प्रतिकलार्थ देण्यान आलेला असून@ त्यामुळे कोणतीही स्थायर मालक्र मिळत असेल नेव्हा

शिका के. 1 09 / 04 / 2015 03 . 28 : 40 PM ची वेळ: (सादरीकरण)

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

प्रतिज्ञा पत्र

सदर दस्तऐवज नेंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता, कायदेशीर बाबीसाठी खातील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तामुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहुन घेणार सही

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Joint Sub Registrar Kalyan 5

SUB-REG

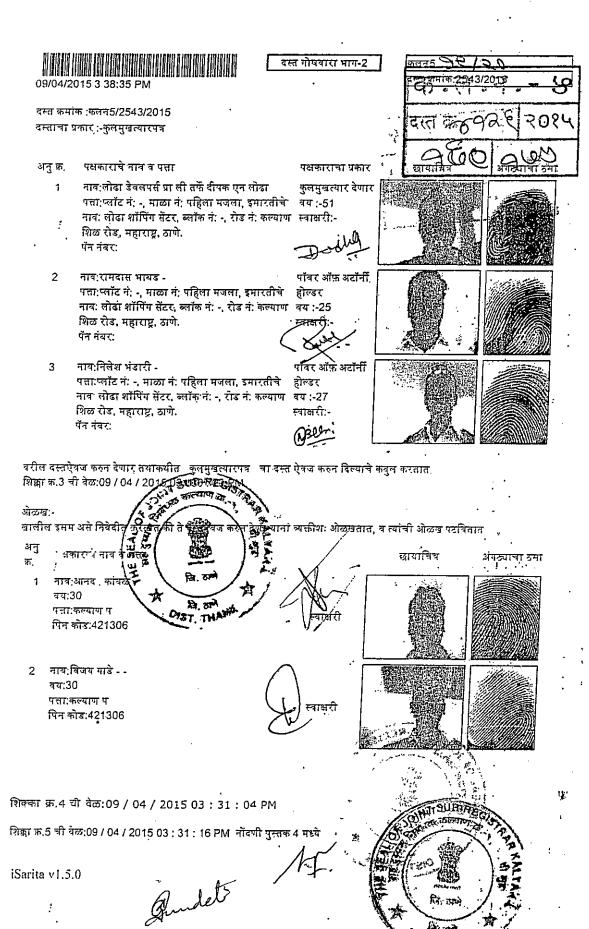
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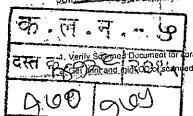
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2543 /2015

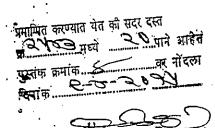
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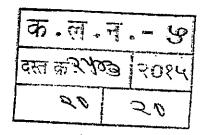


Know Your Rights as Registrants

Document for correctness through thumbnail (4 pages on a side) printout after scanning, mid(O) scannied document along with original document, immediately after registration.

For feedback, please write to us at feedback, isanta@gmail.com









क.ल.न.- ५ भ्याई लेखा संख्या /PERMANENT ACCOUNT NUMBER AGYPG3574B TH NAME VIJAYALAXMI LAXMIPATHI GUNDETI पिता या नाम /FATHER'S NAME LAXMINARAYANA RAJANNA KASTURI जन्म तिथि /DATE OF BIRTH P.Bor 28-06-1972 हस्ताक्षर /SIGNATURE आयकर आयुक्त (कम्प्यूटर केन्द्र) Commissioner of Income-tax (Computer Operations) ज़ायकर विमाग भारत सरकार. · INCOMETAX DEPARTMENT GOVT. OF INDIA A LAXMIPATHI'G GUNDETI GUNDETI GANGARAM YELIAYYA -06/04/1962 Pennanent Account Number AGYPG3575A Signature O OF THE BETTE THE SEAL DY DESIGNATION OF THE PROPERTY क्षे आहे Permeneni Account

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# कुलमुखल्यार मनाचे घोषणापन

मी, श्री श्रीमती रची र्मा जिर्
करतों की, दुस्पम निबंधक किर्मार्थ प्राप्त कार्याकथात
<u> १८० । १५ वा शिर्षकाचा</u> दस्त नोंदणीसाठी सादर करण्यांत आला
आहे. श्री श्रीमती विके हो है।
इतरः सानी विनांक 9/4/15 रोजी मका दिलेल्या
छुल्मुखत्यारमत्रांच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे /
नियादीत करून कब्लीजनाब दिला आहे. सदर कुलहुखत्यास्पन लिह्न
देणार यांनी कुलसुखत्यापत्र रद्दद केलेले नाहीं, किंवा कुलसुखत्यारंपत्र लिहून
देणार व्यक्तीपैकी कीणीही सरत झालेले नाही किंवा अन्य कोणतयाही
कारणामुळे खुलमुखत्यारपत्र रद्दबावल ठरलेले नाहीः सदरचे
छलमुखत्यारक पूर्णपणे वैध असून उपरोक्त कृती कार्यका
सर्म आहे: सदरचे कंयन सकीचे आढळून आल्यान है तहणी अविनेशन
१९०८ में कालम ८२ अन्वयं शिक्षेस मी पात्र राष्ट्रीम में जाणीन
व्याहे.
डिकाण :
दिनांक:
TET Quille Se
खुलसुखत्यार पताचे घोषणापत्र लिह्न देणार

Andelo

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<u>.</u> 3 507/4126

शक्रवार, 29 में 2015 3:47 म.नं.

दस्त गोषवास भाग-1

दस्त क्रमांक: कलन5 /4126/2015

बाजार म्ल्य: रु. 38,42,500/-

मोबदला: रु. 41,41,152/-

भरतले मुद्रांक शुल्क: र.2,07,500/-

द्. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

अ. कं. 4126 वर दि.29-05-2015

रोजी 3:46 य.नं. वा. हजर केला.

पावती:4599

पावती दिनांक: 29/05/2015

सादरकरणाराचे नाव: विजयलक्ष्मी लक्ष्मीपति गुंडेटी

नोंदणी फी

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दस्त हाताळणी फी

দ্ৰ, 3500.00

दस्त हजर करणाऱ्याची मही:

एकुण:. 33500.00

Joint Sub Registrar Kalyan

ြံ့ပိတ်ကို Sub Registrar Kalyan 5

दस्ताचा प्रकार: करारनामा

( Sign )

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोण्य्यही किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्यां हृद्दीत असलेल्या कोणत्याही ग्रामीण के (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या बार् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 29 / 05 / 2015 03 : 39 : 04 PM ची वेळ: (सादरीकरण)

शिक्का कें. 2 29 / 05 / 2015 03 : 39 : 55 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्मत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोवत जोडलेले कागदपत्रें दस्तांची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जवाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही ्र कायदा / नियम / परिपत्रक यांचे चूल्लघंत होत नाही.

किंक केगार सही

लिंहुन घेणार सही

