

Sunteck 

AGREEMENT FOR SALE

Project Name: Sunteck Maxx World -1

Flat No. 2302 *On* 23rd *Floor in* - *Bldg/Wing Tower* 1

Sunteck World
NAIGAON

Receipt (pavli)

534/10223

Friday, June 28, 2024

7:22 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10899 दिनांक: 28/06/2024

गावाचे नाव: टिबरी

दस्तावेजाचा अनुक्रमांक: वसई-10223-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नितेश ज्ञानोबा काले तर्फे कु सु म्हणून मुहम्मद सुफयान शाहनवाझ खान

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

एकूण:

रु. 33000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:41 PM ह्या वेळेस मिळेल.

Joint S R Vasai-5

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

वाजार मूल्य: रु. 3972000/-

मोबदला रु. 5700000/-

भरलेले मुद्रांक शुल्क : रु. 342000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0624280809330 दिनांक: 28/06/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0624285009185 दिनांक: 28/06/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH004188260202425E दिनांक: 28/06/2024

वैकेचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : गह दु.नि.वमई 5

07/2024

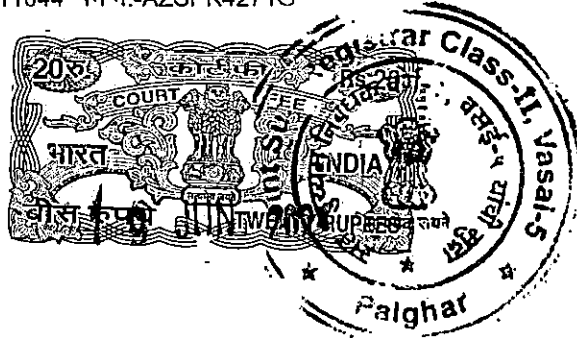
दस्न क्रमांक : 10223/2024

नोंदणी :

Regn:63m

गावाचे नाव : टिवरी

विवेखाचा प्रकार	करगणनामा
मोवदला	5700000
वाजागभाव(भाडेपट्ट्याच्या तितपट्टाकार आकारणी देतो की पट्टेदार ने दे करणे)	3972000
भू-मापन,पोटहिसमा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: युनिट क्र.2302,युनिट चे क्षेत्रफळ 47.03 चौगम मीटर कार्पेट रेग प्रमाणे व 5.96 चौगम मीटर वाढीव क्षेत्रफळ म्हणजेच एकूण क्षेत्रफळ 52.99 चौ. मी. 23 वा मजला,बिल्डिंग नं.1,मनटेक सॅकम ब्लॉक- 1,टिवरी,नायगाव पूर्व,नालुका वमई,जिल्हा पालघर,पिनकोड 401208,मौजे टिवरी,विभाग क्र. 3-1-5. मधील सर्वे नं. 54/4-1,54/4-2,54/6,54/7-2,55/2,55/3,55/4,55/5ए,56/1-2,56/2,56/3.((Survey Number : सर्वे नं:-54/4-1,54/4-2, 54/6, 54/7-2, 55/2, 55/3, 55/4,55/5ए, 56/1-2, 56/2, 56/3.))
क्षेत्रफळ	1) 58.28 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालययाचा नाव किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनटेक रियल्टी लिमिटेड चे अॅथोरिटीड्ड रिप्रेझेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु. म्हणून शरद दोडे वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: पाचवा मजला , इमारतीचे नाव: मनटेक सेंटर , ब्लॉक नं: 37-40, सुभाष रोड, रोड नं: विलेपार्ले पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAACI0336E 2): नाव:-डीडीपीएल ग्लोबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून मनटेक रियल्टी लिमिटेड चे अॅथोरिटीड्ड रिप्रेझेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु. म्हणून शरद दोडे वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या गमोर , रोड नं: कांदिबनी पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACCD8498G 3): नाव:-युनिकॉर्न इन्फ्राप्रोजेक्ट्म अॅण्ड इन्स्ट्रुम प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून मनटेक रियल्टी लिमिटेड चे अॅथोरिटीड्ड रिप्रेझेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु. म्हणून शरद दोडे वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या गमोर , रोड नं: कांदिबनी पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AABCU1621M
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा णी न्यायालययाचा हक्कनामा किंवा आदेश न्याय,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितेश जानोवा काले तर्फे कु मु म्हणून मुहम्मद सुफयान शाहनवाझ खान वय:-21; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर 21, योजना नं 6, बिल्डिंग 2/3, यमुनानगर निगडी, रोड नं: पुणे, महाराष्ट्र पुणे. पिन कोड:-411044 पॅन नं:-AZSPK4271G
दस्तऐवज करून दिल्याचा दिनांक	28/06/2024
दस्त नोंदणी केल्याचा दिनांक	01/07/2024
अनुक्रमांक,खंड व पृष्ठ	10223/2024
वाजागभावाप्रमाणे मुद्रांक शुल्क	342000
वाजागभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



कनामात्री विचारान घेतलेला नपथील:-

क शुल्क आकारणाना निवडलेला अनुच्छेद :-

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)

सह दुय्यम निबंधक
वसई क्र. ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface
1	NITESH DNYANOBA KALE	eChallan	03006172024062600664	MH004188260202425E	342000.00	SD	0002389741202425	28/06
2		DHC		0624280809330	1000	RF	0624280809330D	28/06
3		DHC		0624285009185	2000	RF	0624285009185D	28/06
4	NITESH DNYANOBA KALE	eChallan		MH004188260202425E	30000	RF	0002389741202425	28/06

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

Valuation

मूल्यांकन
जिल्हा
मूल्य विभागाचे
उप मूल्य
क्षेत्राचे न

वार्षिक मूल्य
खुली जमिनी
5470

बांधीव द्या
बांधकाम
बांधकाम
उद्भव

प्रकल्पाचे
Sale Type
Sale/Re

(सूत्र) प्रकर
प्रकर

मजरा

घसा

A) मुख्य

-Appli

प्रकृति

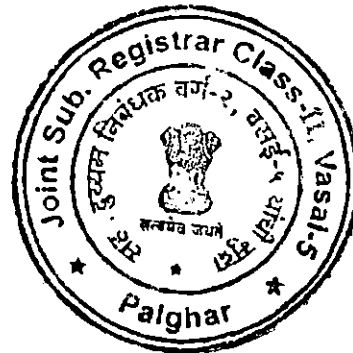
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202406289883			28 June 2024 07:17:59 PM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	पालघर					
मूल्य विभाग	तालुका - वसई					
उप मूल्य विभाग	3/1/5-सनटेक रियल्टी लिमिटेड					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation			सर्व्हे नंबर /न भू क्रमांक .		
425	28/06	वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.				
		खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
		5470	59000	67900	73600	67900
						मोजमापनाचे एकक चौ मीटर
	28/06	बांधीव क्षेत्राची माहिती				
	28/06	बांधकाम क्षेत्र (Built Up)	58.28 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -
		बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय -	0 (r) 2 वर्षे	बांधकामाचा दर -
		उद्दवाहन सुविधा -	आहे	मजला -	21st and Above	बांधीव
425	28/06	प्रकल्पाचे क्षेत्र -	Above 2 hector			
		Sale Type - First Sale				
		Sale/Resale of built up Property constructed after circular dt.02/01/2018				
		(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((मिळकतीचा प्रति चौ मीटर मूल्यदर) * 105 %)			
		प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ मीटर दर = Rs. 61950/-			
		मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.68145/-			
		घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
			= (((68145-5470) * (100 / 100)) + 5470)			
			= Rs.68145/-			
		A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
			= 68145 * 58.28			
			= Rs.3971490.6/-			
		Applicable Rules	= 3, 5 अ. 9, 18, 19			
		एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्ता वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्ता बाल्कनी + सेव्यंगलित वाहनतळ			
			= A + B + C + D + E + F + G + H + I + J			
			= 3971490.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
			= Rs.3971491/-			
			= ₹ एकोणचाळीस लाख एकाहत्तर हजार चार शे एकव्याणव /-			

Home

Print

सह मुख्य निबंधक वर्ग-२
वसई क्र. ५

वसई क्र.-५
दस्त क्र. १०२१३/२०२४
१ / १६०



CHALLAN
MTR Form Number-6



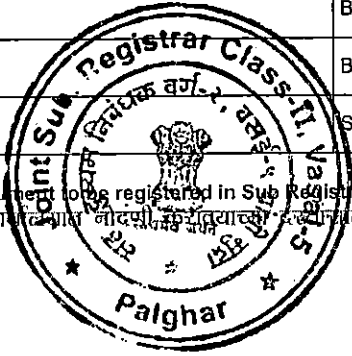
MH004188260202425E	BARCODE	Date 26/06/2024-12:22:47	Form ID 25.2
Department Inspector General Of Registration	Payer Details		

CHALLAN
MTR Form Number-6



MH004188260202425E	BARCODE	Date 26/06/2024-12:22:47	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Stamp Duty of Payment Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)	AZSPK4271G	
Name VSI2_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	NITESH DNYANOBA KALE	
Location PALGHAR	Flat/Block No.	FLAT NO. 2302, TOWER NO. 1, SUNTECK MAXX	
2024-2025 One Time	Premises/Building	WORLD 1	
Account Head Details	Amount In Rs.		
046401 Stamp Duty	342000.00	Road/Street	TIVRI
063301 Registration Fee	30000.00	Area/Locality	NAIGAON
		Town/City/District	
		PIN	4 0 1 2 0 8
		Remarks (If Any)	PAN2=AAACI0336E~SecondPartyName=SUNTECK REALTY LTD~
		Amount In	Three Lakh Seventy Two Thousand Rupees Only
	3,72,000.00	Words	
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	03006172024062600664 5164777491
Cheque/DD No.	Bank Date	RBI Date	26/06/2024-12:23:52 Not Verified with RBI
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

वसई क्र. ५
दस्त क्र. १०५१३/१०२६
२ / १६



Department ID : Mobile No. : 9730073842
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दृश्यम निबंधक कार्यालय नोंदणी कार्यालय वसई पाळघर लायु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

CHALLAN
MTR Form Number-6



MH004188260202425E	BARCODE	Date	26/06/2024-12:22:47	Form ID	25.2
Department	Inspector General Of Registration	Payer Details			
Stamp Duty	Registration Fee	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)	AZSPK4271G		
Name	VS12_VASAI NO 2 JOINT SUB REGISTRAR	Full Name	NITESH DNYANOBA KALE		
Location	PALGHAR	Flat/Block No.	FLAT NO. 2302, TOWER NO. 1, SUNTECK MAXX		
2024-2025 One Time		Premises/Building	WORLD 1		
Account Head Details		Amount In Rs.			
46401	Stamp Duty	342000.00	Road/Street	TIVRI	
63301	Registration Fee	30000.00	Area/Locality	NAIGAON	
			Town/City/District		
			PIN	4	0 1 2 0 8
			Remarks (If Any)	PAN2=AAACI0336E--SecondPartyName=SUNTECK REALTY LTD-	
			Amount In	Three Lakh Seventy Two Thousand Rupees Only	
		3,72,000.00	Words		
Bank Details			FOR USE IN RECEIVING BANK		
PUNJAB NATIONAL BANK			Bank CIN	Ref. No.	03006172024062600664 5164777491
Cheque-DD Details			Bank Date	RBI Date	26/06/2024-12:23:52 Not Verified with RBI
Cheque/DD No.			Bank-Branch		
			PUNJAB NATIONAL BANK		
Branch of Bank			Scroll No. , Date		
			1 , 27/06/2024		
Document ID :			Mobile No. : 9730073842		
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.					
चलान केवल दस्तावेज नितधाक कार्यालयात नोंदणी करवावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तावेजांसाठी सदर चलान लागू नाही.					
Challan Defaced Details					
No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-534-10223		0002389741202425	28/06/2024-19:22:09	IGR545	30000.00



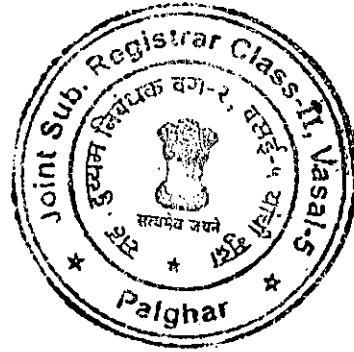
GRN : MH004188260202425E Amount : 3,72,000.00

Bank : PUNJAB NATIONAL BANK

Date : 26/06/2024-12:22

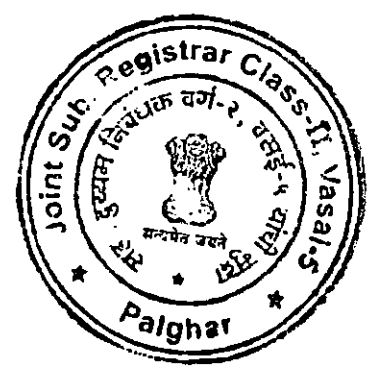
2	(IS)-534-10223	0002389741202425	28/06/2024-19:22:09	IGR545	34200
Total Defacement Amount					3,72,00

वसई क्र.-५
दस्ता क्र. १०२१३ / २०२४
४ / १६०



3/2024-12:22
34200
3,72,000

वसाई क्र.-५
दस्त क्र. ११२१३/२०२४
५ / १६०



AGREEMENT FOR SALE

[Handwritten signature]

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 28th day of June 2024.

BY AND BETWEEN

SUNTECK REALTY LIMITED, (PAN – AAACI0336E), a company incorporated under the provisions of Companies Act, 1956, having its registered office at 5th floor, Sunteck Center, 37-40, Subhash Road, Vile Parle (East), Mumbai – 400 057, represented by its authorized signatory Laxmi Waghels (Aadhar no. _____) authorized vide board resolution dated _____ hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor or successors and business nominees and permitted assigns) of the **FIRST PART**;

AND

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PRIVATE LIMITED [PAN:

DDPL GLOBAL INFRASTRUCTURE

AACCD8498G], a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Unicorn House, Shreeji Vihar, Opposite MTNL, Kandivali (West), Mumbai 400067, through its Constituted Attorney, Sunteck Realty Limited through its Director/ Authorised Representative Laxmi Waghela, (hereinafter referred to as "DDPL", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **SECOND PART**;

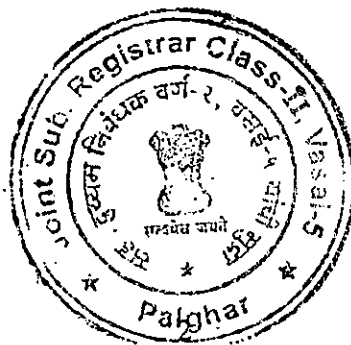
AND

UNICORN INFRAPROJECTS AND ESTATES PRIVATE LIMITED [PAN: AABCU1621M], a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Unicorn House, Shreeji Vihar, Opposite MTNL, Kandivali (West), Mumbai 400067 through its Constituted Attorney, Sunteck Realty Limited through its Director / Authorised Representative Laxmi Waghela, (hereinafter referred to as the "Unicorn", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **THIRD PART**;

(DDPL and Unicorn shall hereinafter together be referred to as "the Owners")

AND

Mr./Ms. NITESH DNYANOBA KALE residing at SECTOR 21, SCHEME NO.6, BLDG 2/3, YAMUNANAGAR NIGDI, PUNE - 411044, hereinafter referred as "Unit Holder", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**; (applicable in case where purchase is by an Individual



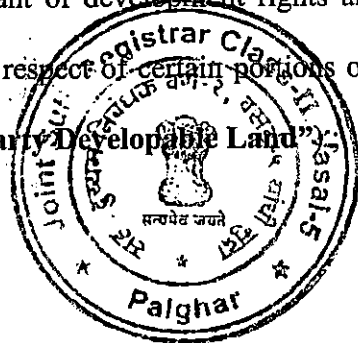
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The Promoter and the Unit Holder/s are hereinafter collectively referred to as "Parties" and individually as "Party".

WHEREAS:

- A. DDPL Global Infrastructure Private Limited ("DDPL") has by virtue of various agreements / deeds, acquired and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces and parcels of land aggregately admeasuring approximately 3,54,334 square meters lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile District Thane), within the Registration District of Thane-Bassein and within the jurisdiction of the Sub-registrar of Assurances at Vasai, (hereinafter collectively referred to as "the DDPL Land");
- B. Unicorn Infraprojects and Estates Private Limited ("Unicorn") has by virtue of various agreements / deeds acquired and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces and parcels of land aggregately admeasuring approximately 1,29,468 square meters lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile District Thane), within the Registration District of Thane-Bassein and within the jurisdiction of the Sub-registrar of Assurances at Vasai, (hereinafter collectively referred to as "the Unicorn Land");
- C. The DDPL Land and the Unicorn Land aggregately admeasuring 4,83,802 square meters shall hereinafter be collectively referred to as the "Larger Land";
- D. The Owners have executed agreements for grant of development rights and/or assignment of FSI in favour of third parties in respect of certain portions of the Larger Land (hereinafter referred to as **Third Party Developable Land**);



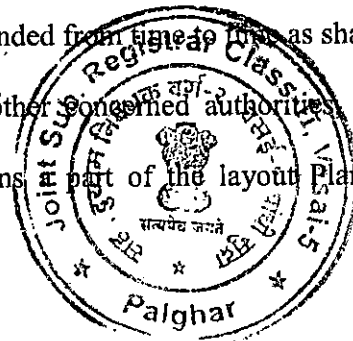
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The Owners are in the process of acquiring certain land parcels from various other land owners and these lands are hereinafter collectively referred to as "Proposed Acquisition Land";

- F. The Larger Land after excluding/ deducting the Third Party Developable Land but including / adding the Proposed Acquisition Land shall hereinafter be aggregately referred to as the "Project Land";
- G. By and under a Development Agreement dated 31st May, 2017 and registered with the Sub-registrar of Assurances under Serial No. Vasai-1-1074-2018 on 31st January, 2018 ("said DA") executed by and between DDPL as the party of the First Part therein, Unicorn as the party of the Second Part therein and the Promoter as the party of the Third Part therein, the Parties *inter alia* agreed to undertake joint development of the Project Land by consuming the Project FSI thereon for the consideration and upon the terms and conditions mutually agreed amongst them;
- H. The Promoter proposed to develop the Project Land in phased manner as stipulated in the said DA which would be called as "Sunteck – MaxxWorld". As a part of the aforesaid development, the Promoters has divided the development of the Project Land into multiple phases/ clusters/ projects which shall be developed. ;
- I. The Owners have obtained the necessary permission for change of use of the said Property from "agricultural" to "non-agricultural use.
- J. The Promoter proposed to construct/ develop residential, commercial, retail (mixed use) buildings/ tower/ cluster/s with parking space as per plans approved and as may be amended from time to time as shall be required subject to approval of VVCMC and other concerned authorities, if any. The Project "Sunteck – MaxxWorld" forms part of the layout plan approved by Vasai Virar City



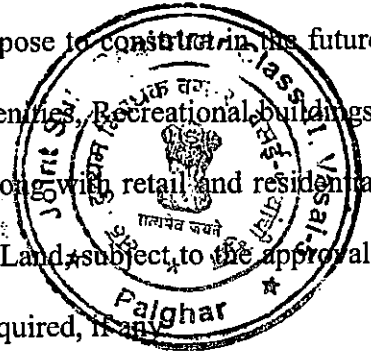
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Municipal Corporation ("VVCMC") vide its letter bearing No. VVCMC/TP/RDP/SPA-VP-006/58/2019-20 dated 15th January, 2020 comprising of all those pieces and parcels of land at Village Tivri, Taluka Vasai and District Palghar, bearing New Survey Nos. S.No. 51. H. No. 1, S.No. 51. H. No. 4 - 11, S.No. 52. H. No. 1, S.No. 52. H. No. 3, S.No. 52. H. No. 5/1, S.No. 52. H. No. 5/2, S.No. 54. H. No. 4/1, S.No. 54 H. No. 4/2, S.No. 54 H.No. 6, S. No. 54 H.No. 7/2, S.No. 55 H.No. 2, S.No. 55 H.No. 3, S.No.55 H.No.4, S. No. 55 H. No. 5A, S. No. 56 H. No. 1/2, S. No. 56 H.No. 2, S.No. 56 H.No. 3, aggregately admeasuring 66,584 sq. mtrs. or thereabouts, more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said Layout**");

K. The Promoter has expressly informed the Unit Holder/s that by and under the plans sanctioned /approved by the VVCMC, the Promoter is entitled to develop the Project Land in a phase-wise manner and has presently undertaken development on a portion of the said layout comprising of all those pieces and parcels of land admeasuring 28201.72 sq. mtrs. out of total land admeasuring 34,461.21 sq. mtrs. or thereabouts bearing New Survey Nos. S.No. 54. H. No. 4/1, S.No. 54 H. No. 4/2, S.No. 54 H.No. 6, S. No. 54 H.No. 7/2, S.No. 55 H.No. 2, S.No. 55 H.No. 3, S.No.55 H.No.4, S. No. 55 H. No. 5A, S. No. 56 H. No. 1/2, S. No. 56 H.No. 2, S.No. 56 H.No. 3, at Village Tivri, Taluka Vasai and District Palghar, more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "**the said Property**");

L. The Unit Holder/s consent and acknowledge that in addition to the plans sanctioned /approved by the VVCMC, the Promoter may propose to ~~construct~~ in the future utility buildings, EWS Housing, Shops, Social amenities, Recreational buildings, Institutional building and commercial buildings along with retail and residential buildings in the layout on the said Layout/Project Land subject to the approvals from the VVCMC and the concerned authorities required, in



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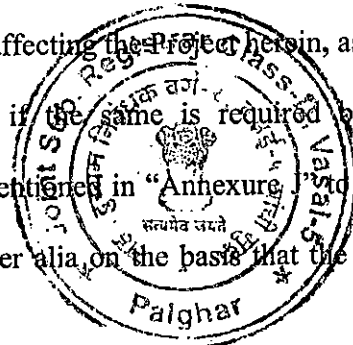
M. The Promoter has, as a part of the aforesaid development, constructed 09 (Nine)

residential/commercial buildings/ tower/ cluster/s with/without common podium and parking levels as per plans approved by the VVCMC and other concerned authorities which is known as "Sunteck – MaxxWorld" (hereinafter referred to as "Project"). The Project "Sunteck – MaxxWorld" forms a part of the layout Plan approved by VVCMC vide its letter vide its letter bearing No. VVCMC/TP/RDP/SPA-VP-006/58/2019-20 dated 15th January, 2020. ;

N. VVCMC has approved the building plans of the buildings/ towers constructed by the Promoter on the Project Land in the Project "Sunteck – MaxxWorld" vide its Commencement Certificate/s dated 3rd December 2020 bearing reference no. VVCMC/TP/RDP/SPA-VP-006/024/2020-2 a copy whereof is annexed hereto in "Annexure "B" (hereinafter referred to as the "Commencement Certificate").

O. The Unit Holder/s consent and acknowledge that in addition to the plans sanctioned /approved by the VVCMC, the Promoter may propose to construct in the future utility buildings, EWS Housing, Shops, Social amenities, Recreational buildings, Institutional building and commercial buildings along with residential buildings in the layout on the Project Land, subject to the approvals from the VVCMC and the concerned authorities;

P. The Promoter shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said Property/ Project Land, layout, relocate/ realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities, without adversely affecting the Project herein, as the Promoter may deem fit in its sole discretion or if the same is required by the concerned authority. The consideration as mentioned in "Annexure "B" to be paid by the Unit Holder/s has been calculated inter alia, on the basis that the Unit Holder/s have granted their



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irrevocable and binding consent to make any such variations, alterations, amendments or deletions..

- Q. For the purpose of the development, the said Layout envisage construction of underground tanks, fire-fighting tanks, rain harvesting tanks, sewage treatment plants and installation of transformers, access roads and recreation grounds, which will be in common for all the buildings to be constructed on the said Layout;
- R. The Promoter has expressly informed the Unit Holder/s that as per the plans sanctioned /approved by the VVCMC, the Promoter has constructed Nine Buildings each comprising of stilt or basement and stilt plus 23 habitable floors (hereinafter referred to as "said Buildings") and delineated on the Block Plan annexed hereto and marked "Annexure D" shown surrounded by black color boundary lines).
- S. The Promoter is entitled to and proposes to transfer self-contained independent residential units in the Project "Sunteck MaxxWorld" to intending buyers on 'ownership basis' and to enter into agreements with the intending buyers as stipulated under the said DA and under the provisions of the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 (hereinafter referred to as "MOFA") and rules alongwith Real Estate (Regulation and Development) Act, 2016, ("RERA") and the rules and regulations thereunder;
- T. The copy of the certificate of title dated 7th December 2020, issued by Adv. Pushkar R. Patil with respect to the said Property is annexed hereto and marked as "Annexure E".
- U. The development of "Sunteck - MaxxWorld" will be carried out in phase and the Promoter has presently undertaken development of "Sunteck - MaxxWorld - 1"



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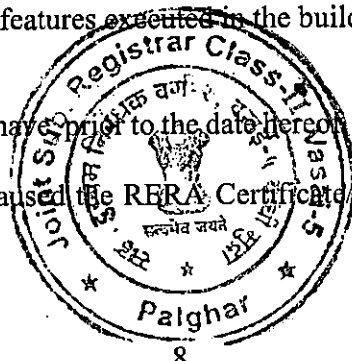
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on the said Property (hereinafter referred to as "the said Project") and has been

registered as a 'real estate project' with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA") and the Regulations. The Authority has duly issued Certificate of Registration No. [P99000024072] dated [08.09.2021] for "Sunteck - MaxxWorld 1" and copy of the RERA Certificate is annexed and marked as "Annexure F" hereto. The Promoter has duly constructed and completed the Projects and the VVCMC has issued Occupation Certificate ("OC") bearing reference no. VP 006 - 41-2023-24 dated 16th February 2024 in respect of both the Projects, copy whereof are annexed hereto and marked as "Annexure C"

- V. The Promoter has been felicitated with EDGE Green Building Certification for the Project by EDGE-IFC for its endeavor towards ensuring that its project is designed sustainably as next generation buildings, keeping the environment's wellbeing at the center of its mission. The Promoter is taking systematic steps towards prioritizing sustainability. The Promoter had released its first annual Environmental Social and Governance (ESG) report in July 2022 and emphasized its focus on 'Creating Sustainable Spaces'. Copy of Green Building Certification for the projects from Edge-IFC is annexed hereto and marked **Annexure "G"**. As mandated by Edge-IFC, CUSTOMER GUIDELINES for this Project is being annexed hereto as **Annexure "H"** for the reference of the Purchaser/s as design guideline for the Purchaser/s in respect of their respective Unit within the Project. Additionally, these Guidelines intend to make the Purchasers acquainted to the various green building features executed in the building.

- W. The Unit Holder/s has/have prior to the date hereon examined copies of the RERA Certificate/s and has caused the RERA Certificate/s to be examined in detail by

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his/her/its Advocates and Planning and Architectural consultants. The Unit Holder/s has/have agreed and consented to the development of the said Property, in the manner mentioned in the RERA Certificate. The Unit Holder/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and Regulations and has/have understood the documents and information in all respects. The Unit Holder/s demanded from the Promoter and the Promoter has given the inspection to the Unit Holder/s of all the documents of title relating to the said Property, the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the MOFA, RERA (hereinafter collectively referred to as the "said Acts") and the Rules and Regulations made thereunder and shall be provided to the Unit Holder/s with any other document, if and when necessary under any other law as may be applicable from time to time. The Unit Holder/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has/have understood the documents and information in all respects.

- X. After satisfying himself/herself/themselves/self with regard to the title of the said Property and after perusal of all the orders and various permissions, sanctions and approvals mentioned hereinabove, the Unit Holder/s has/have applied, and the Promoter has agreed to transfer to the Unit Holder/s under the provisions of the Acts and the Rules and regulations made thereunder, residential Unit No. 2302 admeasuring 47.03 square mtrs. carpet area as per RERA and 5.96 square mtrs. of other useable areas aggregating to 52.99 square mtrs. of total useable area on the 23rd floor in the Building No. 1 ("the said Building") in the "Sunteck - MaxxWorld 1" ("said Project") (hereinafter referred to as the "said Unit" delineated on the Floor Plan thereof and thereon shown surrounded by Black colour boundary line and marked "Annexure I") along with right to use and enjoy proportionate share in the common areas, amenities and facilities of the said

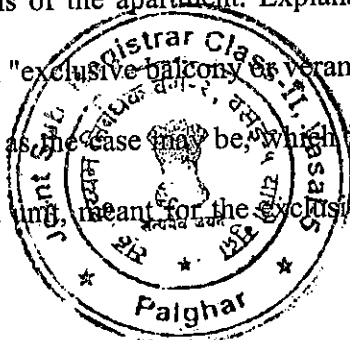
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Project with full notice of the terms conditions and provisions contained in documents hereinabove and subject to the terms and conditions hereinafter appearing.

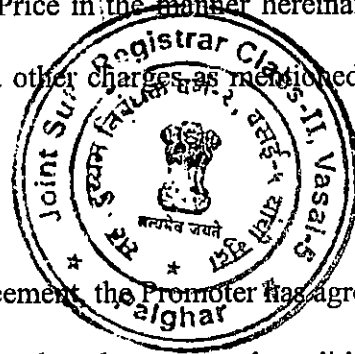
- Y. The Promoter has also agreed to allot to the Unit Holder/s **(0) NIL** covered car parking space/s in the basement/stilt level/stack parking of the Wing of the said Building (hereinafter referred to as the "Car Park/s") for the consideration and upon the terms and conditions as appearing herein; (The said Unit together with the proportionate share in common areas, amenities and facilities with the allotment/right to use the **(0) NIL** Car Park/s are hereinafter collectively referred to as the "said Premises" and more particularly described in the **THIRD SCHEDULE** hereunder written).
- Z. The total aggregate consideration amount for the said unit is **Rs.57,00,000/-** (**Rupees Fifty Seven Lakhs and Paise Zero Only**) (hereinafter referred to as "Purchase Price") payable in a manner as hereinafter appearing;
- AA. The Promoter has provided the specifications, common areas, fixtures, fittings and amenities in the Projects, details whereof are set out in the **FOURTH SCHEDULE** hereunder written in the said Project;
- BB. For the purpose of this Agreement as per the provisions of RERA, the definition of "carpet area" means the net usable floor area of an unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Explanation - For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of the said unit, meant for the exclusive use of the Unit Holder; and



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"exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Unit Holder. The expression "walls" would mean walls made of Reinforced Cement Concrete (RCC) or plain concrete or Shear wall(s) or walls made from bricks or blocks or precast materials or drywalls or walls made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall. All walls which are constructed or provided on the external face of an apartment shall be regarded as "external wall" and all walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall";

CC. Prior to the execution of these presents the Unit Holder/s has / have paid to the Promoter a sum of Rs.5,88,000/- (Rupees Five Lakhs Eighty Eight Thousand And Paise Zero Only) being part payment of the Purchase price of the said unit agreed to be sold by the Promoter to the Unit Holder/s as advance payment or deposit (the payment and receipt whereof the Promoter doth hereby admit and acknowledge at the foot of these presents) and the Unit Holder /s has / have agreed to pay to the Promoter balance of the Purchase Price in the manner hereinafter appearing in "Annexure J" annexed hereto and other charges as mentioned in clause II (10).



DD. Relying upon the application, declaration and agreement, the Promoter has agreed to sell to the Unit Holder the said Unit at the price and on the terms and conditions hereinafter appearing.

EE. The Promoter had appointed Sandeep Shikre & Associates., registered with the Council of Architects for planning the development of the said Property and had also appointed Epicons Consultants, Pvt. Ltd, as Structural Engineers for preparation of structural designs and drawings of the said Project/s;

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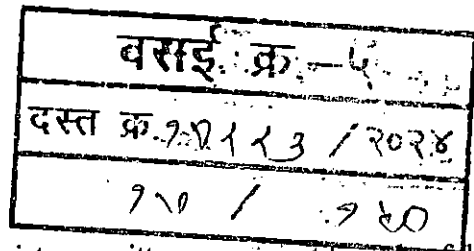
FF. The Promoter has given inspection of all the documents, permissions, approved plans, block plans for proposed development pertaining to the said Project as

required under the Acts and the Rules and Regulations thereunder. The Unit Holder/s has/have taken full and complete inspection thereof and has/have satisfied himself/ herself/ itself/ themselves with the contents thereof including the right of the Promoter for continued development of the said Property by constructing buildings and selling the flats/units therein in the manner as determined by the Promoter;

GG. In compliance with the provisions of RERA, the following documents have been annexed hereto: –

- (a) 7/12 Extract in respect of the said Property is annexed hereto and marked Annexure "A";
- (b) Commencement Certificate issued by VVCMC is annexed hereto and marked Annexure "B"
- (c) Copy of occupation certificate issued by VVCMC is annexed hereto and marked as Annexure "C";
- (d) Block Plan for the said Project is annexed hereto and marked Annexure "D";
- (e) Certificate of Title is annexed hereto and marked Annexure "E";
- (f) Copy of the RERA Certificate/ annexed hereto and marked Annexure "F";
- (g) Copy of Green Building Certification for the projects from Edge-IFC is annexed hereto and marked Annexure "G";
- (h) CUSTOMER GUIDELINES for this Project is annexed hereto and marked Annexure "H";
- (i) Floor Plan for the said Unit is annexed hereto and marked Annexure "I";
- (j) Schedule for the payment of the Purchase Price of the said Unit by the Unit Holder is annexed hereto and marked Annexure "J";





HH. The Promoter is required to execute and register a written agreement for sale of the said Flat/Premises to the Unit Holder/s under the Acts and is therefore entering into this Agreement with the Owners and Unit Holder/s.

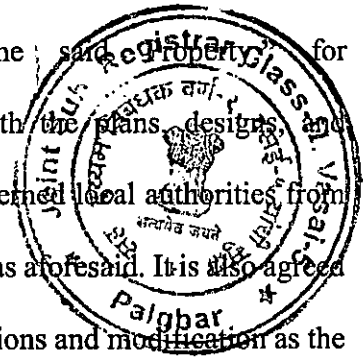
II. The Parties hereto have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein.

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

The foregoing recitals shall be treated as forming an integral part of the operative portion of this Agreement for Sale and this Agreement for sale shall be read, understood and construed accordingly.

I. PLANS:

1. The Promoter has constructed / developed the part of the said Land consisting of One Project, known as "Sunteck MaxxWorld 1 with multiple towers/wings with common podium and parking levels on the said property for residential/commercial/retail use in accordance with the plans, designs and specifications approved and/ or amended by the concerned local authorities from time to time, Occupation for which has been received as aforesaid. It is also agreed that the Promoter shall be entitled to make such variations and modification as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government, using such present and future or proposed Floor Space Index (FSI)/ Transferable Development Rights (TDR) that may be available to the Promoter, from the said concerned authority and/or such other global Floor Space Index (FSI)/ (TDR) that may be available to the Promoter in respect of the Larger Land. It being clearly agreed and understood by the Unit Holder/s, that any benefit available by way of increase in FSI/ TDR, which may be increased by way of



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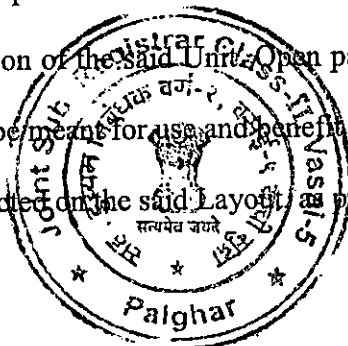
global FSI/TDR or otherwise howsoever from the said Property/ Project Land, shall only be for the use and utilization by the Promoter/Owners, and the Unit

Holder/s shall have no right and/ or claim in respect of the same.

II. PAYMENT:

1. The Unit Holder/s hereby agree/s to purchase and the Promoter hereby agrees to transfer to the Unit Holder/s the Unit No. 2302 admeasuring 47.03 square mtrs. carpet area as per the RERA and 5.96 square mtrs. other useable areas thus aggregating to 52.99 square mtrs. of total useable area on 23rd floor in Building No. 1 in the said Project for the lump sum consideration of Rs.57,00,000/- (Rupees Fifty Seven Lakhs and Paise Zero Only) (hereinafter referred to as "Purchase Price") as delineated on the Floor Plan (see Annexure "I"), and proportionate shares in the common areas, amenities and facilities of the said Project on what is known as "ownership basis" under the provisions of the Acts made hereunder. Promoter also agrees to allot parking space/s bearing Nos ----- situated at Basement/ stilt with right to use the same. The consideration amount for the said unit shall be payable by the Unit Holder/s to the Promoter in the manner provided in Annexure "J" annexed hereto and which is exclusive of payment of GST and/or any other taxes as are levied or which may be levied hereafter either by Central Government and/or State Government and/or any Public Authority. The Unit Holder/s hereby agree/s and consent/s that the Purchase Price is fixed on lump sum basis and may be increased or decreased based on the actual carpet area made available to the Unit Holder/s.

2. The Unit Holder/s shall have no right of any nature in respect of any other car park space, than the car park space that would be allotted, to the Unit Holder/s, at the time of or after possession of the said Unit. Open parking space provided by the Promoter which would be means for use and benefit of all the Unit Holder/s of all Building/s to be constructed on the said Layout as per the availability.

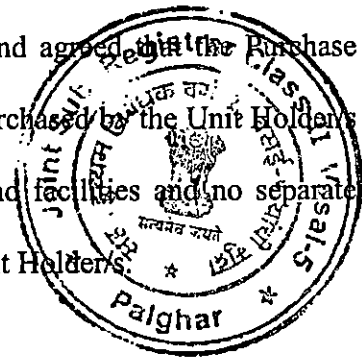


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3. The Unit Holder/s is /are aware that the Promoter shall develop and maintain the open space (Recreational Grounds) for the common use of all the flat purchaser/ Unit holder/s of the buildings in the said Project. The Unit Holder/s is/are further aware that all the pathways/ walkways through RG area as shown in the layout plan shall be used by all the flat purchaser/s /Unit holders of all the buildings in the said Project.
4. The Purchase Price includes price for right to use common areas, amenities & facilities and the Parking space pertaining to the said Building and no separate consideration / compensation is payable in that regard by the Unit Holder/s to the Promoter.
5. The Unit Holder/s is/are satisfied about the specifications agreed to be provided by the Promoter and undertakes that the Unit Holder/s shall not raise any objection in respect thereof hereafter.
6. The Unit Holder/s is/are fully aware and has/have satisfied himself / herself/themselves/itself and has/have understood and agreed that the Purchase Price in respect of the said Premises agreed to be purchased by the Unit Holders is inclusive of cost of common areas, amenities and facilities and no separate consideration is payable in respect thereof by the Unit Holders.
7. The Promoter may raise appropriate demand notices for payment upon the Unit Holder, specifying the amount out of each installment of the consideration to be paid into the separate account. The Unit Holder shall pay the same within 10 (ten) days of the date of such a demand notice. Further, the Promoter is not obliged to give any notice requiring such payment and the failure thereof, shall not be a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.



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8. In case of any financing arrangement entered by the Unit Holder with any financial institution with respect to purchase of the said unit, the Unit Holder undertakes to direct such financial institution to the Promoter, and shall ensure that such financial institution does disburse/pay all such consideration amounts due and payable to the Promoter through an account payee cheque/demand draft favouring the Promoter or as may be intimated by the Promoter.

9. The Unit Holder/s agree/s and confirm/s that the letter of intimation from the Promoter shall be conclusive proofs for payment of installments stated herein below and as mentioned in the letter of intimation from the Promoter to the Unit Holder/s, and the Unit Holder/s shall make payments of the respective installments within 10 (ten) days from date of receipt of letter of intimation from the Promoter, time being of the essence to such agreement. Without prejudice to the above, if the Unit Holder/s fails to make the payment within a period of 10 (ten) days, then and in such an event, the Unit Holder /s agrees to pay to the Promoter interest at the rate of State Bank of India's prevailing Marginal Cost of Lending Rate (MCLR) plus 2% (Two Percent) per annum or such other rate as may be prescribed under the applicable laws, on all the amounts outstanding under the terms of this Agreement. Provided that, payment of interest shall not save the termination of this agreement by the Promoter on account of any default/ breach committed by the Unit Holder /s in payment of any outstanding amount and/or on account of any default/breach committed by the Unit Holder /s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Promoter will be first appropriated towards interest receivable by the Promoter.

10. The Unit Holder/s shall, before taking actual possession of the said Premises but within 10 (ten) days of intimation being received from the Promoter, in addition to the Purchase Price, pay to the Promoter the following amounts -



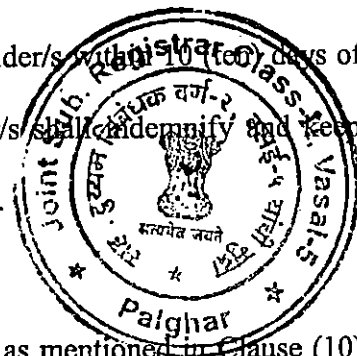
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- (i) **Rs.10,000/- (Rupees Ten Thousand and Paise Zero Only)** towards payment of Society formation and legal charges;
- (ii) **Rs.60,000/- (Rupees Sixty Thousand and Paise Zero Only)** towards deposits to be paid to the concerned authorities/private companies towards supply of water, electricity, telephone connection or any other service connection in relation to the said Project;
- (iii) Amount for Advance Maintenance (to be determined later at the time of possession);
- (iv) **Rs.600/- (Rupees Six Hundred and Paise Zero Only)** towards share application money.
- (v) **Rs.75000/- (Rupees Seventy Five Thousand and Paise Zero Only)** towards club-house membership.

11. Any GST or other taxes whatsoever which are levied or become leviable under the provisions of the applicable law in respect of the Purchase Price, mentioned in Annexure J, amounts/deposits mentioned in clause 10 or any other amounts/charges payable to the Promoter by the Unit Holder/s in terms of this Agreement, shall be borne and paid by the Unit Holder/s within 10 (ten) days of intimation from the Promoter and the Unit Holder/s shall indemnify and keep indemnified the Promoter from and against the same.



12. The deposits/amounts towards the respective heads as mentioned in Clause (10) above are as per the present estimate, and is subject to modification by the Promoter at its sole discretion. Such deposits/amounts shall not carry any interest. The un-utilized amounts as mentioned in Clause (10) (iii) above will be transferred to the Organization of Unit Holders. The Unit Holder/s agree/s to pay any deficit in respect of the amounts/deposits mentioned in Clause (10) (iii) above to the Promoter, within 10 (ten) days of demand made in respect thereof. Save and except for amounts mentioned in Clause (10) (iii) above, the Promoter shall not be liable

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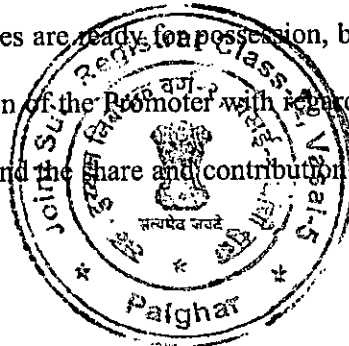
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to render any account of amounts to the Unit Holder/s and/or the Organization of Unit Holders to be promoted/registered by the Promoter.

13. The total consideration mentioned in Annexure J and the deposits/ charges stated herein in clause (10) (iii) hereto are as per the current estimated cost for construction of the said Unit. The total consideration as mentioned in **Annexure J** and the deposit/ charges herein in clause (10) (iii) to be paid by the Unit Holder/s has been calculated inter alia on all the authorities, permissions and on the basis that the Unit Holder/s have granted their irrevocable and binding consent to make any such variations, alterations, amendments or deletions as may be permissible under the provisions of law.

14. The Unit Holder/s shall be liable to bear and pay the proportionate share of outgoings and maintenance charges in respect of the said Unit and the said Property, over which the said Project is being constructed, including but not limited to local taxes, property taxes, rates, duties, assessments, premiums, impositions, betterment charges or other levies imposed by VVCMC and/or concerned authorities, and also all outgoings with respect to water charges, insurance, common electricity bills, sinking fund, repair and maintenance of common staircase, lifts, sanitation, firefighting equipments, close circuit TV, salaries, bill collectors, watch and ward, security, sweepers and other personnel and all other expenses necessary and incidental to the management and maintenance of the said Property and also the common services, internal roads, lights and other conveniences and utilities including all increases, if any due to inflations or increase in costs and expenses, as will be available in common for the buildings to be constructed on the said Layout, within 10 (ten) days of intimation from the Promoter that the said Premises are ready for possession, but prior to taking actual possession thereof. The decision of the Promoter with regard to payment of any of the amounts mentioned herein, and the share and contribution payable by the Unit Holder/s, shall



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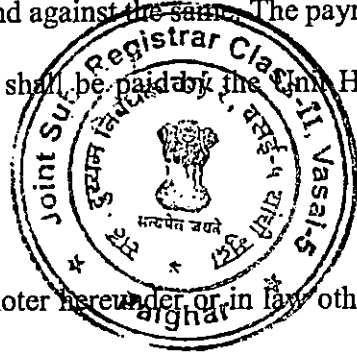
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be final and binding on the Unit Holder/s who shall not, under any circumstances, raise any objection with regard to the same.

15. The Unit Holder/s further agree/s that till the proportionate share of outgoings required to be paid as stated hereinabove by the Unit Holder/s is determined, the Unit Holder/s shall continue to pay to the Promoter/ Association of Unit Holders provisional monthly contribution as may be determined by the Promoter towards the said outgoings at the time of the possession of the Unit or soon thereafter. The amounts so paid by the Unit Holder/s to the Promoter shall not carry any interest and shall remain deposited with the Promoter till the formation of the Association of Unit Holders.

16. The Unit Holder/s agree/s that if due to any notifications, ordinances, enactments, or amendments in the existing laws, any additional taxes, levies, GST etc, or any other amounts pertaining or relating to the sale of the said Unit is levied and/or payable, the same shall be paid by the Unit Holder/s on demand made by the Promoter within 10 (ten) days, and the Unit Holder/s shall indemnify and keep indemnified the Promoter and Owners from and against the same. The payment of all such taxes, levies or government charges shall be paid by the Unit Holder/s separately.



17. Without prejudice to other rights of the Promoter hereunder or in law otherwise, the Unit Holder/s agree/s to pay to the Promoter, interest at the rate of State Bank of India's prevailing Marginal Cost of Lending Rate (MCLR) plus 2% (Two Percent) per annum or such other rate as may be prescribed under the applicable laws on monthly basis on all the amounts which become due and payable by the Unit Holder/s to the Promoter under the terms of this Agreement, from the dates of the said amounts becoming due and payable by the Unit Holder/s to the

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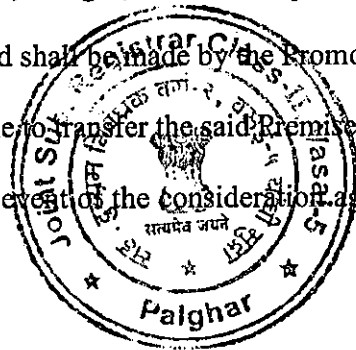
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Promoter till full realization thereof. However, such delay in payment shall not exceed beyond a period of 60 (sixty) days from the due dates thereof.

III. DEFAULT BY THE UNIT HOLDER/S AND ITS CONSEQUENCES:

1. If the Unit Holder/s fail/s to pay any installment of the Purchase Price as stated in Annexure J or amounts/deposits under Clause (10) above or any other amounts/charges payable to the Promoter in terms of this Agreement within a period of 60 (sixty) days from the date on which such amounts became due/payable, the Promoter, without prejudice to its other rights and remedies, shall be entitled to terminate this Agreement forthwith by addressing a written notice to the Unit Holder/s. The Promoter will be entitled upon such termination of this Agreement to sell and/or dispose of the said Premises (or any part thereof) in favour of any third party or person as the Promoter may deem fit at such price and on such terms as the Promoter may deem fit and the Unit Holder/s agree and confirm that he/she/it/they will have no right to question or object to or obstruct or interfere with such sale/disposal of the said Premises (or any part thereof) or the price for which the said Premises (or part thereof) are sold.
2. Upon termination of this Agreement by the Promoter in accordance with Clause above, the Promoter shall be entitled to forfeit 10% (ten percent) of the Purchase Price (hereinafter referred to as "forfeiture amount") together with the amount of interest payable by the Unit Holder/s in terms of this Agreement from the dates of default in payment till the date of termination and refund the balance amount (if any) to the Unit Holder/s without any interest, compensation, or claim for any damage or costs, charges, taxes and expenses whatsoever. However, it is clarified that such refund shall be made by the Promoter to the Unit Holder/s only after the Promoter is able to transfer the said Premises to any other third party or person(s). Further, in the event of the consideration agreed to be received on such resale of

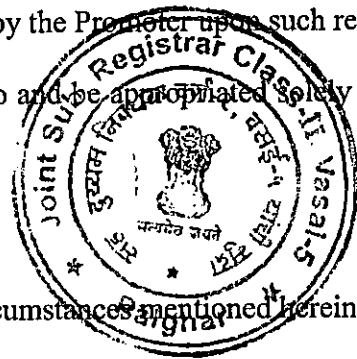


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the said Premises (whether the said Premises are sold as a whole or in parts) is less than the Purchase Price, the Promoter shall have the right to recover the differential amount from the Unit Holder/s, or adjust the same against the amounts refundable to the Unit Holder/s as above.

3. The Parties agree and confirm that the forfeiture amount, interest (as agreed) payable on delayed payments and any differential amount (estimated after resale of the said Premises) recovered and/or adjusted from the amounts refundable to the Unit Holders in this Clause shall be construed as pre-estimated liquidated damages and Unit Holder/s shall not at any time hereafter raise objections or dispute the same.

4. However, in the event of the consideration agreed to be received by the Promoter on resale of the said Premises (in the manner mentioned hereinabove) is more than the Purchase Price, the Unit Holder/s shall not be entitled to stake any claim in respect of such excess consideration received by the Promoter upon such resale of the said Premises and the same shall belong to and be appropriated solely by the Promoter.



5. Upon termination of this Agreement in the circumstances mentioned hereinabove, the Parties shall execute and register a Deed of Cancellation to record the cancellation of this Agreement. The Unit Holder/s agree/s that he/she/they have executed a Specific Power of Attorney along with this Agreement specifically authorising the Constituted Attorney to execute the Deed of Cancellation in event of the Unit Holder/s inability to come forward for execution of the Deed of Cancellation subsequent to the termination of this Agreement on account of default by the Unit Holder/s. The said Specific Power of attorney will lapse simultaneous to the complete payment of the Consideration and other charges payable at the time of taking possession of the said Unit.

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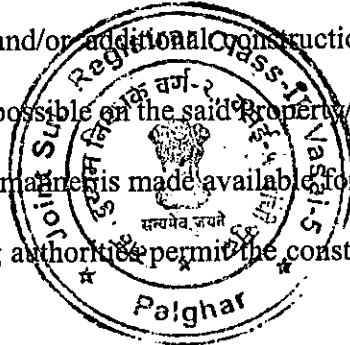
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6. The Unit Holder/s further agree/s that in event of the failure on part of the Unit Holder/s to come forward to execute the Deed of Cancellation as intimated by the Promoter to the Unit Holder/s at the communication addressed and/or by electronic mode at the email address provided by the Unit Holder/s, the Promoter shall be entitled to execute the Deed of Cancellation in respect of the said Unit by calling upon the Constituted Attorney to execute the Deed of Cancellation in respect of the said Unit on behalf of the Unit Holder/s and the Unit Holder/s agree/s that he/she/they will not raise any objection thereto. The Unit Holder/s validates all action that may be taken by the Constituted Attorney in terms of the Specific Power of Attorney issued by the Unit Holder/s.
7. On receipt of the registered Deed of Cancellation in respect of said Unit, the Promoter agrees to refund the balance consideration (if any) payable to the Unit Holder/s in terms of this Agreement.

IV. RIGHTS AND OBLIGATIONS OF THE PARTIES

1. The Unit Holder/s hereby grants his/ her/ their irrevocable authority and consent to the Promoter that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or otherwise dispose off any part or portion of the wing/building(s), including the terraces, basement, open spaces, podium, garden area and to permit the same to be utilised for any permissible purpose and shall be entitled to obtain permissible change of user thereof at the discretion of the Promoter.
2. If the FSI, by whatever name or form is increased (a) in respect of the said Property/Project Land and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property/Project Land (b) on account of TDR (or in any other manner is made available for being utilised or otherwise and/or if the sanctioning authorities permit the construction of additional floors/



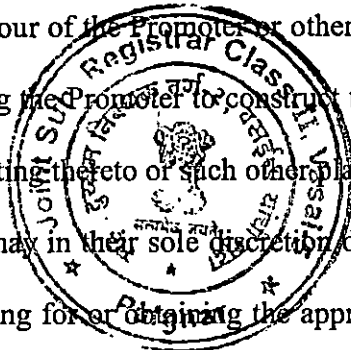
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wing, then in such event, the Promoter shall be entitled to construct such additional floors, wing/s as per the revised building/s plans and deal with the same in the manner the Promoter deems fit and proper.

3. The Unit Holder/s expressly consent/s, accepts and confirms the irrevocable and unfettered right of the Promoter to construct Project Land and/or additional floors on the said wings being constructed/ to be constructed in the future as on the Larger Land in the manner and as per the permissions / approvals received from time to time, without any further or other consent or concurrence. These consents and confirmation shall be treated as irrevocable No Objections ("NOCs") consent, permission given by the Unit Holder/s, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment thereof and the Promoter shall be deemed to have been complied with the said sections, as long as the total area of the said Unit is not reduced.
4. The Unit Holder/s hereby further agrees and covenants with the Promoter to sign and execute all papers and documents in favour of the Promoter or otherwise as may be necessary for the purpose of enabling the Promoter to construct the said wing/s in accordance with the said plans relating thereto or such other plans with such additions and alterations as Promoter may in their sole discretion deem fit and proper and/ or for the purpose of applying for or obtaining the approval or sanction of the VVCMC or any other appropriate authorities in that behalf as well as for the construction of such wings/building in the Project Land upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Unit Holder agreed to be purchased by the Unit Holder/s is/are not in any manner adversely affected. The Unit Holder/s agree/s that the said consent is irrevocable.



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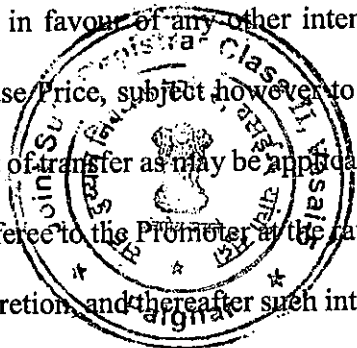
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5. Further, the Unit Holder is aware that the Promoter shall be and is developing the said Project Land and shall construct such structures and buildings as they deem fit.

6. The Unit Holder confirms that the Promoter shall not be required to obtain consent of the Unit Holder in the following events:

- a. Any minor additions or alterations.
- b. Any addition or alterations to any club house, common areas, amenities, etc.
- c. Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.

7. Without prejudice to the other rights of the Promoter hereunder, the Promoter shall in respect of any amounts remaining unpaid by the Unit Holder/s, under the terms and conditions of this Agreement, have a first charge/lien to the said Premises, and the Unit Holder/s shall not transfer the same his/her/their/its right, title, interest to the said Premises or benefits under this Agreement to any third party, in any manner, whatsoever, without making full payment of all amounts payable by the Unit Holder/s under this Agreement, to the Promoter and also subject to the Unit Holder/s not being guilty of any breach of or non-compliance of any of the terms and conditions of this Agreement. **PROVIDED HOWEVER** the Promoter may, in its sole discretion, permit the Unit Holder/s to transfer the benefits of this Agreement in favour of any other intending transferee prior to receipt of the entire Purchase Price, subject however to the payment of transfer premium and any other cost of transfer as may be applicable by the Unit Holder/s and/or such intending transferee to the Promoter at the rates as may be decided by the Promoter in its sole discretion, and thereafter such intending transferee will be bound by the terms and conditions of this Agreement, including obligation to



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make payment of balance installments of the Purchase Price and also all other costs, charges, expenses and monies payable under this Agreement. All costs towards payment of stamp duty, registration charges and other incidental costs/charges payable for the execution of such an assignment/transfer agreement shall be borne by the Unit Holder/s and the intending transferee alone and a copy of the duly executed agreement shall be furnished to the Promoter within 10 (ten) days from the date of registration of the assignment/transfer agreement. The Unit Holder/s undertake to ensure that the assignee shall abide by the terms and conditions of this Agreement and that such assignee shall be subject to compliance of the terms and conditions of this Agreement.

8. The Unit Holder/s shall use the said Premises, and every part thereof, and/or permit the same to be used for the purpose of residence only, and shall use / permit the use of the car parking spaces, if any, allotted to the Unit Holder/s, only for the purpose of parking car/s of the Unit Holder/s, and not for any other purpose whatsoever.

9. It has been expressly made clear to the Unit Holder/s that he/she/they, shall not be entitled to claim any rebate or reduction in the Purchase Price, nor any other benefit/s from the Promoter, as a result of such development, and/or amendments, alterations, modifications and/or variations that the Promoter shall cause to be carried out, and the Promoter shall be entitled to use the additional area, if any, so granted to the Promoter, from time to time by VVCMC, or such additional FSI available on the Project Land.

10. The Unit Holder/s agree/s and undertake/s that the terrace of the top floor of the buildings in the said Project, including the parapet wall shall always be the property of the Promoter, and the Promoter shall be entitled to use the parapet wall for any purpose including display of advertisements / sign boards etc. and

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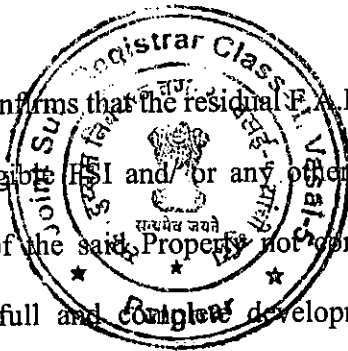
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the Unit Holder/s or the Organization of Unit Holder/s, shall not be entitled to raise any objection/s or ask for any abatement in the price of the said Premises on the ground of inconvenience or any other ground whatsoever. Attached terraces to the respective residential premises, shall exclusively belong to the purchasers thereof and the Unit Holder/s shall not object to the same at any time in future.

11. The Unit Holder/s hereby agree/s that he/she/they/it, shall have no claim in respect of the Project Land or any part thereof, and/or the and/or the said Property or any part thereof and/or the said Project or any part thereof, save and except the said Unit.

12. The Promoter has informed the Unit Holder/s and the Unit Holder/s is/are aware that amenities and facilities such as swimming pool, if any may be commonly provided for multiple wings/buildings being constructed in the said Project on the said Property in terms of the said Layout Plan. The Unit Holder/s hereby agree/s and consent/s that he/she/it/they shall not be entitled or have any right to use these amenities and facilities of other buildings to be constructed on portion of said property, save and except the said Wing of the said Building in the said Project. The Unit Holder/s further covenant that they shall not cause any nuisance, hindrance or raise objections to the use of these amenities and facilities in other buildings constructed on portion of the said Property / Project Land as a part of the layout by the respective purchasers/occupants of premises therein.

13. The Unit Holder confirms that the residual F.S.R (FSI) and/ or TDR / FSI and/ or compensatory Fungible FSI and/ or any other FSI by whatever nomenclature called in respect of the said Property not consumed will be available to the Promoter till the full and complete development of the Project Land. The Promoter shall be entitled to purchase/acquire TDR and load the same on the Project Land or any part thereof for which Unit Holder/s doth hereby accord

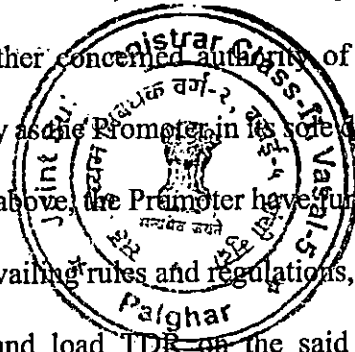


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his/her/their irrevocable consent for the same. The residual F.A.R. (FSI) and/ or TDR / FSI (by whatever nomenclature called) of the said Property not consumed will be available to the Promoter till the full and complete development of the Project Land which may be acquired by the Promoter hereafter at any time and/or generate TDR/FSI Certificate and either utilize the same for its own purposes or any other property/project of the Promoter and/or its nominees including but not limited to the adjoining projects and/or sell and dispose off such TDR/FSI Certificate and adjust all benefits and/or sale proceeds etc. emitting therefrom for their own benefit without any reference to the Unit Holder/s and/or being responsible to make over the profits and/or sale proceeds thereof to the Unit Holder/s herein. It is agreed by and between the parties hereto that in the event of Promoter acquiring and/or developing any other adjacent property/properties to the said property, the Promoter shall be entitled to utilize FSI and/ or TDR / FSI (by whatever nomenclature called) of the said Property and/or utilize the FSI and/ or TDR / FSI (by whatever nomenclature called) with or without payment of the premium to VVCMC and / or any other concerned authority of any adjacent property/properties on the said Property as the Promoter in its sole discretion may deem fit and proper. In addition to the above, the Promoter have further informed to the Unit Holder/s that as per the prevailing rules and regulations, the Promoter is additionally entitled to purchase and load TDR on the said Property for construction purposes and the Promoter shall carry out the construction activities on the said Project Land as per the discretion of the Promoter.



14. The Unit Holder/s shall at no time demand partition of his/her/their/its interest in the said Unit / said Project or any part thereof, it being hereby expressly, agreed, understood and confirmed by the Unit Holder/s that his/her/their/its interest in the said Unit / wing/s/Project or any part thereof is impartible.

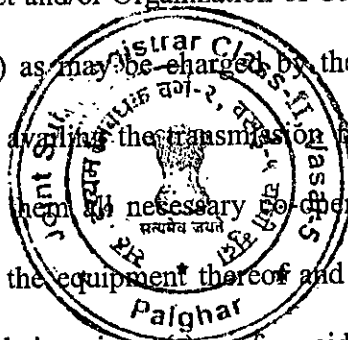
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15. The Promoter and/or Owners shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Premises by concerned authorities due to non-payment by the Unit Holder/s or other units purchasers of their respective proportion of the taxes, utility bills and other outgoings to the concerned authorities on account of default in making such payments, or upon the Unit Holder/s failing to comply with the terms and conditions of this Agreement.

16. The Promoter has informed the Unit Holder/s and the Unit Holder/s is/are aware that the Promoter has retained to itself the exclusive right of providing T.V./Internet - Cable and dish antennae network in the said Project to be constructed upon the said Property. The aforesaid rights are retained by the Promoter to itself permanently and the Promoter shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or corporate body as the Promoter may determine save and unless the Promoter relinquish the said rights. The consideration received for such assignment shall belong to the Promoter alone. In view thereof, the Unit Holder/s and /or other occupants of premises in the said Project shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V. / Internet and or other dish antenna network facilities from the Promoter or the assignee(s) of the Promoter save and except in case of relinquishment as aforesaid. The Unit Holder/s and/or occupants of premise in the said Project and/or Organization of Unit Holders shall pay the charges (including deposits) as may be charged by the Promoter and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Promoter and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto. The necessary covenant will be incorporated in the



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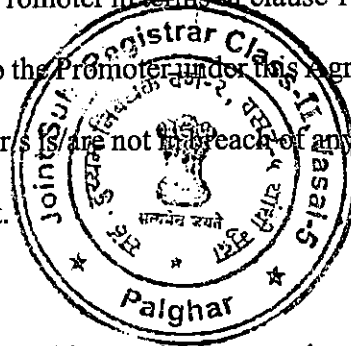
Deeds of Assignment/ Conveyance/ Declaration/ Deeds of Apartment as the case may be.

17. The Promoter may at any time assign, transfer, convey in whole or in part, its rights in respect of the said Project, subject to the rights of the Unit Holder/s under this Agreement on such terms and conditions as the Promoter may, in its sole discretion deem fit. On such transfer/assignment, such transferee/s shall be bound by the terms and conditions herein contained including covenants/conditions affecting the said Property.

V. POSSESSION

1. The Promoter shall hand over possession of the said Premises to the Unit Holder/s, by **(30th June 2025)** PROVIDED that –

- Unit Holder/s has/have not committed any default in making payments to the Promoter of the respective installments of the Purchase Price on their due dates;
- Unit Holder/s is/are willing and ready to make full payment of all amounts/deposits payable to the Promoter in terms of clause 10 and/or any other amounts /charges payable to the Promoter under this Agreement; and
- Prior to such date, the Unit Holder/s are not in breach of any other terms and conditions of this Agreement.



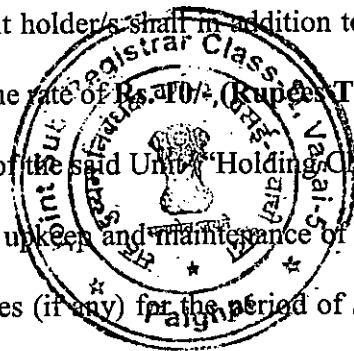
2. If the Promoter, for any reason is unable to give possession of the said Premises on the expiry of the Possession Date as specified hereinabove, the Promoter shall be liable to pay to the Unit Holder/s interest per annum as may be prescribed under the applicable laws per annum on all the sums already received from the Unit Holder/s in respect of the said Premises, for the delayed period till the date of intimation by the Promoter to deliver possession of the said Premises.

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3. The Unit Holder/s shall take possession of the said Premises, within 10 (ten) days of intimation by the Promoter ("the Date of Possession"). The Unit Holder/s shall, on expiry of the 10 (ten) days, or upon receiving possession of the said Premises (whichever is earlier), be deemed to have accepted the said Premises, in consonance with this Agreement, and shall thereafter, not have or make any claim/s, against the Promoter, with respect to any item of work alleged not to have been carried out or completed. The Unit Holder/s expressly understand/s that from such date, the risk and ownership to the said Premises shall pass and be deemed to have passed to the Unit Holder/s. The Unit Holder/s shall be liable to pay maintenance, outgoings and other charges, taxes from the date of Date of Possession irrespective as to whether Unit Holder/s takes possession of the said Unit or not. In case of non-payment, the Promoter shall be entitled to exercise various rights, available under this Agreement. The Unit Holder/s shall alone be responsible/ liable in respect of any loss or damage that may be caused to the said Unit from the expiry of 10 (ten) days from the notice of possession.
4. As soon as the Promoter offers possession of the said Premises to the Unit Holder/s, the Unit Holder/s shall pay to the Promoter all balance installments of the Purchase Price (if any are pending) and all other amounts/deposits payable under this Agreement within 10 (ten) days of receipt of such written notice served, however in any event prior to taking actual possession of the said Premises.
5. The Unit holder/s hereby agree/s that in case the Unit holder/s fail/s to respond and/or neglects to take possession of the said Premises within the time stipulated by the Promoter, then the Unit holder/s shall in addition to the above, pay to the Promoter holding charges at the rate of Rs. 10/- (Rupees Ten only) per month per square feet of the Total Area of the said Unit ("Holding Charges") and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay. During the



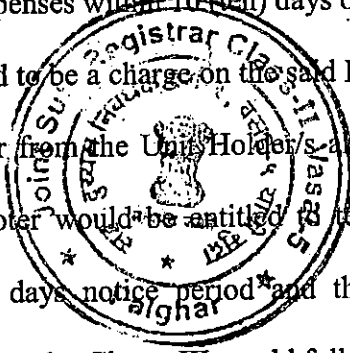
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period of such delay the said Unit shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Unit holder/s in relation to its deterioration in physical condition.

6. Without prejudice to the aforesaid, if the Unit Holder/s make/s any unauthorized change or alteration or causes any unauthorized repairs in or to the said Premises or the said wing or said Project, the Promoter shall be entitled to call upon the Unit Holder/s to rectify the same at his/her/its/their own cost and to restore the said Unit or the said Project to its original condition within 30 (thirty) days from the date of intimation by the Promoter in that behalf. If the Unit Holder/s do/es not rectify the breach within the such period of 30 (thirty) days, the Promoter shall be entitled to terminate this Agreement forthwith in the event of which the consequences of termination as provided under Clause III would follow. In the alternative, the Promoter may in its sole discretion decide to carry out necessary rectification /restoration to the said Unit or the said Project and all costs/charges and expenses incurred by the Promoter for carrying out such rectification /restoration shall be reimbursed by the Unit Holder/s. If the Unit Holder/s fail/s to reimburse the Promoter any such costs, charges and expenses within 10 (ten) days of demand by the Promoter, the same would be deemed to be a charge on the said Premises and the Promoter will be entitled to recover from the Unit Holder/s all such costs, charges and expenses. Also, the Promoter would be entitled to terminate this Agreement on expiry of the 10 (ten) days notice period and thereupon the consequences of termination as provided under Clause III would follow. The Unit Holder/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Promoter and the Owners from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Promoter or which the Promoter may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the said Premises or the said Project.



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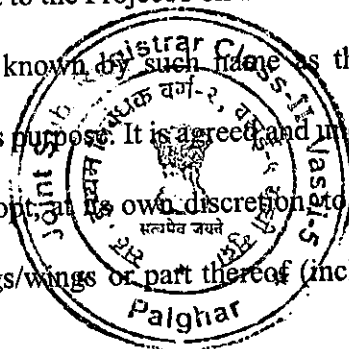
VI. DEFECT LIABILITY

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1. The said Unit is constructed and completed in accordance with the sanctioned plans and specifications mentioned in this Agreement as modified from time to time, and if any structural defect in the said Unit and/or defect in material used or damage caused by reason of workmanship in construction is brought to the notice of the Promoter within a period of 5 (Five) years from the date of handing over possession, it shall wherever and/or whenever possible be rectified by the Promoter without further charge to the Unit Holder/s. However, Parties agree and confirm that the decision of the Promoter's architect shall be final in deciding whether there is any actual structural defect to the Unit or defective material being used or regarding quality of workmanship of the construction.
2. If after the date on which the Unit Holder/s has/have taken possession of the said Unit, any damage due to wear and tear of whatsoever nature is caused to the said Premises (save and except the defects as mentioned in clause VI (1) above), the Promoter shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Unit Holder/s and the Unit Holder/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

VII. ORGANIZATION OF UNIT HOLDER/S, APEX BODY AND FINAL TRANSFER DOCUMENT

1. The Promoter shall take steps for the formation of one or more Societies under the Maharashtra Co-operative Societies Act, 1960/ condominiums under the MAO Act in respect of the Wing/Building/s (the "Organization") as per provisions of applicable law in respect to the Project/s on the said Property. The Organization of Unit Holder/s shall be known by such name as the Promoter may in its sole discretion decide for this purpose. It is agreed and understood by the Unit Holder/s that the Promoter may opt, at its own discretion, to form separate organization/s for each of the buildings/wings or part thereof (including separate organizations



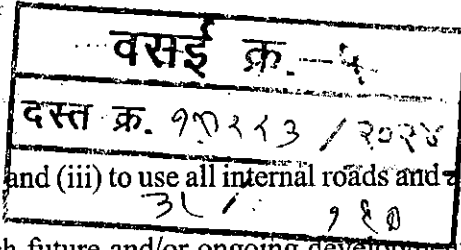
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for the commercial and residential portions). Within 3 months from the date of Occupation Certificate in respect of the said Wing/Building, the Promoter shall execute a Deed of Conveyance/ deed of assignment or other transfer documents(s) in favour of the Organization/s ("**Building Conveyance**") in respect of only the structure of the Wing/Building (excluding basements and podiums of the said Building) subject to the Promoter's right (i) to dispose of unsold flats/premises, if any and receive the entire consideration amount and outstanding dues from the unit holders; and (ii) to consume the entire balance FSI, balance TDR and any additional further increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the /said Property/Project Land; and (iii) to use all internal roads and all the facilities, amenities and services for such future and /or ongoing development or otherwise.

2. It is agreed and understood by the Parties that the Promoter may, in its sole discretion form and register an apex organization ("**Apex Body**") comprising of the various organizations formed in respect of the Wing and/or other buildings to be constructed on the said Property including the Organization of Unit Holder/s of the said Wing referred to hereinabove after the occupation certificate has been received for all buildings which form part of the said Property. Within 3 months from the receipt of the occupation certificate for the last building constructed in the said Property, the Promoter shall ensure and the owner shall execute a Deed of Conveyance/assignment or such other transfer document in favour of the Organizations or Apex Body as the case may be (**Land Conveyance**) in respect of all of the Promoter's right, title and interest in the said Property subject to and excluding the Building Conveyance and also subject to the right of the Promoter (i) to dispose of unsold flats/premises, if any, and receive of the entire consideration amount and outstanding dues from the unit holders; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority

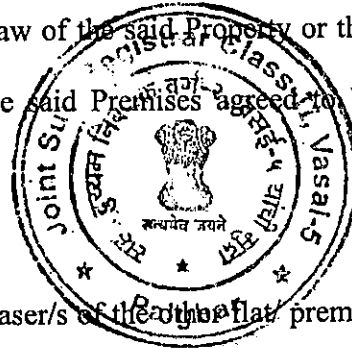


on the Project Land; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise alongwith rights to manage and administer the common areas, amenities, facilities and infrastructures and the Project Land.

3. All individual organizations in respect of the wings/buildings constructed on the said Property including the Organization of the said Wing shall become the members of such Apex Body. At the sole discretion of the Promoter, part or whole of the land of the said Property and additional amenities and infrastructure including internal roads, in respect of the said Property and such parts of the said Wing which are excluded from the Building Conveyance may be conveyed to the Apex Body.

4. The Unit Holder/s hereby agree and undertake that the Unit Holder/s along with other unit holders in the Organization/Apex Body shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and taxes, administrative expenses on the Building Conveyance and Land Conveyance or any kind of document whereby ownership rights of the Wing/Building/said Property are transferred to the Organization/ Apex Body.

5. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Property or the said Wing or any part thereof save and except the said Premises agreed to be sold to the Unit Holder/s.



6. The Unit Holder/s and the purchaser/s of the other flat premises shall join in the formation and registration of the Organization and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, documents and other papers and writings for the

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purpose of formation and registration of the Organization including the bye-laws of the Organization and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Unit Holder/s. No objection shall be taken by the Unit Holder/s if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies, as the case may be or any other Competent Authority.

7. The Promoter or its transferees, successors or assigns shall be admitted as member/s of the Organization of Unit Holders to the extent of all unsold and/or unallotted premises, areas and spaces in the said Project. The bye-laws, Articles of Association/Rules and Regulations of the Organization of Unit Holders shall not contain any provision contrary to the provisions herein contained and the Unit Holder/s shall not in any manner raise objection to such admission.

8. It further expressly clarified, agreed and understood that the Unit Holder/s and/or the Organization of Unit Holders shall not raise any objection or dispute and/or claim any compensation, if the area permitted to be conveyed or transferred by the authorities is at variance with or is less than the area of the portion of the said Property as stated in this Agreement, whether the same is consequent upon the setback line or area, DP reservations, amenity space etc. if any, and reserved portions of the said Property being handed over and transferred to VVCMC and/or the government or local bodies or authorities, of any other reason whatsoever.

9. A Deed of Conveyance, or Deed of Assignment to be executed in respect of the said Building in favour of the Organization or Declaration to be submitted under the MAO Act/ MOFA or RERA or other documents in favour of the Organization shall *inter alia* contain the following:

- (a) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be

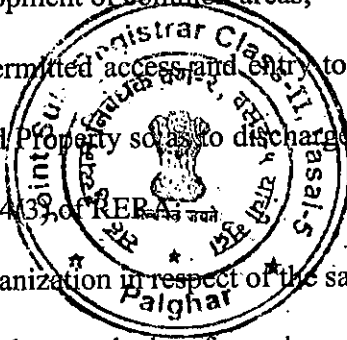
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imposed by the Promoter for safeguarding its overall interest in the said Property and /or Project Land and the buildings;

- (b) a covenant by the Unit Holder/s to indemnify and keep indemnified the Promoter and the Owners against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein;
- (c) The right of the Promoter to full and complete access of the said Property for the construction of the additional structures/ wings/ floors as mentioned herein and to sell or otherwise transfer the same and appropriate the entire sale proceeds thereof and the obligation of the Organization to admit such purchaser of the Premises comprised therein as its member without charging any additional amount;
- (d) The Promoter shall be entitled to construct site offices/ sales lounge in the said Property and shall have the right to access the same at any time without any restriction whatsoever irrespective of whether the said Property or any portion thereof is conveyed/ assigned to the Unit Holder/s and shall continue until the entire said Project Land is developed;
- (e) Even after conveyance of the said Building, the Promoter shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any unit or building or plot which is still not sold or allotted and shall be allowed to do so without any restriction or entry of the building and development of common areas;
- (f) The Promoter shall be permitted access and entry to the buildings and the common areas on the said Property so as to discharge the obligations of the Promoter under Section 14(3) of RERA Act, 2017.
- (g) The obligation of the Organization in respect of the said Building to become a member of the Apex Body as and when formed;



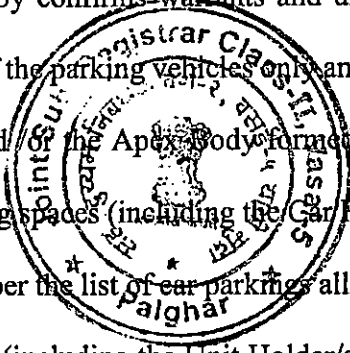
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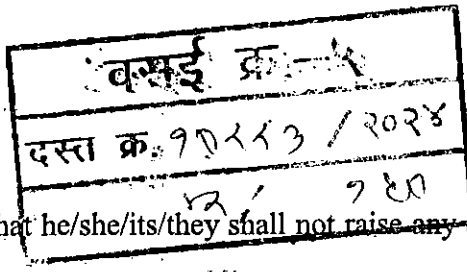
VIII. PARKING SPACES

1. The Unit Holder/s acknowledge, agree and confirm that the Promoter is entitled to sell/allot the covered car parking space/s in the Building for an additional cost/charge and the Unit Holder/s do not have any objection to the same.
2. The Unit Holder/s is/are aware that as a part of the common areas and amenities, the Promoter will be providing few parking spaces in the basement/stilt level of the Building for use by the purchasers/occupiers of the premises in the said Building. At the request of the Unit Holder/s, the Promoter has allocated exclusively to some of the unit Holders the Parking Spaces at additional cost/charge for the exclusive use of some of the Unit Holder/s. The Unit Holder/s is/are aware that the Promoter has in the like manner allocated and shall be allocating other parking spaces to few other purchasers/occupiers of premises in the said Project and undertakes not to raise any objection in that regard and the rights of the Unit Holder/s to raise any such objection shall be deemed to have been waived. The Unit Holder/s hereby confirms warrants and undertakes to use the Parking spaces for the purpose of the parking vehicles only and not otherwise. The Association of Unit Holder/s and/or the Apex body formed shall also confirm and ratify the allotment of parking spaces (including the Car Park/s) in the manner allotted/sold by the Promoter as per the list of car parkings allotted by Promoter to the various purchasers/occupiers (including the Unit Holder/s herein) of premises and shall not and/or shall cause the Association of Unit Holder/s /Apex body not to alter or change the allocation of car parking spaces in the manner allocated by the Promoter to the various purchasers of the premises in the Building. The allocation is for smooth functions and to avoid disputes between the purchasers.
3. The exact location and demarcation of the Parking spaces in the basement/stilt shall be at the sole discretion of the Promoter and the same shall be intimated to the Unit Holder/s at the time of handing over of possession of the said Unit. The unit



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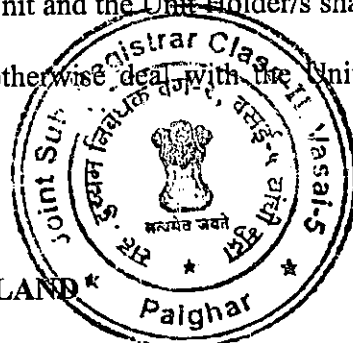
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Holder/s agree/s that he/she/its/they shall not raise any dispute or objection as to the location and/or demarcation by the Promoter of the Parking spaces.

4. The Unit Holder/s is/are aware that the covered car parking spaces belong to the Promoter only and the same cannot be used by the Unit Holder/s/Ad-Hoc Committee/Proposed Societies/ Managing Committee unless acquired from the Promoter under a separate allotment letter and or an Agreement executed by the Promoter. The security of the Promoter shall have every right to remove any such car/ vehicles parked by purchasers, Ad-Hoc Committee/ Society Managing Committee from site, who have parked, without obtaining such allotment letter/ Agreement. Without prejudice to the aforesaid, it will be the personal, joint and several responsibility of members of the Ad-hoc Committee and/ or of the Committee of an Organization, to ensure that, members and/ or the Purchaser/s do not park their cars, on any open area of the said Property, to whom, the Promoter have not allotted, any car parking, and in such an event, the person committing default, along with members of the Committee, shall personally be responsible, jointly and severally, for the costs and consequences thereof. The Unit Holder/s are not allowed/ entitled to use any area of covered car parking or otherwise unless the Promoter in writing permits the same.

5. The allotment / right to use the Car Park granted by the Promoter is a cumulative allotment / right along with the Unit and the Unit Holder/s shall not be entitled to sell, transfer, lease, license or otherwise deal with the Unit and the Car Park separately.



IX. FACILITIES IN THE PROJECT LAND

1. Apart from the common areas, amenities and facilities as described in the Third Schedule hereunder provided by the Promoter to for the benefit and use of all purchasers of the premises in the said Project and/or members of the Organization

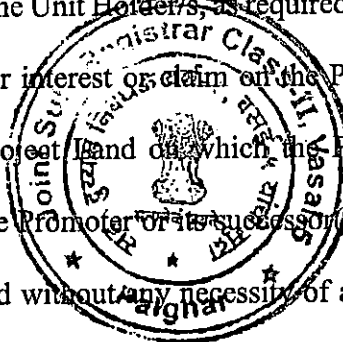
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of Unit Holders to be formed of the purchasers and allottees of premises in the said Project, the Promoter has constructed other utilities and recreational facilities by utilizing the FSI on a portion of the said Property or upon any portion of the Project Land (hereinafter collectively referred to as "Promoter Facilities"). The Promoter Facilities is be owned and managed by the Promoter or its transferees, assignees, licensees, contractors, managers, nominee or nominees or successors and assigns. The Unit Holder/s will be entitled to use the Promoter Facilities, at the discretion of the Promoter and subject to the payment of fees and other usage costs on the terms and conditions stipulated in that behalf by the Promoter from time to time.

2. The Promoter has informed the Unit Holder/s and Unit Holder/s has/have understood, agreed and confirmed that the Promoter Facilities and other related facilities shall be made available by the Promoter to third parties / outsiders in addition to the Unit Holder/s on such terms and conditions as may be set by the Promoter in its absolute discretion. The portion of the said Property or Project Land on which the Promoter Facilities are constructed by the Promoter shall always and at all times belong to the Promoter. The Organization of Unit Holders to be promoted and registered among the Unit Holders/s, as required under the Acts, shall not have any share, right, title or interest or claim on the Promoter Facilities or other areas of portion of the Project Land on which the Promoter Facilities is constructed by the Promoter. The Promoter or its successor(s) and assign(s) shall freely at their own discretion and without any necessity of any consent from the Unit Holder/s be entitled to grant permission to any person or persons or company or companies, whether or not such person/s or company or companies are purchasers of residential premises in the said Project or other buildings/Structures being developed by the Promoter on the Project Land for use and enjoyment of the Promoter Facilities. The fee and all other monies received by the Promoter for permitting use and enjoyment of the Promoter Facilities shall exclusively belong to and be appropriated by the Promoter or its nominee or nominees, as the case



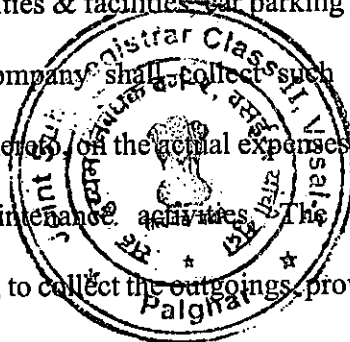
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may be. All costs and expenses for construction of Promoter Facilities are borne solely by the Promoter. The fees/charges payable to the Promoter by any of the Unit Holder/s for use of the Promoter Facilities will not create any right, title or interest of whatsoever nature over the Promoter Facilities in favour of the Unit Holder/s. All costs, charges and expenses, maintenance, repairs, reconstruction, renovation in respect of the Promoter Facilities and outgoings including the licenses for running such Promoter Facilities and all other taxes connected therewith shall be solely borne by the Promoter and all rights of the Promoter in respect of the of the Promoter Facilities as above shall be incorporated in the Deeds of Transfer/Assignment/ Conveyance/ Declaration/Deeds of Apartments in favour of the Organization of Unit Holders.

3. In relation to the Promoter Facilities, the Promoter or its transferees, assignee or successors and assigns shall be admitted to the membership of the Organization of Unit Holders and the Unit Holder/s shall not in any manner raise objection to such admission.
4. The Unit Holder/s agree/s and consent/s, to the appointment by the Promoter of any agency, firm, corporate body, organization, association or any other person (hereinafter referred to as 'Facility Management Company') to manage, upkeep and maintain the said Project together with the underlying portion of the said Property, sewerage treatment plant, garbage, disposal system and such other facilities, that the Promoter may be required to install, operate and maintain common areas, common amenities & facilities, car parking areas and open spaces. The Facility Management Company shall collect such fee which shall be a minimum of 20 % escalation thereof, of the actual expenses to be incurred towards such managements and maintenance activities. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the said Project including the Unit Holder/s



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proportionate share of the outgoings. It is hereby clearly clarified, agreed and understood that the Facility Management Company, shall also be entitled to exercise their rights for collecting the charges and expenses mentioned herein, even after formation of the Organization of Unit Holders. The Unit Holder/s hereby grant their consent confirming such agreement / contract / arrangement that the Promoter has or may have to enter into with the Facility Management Company. It is further expressly understood, that the Promoter and/or Owners shall not in any manner be accountable, liable or responsible to any person including the Unit Holder/s and/or Organization of Unit Holder/s for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company and/or such other agency, firm, corporate body, organization, association or any other person/s in the due course of such maintenance, management and control of the said Project and/or common areas and amenities & facilities thereto.

- The Unit Holder/s further agree/s and undertake/s to be bound on or before taking possession of the said Premises and from time to time thereafter to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Promoter/ Facility Management Company, for the purposes of framing rules for management of the said Project and use of the said Premises by the Unit Holder/s for ensuring safety and safeguarding the interest of the Promoter/ Facility Management Company and other purchasers of premises in the said Project and the Unit Holder/s also agree/s and confirm/s not to raise any disputes/ claims against the Promoter / Facility Management Company and other purchasers of premises in this regard.



- The Promoter will be entitled to apply and obtain reduction in and/or refund of municipal and other taxes, cesses, assessments and levies on account of vacancy of unsold/un-allotted premises, if the Promoter becomes liable to pay or has paid the same in respect of such unsold/un-allotted premises in the said Project. If

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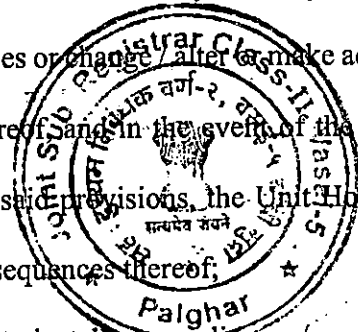
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refund of any such taxes, cesses, assessments or other levies is made by the corporation or any other government, local or public body or authority to the Organization of Unit Holders in respect of such unsold/un-allotted units and car parking spaces in the said Project, then the Organization of Unit Holders shall forthwith and without making any claim or demand or raising any objection or dispute whatsoever in respect thereof, pay over the same to the Promoter, whether the Promoter has demanded the same or not.

X. COVENANTS OF THE UNIT HOLDER/S

The Unit Holder/s with intention to bind himself/herself/themselves/itself and all persons / companies into whomsoever hands, the said Premises come and his/her/their/its successors in title / legal heirs, administrators and assigns, doth hereby, covenant with the Promoter as follows –

- (a) To use the said Unit or permit the same to be used only for residential purpose under the rules, regulations and byelaws of the Organization of Unit Holders, VVCMC and other concerned authorities;
- (b) To maintain the said Premises at the Unit Holder/s costs and expenses in good and tenable repair and condition, from the date of possession of the said Premises being given by the Promoter to the Unit Holder/s, and shall not do or permit to be done anything in the said Project and or to the staircases, landings, lobbies, passages, lifts and other common areas, amenities, facilities therein or pertaining thereto which may be against the rules, regulations or byelaws to be framed by the Organization of Unit Holders or concerned authorities or change / alter or make additions in the said Premises or any part thereof in the event of the Unit Holder/s contravening any of the aforesaid provisions, the Unit Holder/s shall be solely responsible for the consequences thereof;
- (c) The Unit Holder/s undertakes to install air-conditioner/s only in the space defined/identified by the Promoter, in the said Unit/s, for the same, and



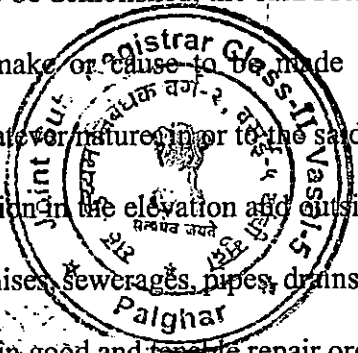
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shall strictly observe and comply with all the terms and conditions, if any, which may be imposed, by the Promoter, in respect of the same;

- (d) The name and address of the said Project are known and displayed as "Sunteck MaxxWorld 1" and by such other name, in future, as per the sole discretion of the Promoter, subject to the approval as applicable of the Assistant Registrar of Co-operative Societies, VVCMC or any other concerned authorities.
- (e) The Unit Holder/s undertake/s, not to make any structural alterations or additions of whatsoever nature, in the said Premises and/or change the exterior façade of the Building, floor lobby, common passage windows, elevation or the colour scheme, fittings, fixtures and other specifications in the common areas in the said Project, or the tiling / layout in / of the compound of the said wing, or make any change in the landscaping, gardens or any part of the said Property on which the Building has been constructed, in any manner, whatsoever, so as to alter the original appearance thereof, as provided by the Promoter, at the time of giving possession;
- (f) Not to demolish or cause to be demolished, the said Premises or any part thereof, nor at any time make or cause to be made any additions or structural alterations of whatsoever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside the said wing, and shall keep the said Premises, sewerages, pipes, drains in the said Unit/s and appurtenances thereto, in good and tenable repair order and condition so as to support, shelter and protect other parts of the said Project, and shall not chisel or in any other manner, damage the columns, walls, beams slabs or RCC pardis or the structural member of the said Unit;
- (g) Not to store in the said Premises, any goods, objects, materials which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Wing/Building, in which



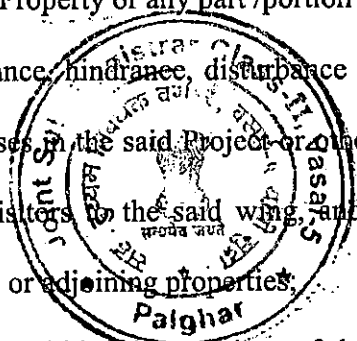
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the said Premises is situated, or the storing of which goods, objects, or materials are prohibited by the Promoter/ Organization of Unit Holders /concerned authorities. The Unit Holder/s, shall not carry or cause or permit to be carried heavy packages to upper floors which may damage or is likely to damage the staircases, common passages, entrances or lifts or any other structure or part of the Building in which the said Premises is situated nor damage any fire-fighting equipments or create any kind of hindrance whatsoever, by blocking fire exits / escapes etc. and in case if any damage is caused to the said wing/lifts or any part thereof and /or said Premises on account of the Unit Holder/s or his/her/their/its servants, agents, contractors, workmen, employees, visitors or guests, the Unit Holder/s shall be liable and responsible for all the consequences of the same, and the Unit Holder/s shall become liable and responsible to pay for all the damages incurred and/or the loss caused or suffered;

- (h) To carry out at the Unit Holder's own cost all repairs to the said Premises which may otherwise endanger the Wing/ Building, and in the event of the Unit Holder/s doing or committing any act or deed in contravention of the above provisions, the Unit Holder/s shall be responsible and liable for the consequences thereof, to the Promoter, Organization of Unit Holders and /or concerned authorities;
- (i) Not to throw dirt, rubbish, garbage, rags or other refuse or permit the same to be thrown from the said Unit into the compound or any portion of the Building or the said Property or any part /portion thereof;
- (j) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of premises in the said Project or other occupants or users of the said wing, or visitors to the said wing, and also occupiers of any adjacent, contiguous or adjoining properties;
- (k) Pay to the Promoter, within 10 (ten) days of demand, by the Promoter his/her/their/its share of deposits, if any, demanded by the concerned local



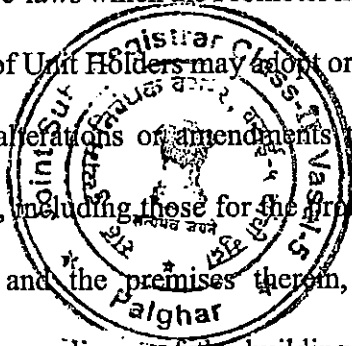
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authorities or government for giving water, drainage, electricity, telephone, gas or any other service/utility provided to the said Premises or said wing;

- (l) To bear and pay proportionate share of local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authorities in relation to the said Premises and also for any increases thereof on account of change of user by the Unit Holder/s or otherwise;
- (m) Not to at any time demand partition of the Unit Holder/s interest in the said Unit and/or the said Premises;
- (n) The Unit Holder/s shall permit the Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Premises or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Unit Holder/s;
- (o) That the Unit Holder/s shall observe and comply with all the rules, regulations and bye-laws which the Promoter may specify and those which the Organization of Unit Holders may adopt or frame at its/their inception and/or additions alterations or amendments thereto, that may be made from time to time, including those for the protection and maintenance of the said Project and the premises therein, and for the observance, performance and compliance of the building rules and regulations and bye-laws for the time being of the concerned authorities. The Unit Holder/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the Promoter/ Organization of Unit Holders regarding use of all common areas, amenities and facilities in the said Project and the Unit Holder/s shall pay and contribute regularly and punctually towards all the rates, rents, taxes, cesses, assessments, levies,



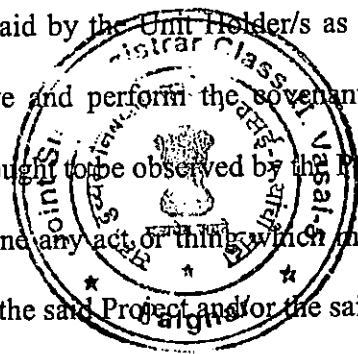
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expenses and all other outgoings payable in accordance with the terms and conditions of this Agreement;

- (p) Not do anything whereby the title of the Promoter and/or Owners to the said Property or any portion thereof is affected in any manner;
- (q) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the said Unit/s in the said wing, without the prior written permission of the Promoter / Organization of Unit Holders /concerned authorities;
- (r) Not to hang clothes, garments or any other things from the windows, grills, balcony/ies, terrace/s appurtenant to the said Unit;
- (s) To pay all the additional taxes, rates, assessments, levies *etc.* that may be levied by the concerned authorities in respect of the said Premises and also all amounts payable to the Promoter in terms of this Agreement;
- (t) The Unit Holder/s hereby agrees/s to pay all the amounts payable under this Agreement, as and when they become due and payable, time being the essence of this Agreement. Further the Promoter is not bound to give any reminder notice regarding such payment and the failure thereof, shall not be a plea or an excuse for non-payment of any amount/s on their respective due dates;
- (u) The Unit Holder/s hereby covenant/s with the Promoter, to pay any amount/s required to be paid by the Unit Holder/s as agreed under this Agreement and to observe and perform the covenants and conditions except so far as the same ought to be observed by the Promoter;
- (v) Not do or permit to be done any act, or thing which may render void or voidable any insurance of the said Project and/or the said Property or any part thereof, or whereby, or by reasons whereof, increased taxes/premium shall become payable; and
- (w) After possession of the said Premises is handed over to the Unit Holder/s,



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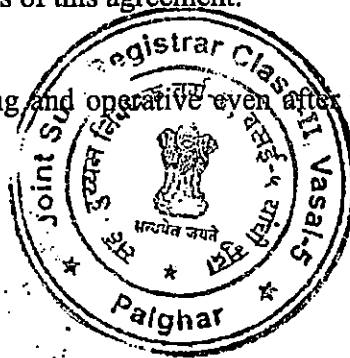
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the Unit Holder/s shall insure the said Premises from any loss, theft, damage caused due to human intervention or due to any Act of God or other *Force Majeure* incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Promoter and/or Owners shall not be responsible for any loss/damage suffered thereafter.

- (x) The Unit Holder/s shall observe and perform all the rules and regulations which the Organization of Unit Holders may adopt, at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said wing/ Building and the units therein and for the observance and performance of the buildings Rules, regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Unit Holder shall also observe and perform all the stipulation/s and conditions laid down by the Organization of Unit Holders regarding the occupation and use of the Unit in the Wing/ Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

These covenants shall be binding and operative even after the formation of the Organization of Unit Holders.



XI. WAIVER

Any delay tolerated or indulgence shown by the Promoter, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Unit Holder/s by the Promoter, shall not be treated / construed / considered, as a waiver or acquiescence on the part of the Promoter of any breach, violation, non-performance or non compliance by the Unit Holder/s of any

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of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights / remedies of the Promoter.

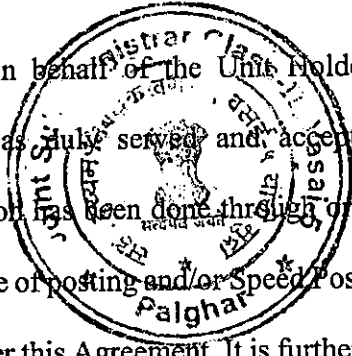
XII. SET OFF/ ADJUSTMENT

The Unit Holder/s hereby grants to the Promoter the unequivocal and irrevocable consent to recover/ set off/ adjust the amounts payable by the Unit Holder/s to the Promoter including the total consideration, the said charges, interest and/ or liquidated damages from the amounts if any, payable by the Promoter to the Unit Holder/s. The Unit Holder/s agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/ set off and the claims, if any, of the Unit Holder/s, in that regard, shall be deemed to have been waived.

XIII. NOTICE

1. All notices to be served on the Unit Holder/s as contemplated by this Agreement, shall be deemed to have been duly served, if sent to the Unit Holder/s by an email delivery system and via email from crm.maxxworld@sunteckindia.com and such notices shall be considered official and be treated with the same level of importance as served upon the Unit Holder/s in the form of the physical copies. It shall also duly and effectually discharge the Promoter, and shall be deemed to have been received by the said Unit Holder/s. The Unit Holder/s agrees to inform the Promoter in writing of any change in the mailing addresses as mentioned herein. In case of joint Unit Holder/s all the communications shall be sent by the Promoter to the first named Unit Holder/s under this Agreement.

2. Any correspondence from or on behalf of the Unit Holder/s address to the Promoter shall be considered as duly served and acceptable only if such correspondence or communication has been done through or by Registered post with A/D, and/or under certificate of posting and/or Speed Post sent to the address of the Promoter as specified under this Agreement. It is further informed that save and accept correspondence or communication done in the manner as stated



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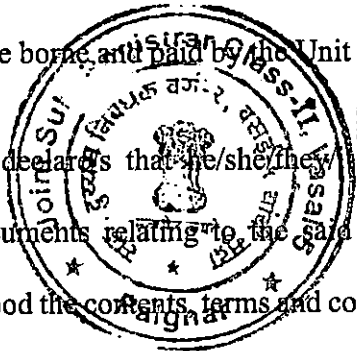
hereinabove, no other mode of communication or correspondence like electronic mail, Facsimile shall be considered as legally binding between the parties, unless it is addressed to crm.maxxworld@sunteckindia.com and not any other email ID.

3. If there is more than one Unit Holder named in this Agreement, all obligations hereunder of such Unit Holder/s shall be joint and several. All communications shall be sent by the Promoter to the Unit Holder/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the purchasers.

XIV. STAMP DUTY AND REGISTRATION CHARGES

1. All stamp duty, registration charges, out of pocket costs, such other charges and expenses incidental to this Agreement and GST or any other taxes whatsoever which are levied or become leviable, shall be borne and paid by the Unit Holder/s alone. If due to any changes in government policy and by virtue of the same, if any additional stamp duty, registration charges and/or any other taxes / rates are levied, the same shall also be borne and paid by the Unit Holder/s alone.

2. The Unit Holder/s hereby declares that he/she/they has gone through this Agreement and all the documents relating to the said Property / Project and has/have expressly understood the contents, terms and conditions of the same and the Promoter and Owners have entered into this Agreement with the Unit Holder/s relying solely on the Unit Holder/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Unit Holder/s to be observed, performed and fulfilled and complied with and therefore, the Unit Holder/s hereby jointly and severally (as the case may be) agree/s, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Promoter and Owners



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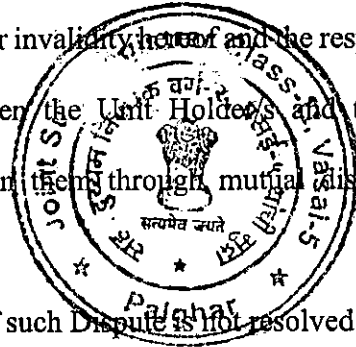
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and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Unit Holder/s any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/ or occupation of the said Unit and directly or indirectly as a result of the negligence, act and/ or omission of the Unit Holder/s or his / her/ its agents, servants, tenants, guests, invitees and/ or any person or entity under his/its control; and Unit Holder's non-compliance with any of the restrictions regarding the use and/or occupation of the said Unit.

3. The terms and conditions of this Agreement shall be binding on all transferee/s / assignee/s, from time to time, of the said Premises, which the respective Unit Holder/s may sell, transfer / assign and shall be enforceable against all such transferees.

XV. DISPUTE RESOLUTION

1. That all disputes and differences or claims arising out of, or in connection with, or relating to this Agreement, or in the interpretation of any provisions of this Agreement, or the breach, termination or invalidity hereof and the respective rights and obligations of the parties, between the Unit Holder/s and the Promoter ("Dispute"), shall be resolved between them through mutual discussions and amicable settlement.
2. The Unit Holder/s hereby agree/s that if such Dispute is not resolved through such mutual discussions within [30 (Thirty)] days after any Party has served a written notice on the other Party requesting the commencement of discussions, any Party shall refer such Dispute to the Maharashtra Real Estate Regulatory Authority.



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However, notwithstanding the aforesaid, in the event the Developer chooses to refer such Dispute to the Conciliation Forum formed by the Maharashtra Real Estate Regulatory Authority, the Unit Holder/s hereby grants his/her/its irrevocable consent for such dispute to be referred to the aforesaid Conciliation Forum and the decision of the Conciliation Forum shall be binding upon the Unit Holder/s. The conciliation proceedings shall be held in English language and the venue of the conciliation proceedings shall be at Mumbai.

XVI. GENERAL PROVISIONS

1. This Agreement shall supersede all earlier applications, discussions, documents, writings (whatsoever), etc. executed or exchanged by and between the Parties prior to the execution hereof which may be inconsistent with this Agreement. The Parties confirm/s agree/s and acknowledge/s that this Agreement represents and comprises the entire contract between them in respect of the subject matter hereof. The Unit Holder/s hereby expressly admit/s, acknowledge/s and confirm/s that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained or given in any advertisement, leaflet or brochure, or in any correspondence or other writing or document, by the Promoter and/or their agents to the Unit Holder/s and or his/her/their agents, other than such terms, conditions and provisions as are contained or incorporated in this Agreement, shall be deemed to form part of this Agreement or to have induced the Unit Holder/s to enter into this Agreement. No additions, deletions, amendments, alterations and/or modifications to/of any of the terms, conditions, stipulations or provisions of this Agreement, shall be valid, binding on or enforceable against either Party, unless the same are recorded in writing and signed by or on behalf of the Parties, as supplemental hereto.

2. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the Wing, Building, Project, said Property,

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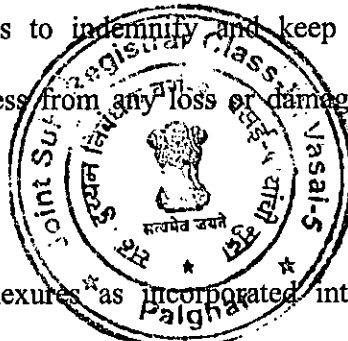
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Larger Land or any part thereof in favour of the Unit Holder/s. The Unit Holder/s shall have no claim, save and except in respect of the said Premises and all common areas, amenities and facilities specified in Third Schedule, will remain the property of the Promoter until the formation of the Organization of Unit Holders and transfer/assignment/conveyance of the said Project and underlying portion of the Larger Land in the manner provided in Clause VII hereinabove, as the case may be.

3. It is abundantly made clear to all the Unit Holder/s who are Non-Resident / foreign nationals of Indian origin, that in respect of all remittances, acquisitions / transfer of the said Premises, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Unit Holder/s understands and agrees, that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they /it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Promoter/Owners accept no responsibility in this regard and the Unit Holder/s agrees to indemnify and keep the Promoter/Owners indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.

4. This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire Agreement between the Parties hereto and there are



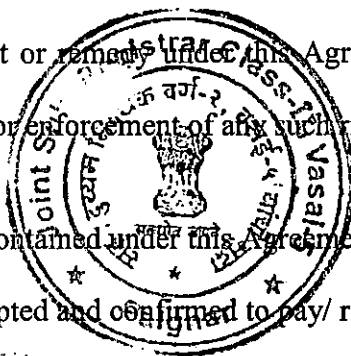
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no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Unit Holder/s or made available for the Unit Holder's viewing. This Agreement shall form the only binding agreement between the Parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous writings, agreements, deeds, documents including sales brochures, marketing materials, models, photographs, videos, and illustrations concerning the said Premises between the Parties hereto.

5. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.
6. No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.
7. Notwithstanding anything contained under this Agreement, the Unit Holder/s has/ have expressly agreed, accepted and confirmed to pay/ reimburse to the Promoter immediately as and when demanded by the Promoter and/or to the appropriate authorities all the present/ future/-revised/ new Property/ Municipal Tax, Goods and Service tax, Education cess, Value Added Tax, W.C.T. tax, and/ or any other levies, taxes, cess, surcharge dues, duties, fine, penalty, interest, etc which may be under any name or terminology payable and/ or may become payable due to change/ amendment in the existing laws, rules or due to implementation/ enactment of any new laws/ rules by the local bodies, State Government, Central Government



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or by any competent authorities. In determining such amount, the decision of the Promoter shall be conclusive and binding upon the Unit Holder/s. The Unit Holder/s shall pay such amount in additions to any amount mentioned under this agreement or otherwise. On the Unit Holder/s committing default in paying any of the amounts as aforesaid, the Promoter shall be entitled at its own option to terminate this Agreement.

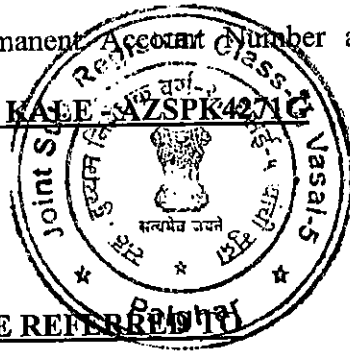
8. The Unit Holder/s hereby declares that he/she/they/it has/ have perused this Agreement entirely and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Unit Holder/s, after being fully satisfied, has entered and accepted this Agreement.

9. The Promoter states that the Permanent Account Number allotted to it is **AANCS9331A**.

10. DDPL states that the Permanent Account Number allotted to it is **AACCD8498G**.

11. Unicorn states that the Permanent Account Number allotted to it is **AABCU1621M**.

12. The Unit Holder/s state/s that the Permanent Account Number allotted to him/her/it/them is **NITESH DNYANOBA KALE - AZSPK4271G**



FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Layout)

All those pieces and parcels of land bearing New Survey Nos. S.No. 51. H. No. 1, S.No. 51. H. No. 4 - 11, S.No. 52. H. No. 1, S.No. 52. H. No. 3, S.No. 52. H. No. 5/1, S.No. 52. H. No. 5/2, S.No. 54. H. No. 4/1, S.No. 54 H. No. 4/2, S.No. 54 H.No. 6, S. No. 54 H.No. 7/2, S.No. 55 H.No. 2, S.No. 55 H.No. 3, S.No.55 H.No.4, S. No. 55 H. No. 5A, S. No. 56 H. No. 1/2, S. No. 56 H.No. 2, S.No. 56 H.No. 3, aggregately admeasuring 66,584 sq.

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mtrs. or thereabouts, at Village Tivri, Taluka Vasai and District Palghar (erstwhile District Thane), within the Registration District of Thane-Bassein and within the jurisdiction of the Sub-registrar of Assurances at Vasai and bounded as follows that is to say,

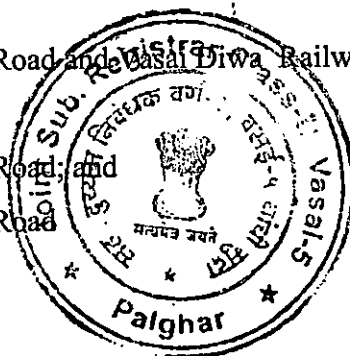
Towards North : 30 meter wide Road and Vasai Diwa Railway Line
Towards South : Rivulet;
Towards West : 30 meter wide Road; and
Towards East : 40 meter wide Road

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

All those pieces and parcels of land, admeasuring 28201.72 sq. mtrs. out of total land admeasuring 34,461.21 sq. mtrs. or thereabouts, bearing New Survey Nos. S.No. 54. H. No. 4/1, S.No. 54 H. No. 4/2, S.No. 54 H.No. 6, S. No. 54 H.No. 7/2, S.No. 55 H.No. 2, S.No. 55 H.No. 3, S.No.55 H.No.4, S. No. 55 H. No. 5A, S. No. 56 H. No. 1/2, S. No. 56 H.No. 2, S.No. 56 H.No. 3, at Village Tivri, Taluka Vasai and District Palghar (erstwhile District Thane), within the Registration District of Thane-Bassein and within the jurisdiction of the Sub-registrar of Assurances at Vasai and bounded as follows that is to say,

Towards North : 30 meter wide Road and Vasai Diwa Railway Line
Towards South : Rivulet;
Towards West : 30 meter wide Road; and
Towards East : 40 meter wide Road



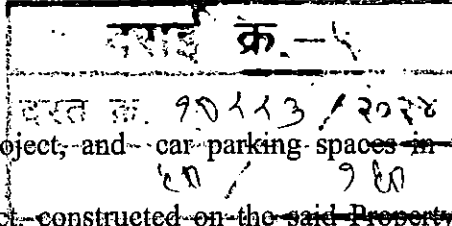
THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said Premises)

Unit No. 2302 admeasuring 47.03 square mtrs carpet area and 5.96 square mtrs. of other useable areas aggregating to 52.99 square mtrs. of total useable area on 23rd floor in Building No. 1 in 'Sunteck MaxxWorld 1 together with exclusive right to use open areas attached to the said unit, proportionate share in the common areas, amenities & facilities

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of the said Project, and car parking spaces in the basement/stilt level of the said Building/Project, constructed on the said Property, more particularly described in the Second Schedule referred above.

FOURTH SCHEDULE ABOVE REFERRED TO

(List of Common Amenities, Fittings, Fixtures, Amenities and Specifications in respect of the said Project)

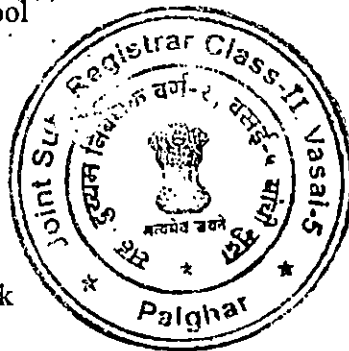
INTERNAL AMENITIES

1. Vitrified Tiles Flooring in all rooms
2. Anti-skid vitrified / ceramic tiles flooring in toilets
3. Ceramic tile dado in toilets upto door height
4. Ceramic tile dado in kitchen upto a height of 2 feet above kitchen platform
5. Granite Kitchen Platform (1 No.)
6. Laminated flush doors for all rooms except kitchen
7. Powder-coated Aluminium Windows
8. Branded Modular Switches with multi-stranded copper wiring
9. CP Fixtures & Sanitary Fittings of Reputed Make

Note : Marble and granite are natural materials and as such graining cracks and colour variations occur naturally and are not defects.

EXTERNAL AMENITIES

1. Swimming pool & Kids Pool
2. Multipurpose play court
3. Children's Play area
4. Senior Citizen's Zone
5. Amphitheatre / Skating rink
6. Yoga garden
7. Jogging Track



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8. Party Lawn
9. Landscaped garden

CLUB HOUSE AMENITIES



1. Grand Entrance Lobby
2. Multipurpose Hall
3. Indoor Games room
4. Gym with changing rooms
5. Zumba / Aerobics Zone
6. Squash Court\
7. AV Room

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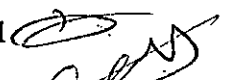
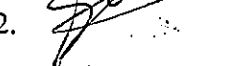
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IN WITNESS WHEREOF, the Parties have executed this Agreement by the hand of their authorized signatories the day and year first hereinabove written.

SIGNED AND DELIVERED by the within)
named **Promoter, SUNTECK REALTY**)
LIMITED by the hand of its Director /)
Authorized Representative)
Laxmi Waghela duly)
authorized under the Resolution of the Board of)
Directors passed at its meeting held on ____)
day of _____ in the presence of)
1. )
2. )

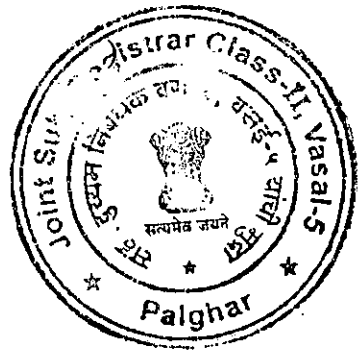
Laxmi Waghela



SIGNED AND DELIVERED by the within)
named, **DDPL GLOBAL**)
INFRASTRUCTURE PRIVATE LIMITED)
through its Constituted Attorney M/s. Sunteck)
Realty Limited through its Director/Authorised)
Representative)
Laxmi Waghela, in the)
presence of)
1. )
2. )



Laxmi Waghela



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SIGNED AND DELIVERED by the within)
named UNICORN INFRA PROJECTS AND)
ESTATES PRIVATE LIMITED through its)
Constituted Attorney M/s. Sunteck Realty)
Limited through its Director/ Authorised)
Representative)



Laxmi Waghela

Laxmi Waghela

in the presence of)

1:
2:

वरमा क्र.-५
दस्ता क्र. ७०११३ / २०२४
८३ / ७४०

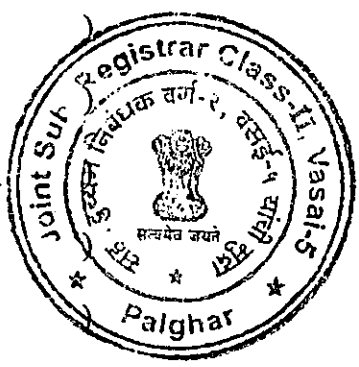
SIGNED AND DELIVERED by the within)
named Unit Holder/s)
NITESH DNYANOBA KALE)



in the presence of)

1:
2:

Nitesh Kale



वसई क्र.-१
दस्त क्र. १०२१३ / २०२४
२०० / १८०

Annexure "J"

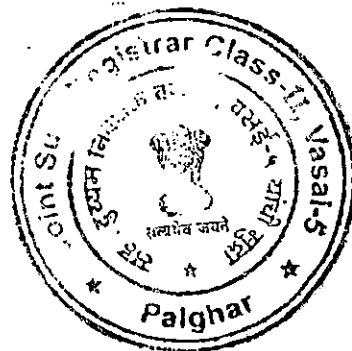
(Payment Schedule)

The Unit Holder/s agrees to accept allotment/purchase from the Promoter, the Unit at or for the Purchase Price of Rs.57,00,000/- (Rupees Fifty Seven Lakhs and Paise Zero Only) to the Promoter in the following manner:-

- (i) Rs.2,85,000/- (Rupees Two Lakhs Eighty Five Thousand and Paise Zero Only) as booking amount paid prior to the execution of this Agreement (the payment or receipt whereof the Promoter hereby admits and acknowledges);
- (i) Rs.2,85,000/- (Rupees Two Lakhs Eighty Five Thousand and Paise Zero Only) being 10% of the Purchase Price, within 1 month from date of booking, (after adjusting booking amount) paid prior to the execution of this Agreement (the payment or receipt whereof the Promoter hereby admits and acknowledges)
- (ii) Rs.51,30,000/- (Rupees Fifty One Lakhs Thirty Thousand and Paise Zero Only) being 90% of Purchase Price, on OC/Possession, or 45 days whichever is later of the said Premises being ready to be delivered to the Unit Holders but in any event before actual possession of the said Premises being taken by the Unit Holder/s;

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वसई क्र. - ५
दस्त क्र. १०११३ / २०२४
६५ / १६०

RECEIPT

RECEIVED the day and year first hereinabove written of and from the within named Unit Holder the sum **Rs.5,88,000/- (Rupees Five Lakhs Eighty Eight Thousand and Paise Zero Only)** by following cheques:

<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>	<u>Drawn On</u>
NEFT	01-MAY-2024	50000/-	ONLINE
NEFT	01-MAY-2024	50000/-	ONLINE
NEFT	01-MAY-2024	150000/-	ONLINE
NEFT	01-MAY-2024	150000/-	ONLINE
NEFT	01-MAY-2024	150000/-	ONLINE
NEFT	01-MAY-2024	38000/-	ONLINE

Total Rs.5,88,000/- (Rupees Five Lakhs Eighty Eight Thousand and Paise Zero Only)

All cheques in favour of the Promoter being the amount of part payment payable by them to us.

WITNESSES:

WE SAY RECEIVED

(Handwritten signatures of witnesses)

(Handwritten signature of the recipient)



वसई क्र.-५
दस्त क्र.१०११३/२०२४
६६ / १६०

Sunteck Realty Ltd.

Sunteck

Ref: SRL / SMW / VM / 2019-20

Date: 4-03-2020

To
Collector of Stamps Palghar
DIGR/ADR
Palghar

Sub-Registration of Agreement for Sale for Sunteck MaxxWorld registered under MahaRERA having registration No. P99000024072 at village Trivan taluka Vasai District Palghar PIN 401208

Respected Sir,

This has reference to Registration of Agreement for Sale of Purchaser for the subject project Sunteck MaxxWorld registered under MahaRERA registration No. P99000024072

This is to inform that we have renomenclated Buildings of Project for the convenience of Purchasers and details of building as per Commencement Certificate and as stated in Agreement for Sale are as mentioned below

Project Name / RERA No.	As per CC		As per Agreement for Sale
	Building No	Wing	Building No
Sunteck MaxxWorld 1 P99000024072	Bldg No-1	A	Bldg-1
		B	Bldg-2
	Bldg No-5	F	Bldg-6
		G	Bldg-7
		H	Bldg-8
		I	Bldg-9
		J	Bldg-10
		K	Bldg-11
		L	Bldg-12

Thanking You,
For Sunteck Realty Ltd.

Authorised Signatory

वसई क्र.-५
दस्त क्र. १०१२३ / २०२४
६५ / २६०

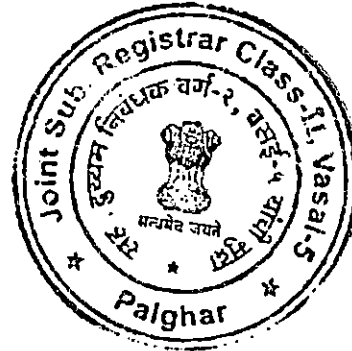
Sunteck Realty Ltd.

Sunteck

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF SUNTECK REALTY LIMITED AT THEIR MEETING HELD ON THURSDAY, MAY 4, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 5TH FLOOR, SUNTECK CENTRE, 37-40, SUBHASH ROAD, VILE PARLE (E), MUMBAI-400057

"RESOLVED THAT in supersession of earlier resolutions passed in this behalf, henceforth anyone of the below mentioned Authorized Representatives of the Company be and are hereby severally authorized to sign and execute all agreements including Agreement for Sale, Sale Deed, Supplemental Agreement, Deed of Cancellation, Deed of Rectification, Amendment Agreement, documents, deeds and writings as may be required, pertaining to the sale of flats / units within "Sunteck West World 1, Sunteck West World 2, Sunteck Maxxworld 1, Sunteck Maxxworld 2, Sunteck Maxxworld 3 and Sunteck Maxxworld 4" and Sunteck Oneworld 1, Sunteck Oneworld 2, Sunteck Oneworld 3, Sunteck Oneworld 4 and Sunteck Oneworld 5" situated at Naigaon and take such action as may be further necessary in this regard:-

1. Vinit Kunder, Authorized Representative
2. Laxmi Waghela, Authorized Representative
3. Purnima Shetty, Authorized Representative
4. Krishna Shome, Authorized Representative
5. Sandeep Koyande, Authorized Representative
6. Parag Gogri, Authorized Representative
7. Akshay Kalekar, Authorized Representative
8. Poonam Shukla, Authorized Representative
9. Saloni Manta, Authorized Representative and
10. Rameshwari Malve, Authorized Representative



RESOLVED FURTHER THAT anyone of the above mentioned Authorized Representatives of the Company be and are hereby severally authorized to represent, present, lodge and register all Agreements including Agreement for Sale, Sale Deed, Supplemental Agreement, Amendment Agreement, Deed of Cancellation, Deed of Rectification, documents, deeds and writings executed pertaining to the sale of flats / units within "Sunteck West World 1, Sunteck West World 2, Sunteck Maxxworld 1, Sunteck Maxxworld 2, Sunteck Maxxworld 3 and Sunteck Maxxworld 4" and Sunteck Oneworld 1, Sunteck Oneworld 2, Sunteck Oneworld 3, Sunteck Oneworld 4 and Sunteck Oneworld 5" situated at Naigaon and other related documents if required and undertake any acts including execution and registration of Power of Attorney in favor of any other person(s) and to do all such acts as may be required in the office of the concerned Sub-Registrar of Assurances and also with other Local authorities and to do all acts, deeds and things and take such action as may be further necessary to give effect to this resolution."

Certified True Copy
For Sunteck Realty Limited

Rachana Hingarajia

Rachana Hingarajia
Company Secretary
ACS: 23202

Annexure 'A'

कराई क्र.-५
दस्त क्र. १४११३/२०२४
४८ / १६०

अनुसूची क्रमांक : 01/10/2019

गाव मनुवा घाट
अधिकार अभिलेख पत्रक
[महाराष्ट्र ग्रामीण महसूल अधिकार अभिलेख आणि नोंदवहा (वयावर करणे व सुविधित केवळे) नियम, १९७१ यातील नियम २५.५ अन्वये]

पत्र :- दिल्ली सादरपत्र :- वसई जिल्हा :- पालघर जेवढ्या फेरफार क्रमांक : 596 व दिनांक : 22/04/2017
पुरवण क्रमांक व उपविभाग : 56/1/2

पुरवण क्रमांक व उपविभाग 56/1/2		सू-धरणा घट्टले भोगवटदार वर्ग -I	भोगवटदारवाचे नाव			
व्यापक क्रमांक :-		क्षेत्र	आकार	जो.ख.	फेरफार	छाते क्रमांक
एकूण आर.सी.ची	40.70.00	हयंत अनीत पाटील	40.70.00	407.00	(324)	667
विशेष आकाराची	407.00					मुकसे गाय झार अधिकार
मिळत	-					
पट्टा	-					
मो	-					
वसूल	-					
दस्तावेज	-					
वे-व्याप (सागवडीर अयोग्य)	-					
सी (अ)	-					
सी (ब)	-					
दस्तावेज	0.00.00					
आकाराची	0.00					
पुरवण क्रमांक व उपविभाग	-					
संकेत क्रमांक : (1),(132),(146),(263),(324),(339),(430),(486),(499),(596),(1229),(2336)						संकेत आणि सुवाचन क्रमांक :-

गाव मनुवा घाट
विकांची नोंदवहा
[महाराष्ट्र ग्रामीण महसूल अधिकार अभिलेख आणि नोंदवहा (वयावर करणे व सुविधित केवळे) नियम, १९७१ यातील नियम २५]

पत्र :- दिल्ली सादरपत्र :- वसई जिल्हा :- पालघर जेवढ्या फेरफार क्रमांक : 596 व दिनांक : 22/04/2017
पुरवण क्रमांक व उपविभाग : 56/1/2

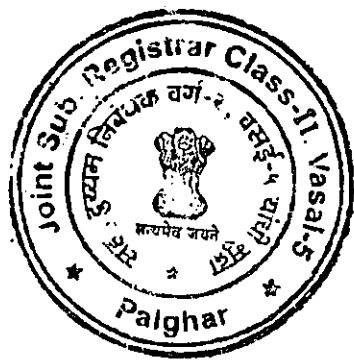
विकायातील वयाचा वयावरील												सागवडीर वयावरील	जल विकासाचा	जेवढा	
विकायातील क्षेत्र									विकायातील क्षेत्र			सागवडीर वयावरील		जल विकासाचा	जेवढा
क्र	वया	विकायाचा संकेत	जल विकासाचा	जल विकासाचा	विकायाचे नाव	जल विकासाचा	जल विकासाचा	विकायाचे नाव	जल विकासाचा	जल विकासाचा	जल विकासाचा	जल विकासाचा	जल विकासाचा		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)		
		आर.सी.ची	आर.सी.ची	आर.सी.ची	आर.सी.ची	आर.सी.ची	आर.सी.ची		आर.सी.ची	आर.सी.ची	आर.सी.ची	आर.सी.ची	आर.सी.ची		
2016	वयावरील											40.7000			
17															

या प्रमाणित प्रतिसादी फी म्हणून १५/- रुपये विकासाचे.

दिनांक :- 11/02/2020

सांकेतिक क्रमांक :- 27210008027352000022020136

(नाम :- ए. व. शिंदे)
विकांची नोंदवहा अधिकारी, वसई - पालघर
ता. वसई, जि. पालघर



गोंधळ नमुना हारा
अधिकार अभिलेख पत्रक
[महाराष्ट्र बर्नम महसूल अधिकार अभिलेख आणि नोंदपत्र (वया करणे व सुविधित केवळे) नियम, १९७१ धर्मीत नियम ३,५,६ आणि ७]

गाव :- दिवरी वास्तुका :- वसई तालुका :- पालघर शेवटचा फेरफार क्रमांक :- 678 व दिनांक : 30/09/2019

मुनापत्र क्रमांक व उपविभाग 56/2		ए-भागात पट्टीची मालकदार घराची नं.	शेवटचा फेरफारचे मांक				
शेवटचे स्थानिक नांव :-			क्षेत्र	आकार	चौ.ख.	फ.फा	छाते क्रमांक
क्षेत्र एकूण	आर.पो.मी	दिडिपोल्ल गोंधळ नमुना हारा अहवाल क्रमांक	12.60.00	126.00	(304)	691	शुद्धाचे मात
मिन घेती	12.60.00	संचालक देणत अनंत पाटील					इतर अधिकार
मिन घेती आकारफो	126.00						[मुकाम] (678)
मिपयत	-						[विकाम] (678)
मिगामत	-						
वरी	-						
मिपयत	-						
इतर	-						
मिपयत	-						
मिपयत (सांगवित्त अर्थव्यय)	-						
वरी (अ)	-						
वरी (ब)	-						
मिपयत	0.00.00						
आकारफो	0.00						
मुनी कित्त विरोध आकारफो	-						

दस्त क्र. 70243 / 18
ER / 9 80

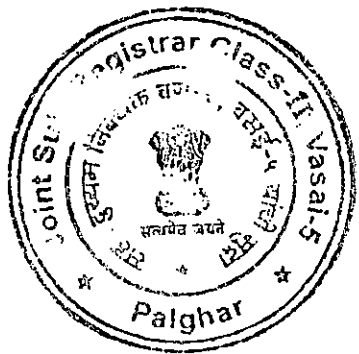
अन्य फेरफार क्र. (1),(232),(293),(304),(345),(419),(494),(574),(592),(607),(1957),(2170),(2256),(2284),(2285) सोबा आणि मुनापत्र क्रमांक :-

गोंधळ नमुना हारा
विक्रमी नोंदपत्र
[महाराष्ट्र बर्नम महसूल अधिकार अभिलेख आणि नोंदपत्र (वया करणे व सुविधित केवळे) नियम, १९७१ धर्मीत नियम ३९]
गाव :- दिवरी वास्तुका :- वसई तालुका :- पालघर शेवटचा फेरफार क्रमांक :- 678 व दिनांक : 30/09/2019

विकासातील वेगवेगळे तपशील																	
मिश्र विकासातील क्षेत्र								निर्मळ विकासातील क्षेत्र					सामयिकेसाठी उपलब्ध		जल संचयनाचे		ग्रेड
प्रत्यक्ष विकासातील क्षेत्र													मालकी बर्नम		साधन		
वर्ष	हंगाम	निमगावना संकेत क्रमांक	जल संचयन	अजल संचयन	विक्रय नाव	जल संचयन	अजल संचयन	विक्रय नाव	जल संचयन	अजल संचयन	स्वरूप	क्षेत्र	वर्ष	क्षेत्र	वर्ष	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	(१७)	
			आर. पो.मी	आर. पो.मी		आर. पो.मी	आर. पो.मी		आर. पो.मी	आर. पो.मी		आर. पो.मी		आर. पो.मी		आर. पो.मी	
2016-17	संपूर्ण वर्ष										किमीचे	12.6000					

"या प्रमाणित पर्तिसावरी मी मूळमू १५/- रूपचे विकारते."
दिनांक :- 11/02/2020
संकेतिक क्रमांक :- 27210008027352000022020137

(नाव :- ए. के. गोरे)
तलाठी निवा मोदिदर
ता. वसई, जि. पालघर



गाव :- दिवरी
मुनापत्र क्रमांक व उपविभाग

मुनापत्र क्रमांक
56

शेवटचे स्थानिक नांव :-

क्षेत्र एकूण

मिन घेती

मिन घेती आकारफो

मिपयत

मिगामत

वरी

मिपयत

इतर

मिपयत

मिपयत (सांगवित्त अर्थव्यय)

वरी (अ)

वरी (ब)

मिपयत

आकारफो

मुनी कित्त विरोध आकारफो

मुने फेरफार क्र. (1),(1

गाव :- दिवरी

मुनापत्र क्रमांक व उपविभाग

वर्ष

हंगाम

(१)

(२)

2016-17

संपूर्ण वर्ष

"या प्रमाणित

दिनांक :- 1

संकेतिक क्र

गाव नमुना याच
अधिकार अधिलेख पत्रक
[महाराष्ट्र जमीन मसुदा अधिकार अधिलेख आणि नोंदवर्दी (तयार करणे व सुविधित्वात ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- दिवडी तालुका :- वसाई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 607 च दिनांक : 02/10/2017
सुधारण क्रमांक व उपविभाग : 55/2

सुधारण क्रमांक व उपविभाग 55/2		सु-भाषण फर्दती योग्यतादातार क्र - 1	योग्यतादातारचे नांव			
नेताचे स्थानिक नाव :-		क्षेत्र	आकार	चौ.ख.	फेर.फार	खाने क्रमांक
क्षेत्र	आर.चौ.सी	दिवडीतील स्वोबल इन्फ्रास्ट्रक्चर प्रा.लि.तर्फे	44.80.00	448.00	(500)	681
निव शेत	44.80.00	तपालक इन्फ्रस्ट्रक्चर प्रा.लि.तर्फे				कुटुंबी नाव इतर अधिकार
निव शेत/आकार	448.00					
भिरापद	-					
बांधणी	-					
सही	-					
राखण	-					
इतर	-					
एकूण क्षेत्र	-					
मोठे-छोटे (सापेक्षीय अर्थाने)	-					
घर्ष (अ)	-					
घर्ष (ब)	-					
एकूण चौ.ख	0.00.00					
अकारणी	0.00					
कुडी निवा विदेश आकारणी :-	-					
सुधारण क्रमांक (1),(58),(162),(185),(244),(290),(393),(499),(500),(592),(607),(686),(723),(2249),(2250),(2251),(2252),(2264),(2343),(2351)						सोनी आणि सुधारण दिने :

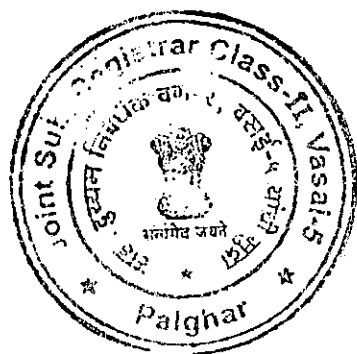
वसाई क्र -
दस्त क्र. 90213 / 28
109 / 950

गाव नमुना याच
पिकांची नोंदवर्दी
[महाराष्ट्र जमीन मसुदा अधिकार अधिलेख आणि नोंदवर्दी (तयार करणे व सुविधित्वात ठेवणे) नियम, १९७१ यातील नियम २२]
गाव :- दिवडी तालुका :- वसाई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 607 च दिनांक : 02/10/2017
सुधारण क्रमांक व उपविभाग : 55/2

पिकांसाठी खेताचा नमूना													जल सिंचनाचे साधन	मैदा	
पिकांसाठी खेताचा नमूना									निर्मित पिकांसाठी खेताचा नमूना			तलाव/बोरिंग/उपसाधन मराठे/तो जमीन		जल सिंचनाचे साधन	मैदा
वर्ष	वर्षाचे क्रमांक	निर्माणवादी संस्था क्रमांक	जल सिंचन क्रमांक	अजल सिंचन	पिकांचे नाव	जल सिंचन	अजल सिंचन	पिकांचे नाव	जल सिंचन	अजल सिंचन	स्वरूप	क्षेत्र			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)		
			आर. चौ.सी	आर. चौ.सी		आर. चौ.सी	आर. चौ.सी		आर. चौ.सी	आर. चौ.सी		आर. चौ.सी			
2016-17	संपूर्ण वर्ष										खिरी	44.8000			

"या प्रमाणित प्रतिसादीची फी म्हणून १५/- रुपये मिळावे."
दिनांक :- 11/02/2020
एलेक्ट्रॉनिक क्रमांक :- 2721000802735200022020139

(नाव :- ए. वि. वी)
गावठी कार्यालय - गोविंदीबाग, वसाई, दि. - पालघर
ज. वसाई, ज. पालघर



गाव :- दिवडी
सुधारण क्रमांक व उपविभाग :-
नेताचे स्थानिक नाव :-
क्षेत्र :-
निव शेत :-
निव शेत/आकार :-
भिरापद :-
बांधणी :-
सही :-
राखण :-
इतर :-
एकूण क्षेत्र :-
मोठे-छोटे (सापेक्षीय अर्थाने) :-
घर्ष (अ) :-
घर्ष (ब) :-
एकूण चौ.ख :-
अकारणी :-
कुडी निवा विदेश आकारणी :-

सुधारण क्रमांक (1)

गाव :- दिवडी
सुधारण क्रमांक व उपविभाग :-

वर्ष :-
वर्षाचे क्रमांक :-

2016-17 वर्ष :-

"या प्रमाणित प्रतिसादीची फी म्हणून १५/- रुपये मिळावे."
दिनांक :-

गाय बसुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र पंचम बहसूल अधिकार अभिलेख अभि नोंदवद्दा (तयार जायी व सुस्थितीत देवणे) नियम, १९७१ चातील नियम ३,५,६ आणि ७]

गाव :- दिवडी वातुका :- वसाई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 681 व दिनांक : 14/11/2019
सुपारन क्रमांक व उपविभाग : 55/4

सुपारन क्रमांक व उपविभाग 55/4		भू-धारणा पध्दती मोगबदास्त वर्ग -1	मोगबदास्ताचे नांव			
शेतपे स्थानिक नांव :-		क्षेत्र	आकार	मौ.ख.	फेरफार	याचे क्रमांक
शेत पुरवण	आट.वौ.पो	शिंदार जॉब परत			(649)	[154], 282
विन शेत	652.00					कुळाचे नाव
विन शेत आकार	652.00	पुनिकोन ड्रम प्रोव्हेंदना ऑफ ड्रस्ट	652.00	652.00	(681)	इतर अधिकार
विशेष		वा.नि.,अफे संचालक हेमंत अनंत पाटोल				डनर
वापरात						खारखे घाक 102.76/- (1)
सही						अभुषिक वापर
करव						मा.गाइधीकरव नसई यारेकडोल हा. गवसुल/क-1/र-
इतर						/विनिभाव/यमि-/रहाआभ-480/2019 रं.27/08/2019
एकूण क्षेत्र						न्यवे बसुल पंचम बहसूल अधिनियम 1966 चे धडना 42व मंड
शेत-खाराय (सांगडीय अदाय)						तुर्वेमुळर केळ कागड का व विनरीओ आकारांनी एकूण बसुल
सर्ग (अ)						साधव जाती असून त्यामुळे आगगाय यानेय विनरीओ अभुषिक घा
सर्ग (ब)						गुळयवा असल्यास त्यापुर्वी संबंदित्र निशेधल प्राधिकरणाची व एर
एकूण मोजक	0.00.00					तुर्वेमुळर प्राधिकरणाची पूर्वरचनाची रीवे बंधनकारक राहिल.
आकारांनी	-0.00					(681)
कुडी विषय विशेष आकारांनी						

वसाई क. - ५
दस्त क्र. १०२१३ / २०२४
१३ / २१०

शेत फेरफार क्र. (1),(293),(596),(607),(649),(681),(1920),(1954),(2382),(2383) शेवटचा फेरफार क्रमांक : 681 व दिनांक : 14/11/2019

गाय बसुना सात
चिक्मोंची नोंदवद्दी
[महाराष्ट्र पंचम बहसूल अधिकार अभिलेख अभि नोंदवद्दा (तयार जायी व सुस्थितीत देवणे) नियम, १९७१ चातील नियम २१]

गाव :- दिवडी वातुका :- वसाई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 681 व दिनांक : 14/11/2019
सुपारन क्रमांक व उपविभाग : 55/4

पिकाखालील क्षेत्राचा तपशील												लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेत	
विश्व पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						स्वरूप	क्षेत्र		
वर्ष	हेक्टर	विश्वपिकाचे क्षेत्र	अखेर सिंचित	पिकाचे नाव	जल सिंचित	अखल सिंचित	पिकाचे नाव	जल सिंचित	अखल सिंचित	क्षेत्र					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
		आट. वौ.पो	आट. वौ.पो		आट. वौ.पो	आट. वौ.पो		आट. वौ.पो	आट. वौ.पो		आट. वौ.पो				

2019-20	उत्पन्न																०.6520
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या प्रमाणित प्रतिसादीची प्रत बसुल १५/११/२०२० रोजी मिळाली.
दिनांक :- 11/02/2020
संकेतिक क्रमांक :- 27210008027352000023020141

(नाव :- ए. के. सी)
जलादी मंडळ :- गाविकेला मंडळ जि. पालघर
तलाठी सौ. गौखर
ता. वसाई, जि. पालघर



गाव :- दिवडी
सुपारन क्रमांक व उपविभाग : 55/4
शेतपे स्थानिक नांव :-
शेत फेरफार क्रमांक : (1),(5)(1929)
गाव :- दिवडी
सुपारन क्रमांक व उपविभाग :
शेत फेरफार क्रमांक : (1),(5)(1929)
2016-17 संवत्सं वर्ष
या प्रमाणित दिनांक :- 11 संकेतिक क्रमांक :-

वसई क्र.-५
दस्त क्र. १११३ / २०२४
१४ / १६०

गाज मनुषा पास
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७९ यातील नियम ३,५,९ आणि ७]

अव :- दिवसी वस्तुका :- वसई जिल्हा :- पालघर येवढ्या फेरफार क्रमांक : 607 व दिनांक : 02/10/2017
पुनर्पत्रक क्रमांक व उपविभाग : 55/5/अ

क्र/क-1/क-
दि. 27/08/2019
66 वे वदनाम 42व प्रयोग
कलात्मकी एवढेच वस्तु
1 निरोबित अक्षरिका चाच
1 प्राधिकरणाची व एव
बेधकाक घडित.

पुनर्पत्रक क्रमांक व उपविभाग 55/5/अ		पु-याच्या पदवी योग्यतावार घर्ष-1	भोगवट्यासारके माप			खति क्रमांक
			धेम	आकार	पो.स.	फ.पा
मेहारे स्वामिनाथ नाथ :-			20.80.00	208.00	(565)	282
घर एकूण	आर.ची.मां	मुनिर्काने इमारत प्रोजेक्टस अन्व इस्टेट				
निम मेती	20.80.00	प्र.नि. तर्फे संचालक हेमंत अर्जत पाटील				
निम रोती आकारणी	208.00					
दिवान	-					
बागायत	-					
एरी	-					
एकता	-					
झर	-					
सुकुम शेड	-					
भंड-बांधव (सापडविलेले अवयव)	-					
वर्ग (अ)	-					
वर्ग (ब)	-					
अनुसूची क्र	0.00.00					
अवयव	0.00					
दुसरी किंवा तिसरी आकारणी	-					
सुरे संख्या क्र. : (1),(9),(126),(246),(254),(259),(269),(344),(452),(499),(564),(565),(592),(607),(755),(1399),(1724).						
						सीमा आणि पुनर्पत्रक चिन्ने :
(1929)						

सिध्याच	अंतर
गाव	
१२)	(१५)

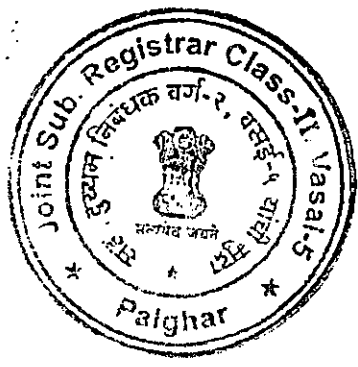
गाज मनुषा पास
पिकांची नोंदवहा
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधित ठेवणे) नियम, १९७९ यातील नियम २९]

अव :- दिवसी वस्तुका :- वसई जिल्हा :- पालघर येवढ्या फेरफार क्रमांक : 607 व दिनांक : 02/10/2017
पुनर्पत्रक क्रमांक व उपविभाग : 55/5/अ

पिकाखालील क्षेत्राचा संपत्तीस										सापडविलेला उपलब्ध नसलेली संपत्ती		जल सिंचनाचे साधन	शेरा
निश पिकाखालील क्षेत्र					निश पिकाखालील क्षेत्र					स्वरूप	क्षेत्र	(१२)	(१३)
परि	इतर	सिध्याचा संकेत क्रमांक	जल सिंचित	अवसर सिंचित	पिकाचे नाव	जल सिंचित	अवसर सिंचित	पिकाचे नाव	जल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
			आर. ची.मां	आर. ची.मां		अर. ची.मां	आर. ची.मां		आर. ची.मां	आर. ची.मां		आर. ची.मां	
2016-17	संपूर्ण वर्ष										मि.सं. 20.8000		

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."
दिनांक :- 11/02/2020
संकेतिक क्रमांक :- 27210008027352000022020142

(साव :- ए के. ११)
व्यवस्थापक - भूमिरोसा :- वसई, जि. पालघर
तलाठी राजा गोखिल
ता. वसई, जि. पालघर



1-Feb-20

गाव नमुना सार
अधिकार अभिलेख प्रजक
[महाराष्ट्र अधीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधागत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

प्रलंबित फेरफार क्र. : 727

गाव :- टिखरी

तालुका :- वसई

जिल्हा :- पालघर

जेवढ्या फेरफार क्रमांक : 680 व दिनांक : 06/11/2019

मुद्रापत्र क्रमांक व उपविभाग : 54/4/1

मुद्रापत्र क्रमांक व उपविभाग 54/4/1		दु. धारणा धर्तरी पंजाबदादा कां -1	बांधवदादाचे नांव			
जेवढ्याचे स्थानिक नांव :-		क्षेत्र	अकार	पो.सं.	काल	छात्रे क्रमांक
क्षेत्र एकाक	आर.पोली	पुनाथ धंदुंगी पाटील	(665)		108	कुळाचे नाव
दिन रोटी	39.30.00	कासिकाई धंदुंगी पाटील	(665)			रुतर अधिकार
दिन रोटी आकारणी	393.00	नर्मल मोर्ताण पाटील	(663)			अकुपिक वापर
विशेषत		दुर्गाबाई विठ्ठल पाटील	(665)			भा.सप्लेसपार वसई यांचेकरील क्र. यदपुल/क-1/र-
वागावात		अनुबाई रामोदर पाटील	(665)			1/नविनबाव/कवि-/कआर-479/2019 र. 27/08/2019
घरि		सखीत धंदुंगी पाटील	(680)			अन्ये महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 व धर्तरी
धरकत		धरकत				अनुबाईनुसार केवळ वधविषय वर व दिनांकीत अकाराणीची रक्कम वसूल
रुत		धरकत				करण्यात आदी अर्दुन त्यामुळे आपणास वागनेत मिळोनीत अकुपिक फार
रुतुन धर		धरकत				वयावयाचा असल्यास त्यामुळे संबंधित निवोनन अधिकारवायीच हार
पोट-खरण (सागराडोन अवेध)		धरकत				आवश्यक त्या प्रविषयवाची पूर्वावजनपी पेंके वंनन कराक गाईत.
धरि (अ)		धरकत				(680)
धरि (ब)		धरकत				
रुतुन पोत्र	0.00.00	धरकत				
अकारार्थ	0.00	धरकत				
जुडी किना विधेय आकारणी		धरकत				
जवढ्याचे फेरफार क्र. (1),(596),(607),(612),(665),(680),(701),(1134),(1166),(1405),(1921)						संला आणि मुद्रापत्र दिव्हे :

वसई क्र. ५
दस्त क. १११३ / २०१४
७७ / १६०

गाव नमुना सार
धिकारि नोंदवही

[महाराष्ट्र अधीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधागत ठेवणे) नियम, १९७१ यातील नियम १९]

गाव :- टिखरी

तालुका :- वसई

जिल्हा :- पालघर

जेवढ्या फेरफार क्रमांक : 680 व दिनांक : 06/11/2019

मुद्रापत्र क्रमांक व उपविभाग : 54/4/1

मिळ्यावहातील संज्ञाया उपर्यांन										सावळोसारी वयलव्य नारलेली जमीन		जल निवोनन साधन		जेता	
विश्व पिक्कावहातील क्षेत्र					निर्भेळ पिक्कावहातील क्षेत्र										
खर्च	हजान	निद्रणाया संफल क्रमांक	जाल सिंधित	अकल तिविडे	पिक्काच नाव	जाल सिंधित	अकल सिंधित	पिक्काच नाव	जाल सिंधित	अकल सिंधित	स्वरूप	क्षेत्र			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			आर. पो.ली	आर. पो.ली		आर. पो.ली	आर. पो.ली		आर. पो.ली	आर. पो.ली		आर. पो.ली			
2019-20	अरुध							पात		0.3770	जलना	0.0160			

"या प्रमाणिता प्रतीसादी पी म्हणून १५/- रुपये दिव्हाये."
दिनांक :- 11/02/2020
संकेतिक क्रमांक :- 27210048027352000022020144

(गाव :- टिखरी)
ता. वसई, जि. पालघर
तलाठी सती गाखिबरे
ता. वसई, जि. पालघर



गाव :- टिखरी
मुद्रापत्र क्रमांक व
मुद्रापत्र
जेवढ्याचे स्थानिक ना
क्षेत्र एकक
दिन रोटी
दिन रोटी आकारणी
विशेषत
वागावात
घरि
धरकत
रुत
रुतुन धर
पोट-खरण (सागरा
धरि (अ)
धरि (ब)
रुतुन पोत्र
अकारार्थ
जुडी किना विधेय अ
जेवढ्याचे फेरफार क्र. (1)

गाव :- टिखरी
मुद्रापत्र क्रमांक व
खर्च
हजान
(१) (२)

2016-17
रुपय वर
"या प्रमाणि
दिनांक :-
संकेतिक :-

वसई क्र.-५
दस्त क्र. १०११३ / २०२४
१६ / १ ६०

गाव मयूना गाव
 अधिकार अधिलेख पत्रक
 [महागाव जमीन महसूल अधिकार अधिलेख माहिती नोंदवहा (तयार करणे व सुनिश्चित ठेवणे) नियम, १९७९ यातील नियम ३,५,६ आणि ७]

गाव :- टिघरी जतुका :- वसई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 678 व दिनांक : 30/09/2019
 पुनारपन क्रमांक व उपविभाग : 54/6

शेतचे इमानिक नाव :-	पुनारपन क्रमांक व उपविभाग 54/6	पू-पारणा पध्दती योग्यदाखल घां-1	शेवटचा फेरफारचे नोंद				खाने क्रमांक
			ठेव	आकार	फा.छ.	फे.जा	
शेत एकक विन शेती विन शेती जायदणी	आर.चौ.गो 12.40.00 124.00	डिडिपोल्लम खोदल इजाबातूजवळ प्रा.वि.तळे संचालक इमेत अन्तर् पाटोल	12.40.00	124.00	(304)	681	
विभाग गायबत गो पल्ल इतर	- - - -					मुकाबे नम आर अधिकार [बुकहा] (678) [बुकहा] (678)	
पुनारपन पेट-कराव (सामनहंस अयोग्य) घां (ग) घां (ब)	- - -						
पुनारपन भाकरी पुढी किंवा विशेष आकारणी	0.00.00 0.00 -						
शेत फेरफार क्र. (1),(232),(293),(304),(345),(494),(499),(574),(592),(607),(2179),(2256),(2284),(2285)						सहीत आणि पुनारपन मिळू :-	

निश्चय	शेत
राश	
(१४)	(१५)

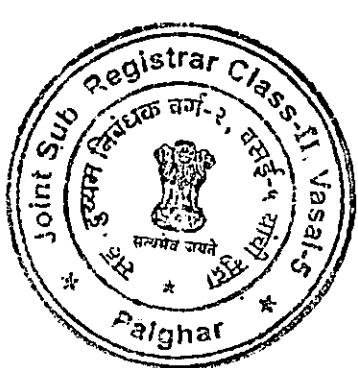
गाव मयूना गाव
 फेरफार नोंदवहा
 [महागाव जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुनिश्चित ठेवणे) नियम, १९७९ यातील नियम २९]

गाव :- टिघरी जतुका :- वसई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 678 व दिनांक : 30/09/2019
 पुनारपन क्रमांक व उपविभाग : 54/6

वर्ष	हेमान	पिकासाठी देण्यात येणाऱ्या रकमेची नोंद										नागवडीसाठी उपलब्ध नसलेली रक्कम		जल तिचवाचे साधन	शेत
		मिश्र पिकासाठी देण					निर्मळ पिकासाठी देण					स्वरूप	क्षम		
		मिश्राचा रकम क्रमांक	जल तिचवा	अजल तिचवा	एकाच नाव	जल तिचवा	अजल तिचवा	एकाच नाव	जल तिचवा	अजल तिचवा					
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			आर. चौ.गो	आर. चौ.गो		आर. चौ.गो	आर. चौ.गो		आर. चौ.गो	आर. चौ.गो		आर. चौ.गो			
2016-17	उत्पन्न										विनवडी	12.4000			

"या प्रमाणित प्रतिलाठी को म्हणून १५/- रुपये मिळाले."
 दिनांक :- 11/02/2020
 सांकेतिक क्रमांक :- 27210008027352000022020147

(गाव :- टिघरी)
 पालघर जिल्हा - गोविंदपूर - वसई - जि - पालघर
तलाठी सजा गोखिवर
 ता. वसई, जि. पालघर



गाव नवपुन गाव
अधिकार अधिकारी पत्रक
[महाराष्ट्र नवपुन महसूल अधिकार अधिनियम आणि नोंदवहा (नया करणे व सुविधीत देखणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- दिवरी तालुका :- वसई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 707 व दिनांक : 27/12/2019
सुधारण क्रमांक व उपविभाग : 54/712

सुधारण क्रमांक व उपविभाग 54/712		भू-धारणा पध्दती योगवटादार वर्ग - 1	भोगवटादारचे नांव			
शेवटचे स्थानिक नांव :-		क्षेत्र	अकार	पट्टा	फेरफार	खाले क्रमांक
क्षेत्र एकक	आर.चौ.मी	[विवरीय सुधाना युता]			(654)	[107], 282, 716
विन शेती	58.20.00	सुनिकॉर्न फुल्ल प्रोसेसिंग जॅन्ड इन्स्टे	45.65.29	456.00	(707)	सुकाचें नाव इतर अधिकार अकृषिक घाबर मा.सुदीलवार वसई यांचेकडील क्र.महसूल/व-1/रि-
विन शेती आकारणी	58.20.00	प्र.लि., नया संघालया देवत उनेठ पाटील			(707)	1/विनवाच/पति-एअर-367/2019 रि.21/06/2019 अन्य महाराष्ट्र जमीन महसूल अधिनियम 1966 चे कलम 42 मधील अनुदीनसार केवळ रपांदधन बंद व विनोती आकारणीची एकपद वस्तू होण्यात आली असून त्यामुळे आपणार यावेग निर्यात अकृषिक माप करण्याचा अकर्यास रपाची संवेधित शिरोसन प्राधिकरणाची व इतर आयकरक रपा प्राधिकरणाची पूर्वप्रवणगी घेणे पोरनकार्य राहिल (666) इतर 30 भा.मी चे रस्ता (707)
आणखत	-	वसई विहार शरत पल्लवारपानिकल	12.54.71	126.00	(707)	
पाणखत	-					
जमी	-					
घरखत	-					
इतर	-					
एकूण क्षेत्र	-					
पोल-खाराय (सामवेदीस अर्पण)	-					
रपा (अ)	-					
रपा (ब)	-					
एकूण रपा	0.00.00					
आकारणी	0.00					
जुडी किंवा निरोध अकरणी	-					
दुसरे फेरफार क्र. (1),(126),(317),(596),(654),(666),(700),(1366),(1756),(2266)						शेता आणि सुधारण दिवद :

वसई क्र.-५
दस्त क्र. 707/2019 / 2020
VV. / 980

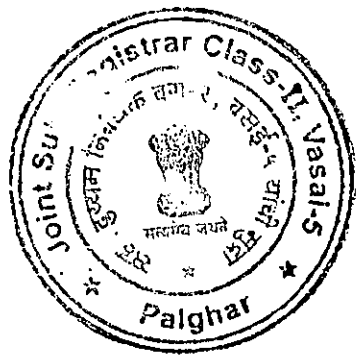
गाव नवपुन गाव
शिकाती नोंदवहा
[महाराष्ट्र नवपुन महसूल अधिकार अधिनियम आणि नोंदवहा (नया करणे व सुविधीत देखणे) नियम, १९७१ यातील नियम ११]

गाव :- दिवरी तालुका :- वसई जिल्हा :- पालघर शेवटचा फेरफार क्रमांक : 707 व दिनांक : 27/12/2019
सुधारण क्रमांक व उपविभाग : 54/712

शिकाखालील शेताचा तपशील												सामवेदीस अकरणी महसूलची अकरणी	जमीन विववाचे सामन	शेता
मिश शिकाखालील क्षेत्र						निचेक शिकाखालील क्षेत्र								
वर्ग	हुरण	मिशणाराचा अकरणी क्रमांक	जमीन विववाचे अकरणी	अकरणी सिधित	शिकाचे नाव	जमीन विववाचे अकरणी	अकरणी सिधित	शिकाचे नाव	जमीन विववाचे अकरणी	अकरणी सिधित	अकरणी	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		
2016-17	वसई										४८	0.5820		

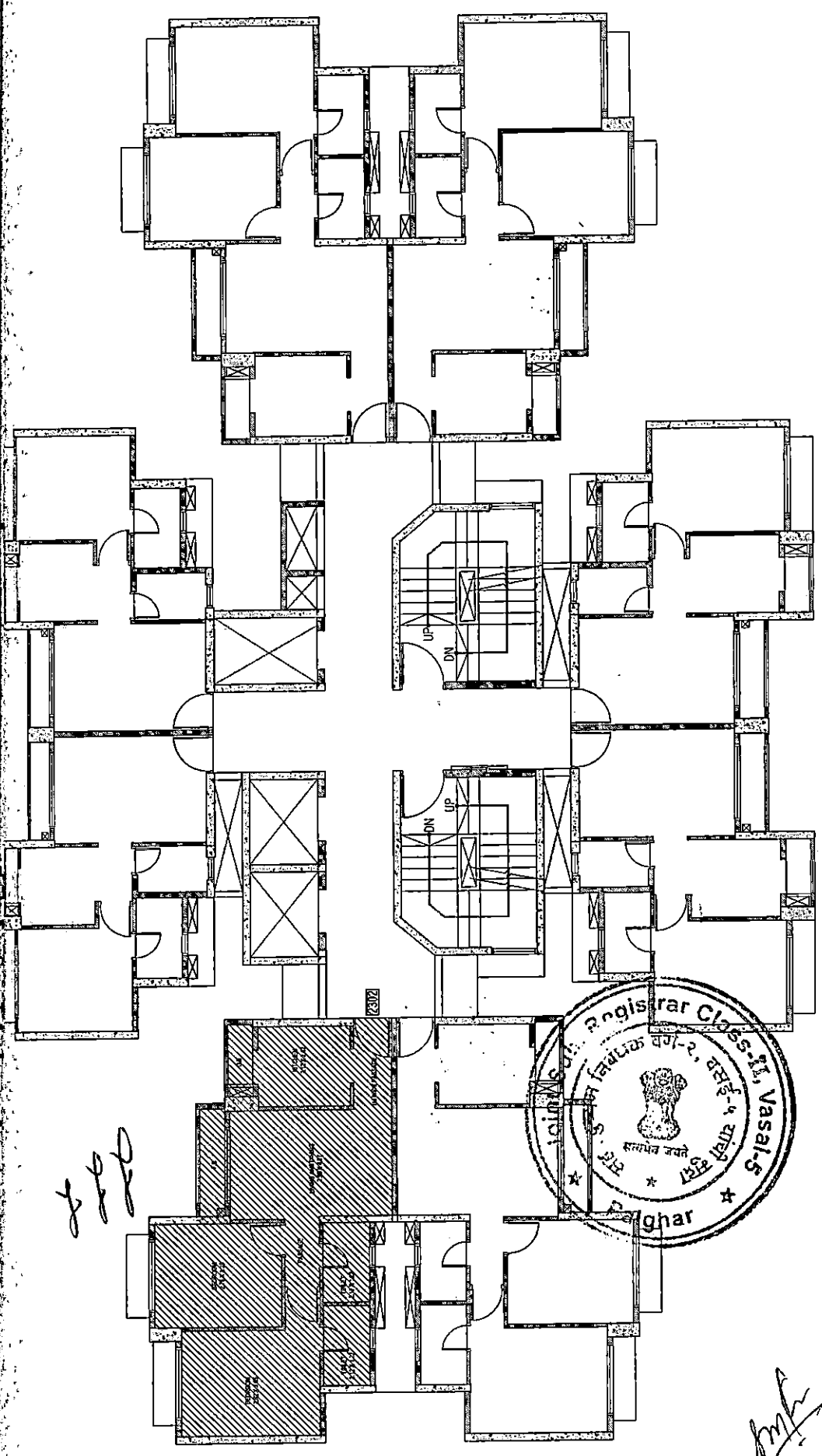
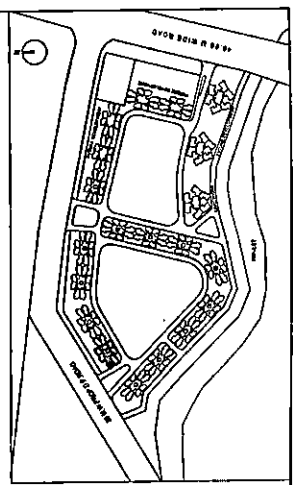
"या प्रस्तावित प्रविलाती फी वसूल १५/- रुपये शिकावे."
दिनांक :- 11/02/2020
संश्लिक क्रमांक :- 27210008027352000022020146

(नाव :- व. व. व.)
सुकाची शिका शिकावे
ता. वसई, जि. पालघर

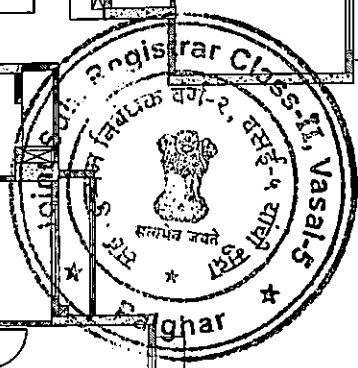


वसई क्र.-५
दस्त क्र. १११३ / २०२४
१८ / १६०

Annexure I



Building 1, Twenty-third Floor



Handwritten signature/initials

Handwritten signature

फ-१/२
:21/06/2019
\$ चे प्लान 42व मॉडेल
मार्गाची स्वतंत्र चक्रे
निर्देशित आयुक्तिक नगर
प्रधिकरणाची व इतर
संस्थांक राहिल

एनएच	शेरा
१)	(१५)

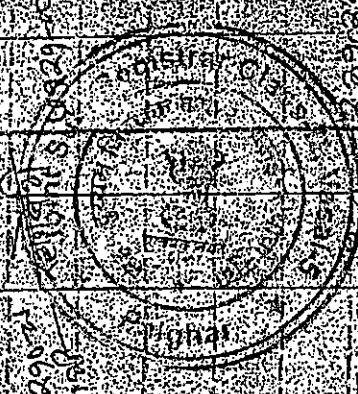
SUNTECK MAXXWORLD, NAIGAON



वसई क्र.-५
दस्त क्र. १०१५३ / २०२४
१९ / १६०

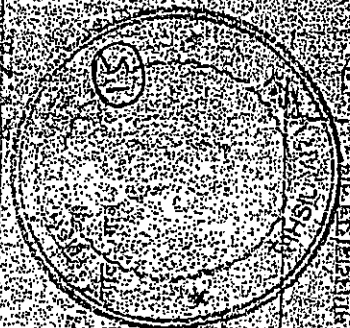
वसई क्र.-५
दस्त क्र. १०१५३ / २०२४
१९ / १६०

क्र.सं.	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५		वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५
					वसई क्र.-५	वसई क्र.-५						
१	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५
२	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५
३	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५	वसई क्र.-५



वसई क्र.-५
दस्त क्र. १०१५३ / २०२४
१९ / १६०

वसई क्र.-५
 दस्त क्र. १०११३/२०२४
 ८७ / १४०



दिनांक
 वसई
 तालुका

क्र.	वसई क्र.	वसई क्षेत्र	वसई क्षेत्र का विवरण	वसई क्षेत्र का क्षेत्रफल	वसई क्षेत्र का मालिक	वसई क्षेत्र का मालिक का पता	वसई क्षेत्र का मालिक का पता	वसई क्षेत्र का मालिक का पता
१)	५५८	वसई	वसई क्षेत्र का विवरण	वसई क्षेत्र का क्षेत्रफल	वसई क्षेत्र का मालिक	वसई क्षेत्र का मालिक का पता	वसई क्षेत्र का मालिक का पता	वसई क्षेत्र का मालिक का पता
२)	५५९	वसई	वसई क्षेत्र का विवरण	वसई क्षेत्र का क्षेत्रफल	वसई क्षेत्र का मालिक	वसई क्षेत्र का मालिक का पता	वसई क्षेत्र का मालिक का पता	वसई क्षेत्र का मालिक का पता

वसई क्षेत्र का विवरण

वसई क्षेत्र का क्षेत्रफल

वसई क्षेत्र का मालिक

वसई क्षेत्र का मालिक का पता

वसई क्षेत्र का मालिक का पता

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : VasaiVirarCorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक

वसई क्र.-५

दस्त क्र. २११३ / २०२४

३ / १६

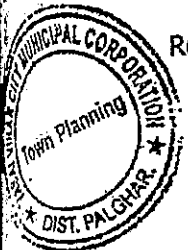
VCMC/TP/RDP/SPA-VP-006/024/2020-21

०३/१२/२०२०

To,
Shri. Hemant A. Patil, Director of
DDPL Global Infrastructure Pvt.Ltd.,
Unicorn House, Shreejee Vihar,
Opp. MINL, S.V. Road,
Kandivali (W),
MUMBAI-400 067.



Sub: Revised Development Permission of layout for proposed Residential Building / Residential with shopline Buildings Plot No.1 Phase-I on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/3, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8;9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR



Ref :

- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/ BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/01/2012.
- 4) Revised Development Permission No. CIDCO/ATPO(VSR)/BP-4622/ RDP/172 Dtd.09/01/2015.
- 5) Letter from Environment department No. MCZMA/2016/Case No.78/Ta.K4 Dt.07/09/2017.
- 6) Letter from Advocate Atul Damle Dt.05/10/2017.
- 7) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
- 8) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
- 9) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018.
- 10) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/58/2019-20 Dtd.15/01/2020.
- 11) Your Registered Engineer's letter dated 24/09/2020.

वसई क्र. - १
दस्त क्र. १०५१३ / २०२४
८४ / १ २०

VVCMC/TP/RDP/SPA-VP-006/024/2020-21

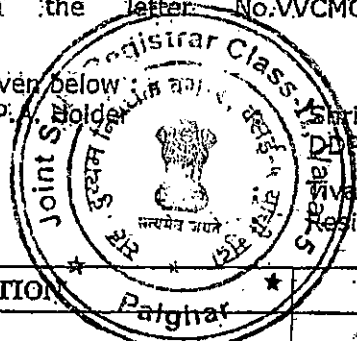
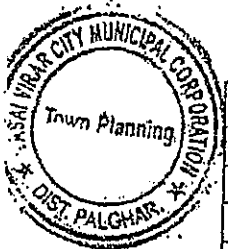
03/12

Sir / Madam,
 The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/09/2005. Keeping 113 EPS in pending, Further 5 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd. 19/09/2009, 11 EPS were approved vide Notification No.TPS-1208/1917/CR-89/08/UD-12 dtd. 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Government of Maharashtra as SPA for 21 villages Arnala; Arnala Killa, Patilpada, Mukkam, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwad, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning under MRTP Act 1966. The details of permission are as under:-

The drawing shall be read with the layout plan approved along with this letter under conditions mentioned in the letter No.VVCMC/TP/RDP/SPA-VP-006/21/2020 Dtd.20/08/2018.

The details of the layout is given below:-

- 1 Name of Assessee owner / P. No. Holder: Yashraj Hemant A. Patil, Director, DDP, Global Infrastructure Pvt. Ltd.
- 2 Location: Vasai Virar
- 3 Land use (Predominant): Residential, Commercial



A	DESCRIPTION	NA	NON NA
1	PLOT AREA AS PER 7/12	470744.00	131756.00
2	EXISTING ROAD	1368.61	442.21
3	BALANCE PLOT AREA	469375.39	131313.79
4	D.P. RESERVATIONS		
	a. 40.00M. & 30.00M. D.P. ROAD	24078.21	14776.07
	b. RAILWAY (VASAI-DIVA)	11449.50	589.76
	c. NALLA/WATERBODY AREA		
	1. AREA UNDER NALLA	8467.99	45945.88
	2. AREA UNDER BULLET TRAIN IN NALLA	509.46	
	d. 20.00M. W.D.P. ROAD		
	1. AREA UNDER D.P. ROAD	46647.98	9604.67
	2. AREA UNDER BULLET TRAIN IN D.P. ROAD	333.13	46.00
	e. MUMBAI BARODA EXP. WAY	4616.23	435.36
	f. P.G.	476.58	
	g. H.S.		
	1. AREA UNDER H.S.	2633.19	3673.85
	2. AREA UNDER BULLET TRAIN IN H.S.	1752.28	



वसई क्र.-५

दस्त क्र. १११३/२०२४

५ / १६०

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasalvirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.

दिनांक :

०३/१२

WCMC/TP/RDP/SPA-VP-006/024/2020-21

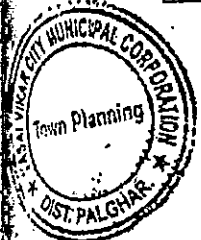
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	h.P.S		
	1. AREA UNDER P.S.	705.22	1741.74
	2. AREA UNDER BULLET TRAIN IN P.S.	46.59	
	LPST&QUT	3479.30	
	j.ESS	13022.20	
	k. AREA UNDER BULLET TRAIN IN SRZ	1469.88	
I	TOTAL D.P. RESERVATION AREA (a+b+c+d+l+e+f+g+h+i+j+k)	115576.40	76767.33
II	TOTAL BULLET TRAIN AREA IN D.P. RESERVATION (a+b+c+d+l+e+f+g+h+i+j+8b)	4780.00	46.00
4A	TOTAL (I to II)	120356.40	76813.33
5	BALANCE PLOT AREA (3-4A)	349018.99	54500.46
6	AREA UNDER D.F.C.C.	1762.98	8300.00
7	NET PLOT AREA (5-6)	347256.01	46200.46
8	a) AREA AFFECTED BY BUFFER ZONE	85584.27	22069.41
	b) AREA UNDER BULLET TRAIN IN BUFFER ZONE	668.66	
9	a) RG - 15%	52088.40	6930.07
	b) CFC - 5%	17362.80	2310.02
10	TOTAL (9a+9b)	69451.20	9240.09
11	BUILDABLE PLOT AREA (7 x 0.85)	295167.61	39270.39
12	F.S.I PERMISSIBLE	ONE	ONE
13	B.U A PERMISSIBLE	295167.61	39270.39
14	ADDITIONAL BUA-For LAND POOLING @9.5% OF 11	28040.92	3730.69
15	DE FOR LAND AREA		
	a) WATER BODIES (552.09X2.05X0.75)	848.83	
16	TOTAL PERMISSIBLE BUA =13+14+15	324057.36	43001.08
17	EXISTING BLDG BUA. (BLDG. WORK COMPLETED)	73490.030	
18	NOW PROPOSED BUILT UP AREA	233748.092	
19	PROPOSED BUILT UP AREA (17+18)	807238.122	

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

The amount of Rs.3,43,550/- (Rupees Three Lakh Forty-Three thousand five hundred fifty only) deposited vide Receipt No.868242 dated:27/11/2020 with Vasai Virar City Municipal Corporation as interest from security deposit for this RDP shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential / Residential with shopline Buildings in Plot No.1, Phase-I on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,5/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S.



NON N.A.

131756.00

442.21

131313.79

14776.07

589.76

45945.88

9604.67

46.00

435.36

3673.85

दस्तावेज क्र. ११११३/२०१४
६६/११०

VVCMC/TP/RDP/SPA-VP-006/024/2020-21

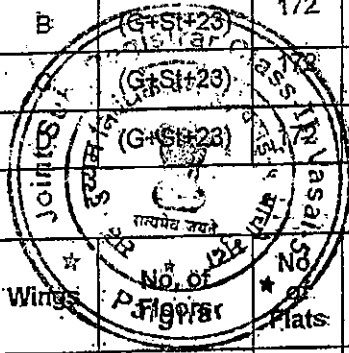
03/12/2020

No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H. No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.56, H.No. S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, VILLAGE-TIVRI, TALUKA-VASAI, DISTRICT - PALGHAR

as per the following details:-

Sr. No.	Predominant Use	Plot No.	Phase No.	Building no.	Wings	No. of Floors	No. of Flats	No. of Shops	Total Built up Area	Remarks
1	Residential with Shopline	Plot No. 1	Phase-I	1	A	(G+St+23)	172	7	7874.024	Area
				1	B	(G+St+23)	172	7	7819.354	Area
				1		(G+St+23)		8	7917.089	Area
				1		(G+St+23)		7	7873.827	Area

Sr. No.	Predominant Use	Plot No.	Phase No.	Building no.	Wings	No. of Floors	No. of Flats	No. of Shops	Total Built up Area	Remarks
2	Residential with Shopline	Plot No. 1	Phase-I	2	A	(G+St+23)	126	12	9507.588	Area
				2	B	(G+St+23)	126	12	9446.668	Area
3	Residential	Plot No. 1	Phase-I	3	A	(St+1)	4	-	257.393	Area
4	Residential	Plot No. 1	Phase-I	4	A	(St+23)	130	-	8365.301	Area
5	Residential	Plot No. 1	Phase-I	5	E	(St+23)	174	-	7477.763	Area
				5	F	(St+23)	174	-	7477.763	Area
				5	G	(St+23)	176	-	7581.719	Area
				5	H	(St+23)	176	-	7581.719	Area



वसई क्र.-५

दस्त क्र. १११३ / २०२४

५१० / १६०

मुख्य कार्यालय, विरार
विरार (पूर्व),

वा. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फ़ैक्स : ०२५० - २५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/RDP/SPA-VP-006/024/2020-21

03/12/2020

				5	I	(St+23)	176	-	7581.719	Now Amended
				5	J	(St+23)	176	-	7581.719	Now Amended
				5	K	(St+23)	176	-	7581.719	Now Amended
				5	L	(St+23)	176	-	7581.719	Now Amended
6	Club House.	Plot No. 1	Phase-I	-	-	(G+1)	-	-	939.04	Now Amended

As per above references, the revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide VVCMC office letter No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018.

Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of

3/12/2020
22, H. No. S.No.28, H.No. S. No. 33, 7, H. No. 1, No. 42, H. No. 7, 8, S. No. 4, 7, 8, S. No. 5, 5/2, S. No. 9, No.66, H.No. 79, H. No. 10. 2,4,12, G
Total ft up area
1.024
3.354
7.089
3.827
Total ft up area
1.586
1.668
1.393
1.301
1.763
1.763
1.719
1.719



वसई क्र. -
दस्त क्र. ११२१३ / २०२४
८८ / १६०

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ता. वसई, जि.

VVCMC/TP/RDP/SPA-VP-006/024/2020-21

03/12/20

VVCMC before applying for occupancy certificate regarding compliance to govern tree act also.

- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No. TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultant empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission/other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may lead to actions by Concerned Authority as per their statutory provisions. Vasai Virar Municipal Corporation has no role in the said matters. However if any condition pertaining to validity of said orders are not complied like validity of N.A. order. Only you are liable for any actions as may be contemplated by the said authorities notwithstanding the permission granted by VVCMC as the same need to be ensured by Concerned Authority.
- 15) As per notification no: TPB-4312/CR-45/2012/(I)/UD-11 dtd. 8th November 2012 from GOM U/s. 37 (IAA) (C) of MR & TP Act, 1966, you shall construct EWS housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area 111 sq.m) which is earmarked in drawing as enclosed and conditions (Specified in clause of the said notification) strictly to be followed. For this purpose you shall contact Executive Engineer, Konkan Housing and Area Development Board, MHADA, Room No. 169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai 403 052 contact No. 0226640500.
- 16) If applicable: You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence in providing various precautionary measures to avoid accidents leading to loss of injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D:P. Road/ access) obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications/guidelines issued by Central and State Governments for development of these areas by following all provisions including Hon'ble Court Orders.

VVCMC/

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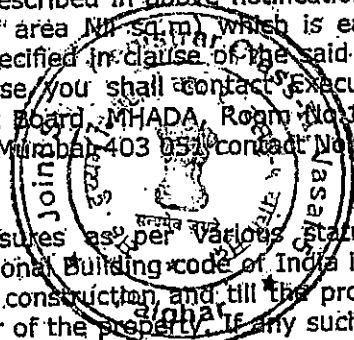
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वसई क्र.-५

दस्त क्र. १११३/२०२४

९६०

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



स्थापना : ३ जुलै २००९

दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०७

ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.य.

दिनांक :

WVCMC/TP/RDP/SRA-VP-006/०२५/२०२०-२१

०३/१२/२०२०

- 19) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from WVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) WVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and carry out the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting for your layout.
- 23) You shall provide temporary toilet blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilet blocks shall be demolished before final Occupancy Certificate.
- 24) You will be liable to pay any charges/areas with applicable interest for your proposal as and directed by WVCMC/any other competent authority.
- 25) In the said layout sector II of plot No. 2 is affected by bullet train corridor. The exact location of the same shall be marked after final TILR of bullet train demarcation. NOC from concerned department shall be obtained before proposing any building surrounding bullet train corridor.
- 26) In CRZ area FSI Permissible shall be as per CRZ NOC issued by MCZMA & CRZ notification 2011.
- 27) You shall not be land locked others land within layout & should be provided minimum access as per DCR.
- 28) You shall obtain prior permission of NBWL before approaching for additional Built-up area, if any.
- 29) You shall obtain NOC's from all concerned departments which are necessary in this project.
- 30) All Conditions mentioned in earlier approval are binding on applicants.

Signature
Commissioner,
Vasai Virar City Municipal Corporation

Commissioner,
Vasai Virar City Municipal Corporation

Certified that the above permission is
issued by Commissioner WVCMC, Virar.

Signature
Deputy Director,
WVCMC, Virar.

c.c. to:

1. M/s Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasai (W)
Tal. Vasai, DIST : Palghar.

वसई क्र.-५
दस्त क्र. १११३/२०२४
९० / १६०

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म.
दिनांक :

VCMC/TP/OC/SPA- VP 006/4/2022-24

Dated: 16/02/2024

To,

1) Shri. Hemant A. Patil, Director of
DDPL Global Infrastructure Pvt. Ltd.
Unicorn House, Shreejee Vihar
Opp. MTNL, S.V. Road,
Kandivall (W),
MUMBAI-400 067

2) M/s Ajay Wade & Associates,
A/6, Sai Tower, 1st Floor
Ambadi Road, Vasal (W)
Tal. Vasal, DIST : Palghar.



Sub:- Grant of As Built Occupancy Certificate for Residential with shopline Building no 1 Wing A to D (Gr + Stilt + 23), Building No. 2 Wing A (Gr + Stilt + 23), Building No. 4 Wing A (Stilt + 23) and Building No. 5 Wing E to L (Stilt + 23) on land bearing S.No.2, H.No.-3, S.No.3, H.No.7, S.No.4, H.No.6,8,12,20, S.No.5, H.No.3,4,5,6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S.No.6, H.No.1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No.1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S.No.8, H.No.-1, S.No.9, H.No.2,4 & 6, S.No.10, H.No.1,2,3,4,5,6, S.No.11, H.No.2, S.No.12, H.No.1,2,3,4,5,6,7,8,9,10,11, S.No.13, H.No.1, 4/1, 5,6, S.No.14, S.No.15, H.No.-2,3,4,6, S.No.16, H.No.-1,3,4,5 & 6, S.No.22, H.No.5, S.No.23, S.No.24, H.No.1,2, S.No.25, S.No.26, H.No.1/1,2A,1/2,1/3, 2B, S.No.28, H.No.1,2,4,5,6,7, S.No.30, H.No.1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S.No.33, H.No.2,3,4,7,8,9, S.No.35, H.No.1,2, S.No.36, H.No.2,3A, 5,6, S.No.37, H.No.1, S.No.38, H.No.1, 3, S.No.39, H.No.2, S.No.41, S.No.41, H.No.7A, S.No.42, H.No.2,3,4,5A,8A,16, S.No.43, H.No.1,2A,3A,4D,4K, S.No.44, H.No.1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S.No.45, H.No.1A,2A,3A,3B,4,5,6, S.No.46, H.No.4,5,6,7,8, S.No.47, H.No.1A,3A,3B,4A, 5, 8,9, S.No.48, H.No.1,2,3, S.No.50, H.No.4,5,6,7,8, S.No.51, H.No.1A, 1C,2,4, 5,6,7,8,9,10,11,12, S.No.52, H.No.1PT, 1PT,2,3,4,5/1,5/2, S.No.54, H.No.4/2,5,6, S.No.55, H.No.2,3,4,5A, S.No.56, H.No.1/1A, 1/2,2,3, S.No.66, H.No.6, S.No.75, H.No.1,2,3, S.No.76, H.No.1,2,3,4,5,6,7,8, S.No.78, S.No.79, H.No.2, S.No.117, H.No.2,4/1,4/2,4/3, S.No.119, H.No.3, S.No.126, H.No.2,4,12, OF VILLAGE-TIVRI, TALUKA-VASAI, DISTRICT - PALGHAR

Ref: -

- 1) Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/BP-4622/E/730 Dtd.02/07/2010.
- 2) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011.
- 3) Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012.

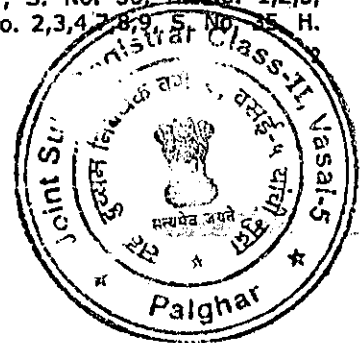
दस्तावेज क्र. १११३ / २०२४
९१ / १४०

मु.
ता. वसई

- VVCMC/TP/OC/SPA- VP 006/41/2023-24 Dated 16/02/2024
- 4) Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/ RDP/172 Dtd.09/01/2015.
 - 5) Letter from Environment department No. MCZMA/2016/Case No.78/Ta.K4 Dt.07/09/2017.
 - 6) Letter from Advocate Atul Damle Dt.05/10/2017.
 - 7) Letter From UD-12 No. TPS-1217/2954/17/UD-12 Dt.17/11/2017.
 - 8) Undertaking of applicant Regarding NOC from all concerned Department Dt.30/07/2018.
 - 9) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd.20/08/2018
 - 10) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/48/2018-19 Dtd.13/02/2019
 - 11) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/058/2021-22 Dtd.31/12/2021
 - 12) Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/041/2022-223 Dtd.09/12/2022.
 - 13) Development completion Certificate dated.23/10/2023 from the Licensed Engineer
 - 14) Structural stability certificate from your Structural Engineer vide letter dated 23/10/2023.
 - 15) Plumbing certificate dated. 06/02/2024
 - 16) Rain water Harvesting letter dated. 10/02/2024.
 - 17) Report from Composting Consultant dated 11/01/2024.
 - 18) NOC from Lift Inspector Dated 04/11/2023, 21/11/2023,04/11/2023, 26/10/2023, 25/07/2023, 18/09/2023, 12/10/2023, 26/06/2023, 18/09/2023, 18/10/2023
 - 19) Panel Advocate Swati Sagvekar opinion dated 01/12/2022.
 - 20) CRZ Clearance dated : 08/11/2016.
 - 21) Wetland Clearance dated : 18/05/2017.
 - 22) Licensed Engineer's letter dated. 15/02/2023.
 - 23) The said proposal location latitude 19°21'53"N. longitude 72°51'39"E



Sir / Madam,
Please find enclosed herewith the necessary Occupancy Certificate for for Residential with shopline Building no 1 Wing A to D (Gr + Stilt + 23), Building No. 2 Wing A (Gr + Stilt + 23), Building No. 4 Wing A (Stilt + 23) and Building No. 5 Wing E to L (Stilt + 23) S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35 H.



वसई क्र.-1
दस्त क्र. 99113/2024
९१/१२०

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

आवक क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/OC/SPA- VP 006/A/2023-24 Dated: 14/02/2024
No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) may be occupied on the conditions mentioned in enclosure.

You are required to submit revised TILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for refund of security deposit.
A set of certified completion plans is returned herewith.



Sd/-
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
issued by Commissioner VVCMC, Virar.

Encl.: a.a.

c.c. to: 1. Asst. Commissioner,
Vasai-Virar city Municipal Corporation.
Ward office

2. DMC,
Property Tax Department,
Vasai Virar City Municipal Corporation.

3. DMC,
Tree Department,
Vasai Virar City Municipal Corporation.

Deputy Director,
VVCMC, Virar.



वसई क्र.-1
दस्ता क्र. 70113 / 18
१३ / १६०

VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

OCCUPANCY CERTIFICATE

I hereby certify that the development of for Residential with shopline Building no 1 Wing A to D (Gr + Still + 23), Building No. 2 Wing A (Gr + Still + 23), Building No. 4 Wing A (Still + 23) and Building No. 5 Wing E to L (Still + 23S. No.2, H.No.-3, S. No. 3, H. No. 7, S. No. 4, H. No. 6,8,12, 20, S. No. 5, H. No. 3,4,5, 6/2,6/3,6/4,6/6, 6/7,6/8,7,8, S. No. 6, H. No. 1/1,1/3, 2/1, 2/2, 2/3, 3, 4,6,5/1,5/2, 5/4,5/5,5/6, 5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1, 4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/2, 9/1, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1, 4/1, 5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A, 5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1, 3, S. No. 39, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4D,4K, S. No. 44, H. No. 1, 2, 3A, 7P, 8, 9, 10, 11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A, 5, 8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A, 1C,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1PT, 1PT,2,3,4,5/1,5/2, S. No. 54, H. No. 4/2,5,6, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No.-1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 79, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, OF VILLAGE-TIVRI,TALUKA-VASAI, DISTRICT - PALGHAR. Completed under the supervision of Mr. Ajay Wade Licensed Engineer (License/Registration No.VVCMC/ENGR/03) and has been inspected on 15/02/2024 and I declare-the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate for Rental Housing Scheme No.CIDCO/VVSR/CC/ BP-4622/E/730 Dtd.02/07/2010, Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.01/06/2011, Revised Development Permission No. CIDCO/VVSR/RDP/BP-4622/E/022 Dtd.27/06/2012, Revised Development Permission No. CIDCO/ATPO(VVSR)/BP-4622/ RDP/172 Dtd.09/01/2015, Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/21/2018-19 Dtd:20/08/2018, Revised Development Permission No. VVCMC/TP/RDP/SPA-VP-006/48/2018-19 Dtd.13/02/2019, Revised Development Permission No. VVCMC/TP/RDP/SPA-VP-006/058/2021-22 Dtd.31/12/2021, Revised Development Permission No.VVCMC/TP/RDP/SPA-VP-006/041/2022-223 Dtd.09/12/2022.. Issued by the VVCMC and permitted to be occupied subject to the following conditions:-

- 1) No physical possession to the residents/Occupants shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat/Shops/Galas and also mosquito proof treatment certificate and certificate about tree plantation from Tree Officer of VVCMC under section 19 of The Maharashtra (Urban areas) Protection & Preservation of Trees Act, 1975 is obtained.



वसई क्र.-५
दस्त क्र. १११ १३४/२०२४
२४ / १२०

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasairmunicipalcorporation@yahoo.com

जावक क्र. : च.वि.श.म.
दिनांक :

VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

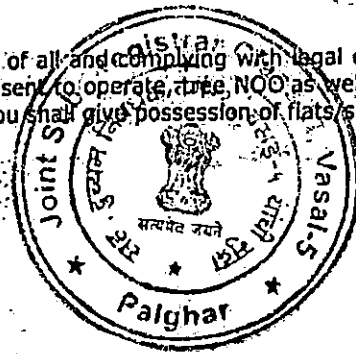
- 2) You will have to provide necessary Infrastructural facilities on site and also the Improvement/ repairs to them will have to be done at your own cost; and risk to the standards that may be specified by the Planning Authority any time in future. These Infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and Improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.
- 3) Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Vasai Virar City Municipal Corporation to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Vasai Virar City Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- 4) The Vasai Virar City Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.



This certificate of occupancy is issued details are as below :-

Sr. No.	Building No.	Wing	Area In Sq. mt.	No. of Floor	Flats	Shops
1	1	A to D	31598.602	Gr./St + 23	688	29
2	2	A	9532.532	Gr./St + 23	126	12
3	4	A	8394.66	St + 23	130	00
4	5	E to L	60866.257	St + 23	1408	00
Total			110392.057		2352	41

- 6) Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.
- 7) In the event of your obtaining Occupancy Certificate by suppressing any vital information on submitting forged/unauthenticated documents, suppressing any court order, this Occupancy Certificate is liable to be cancelled. You are responsible for this type of lapse on your part and VVCMC is not responsible for any consequences arising out of above act of yours if any, while obtaining the Occupancy Certificate.
- 8) After complying with the conditions of all and complying with legal orders of any other forum and after obtaining consent to operate, fire NOC as well as fire NOC within given set of time then only you shall give possession of flats/shop/gala.



वसाई क्र-५
दस्ता क्र. १०११३ / २०२४
९५ / १६०

मुद्र

ता. वसाई,

VVCMC/TP/OC/SPA- VP 006/41/2023-24 Dated 16/02/2024

9) You are responsible for the disposal of Construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.

10) You shall maintain provided separate dust bins for Dry & Wet waste per wing of buildings as per MSW rules 2016.

11) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere and do the necessary implementation as per recommendations of IIT Bombay and NEERI for flood management of Vasal Virar Sub region affecting for your layout.

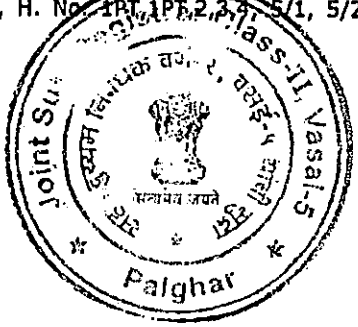
12) You shall abide by the conditions mentioned in the N.A. order & Commencement Certificate. The responsibility of complying with various statutory compliances as applicable under various Acts of both Central and State, governing the development lies with you. VVCMC is not responsible for non compliance of any of the statutory requirements by you.

13) If any legal matter arises at any Civil/Criminal courts or in Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.



14) The applicant has to submit property tax assessment application to property tax department within one month, if not the said order stands cancelled without giving opportunity to be heard.

15) The said plot under reference S. No.2, H.No.-3, S. No. 3, H. No. 1,7,10, S. No. 4, H. No. 1,3,6,8,12,19,20, S. No. 5, H. No. 2,3,4,5, 6/2, 6/3, 6/4, 6/6, 6/7,6/8,7,8,9, S.No. 6, H. No. 1/1,1/3, 2/1,2/2,2/3,3, 4,6,5/1,5/2, 5/3, 5/4, 5/5, 5/6,5/7,5/8, S.No.7, H. No. 1,3,7,11,2/1, 5/1,6/2, 4/1,4/3,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3, 2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No.-1, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 1/1,1/2 & 2, S. No. 12, H. No. 1,2,3,4,5,6, 7,8,9,10,11, S. No. 13, H. No. 1,3,4/1, 4/2,5,6, S. No. 14, S. No. 15, H. No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, II. No. 5, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H. No. 1/1,2A,1/2,1/3, 2B, S.No.28, H. No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H. No. 1,2/1, 2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S.No.34, H.No.-1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40, H. No. 2, S. No. 41, H.No.7A,8, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4C&4D, S. No. 44, H. No. 1,2,3A, 7P,8,9, 10,11, 12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B, 4,5,6, S.No.46, H. No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A,4B, 5,6,7,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A,1C,2,3,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1P,2,3,4,5/1, 5/2, S. No. 54, H.



वसई क्र. - ५
दस्ता क्र. ११२३३ / २०२४
८६ / १६०

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जावक क्र. : य.वि.श.म.
दिनांक :

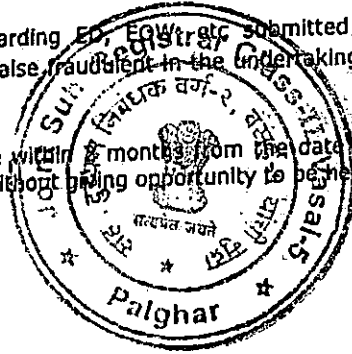
Dated: 16/02/2024
VVC/MC/TP/OC/SPA- VP 006/41/2023-24
No.4/1, 4/2,5,6,7/2C, S. No. 55, H. No. 2,3,4,5A, S. No. 56, H. No.1/1A, 1/2,2,3,
S.No.57, H.No.1, S.No.66, H.No.6, S. No. 67, S. No. 68, S. No. 69,H.No.-1, S. No.
70, H.No.-1, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78,
S. No. 79, H. No. 2, S.No.117, H. No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No.
126, H. No. 2,4,12 OF Village:- Tivri,, Tal. Vasal, Dist. Palghar falls under wetland
as per wetland atlas. This permission is subject to the letter from Government of
Maharashtra on dated 18/05/2017 stating "as per the Wetlands (Conservation and
Management) Rules, 2010, C.R.Z. area, paddy cultivation areas and areas less
than 500 hectares are not included in the definition of wetlands. Hence survey no.
2/3 and others of village Tivri, Tal. Vasal, Dist. Palghar does not fall within the
definition of wetland as per the Wetland (Conservation and Management) Rules,
2010"

16) Panel Advocate Swati Sagvekar has opined the following :

"In respect of grant Revised Development Permission and Occupation Certificate,
if the construction is in consonance with the provision of the Maharashtra
Regional Town Planning Act ("MRTP"), Unified Development Control and
Promotion Regulation for State of Maharashtra ("UDCPR"), approved plans and
prevalent local laws, the Corporation may consider the grant of Revised
Development Permission and Occupation Certificate but with the condition that
same shall be subject to any further orders passed by Court / Authority /
Commission with respect to the said project. The Corporation, however before
granting any such Revised Development Permission and Occupation Certificate,
an indemnity bond should be procured from the owners indemnifying the
Corporation and also should seek undertaking with regards the above aspect.
Please note that I have express no comments other than those as stated
Immediately above, and these comments are not intended to imply or to be an
opinion on any other matters. My understanding of the facts is based upon, and
is limited to the information provided to me and the discussions held with you.
Any variance of facts as aforesaid or of law may cause a corresponding change
to my opinion. There is no assurance that the regulators or courts will not take a
position contrary to my opinion." However it is to keep in main that the case is
under reference is subject to final verdict of competent courts

17) Undertaking dated 05/02/2024 regarding Eo, Eo, etc. submitted by you is
binding on you. If any issue found false, fraudulent in the undertaking then this
order / OCC stands cancelled.

18) You shall submit Consent to operate within 6 months from the date of issue. If
not the said order stands cancelled without being opportunity to be heard.



वर्क क्र. - 4
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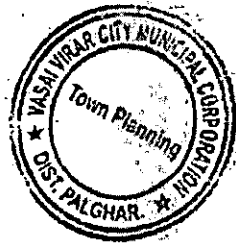
SUNTECK MAXXWORLD at Naigaon

VVCMC/TP/OC/SPA- VP 006/41/2023-24

Dated 16/02/2024

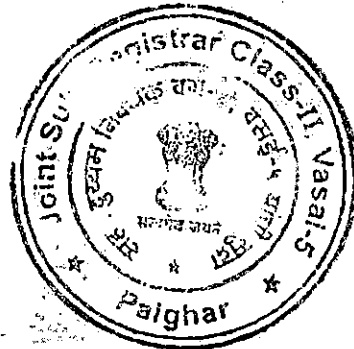
- 19) You shall submit Final Tree NOC within 2 months from the date of issue. If not the said order stands cancelled without giving opportunity to be heard.
- 20) You shall pay 100% water charges within 2 month from the date of issue, if not the said order stands cancelled without giving opportunity to be heard.
- 21) The applicant to handover all the DP reservation within the period of 6 months from the date of issue, if not the said permission / OCC stands cancelled, without giving any opportunity to be heard.
- 22) As per the available records and submitted by the applicant the said buildings whose OCC is to be granted are not covered under and are outside CRZ-2011 area and not affected by DFCCIL and High speed rail alignment as well not affected by wetland, if anything adverse found in the above issues, the said permission stands cancelled without giving any opportunity to be heard.
- 23) Any breach of above conditions will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.

One set of completion plan duly certified is returned herewith.



Adk
Commissioner
Vasai Virar City Municipal Corporation
Certified that the above permission is
Issued by Commissioner VVCMC, Virar.

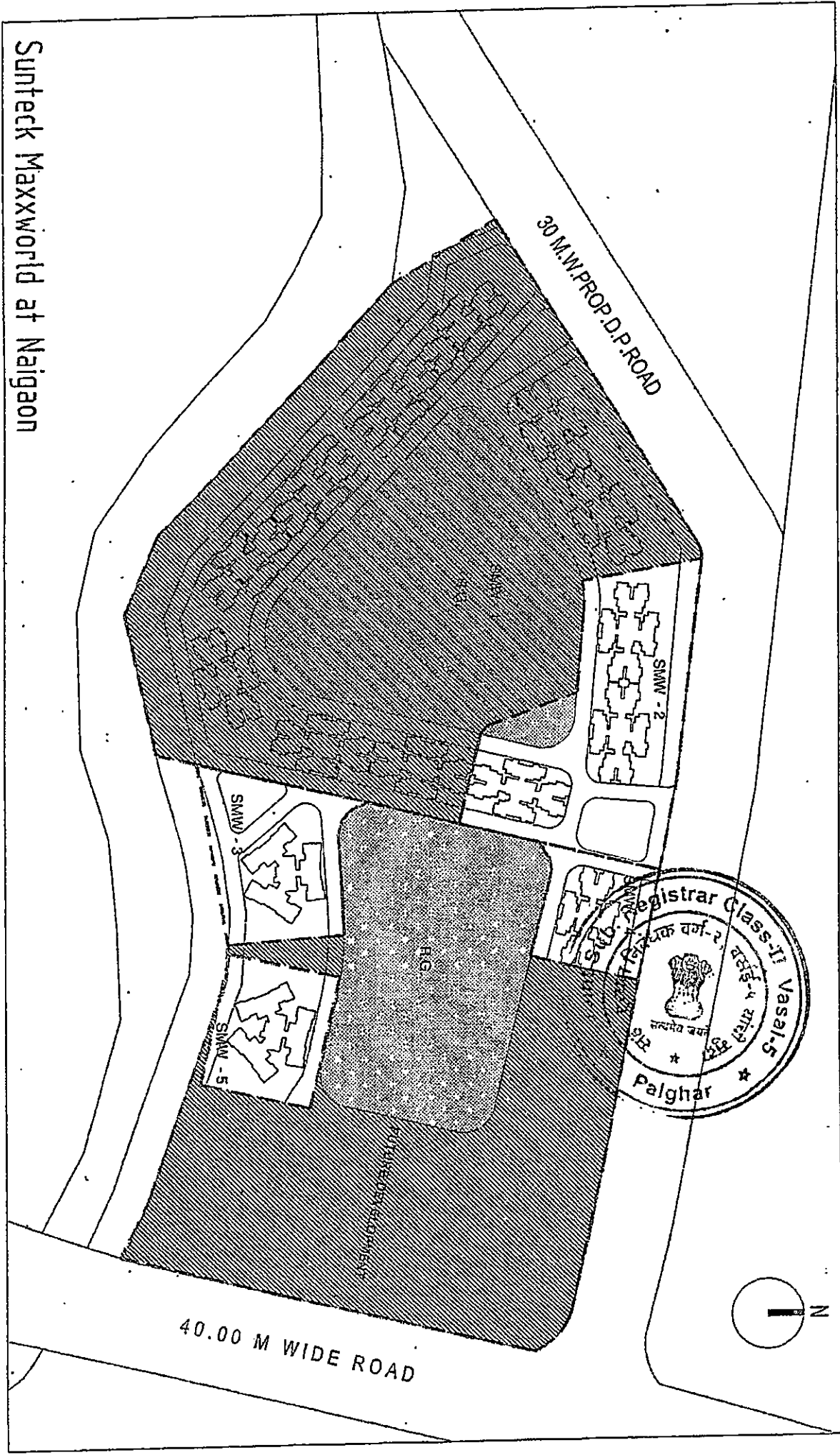
Deputy Director,
VVCMC, Virar.



वसाई क्र.-५
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एन/१६०

Annexure D

Sunteck Maxxworld at Naigaon



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Annexure E

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-07/12/2020

TITLE CERTIFICATE

Ref: All those pieces and parcels of land at situated at Village Tivri, Taluka Vasai, District Palghar bearing:

New Survey No. / Hissa No.	Old Survey No. / Hissa No.	Area H-R-P	Area (Sq. Mt)	Owner
51/1A	241	0-10-1	1010	DDPL Global Infrastructure Pvt. Ltd.
51/9	241	0-08-1	810	DDPL Global Infrastructure Pvt. Ltd.
51/11	241	0-05-8	580	DDPL Global Infrastructure Pvt. Ltd.
51/5	241	0-13-4	1340	DDPL Global Infrastructure Pvt. Ltd.
51/6	241	0-04-3	430	DDPL Global Infrastructure Pvt. Ltd.
51/10	241	0-10-6	1060	DDPL Global Infrastructure Pvt. Ltd.
51/4	241	0-21-0	2100	DDPL Global Infrastructure Pvt. Ltd.
51/7	241	0-03-5	350	Unicorn Infra Projects And Estate Pvt. Ltd.
51/8	241	0-08-1	810	Unicorn Infra Projects And Estate Pvt. Ltd.
52/5/1A	242	0-46-4	4640	Mr. Hemant Anant Patil
52/5/2	242	0-65-0	6500	Unicorn Infra Projects And Estate Pvt. Ltd.
52/1	242	0-09-0	900	Unicorn Infra Projects And Estate Pvt. Ltd.
52/3	242	0-13-1	1310	Unicorn Infra Projects And Estate Pvt. Ltd.


Aggregately admeasuring 21840 sq. meters or thereabouts



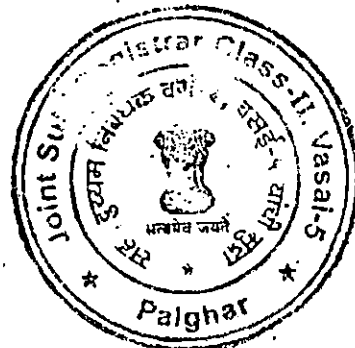
वाचई क्र.-५
दस्ता क्र. १०११३ / २०२४

6. Under the instructions of DDPL Global Infrastructure Pvt. Ltd. ("DDPL") a Company incorporated under the provision of the companies Act, 1956 having its Registered Office at Unicorn House, Shreeji Vihar, Opp. MTNL, Kandivali (West), Mumbai - 400067 and Unicorn Infra Projects And Estate Pvt. Ltd. ("Unicorn") a Company incorporated under the provision of the companies Act, 1956 having its Registered Office at Unicorn House, Shreeji Vihar, Opp. MTNL, Kandivali (West), Mumbai - 400067 we have taken steps in investigation of:
7. We have perused copies of the title deeds and revenue records, N. A. Orders, Sale permission, etc., pertaining to the title of DDPL and Unicorn And Mr. Hemant Anant Patil (hereinafter referred to as the "Owners") to the captioned property aggregating to 21840 sq. meters.
8. We have issued a title report of even date setting out our detailed observations and opinion on the title of DDPL and Unicorn to the DDPL properties and Unicorn to DDPL Properties and Unicorn Properties And Mr. Hemant Anant Patil respectively.
9. Based on observations, in our opinion, DDPL Global Infrastructure Pvt. Ltd. is the sole and absolute Owner of the DDPL Properties and the title of DDPL Global Infrastructure Pvt. Ltd. to the said DDPL Properties is clear and marketable.
10. Based on ever detail observations, in our opinion, Unicorn Infra Projects And Estate Pvt. Ltd. is the sole and absolute Owner of the Unicorn Properties and the title of Unicorn Infra Projects And Estate Pvt. Ltd. to the said DDPL Properties is clear and marketable.
11. Based on ever detail observations, in our opinion, Mr. Hemant Anant Patil is the Absolute owner of the Land mentioned Above. and the title of Unicorn Mr. Hemant Anant Patil is clear and marketable.

Dated this 7th day of December, 2020


Advocate
TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

Note - This report is given on the basis of Documents given to me and search taken by searcher Mr. Sanjay Patil and some area is also given For D.P. Road Party should see all the Mutation entries and Latest 7/12 extracts of All Lands mentioned above And Mutation Entry no - 748 is Pending.



वसई क्र.-५
दस्त क्र. १११३ / २०२४
१११ / १६०

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-07/12/2020

TITLE CERTIFICATE

Ref: All those pieces and parcels of land at situated at Village Tivri, Taluka Vasai, District Palghar bearing:

New Survey No./ Hissa No.	Old Survey No./ Hissa No.	Area H-R-P	Area (Sq. Mt)	Owner
54/6	244	0-12-4	1240	DDPL Global Infrastructure Pvt. Ltd.
55/2	245	0-44-8	4480	DDPL Global Infrastructure Pvt. Ltd.
56/2	246	0-12-6	1260	DDPL Global Infrastructure Pvt. Ltd.
54/4/1	244	0-07-	786	Unicorn Infra Projects And Estate Pvt. Ltd.
54/4/2	244	0-07-	786	Unicorn Infra Projects And Estate Pvt. Ltd.
54/7/2	244	0-07-	786	Unicorn Infra Projects And Estate Pvt. Ltd.
55/5A	245	0-20-	2080	Unicorn Infra Projects And Estate Pvt. Ltd.
55/3	245	0-44-	4480	Unicorn Infra Projects And Estate Pvt. Ltd.
55/4	245	0-65-2	6520	Unicorn Infra Projects And Estate Pvt. Ltd.
56/1/2	246	0-40-7	4070	Unicorn Infra Projects And Estate Pvt. Ltd.
56/3	246	0-45-3	4530	Unicorn Infra Projects And Estate Pvt. Ltd.

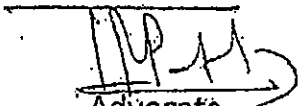
Aggregately admeasuring 37951.29 sq. meters or thereabouts

Tushar R. Patil

वसाई क्र.-५
 दाखल क्र. १०११३/२०१४
 १०१ / २४

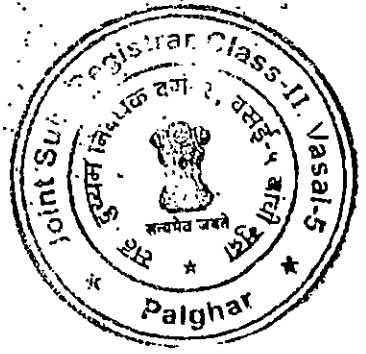
1. Under the instructions of DDPL Global Infrastructure Pvt. Ltd. ("DDPL") a Company incorporated under the provision of the companies Act, 1956 having its Registered Office at Unicorn House, Shreeji Vihar, Opp. MTNL, Kandivali (West), Mumbai - 400067 and Unicorn Infra Projects And Estate Pvt. Ltd. ("Unicorn") a Company incorporated under the provision of the companies Act, 1956 having its Registered Office at Unicorn House, Shreeji Vihar, Opp. MTNL, Kandivali (West), Mumbai - 400067 we have taken steps in investigation of:
2. We have perused copies of the title deeds and revenue records, N. A. Orders, Sale permission, etc., pertaining to the title of DDPL and Unicorn (hereinafter referred to as the "Owners") to the captioned property aggregating to 37951.29 sq. meters.
3. We have issued a title report of even date setting out our observations and opinion on the title of DDPL and Unicorn to the DDPL properties and Unicorn to DDPL Properties and Unicorn Properties respectively.
4. Based on observations, in our opinion, DDPL Global Infrastructure Pvt. Ltd. is the sole and absolute Owner of the DDPL Properties and the title of DDPL Global Infrastructure Pvt. Ltd. to the said DDPL Properties is clear and marketable.
5. Based on observations, in our opinion, Unicorn Infra Projects And Estate Pvt. Ltd. is the sole and absolute Owner of the Unicorn Properties and the title of Unicorn Infra Projects And Estate Pvt. Ltd. to the said DDPL Properties is clear and marketable.

Dated this 7th day of December, 2020


 Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201

Note - This report is given on the basis of Documents given to me and search taken by searcher Mr. Sanjay Patil and some area is also given For D.P. Road. Party should see all the Mutation entries and Latest 7/12 extracts of All Lands mentioned above And Mutation Entry no - 748 is Pending.



This registrar
 P9900002407
 Project: Sunte
 54/7-2, 55/2, 5

1. Sunteck Mumbai
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Dated: 08/09/21
 Place: Mumbai

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Annexure "C"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P99000024072

Project: **Sunteck MaxxWorld 1, Tivri, Naigaon East** , Plot Bearing / CTS / Survey / Final Plot No.:54/4-1, 54/4-2, 54/6, 54/7-2, 55/2, 55/3, 55/4, 55/5A, 56/1-2, 56/2, 56/3 at **Tivari, Vasai, Palghar, 401208;**

1. Sunteck Realty Limited having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400057.**
2. This registration is granted subject to the following conditions, namely:-
 - ♦ The promoter shall enter into an agreement for sale with the allottees;
 - ♦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ♦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - ♦ The Registration shall be valid for a period commencing from 20/01/2020 and ending with 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ♦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ♦ That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 16:38:22

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

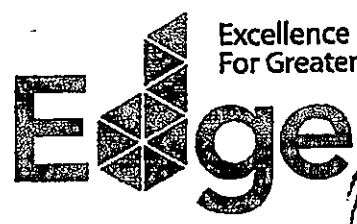
Dated: 08/09/2021
Place: Mumbai

वराई क्र.-५
 दस्त क्र.१०११३ /२०२४
 १०४ / १६०

CERTIFIES THAT
Inteck Maxxworld
 80 Units
 HAS ACHIEVED AN
EDGE PRELIMINARY CERTIFICATE
 WITH CERTIFICATE NUMBER
25-IND-22042910135370-680-P

Exemplifying achievement in the following areas:

28%
Energy Savings



37%
Water Savings



33%
Less Embodied Energy in Materials

108.52 tCO₂/year
 Operational CO₂ Emissions

5,376.45 tCO₂/year
 Operational CO₂ Savings

DEVELOPED BY
Inteck Realty Limited

CERTIFIED BY
Green Business Certification Inc. (GBCI)

Peter Templeton

Peter Templeton, President and CEO
 DATE OF ISSUE: 18-AUG-2022



वसई क्र.-५
 दस्त क्र. ११३/२०२४
 ११/१६०



CERTIFIES THAT

Track Maxxworld
 Son Konkan, Village Tivri, Naigaon East, Taluka -
 Palghar, District - Palghar
 Maharashtra 401208

DEVELOPED BY

Track Realty Limited

ACHIEVED AN

EDGE PRELIMINARY CERTIFICATE

CERTIFICATE NUMBER

IND-22042910135370-680-P

AUDITED BY

Pratik Thakur

Software Version: v3.0.0

CERTIFIED BY

Green Business Certification Inc. (GBCI)

Steve Templeton

Steve Templeton, President and CEO



DATE OF ISSUE

AUG-2022

DATE OF EXPIRY

AUG-2025

ENERGY MEASURES

- Reflective Roof
- Natural Ventilation
- Efficient Water Heating System
- Efficient Interior Lighting
- Efficient Exterior Lighting
- Efficient Appliances
- Power Factor Correction

WATER MEASURES

- Water-efficient Showerheads
- Water-efficient Faucets in Bathrooms
- Efficient Water Closets
- Water-efficient Faucets in Kitchen
- Waste Water Treatment and Recycling System

MATERIALS

- Material-efficient Bottom Floor Slab - Concrete Slab | In-situ Reinforced Slab with >25% GGBS
- Material-efficient Floor Slabs - Concrete Slab | In-situ Reinforced Slab with >25% GGBS
- Material-efficient Roof Slab - Concrete Slab | In-situ Reinforced Slab with >25% GGBS
- Material-efficient Exterior Walls - Concrete In-Situ | Reinforced Concrete Wall
- Material-efficient Window Glazing - Single Glazing



www.edgebuildings.com

EDGE is a registered trademark of IFC. ©IFC 2022

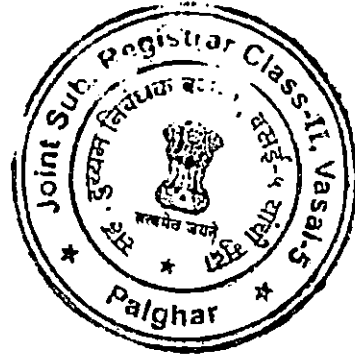
The EDGE standard requires 20% efficiencies in energy, water and materials compared to a local benchmark. Predicted efficiencies are not a guarantee of future operational performance. Energy savings may be associated with virtual energy for comfort depending on the presence of heating and cooling systems. Virtual energy does not contribute savings to utility bills.

This certificate is issued by the Certifier based on information provided by the client and the audit by the Auditor, and is subject to the terms and conditions of the Certifier. Contact edge@ifc.org if the above measures are not consistent with your observation on the project.



वसई क्र.-५
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११६ / १६०

CUSTOMER GUIDELINES
Sunteck Residential Projects
Sunteck Maxx World, Naigaon



This document is been shared with the prospective tenants and customers of residential space within Sunteck Project. This document acts like a design guideline for the prospective customers or tenant to develop their premise within Sunteck Project. Additionally, this document intends to make the user acquainted to the various green building features executed in the building.

DISCLAIMER:

This document is a design guideline; and a consensus based execution will ensure both tangible and intangible benefits in the long run to the end-user and the developer.

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*** INTRODUCTION TO GREEN BUILDING ***

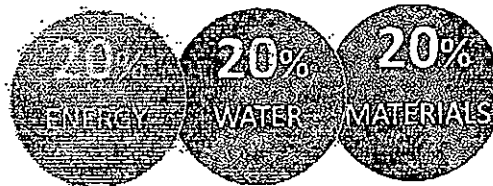
• WHAT IS A GREEN BUILDING?

Green building also known as sustainable building refers to both a structure and the using of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from drawing board conception to design, construction, operation, maintenance, renovation, and demolition.¹

• WHAT IS EDGE – GREEN BUILDING RATING SYSTEM?

EDGE is a green buildings platform that includes a global green building standard, a software application, and a certification program. The platform is intended for anyone who is interested in the design of a green building. EDGE empowers the discovery of technical solutions at the early design stage to reduce operational expenses and environmental impact. EDGE can be used to certify buildings at any stage of their life cycle; this includes buildings in concept or design stage, new construction, existing buildings, and renovations. EDGE is an innovation of IFC, a sister organization of the World Bank and member of the World Bank Group.

The **EDGE standard** focuses on resource efficiency from a **local baseline**



As per the rating system there are mandatory credits and optional credits. It is paramount to show compliance to the mandatory credits to receive any level of rating. Optional credits are selected with respect to the project scenario and feasibility of implementation.

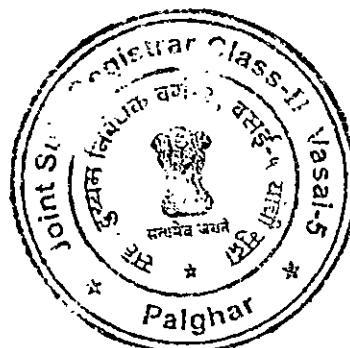
*** ADVANTAGES TO THE CUSTOMER ***

• ADVANTAGES DUE TO CURRENT RATING

The customer who shall own / rent a space in Sunteck's Residential building will have the following advantages coming their way. The current rating system recognizes the Developers' initiatives towards maintaining sustainability and accounts for the customers Sustainability Initiatives and Efforts. Every customer in the Sunteck's Residential building can consider showing compliance to the initiatives as per the rating systems.

Tangible Advantages	Intangible Advantages
Savings in Annual Energy Bills by at least 20% (including Lighting savings)	Sense of doing your bit towards environment
Savings in Annual Water Consumption by at least 20%	Better returns during resale

¹ https://en.wikipedia.org/wiki/Green_building



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Customer Guidelines for Sunteck Residential Projects

Customer Guideline Highlights.

1. All interior lights procured for installation to be LED with lumen output of 100 L/W (lumens per watt);
2. All Appliances like refrigerators ,washing machines, Air- conditioners, etc. to be minimum BEE 4 or BEE 5 star rated;
3. All Ceiling fans installed to be BEE 4 or BEE 5 star rated.

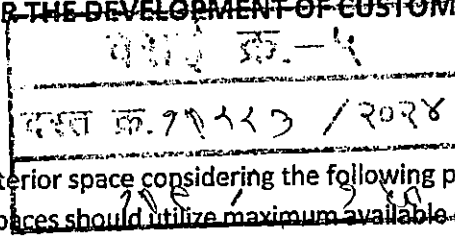
During Renovation:

1. Window glazing properties to be maintained as:
 - U value: 5.75 W/sq.m.k.
 - SHGC: 0.86.
 - VLT: 89.7%.
2. Showerheads of flow rate 6 LPM at 3 bar pressure to be installed.
3. All faucets (Kitchen faucet, bathrooms faucet, washbasin faucet, health faucet, etc.) of flow rate 3.8 LPM at 3 bar pressure to be installed.
4. Water closets with dual flush valve of 6-3 LPF to be installed.
5. Floor finish installed to be of vitrified tiles with thickness less than 12 mm.
6. In case any type of civil work is executed during renovation, all internal walls to be constructed of brick masonry or bricks with fly ash content (maximum 100 mm thickness).
7. All window frames to be made of aluminium or UPVC material.
8. All exterior lights procured for installation to be LED with lumen output of 100 L/W (lumens per watt).



GUIDELINES FOR THE DEVELOPMENT OF CUSTOMER'S SPACES

• SPACE PLANNING



The customer should plan the interior space considering the following points:

1. The regularly occupied spaces should utilize maximum available daylight and have unhindered exterior views.
2. Interior plants can be planted / positioned in the residential areas. The customer are encouraged to select plants from the following list. The following plant species are proven to enhance the indoor environmental quality and hence the quality of space. The customer is encouraged to have at least one plant in every 100 sq.ft. of carpet area of regularly occupied space of their premise. Selecting plant species from the following list also ensures good indoor air quality to the customer.

<https://balconygardenweb.com/low-maintenance-indoor-plant-names-with-pictures/>

• MATERIAL SELECTION

The buyer is encouraged to use material with High Recycled Content and such that it is sourced from within 500 kms from their project site. The finishes used in the project should be with low VOC content.

Civil Materials

Civil material like cement, block work, plaster, tiles, gypsum board, etc. should have high recycled content and be sourced from within 500 kms of the project site.

Paints, Adhesives and Sealants:

In order to reduce or minimize exposure of residents to high volatile organic contents (VOCs) released through the paints, varnishes and polishes, as well as through various types of sealants used in the residential interior work the owner is expected to adhere to the LOW VOC materials as per EDGE.

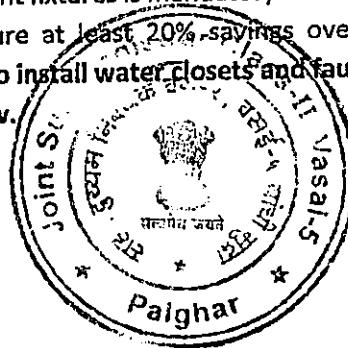
• RENOVATION AND REINSTALLATION

The customer should abide by the following instructions while renovating their premise internally:

1. The external envelope and the materials used there in cannot be changed or tampered with;
2. All the civil material that the owner intends to install within their premise should be confirmed by the developer. This material should be as per the guidelines established by the developer. Mandatory compliances like water efficient fixtures, installation of light fixtures (100 Lm/ W) to maintain internal Lighting Power Density (LPD), etc. should be confirmed by the developer.

• WATER CONSERVATION

Water conservation and installation of water efficient fixtures is mandatory for all users. The end user should install water fixtures such that they ensure at least 20% savings over EDGE established baselines or minimum flow rates. It is mandatory to install water closets and faucets with allowable flow rates per use as mentioned in the table below.



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Customer Guidelines for Sunteck Residential Projects

Type of Flush/ Water Fixtures	Allowable fixture flow rate
Water Closets	3/6 LPF
Wash basin Faucets/Kitchen sink	3.8 LPM
Health Faucets	3.8 LPM
Shower	6 LPM

In case the customer want to install water fixtures within their own premise, in addition to those present in the core, they will have to abide by the above guidelines too.

• **LIGHTING**

Lighting contributes to almost 30% of energy consumption. Harvesting daylight can positively reduce dependence on artificial lighting, thus ensuring energy efficiency and savings. The floor plate of Sunteck residential project has been designed to harness daylight to its best. If the buyer wants to continue reaping these benefits; they must undertake the following points while designing their internal premise.

1. **Lighting Efficiency**

It is mandatory to install efficient lighting fixtures at all locations within the homes and the recommended internal lighting power densities (LPD) in W/m² shall be at least 30% less than the benchmark as mentioned under. The reduced LPD should not create deficiencies in the illumination of the space as it will hinder the anticipated function of the space.

Lighting in Residential	Internal Lighting Power Density (LPD), W/m ²	Luminous Efficacy Lumens/Watt	Recommended Fixtures
Living room and bedrooms	2.8 W/sq.m	100 L/W	BEE 4 star rated / LED fixtures

• **SOLID WASTE MANAGEMENT**

1. Separate containers for dry and wet waste should be kept in the kitchen. Keep one bag for dry waste collection and another bag for another household for waste collection.
2. Dispose of wet waste out of the home daily. Do not mix dry waste with any other waste.
3. Diapers and sanitary waste should be wrapped in newspaper with a red cross on it.
4. Store and send dry waste out of the home, once a week or as per the instruction given by Society.
5. The project has provided a central waste segregation area within the premises to segregate dry waste in to following types of wastes: plastic, paper, metal, glass, e-waste, wet waste.
6. Keep a paper bag and use it to dispose of sanitary waste.
7. Razor/blades can be collected in a transparent jar so that it is visible to the housekeeper.
8. Use Eco-friendly products with a recycling mark on it.

LIST OF ABBREVIATIONS

- EDGE- Excellence in Design for Greater Efficiency.
- AHU – Air Handling Unit.
- VAV – Variable Air Volume.
- GBCI- Green Business certification INC.

POWER OF ATTORNEY

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TO ALL TO WHOM THESE PRESENTS SHALL COME

We, (1) DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED (PAN: AACDB4980), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Unicorn House, Shreeji Vihar, Opp. MTNL, S. V. Road, Kandivalli (West), Mumbai 400067 (hereinafter referred to as the "Donor No.1/ DDPL/ Owner No.1", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns), (2) UNICORN INFRA PROJECTS AND ESTATES PRIVATE LIMITED (PAN: AACBU1621M), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Unicorn House, Shreeji Vihar, Opp. MTNL, S. V. Road, Kandivalli (West), Mumbai 400067 (hereinafter referred to as the "Donor No.2/ Unicorn/ Owner No.2", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns), hereby SEND GREETINGS...

(Donor No.1/ DDPL/ Owner No.1 and Donor No.2/ Unicorn/ Owner No.2 are hereinafter collectively referred to as the "Donors")

WHEREAS:

- The Owners are engaged in the business of construction and development of properties in Vashi Vihar Sub-Region.
- The Developer is in the business of real estate development all over India and has considerable experience and expertise in the business of project management of real estate projects, including skill and expertise in the business of design, conceptualisation and planning of real estate development projects and the construction and marketing thereof.
- DDPL is the owner of and otherwise well and sufficiently entitled to and/or has acquired development rights in respect of all the plots and parcels of land approximately measuring 3,54,334 square meters in the aggregate, lying, being and situate at Village Tivri, Taluka Vasal, District Palghar (erstwhile District Thane), within the Registration District of Thane-Bastin and within the jurisdiction of the Sub-Registrar of Assurances at Vasal, bearing the following New Survey Numbers and Block Numbers set out in Part "A" of the Schedule hereunder written (collectively, "DDPL Land", and DDPL Land is delineated in Red colour on the plan annexed hereto and marked as Annexure "A").
- Unicorn is the owner of and otherwise well and sufficiently entitled to and/or has acquired development rights in respect of all the plots and parcels of land approximately measuring 1,29,468 square meters in aggregate, lying, being and situate at Village Tivri, Taluka Vasal, District Palghar (erstwhile District Thane), within the Registration District of Thane-Bastin and within the jurisdiction of the Sub-Registrar of Assurances at Vasal, bearing the New Survey Numbers and Block Numbers set out in Part "B" of the Schedule (collectively, "Unicorn Land", and Unicorn Land is delineated in Blue colour on the plan annexed hereto and marked as Annexure "B").



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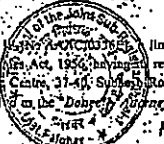
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DDPL Land and Unicorn Land measuring 4,83,802 square meters in aggregate hereinafter referred to as the "Larger Land"

- The Owners have executed agreements for grant of development rights and / or assignment of FSI in favour of third parties in respect of certain portions of the Larger Land (hereinafter referred to as the "Third Party Developable Land", the details of aforesaid agreements (executed between the Owners and the third parties, whereby the Owners have granted development rights and/or assignment of FSI in respect of certain portions of the Larger Land), and the plan delineating the Third Party Developable Land in Green colour is annexed hereto and marked as Annexure "D").
- The details of the Third Party Developable Land are more particularly described in Part A of Schedule-II hereunder written, and the aggregate FSI granted to the aforesaid third parties for the purpose of developing the Third Party Developable Land is hereinafter collectively referred to as "Third Party Developable FSI", and the details of the Third Party Developable FSI are more particularly described in Part B of Schedule-II hereunder written.
- The Owners are in the process of acquiring certain land parcels from various land owners and these lands are hereinafter collectively referred to as "Proposed Acquisition Land", the details of which are more particularly described in Part C of Schedule-II hereunder written.
- The land parcel of Larger Land after excluding/deducting the Third Party Developable Land, but including/adding the Proposed Acquisition Land is hereinafter collectively referred to as the "Project Land", the details of the Project Land is more particularly described in Part A of Schedule-III hereunder written and the plan delineating the Project Land in Orange colour is annexed hereto and marked as Annexure "C".
- The Larger Land has a potential of prevailing 734523.10sq. mtrs. FSI in terms of the Applicant's Lawy (collectively, the "Larger Land Layout FSI").
- The Larger Land Layout FSI together with Proposed Acquisition Land FSI after excluding/deducting the Third Party Developable FSI is hereinafter referred to as the "Project FSI", and the details of the Project FSI is more particularly described in Part B of Schedule-III hereunder written.
- The Larger Land is affected by the reservations ("Reservations"), as set out in the Schedule-IV hereunder written and the plan delineating the Reservations on the Project Land is annexed hereto and marked as Annexure "D".
- Pursuant to discussions and negotiations between the Parties, the Parties have agreed to undertake joint development of the Project Land by consuming the Project FSI thereon ("Project"), with each Party having identified roles and responsibilities as more particularly set out herein.



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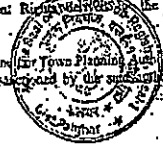
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"Developer", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns, have executed a written agreement on 31st May, 2017 ("Development Agreement") to accept the terms and conditions mutually agreed between them *inter alia* to jointly implement the Project and undertake to comply their respective roles and responsibilities, as more particularly recited therein;

- By and under the Development Agreement, the Donors have absolutely granted and transferred unto the Donee, the right to develop the Project Land by commencing / utilizing the Project FSI ("Development Rights").
- As per one of the agreed terms under the Development Agreement, the Donors have agreed to execute an Irrevocable Power of Attorney in favour of the Donee for doing and/or caused to be done one or more acts, deeds, things and matters required for the purposes of implementing the Project on the Project Land by commencing / utilizing the Project FSI, as more particularly set out hereinafter:
- The terms used herein but not defined herein, shall have the meaning attributed to them under the Development Agreement.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, we, the Donors, do hereby, nominate, constitute and appoint the Donee, to be true and lawful Attorney, to do, cause and perform all or any of the following acts, deeds, matters and things in respect of the Development Rights in relation to the Project Land and consumption of Project FSI:

- To represent us jointly and/or severally, whenever and wherever required for and on our behalf in respect of the Development Rights in relation to the Project Land and in respect of consumption of the Project FSI, as may be available in relation to the Project Land in terms of approved building plans and commencement certificate.
- To approach the concerned Local Authority and/or all concerned Planning Authorities and/or all concerned Statutory Authorities such as Vasai Virar City Municipal Corporation ("VVCMC"), Maharashtra Pollution Control Board ("MPCB"), Maharashtra Coastal Zone Management Authority ("MCZMA"), State Level Environmental Impact Assessment Authority ("SEIAA"), Ministry of Environment and Forests ("MoEF"), the Collector, any municipal/local authority having jurisdiction over any matter pertaining to the Development Agreement, construction and development of the Project on the Project Land, to enable the Donee to commence, carry out and complete the construction work of the Proposed Construction.
- To make necessary application and/or to follow up of such application with VVCMC, MPCB, MCZMA, SEIAA, MoEF, the Collector, municipal/local authorities, Planning authorities and/or the statutory authorities, as the case may be.
- To approach Talati of Village Tird, Tahsildar of Vasai Taluka, SDO, Vasai, Additional Collector, Deputy Collector, Collector of Palghar and/or Commissioner and/or the Revenue Minister, as the case may be, in respect of developing the Project Land and Project FSI by virtue of Development Rights in relation to the Donee under the Development Agreement.
- To submit amended layout to VVCMC and (or) Town Planning Authority, if required and in the Collector and to get the same approved by the said authorities and for that



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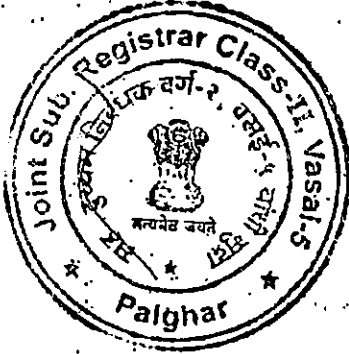
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purpose to sign all applications and other papers and to pay requisite fees and charges and to do all other acts and things necessary to obtain approval to start by us by the authorities concerned.

- To apply for division, sub-division of the Project Land with the help and under the advice of the Architect, allocating space or areas for internal roads and other amenities and reservations as per the development rules of the VVCMC and / or the government. To level the Project Land by filling in the low areas and to remove all unnecessary trees and bushes.
- To approach for and on behalf of us jointly and/or severally to VVCMC, MPCB, MCZMA, SEIAA, MoEF, the Collector, any municipal/local authority, State and or Central Government, in the event of necessity for obtaining any applications, permissions, approvals, sanctions etc.
- To approach the Special Planning Authority in respect of developing the Project Land and Project FSI by virtue of Development Rights derived by the Donee under the Development Agreement for the purpose of plinth completion certificate, building completion certificate and occupation certificate etc.
- To approach all concerned authorities in respect of permission granted by the concerned authority (for non-agricultural uses, *inter alia* for payments of NA, taxes as well as all related issues under the provisions of Maharashtra Land Revenue Code, 1966.
- To approach Executive Engineer (MSEB) and apply, obtain requisite permission for temporary/permanent power transmission/line of the transformer etc.
- To approach VVCMC for obtaining and/or extension of all requisite permission, approvals, sanctions *inter alia*, in respect of Fire Protection and Fire Prevention etc.
- To approach apply and obtain requisite extension, approvals, permissions, sanctions from MPCB in respect of the Consent already granted to establish under the provisions of Water Prevention and Control of Pollution (Act), 1974 and Air Prevention and Control of Pollution (Act) 1931.
- To approach, make necessary applications and obtain requisite permission from the concerned authorities under the provisions of Environment Protection Act, 1986 and/or the Rules framed there under and/or the notification issued there under, *inter alia*, to approach MOEF, Environment Department, State of Maharashtra and other concerned authorities.
- To commence, carry out and complete the Project construction in terms of approved building plans and the revised commencement certificates and then upon to apply and obtain occupation certificate and/or completion certificate as the case may be from the concerned local authorities.
- To appoint skilled, semi-skilled, unskilled laborers/workers, employees of the risk, cost and consequences of the Developer/ Donee and to fulfil and comply with all requisite rules and regulations thereof.
- To acquire and purchase all raw materials, machinery, equipment and finished goods, articles, acts and things for completion of the Proposed Construction.



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17. To appoint contractor, sub-contractors of Civil, Electrical and Plumbing etc. in the Project of the Donor.

18. To refer and appoint Design Architects in consultation with the Donors to advise on the Developers Approval, supervision, design and planning of the development of the Project. To appoint Surveyors, R.C.C. Consultants and other experts in consultation with the Owners to get the Project Land property surveyed and assessed with or without the help of Government Survey Officers and to obtain an authenticated copy of the site plan of the Project Land and to prepare the plans of the proposed buildings to be sanctioned by the VVCMC and other authorities concerned in respect of the new buildings proposed to be constructed thereon for completion of the Construction/Project the cost of which to be borne by the Donor/ Donors more particularly as mentioned in the Development Agreement.

19. To prepare building plans with the help of Architects for the new building proposed to be constructed on the Project Land. To jointly and or severally on one behalf, in the event if needed, to apply for and obtain amended IOD and Commencement Certificate for construction of the building from the VVCMC authorities and for that purpose to sign papers, applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.

20. To approach Banks or other Financial Institutions with an intent to avail finance in respect of the proposed construction, but without making any liability and/or responsible to the Donors either for repayment of principal amount and/or interest, in the case may be and to offer security of Proposed Construction and/or in respect of developing the Project Land by virtue of Development Rights derived by the Donor under the Development Agreement.

21. To open an account with Bank (s) provided in the Development Agreement) to credit the sale proceeds in respect of the units sold and distribute the same as per the terms agreed.

22. To apply for registration under provisions of RERA along with Donors as Co-promoters.

23. To enter into and occupy the project land in furtherance for the entire duration of the project and to undertake construction activity in relation to project. To advertise on or off the / media the proposed development / construction for the by itself or by appointment of an advertising agency, at the cost as agreed between the parties in the Development Agreement.

24. To enter into an agreement for sale of the flats/units according to the provisions of the Maharashtra Ownership Flats Act, 1963, The Real Estate (Regulation And Development) Act, 2016 and/or any other enactment as may be applicable from time to time, *inter alia*, allotment of flats/units/ shops/ car parking/ any other amenities by entering into agreement in terms of the provisions of aforesaid acts, as may be applicable from time to time, as well as by intimating the content of such agreement to the Donors, and to present the same before the office of the Sub-Registrar to admit execution of such agreement for the purpose of registration of the same.


25. To enter into agreement for encapsulation, registration and/or modification etc. as the case may be and to present the same before the office of the Sub-Registrar and submit such documents.

26. To initiate necessary steps for formation of the Agreement of the Donors in the Development.

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Agreements)

27. To safeguard and protect the Project Land as a man of ordinary person.

28. To initiate all necessary steps in respect of the Development Rights derived by the Donor under the Development Agreement in relation to the Project Land and Project FSI in accordance with the terms and conditions of layout, *inter alia*, to dig bore well, STP water connection, drainage connection etc.

29. To apply and pursue necessary steps with the Concerned Gas Supply Company *inter alia*, Maharashtra Gas Limited, Telephone Connection, Underground Services Department, Pipe Line etc.

30. To apply and pursue necessary steps to procure water supply, electric supply and other amenities and facilities.

31. To approach the concerned Department of Local Authority for the purpose of Assessment of the properties in respect of the proposed flats being constructed and for the said purpose to sign the requisite application, affidavit, undertaking, supporting documents etc.

32. To appear before the appropriate Sub-Registrar of Assurances or any other competent authority and to lodge any of the documents, either under the Maharashtra Ownership of Flats Act, 1963, The Real Estate (Regulation And Development) Act, 2016 or any other applicable laws, entered into pursuant to their powers for execution and to admit the execution of the same for the purpose of registration of the documents.

33. To apply to the Concerned Tax Authority for compliance of taxes being collected from the prospective purchasers of the individual flats/units/ shops/ car parking spaces/ any other structures.

34. In general, to do all other acts, deeds, matters and things, whatsoever, in respect of the Project Land either particularly or generally described as effectually to implement the Project on the Project Land by consuming/ utilising the Project FSI.

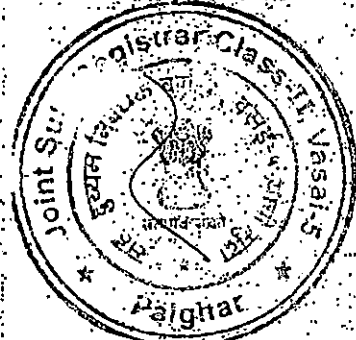

35. And also, for the better and more effectually doing, effecting and performing several matters and things aforesaid, to appoint from time to time or generally, such person or persons as the Attorney may think fit to their substitute(s) to do, execute and perform all or any such matters and things as aforesaid, and any such substitute or substitutes at pleasure to remove and to appoint another or other in his or their place.

36. This Power of Attorney is irrevocable.

37. And the Donors do hereby satisfy and confirm whatever the Attorneys shall lawfully do or cause to be done in respect of the Development Rights in relation to the Project Land pursuant to this Power of Attorney and the same shall be binding on the Donors.

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Schedule-I

PART 'A'
(Description of DDPL Land)

Year	9007	9103
2024		

Serial No.	House No.	Area	Name of the Owner
1	5	2340	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
2	7	200	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
3	8	360	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
4	6	760	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
5	3	280	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
6	12	180	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
7	20	250	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
8	4	560	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
9	5	2180	DEEPAK YASHWANT MHATRE
10	62	400	YAMUNA KRISHNA BHOIR & OTHERS
11	65	450	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
12	64	450	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
13	67	730	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
14	68	990	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
15	7	510	DEEPAK YASHWANT MHATRE
16	8	50	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
17	13	30	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
18	21	2220	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
19	22	660	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
20	23	1060	YAMUNA KRISHNA BHOIR & OTHERS
21	3	80	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
22	4	360	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
23	5/1	710	YAMUNA KRISHNA BHOIR & OTHERS
24	5/2	1190	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
25	5/3	7110	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
26	5/6	1870	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
27	6	610	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
28	1	210	YAMUNA KRISHNA BHOIR & OTHERS
29	2/1	530	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
30	3	300	YAMUNA KRISHNA BHOIR & OTHERS
31	4/1	1140	YAMUNA KRISHNA BHOIR & OTHERS
32	4/3	100	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
33	4/5	510	YAMUNA KRISHNA BHOIR & OTHERS
34	5/1	1240	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
35	5/3	200	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
36	5/4	80	YAMUNA KRISHNA BHOIR & OTHERS
37	5/5	880	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
38	5/6	680	YAMUNA KRISHNA BHOIR & OTHERS
39	6/1	130	YAMUNA KRISHNA BHOIR & OTHERS



Year	9007	9103
2024		

वसाई क्र.-५
दस्त क्र. ११५१३/२०२४
११५ / १६०



Year	9007	9103
2024		

Serial No.	House No.	Area	Name of the Owner
1	62	130	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
2	7	100	YAMUNA KRISHNA BHOIR & OTHERS
3	11	600	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
4	9/1	680	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
5	9/4	400	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
6	1	600	YAMUNA KRISHNA BHOIR & OTHERS
7	4	1040	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
8	6	990	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
9	1	1110	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
10	2	3190	YAMUNA KRISHNA BHOIR & OTHERS
11	4	230	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
12	5	7080	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
13	1	610	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
14	2	450	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
15	3	1310	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
16	5	550	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
17	7	330	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
18	10	2160	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
19	5	2150	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
20	2	620	MANIK RAGHU MHATRE & OTHERS
21	4	4100	MANIK RAGHU MHATRE & OTHERS
22	1	1620	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
23	4	3350	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
24	-	9530	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
25	1	8090	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
26	2	2560	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
27	-	400	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
28	1/1	2180	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
29	1/2	2170	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
30	1/3	2180	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
31	2A	3530	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
32	2B	6510	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
33	1	2330	MANIK RAGHU MHATRE & OTHERS
34	2	3770	YAMUNA KRISHNA BHOIR & OTHERS
35	5	1440	MANIK RAGHU MHATRE & OTHERS
36	5	1290	MANIK RAGHU MHATRE & OTHERS
37	7	580	MANIK RAGHU MHATRE & OTHERS
38	3	4310	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
39	-	9850	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
40	1	2830	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
41	2/1	3010	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
42	2/2	4920	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
43	2/3	4930	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	2	940	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
45	4	910	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.



Year	9007	9103
2024		



Sl. No.	Sl. No.	Sl. No.	Name of the Company
33	7	110	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
33	8	2900	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
33	9	1620	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
35	1	4150	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
35	2	13170	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
36	2	610	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
36	2A	10810	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
36	3	1010	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
36	6	1600	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
35	1	2400	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
35	3	1670	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
41	7A	310	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
42	2	210	HEMANT ANANT PATIL
43	1	170	HEMANT ANANT PATIL
43	4K	2740	HEMANT ANANT PATIL
44	7P	360	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	8	990	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	10	1010	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	11	1420	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	12	3040	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	13	1210	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	14	150	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
44	15	130	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
45	2A	6890	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
45	4	5460	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
45	5	530	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
46	4	1440	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
46	5	1160	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
46	6	2280	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
46	7	2330	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
46	8	1920	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
47	5	2810	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
47	8	660	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
47	2	2930	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
48	1	2560	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
48	2	180	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
48	3	1420	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
50	4	1820	HEMANT ANANT PATIL
50	5	4430	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
50	6	3060	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
50	7	4530	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
50	8	480	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
51	1A	1010	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
51	4	2100	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
51	5	1340	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.

वसई क्र. 998/999/2026

वसई क्र. 998/999/2026



Sl. No.	Sl. No.
1	3
5	6/6
6	1/1
8	5/4
8	5/8
9	2
10	3
10	6
11	2
12	4
12	6
12	8
12	9
12	11
13	1
13	4/1
13	6
14	-
15	3
15	6
16	3
16	5
16	6
22	4
22	5
22	6
22	4
22	4
30	1
30	2
35	3
37	1
37	2
42	8A
43	16
43	2A
44	1
44	7A
44	9
45	1A
45	3A
45	3B
47	6
47	1A

Sl. No.	Sl. No.	Sl. No.	Name of the Company
51	6	430	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
51	9	810	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
51	10	1060	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
51	11	530	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
51	12	1160	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
52	5/2	6500	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
54	6	1240	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
55	2	4480	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
56	2	1260	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
56	8	450	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
76	1	1470	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
76	2	850	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
78	-	11720	DEEPAK YASHIVAN FIMHATRE
117	2	50	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
117	4/1	3300	YAMUNA KRISHNA BHOIR & OTHERS
117	4/2	4400	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
117	4/3	1900	DDPL GLOBAL INFRASTRUCTURES PVT. LTD.
TOTAL		288150	

वसई क्र. 998/999/2026



Sl. No.	Sl. No.
47	3A
51	7
52	1
52	4
53	5/1
54	4/2
55	3A
56	1/2
56	3
75	2
75	3
76	3
76	5
79	2
119	3
125	2
126	4
126	12

PART 'B'
(Description of Unicorn Land)

प्लॉट नं.	9069	73	3
वर्ष	2024		

Sr. No.	Area	Name of Owner
1	3	660 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
2	66	730 HEMANT ANANT PATIL
3	171	940 HEMANT ANANT PATIL
4	54	300 HEMANT ANANT PATIL
5	58	530 HEMANT ANANT PATIL
6	2	730 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
7	3	1060 HEMANT ANANT PATIL
8	6	310 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
9	2	5400 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
10	4	430 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
11	6	450 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
12	8	1440 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
13	9	1210 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
14	11	940 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
15	11	300 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
16	41	4060 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
17	6	1850 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
18	*	100 HEMANT ANANT PATIL
19	3	610 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
20	6	960 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
21	3	2120 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
22	5	730 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
23	6	1740 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
24	4	310 HEMANT ANANT PATIL
25	5	1920 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
26	6	2630 HEMANT ANANT PATIL
27	4	1920 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
28	1	6700 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
29	2	2460 HEMANT ANANT PATIL
30	3	2100 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
31	1	10090 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
32	2	3850 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
33	8A	100 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
34	16	2530 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
35	2A	110 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
36	1	970 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
37	3A	800 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
38	9	1820 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
39	1A	3310 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
40	3A	1180 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
41	3D	1450 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
42	6	650 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
43	1A	1530 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.



प्लॉट नं.	9069	73	3
वर्ष	2024		

वसई क्र.-५
दस्त क्र. 9069/3/2024
79/10/780

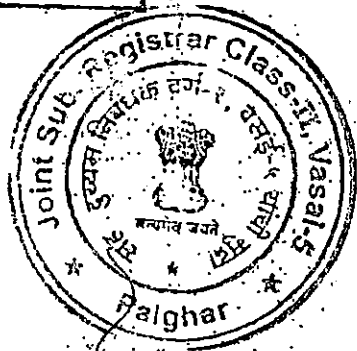


प्लॉट नं.	9069	73	3
वर्ष	2024		

Sr. No.	Area	Name of Owner
1	3A	120 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
2	7	350 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
3	8	310 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
4	1	1840 ANTHONY JHON PEREIRA
5	4	1740 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
6	5A	4640 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
7	4A	3940 KASHINATH KESHAV PATIL & OTHERS
8	5A	2080 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
9	1A	4070 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
10	3	4550 ANTHONY JHON PEREIRA
11	1	1280 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
12	2	510 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
13	3	2980 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
14	3	1050 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
15	5	70 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
16	2	700 NARMADABAI PATIL
17	3	2150 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
18	2	215 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
19	4	735 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.
20	12	455 UNICORN INFRAPROJECTS & ESTATE PVT. LTD.



प्लॉट नं.	9069	73	3
वर्ष	2024		



Description of Land Parcel		Area in Sq. Mts.	
corresponding to New Survey No. 44 Hissa No. 12 (2) Old Survey No. 229 Hissa No. 13, corresponding to New Survey No. 46 Hissa No. 13 (3) Old Survey No. 219 Hissa No. 15, corresponding to New Survey No. 44 Hissa No. 13 (4) Old Survey No. 224 Hissa 4 corresponding to New Survey No. 45; Hissa 4 (5), Old Survey No. 234, Hissa 5 corresponding to New Survey No. 45, Hissa 5 (6), Old Survey No. 234, Hissa 6 corresponding to New Survey No. 45, Hissa 6 (7), Old Survey number 215, Hissa 8 corresponding to New Survey No. 45; Hissa 8 adjoining about 01112/R- 22 or 12,920 Sq. mts or thereabouts of Village Tivd, Taluka Vasal, District Palghar (entirely part of Thana District) in the Registration District and Sub-District of Thana - Bassein			

वसई क्र.	2026
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वसई क्र.	2026
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वसई क्र.-५
दस्त क्र. 70113/2028
99E / 7E0

Schedule III

Part-B
(Description of Tribal Survey Developable FS)

SEC 11587.15 + 3760 sq. Mts

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Schedule I

Part-C
(Description of Proposed Acquisition Land)

वसई क्र.	2026
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वसई क्र.	2026
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SR. NO.	NAME	SURVEY NO.	HISSA NO.	AREA TO BE ACQUIRED IN SQ.MT.
1	BHARAT SHAH	51	2	3942
2	DIARAT SHAH	47	4A	3550
3	RAGHUNATH SAMANE	5	2	730
		40	2	2000
		41		6230
4	RAMAKANT GHARAT	35	3	3670
		36	4	2810
5	DATTARAM K. PADAVALE	47	4B	2420
		47	6	2400
		47	7	360
6	KANTABAI MIYATRE	43	4C	1850
7	HANTIDAS BHOIR	31	1C	2300
		32	2	2300
8	CESAR PEREIRA	55	4	6320
9	TUSTAR BHOIR	55	3	4480
10	SHAKINTALA PATIL	54	5	1540
11	HEMANT PATIL	52	3	1310
12	DALKRISHNA P. BHOIR	8	2	2400
		5	9	350
13	SHIMPI FAMILY	5	4	600
14	MADRUKAR G. PATIL	119	2	2150
		126	12	455
		126	4	735
		126	2	215
15	NAIK FAMILY	3	1	90
		3	10	267
		4	1	320
		4	3	1104
		4	19	146
				60154

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प्लॉट नं.	30	33
वसई-२	900	30
सं.	2028	

Schedule III

Part-A
(Description of Project Land)

All the piece and parcel of scheduled land, which includes DDPL Land, Unicorn Land, DDPL Agricultural Land, Unicorn Agricultural Land, Proposed Acquisition Land, but excluding third party developable Land, as mentioned in various schedules and Development Agreement.

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प्लॉट नं.	30	33
वसई-२	900	30
सं.	2028	

वसई क्र-२
प्लॉट क्र. 700/13/2028
920 / 9.60



Sl. No.	40
1.	NA
2.	2D
3.	7G
4.	7H
5.	7I
6.	7J
7.	7K
8.	7L
9.	7M

प्लॉट नं.	30	33
वसई-२	900	30
सं.	2028	

Schedule III

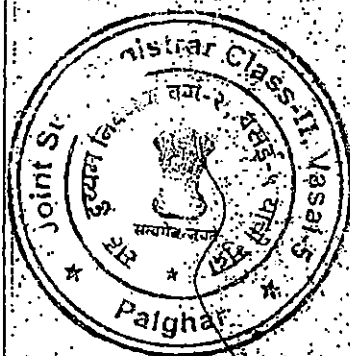
Part-B
(Description of Project FSI)

FSI: 20,00,000 sq. ft.

Handwritten signature



प्लॉट नं.	30	33
वसई-२	900	30
सं.	2028	



IN WITNESS WHEREOF, I do hereby present at Mumbai

Signed and delivered by the within named DONOR NO.1 DDPL GLOBAL INFRA STATES PRIVATE LIMITED authorised signatory.

Chandra Prakash

Hanoj Gupta

Hemant Patil

also presence of...

Signed and delivered by the within named DONOR NO.2 DDPL GLOBAL INFRA STATES PRIVATE LIMITED through its authorised signatory.

Chandra Prakash

Hanoj Gupta

वसई क्र-५
 दास्त क्र. १०५५/३६/३
 २०२८

Schedule IV
 (Description of the Reservations affecting the Larger Land).

No.	Description of the Reservation	Area (square meters)
1	40 Meters Road.	33993.54
2	Neelal Waterbody	63584.70
3	20 Meters Road	58137.59
4	Mumbai Baroda.	5423.72
5	Play Ground	476.48
6	High School	8059.32
7	Primary School	2483.35
8	Police Station and Quarters	3479.30
9	Electric Sub-station	13822.20

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वसई क्र-५
 दास्त क्र. १०५५/३६/३
 २०२८

वसई क्र.-५
 दास्त क्र. १०५५/३/२०२४
 १५७ / ७६०



वसई-२
 दास्त क्र. १०५५/३६/३
 २०२८

IN WITNESS WHEREOF, we, the Donors have hereunto set and subscribed our hands and signatures at Mumbai on this 24th day of January, 2018.
 [सित्तो/२४/१८]

Spool and delivered by the within named DONOR NO.1
 DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED through its authorized signatory.
 Gandra Pralad Khandekar

Signature

Hanaji Gupta

Signature

Ramant Patil

Signature

In the presence of
Signature

Signature

Spool and delivered by the within named DONOR NO.2
 TUCORN INFRA PROJECTS AND STATES PRIVATE LIMITED through its authorized signatory.
 Gandra Pralad Khandekar

Signature

Hanaji Gupta

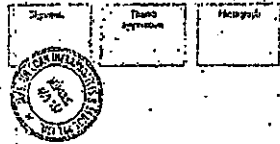
Signature

वसई-२
 दास्त क्र. १०५५/३६/३
 २०२८



सं. २०१८	दि. २०/०७/२०२४	पृ. ३
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Hemant Patil



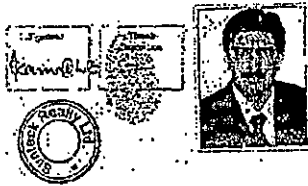
In the presence of

[Signature]

WE ACCEPT:

Specimen Signature of the Attorney:

Signed and delivered
By the within named DONEE
Suseek Realty Limited
through its authorized signatory,
Kamal Khator.



In the presence of

[Signature]



सं. २०१८	दि. २०/०७/२०२४	पृ. ३
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वसई क्र. १११ / २०२४
दस्त क्र. १११ / २०२४



सं. २०१८	दि. २०/०७/२०२४	पृ. ३
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(Plan delineating DDPL Land in Red colour and Uniform Land in Blue colour)

[Handwritten signature]



सं. २०१८	दि. २०/०७/२०२४	पृ. ३
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वसई क्र.	१०५५	५०	३
दिनांक	२०१८		

Annexure "D"
(Plan delineating the Third Party Developable Land in Green colour)

Handwritten signature and initials



वसई क्र.	१०५५	५०	३
दिनांक	२०१८		

वसई क्र.-५
दस्त क्र. ११३१३ / २०१४
११३ / १६०



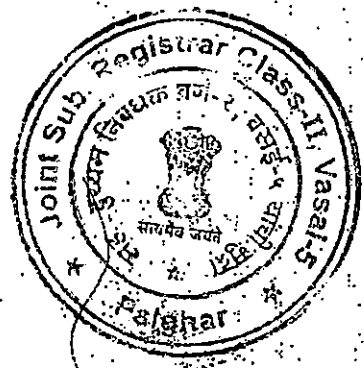
वसई क्र.	१०५५	६०	३
दिनांक	२०१८		

Annexure "C"
(Plan delineating the Project I and in Orange colour)

Handwritten signature and initials



वसई क्र.	१०५५	५०	३
दिनांक	२०१८		



पत्रांक	२०१८
पत्रांक	२०१८
पत्रांक	२०१८

Annexure "B"
(Plan delineating the Reservations on the Project Land in Brown colour)



पत्रांक	२०१८
पत्रांक	२०१८
पत्रांक	२०१८

पत्रांक - २
२०१८
२०१८



RESOLVED FURTHER Agreement:

RESOLVED FURTHER Attorney:

RESOLVED FURTHER and is hereby by Attorney along documents, including agreements, and supplementary contemplated to Attorney before registration

RESOLVED FURTHER and is hereby by required to be registration of amendments or to be executed Agreement, as ancillary or back

RESOLVED FURTHER and is hereby Governmental/ In connection with Development of

For DDPL Global Infotech

Director

Unicorn House, Tel: 91-22-6777, Mumbai



पत्रांक	२०१८
पत्रांक	२०१८
पत्रांक	२०१८

EXTRACTS OF THE RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THE MEETING HELD ON MAY 31ST, 2017 AT 11:00 AM AT UNICORN HOUSE, SHREEI VIHAR, OPP. MINDL S.V. ROAD, KANDIVALI (WEST), MUMBAI 400067

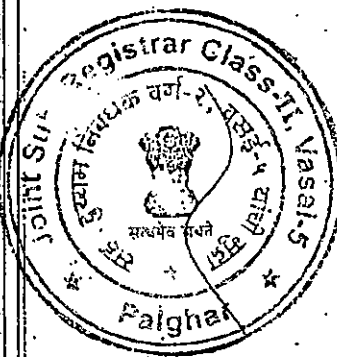
2. Approval for execution and authentication of the Development Agreement and the Power of Attorney:

"RESOLVED THAT any of the Directors of the Company, individually and severally, be and are hereby jointly and severally authorized to negotiate, execute and perform, for and on behalf of the Company, in relation to the transaction contemplated in the Development Agreement ("Development Agreement") whereby the Company (as "Owner No.1" "DDPL") together with Unicorn Infra Projects And Estates Private Limited (as "Owner No.2" "Unicorn") proposes to grant Development rights to Sumeet Realty Limited (as "Developer" "Sumeet" a public listed company limited company incorporated under the provisions of Companies Act, 1956, having its registered office and corporate office at High Floor, Sumeet Centre, 37-43, Subhash Road, Vile Parle (West), Mumbai 400057, who is in the business of development and construction of immovable properties, in respect of its land lying being and situated at Village Thal, Taluka Vasal, District Palghar (erstwhile District Thane), within the jurisdiction District of Thane-Palghar and within the jurisdiction of the Sub-Registrar of Vasal (the "Project Land", the details of which are described in Part A of the Schedule of the Development Agreement), pursuant to which, the Company, the Owner No.2 and the Developer, proposes to record its terms of grant of development rights in respect of the Project Land as mutually agreed between them inter alia to undertake and comply their respective roles and responsibilities for the purpose of implementing the development project (as defined in the Development Agreement) of developing the Project Land (as defined in the Development Agreement) assuming/ vesting the Project FSI (as defined in the Development Agreement), as more particularly set out therein and (ii) the power of attorney ("Power of Attorney"), whereby the Company and the Owner No.2 proposes to grant powers to the Developer for the purpose of undertaking the Project and to do all what is necessary for the Developer to undertake and comply its roles and responsibilities for the purpose of implementing the Project on the Project Land by assuming/ vesting the Project FSI, as more particularly set out in the Development Agreement, the Power of Attorney and other ancillary transaction documents ("Deedable Documents"), and do all other incidental way in this matter by doing same as set out in the Deedable Documents.



Unicorn House, Shreei Vihar, Opp. MINDL S.V. ROAD, KANDIVALI (WEST), MUMBAI 400067. Tel: 91-22-67778999 (100 Lines), Fax: 91-22-57778999, Email: info@ddpl.com, www.ddpl.com Website: www.ddpl.com, CIN No. U74900MH2012PTC028710

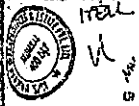
पत्रांक	२०१८
पत्रांक	२०१८
पत्रांक	२०१८



EXTRACTS OF THE RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THE MEETING HELD ON MAY 31ST, 2017 AT 11:00 AM AT UNICORN HOUSE, SHREEI VIHAR, OPP. MINDL S.V. ROAD, KANDIVALI (WEST), MUMBAI 400067

Approval for execution Attorney:

"RESOLVED THAT any of the Directors of the Company, individually and severally, be and are hereby jointly and severally authorized to negotiate, execute and perform, for and on behalf of the Company, in relation to the transaction contemplated in the Development Agreement ("Development Agreement") whereby the Company (as "Owner No.1" "DDPL") together with Unicorn Infra Projects And Estates Private Limited (as "Owner No.2" "Unicorn") proposes to grant Development rights to Sumeet Realty Limited (as "Developer" "Sumeet" a public listed company limited company incorporated under the provisions of Companies Act, 1956, having its registered office and corporate office at High Floor, Sumeet Centre, 37-43, Subhash Road, Vile Parle (West), Mumbai 400057, who is in the business of development and construction of immovable properties, in respect of its land lying being and situated at Village Thal, Taluka Vasal, District Palghar (erstwhile District Thane), within the jurisdiction District of Thane-Palghar and within the jurisdiction of the Sub-Registrar of Vasal (the "Project Land", the details of which are described in Part A of the Schedule of the Development Agreement), pursuant to which, the Company, the Owner No.2 and the Developer, proposes to record its terms of grant of development rights in respect of the Project Land as mutually agreed between them inter alia to undertake and comply their respective roles and responsibilities for the purpose of implementing the development project (as defined in the Development Agreement) of developing the Project Land (as defined in the Development Agreement) assuming/ vesting the Project FSI (as defined in the Development Agreement), as more particularly set out therein and (ii) the power of attorney ("Power of Attorney"), whereby the Company and the Owner No.2 proposes to grant powers to the Developer for the purpose of undertaking the Project and to do all what is necessary for the Developer to undertake and comply its roles and responsibilities for the purpose of implementing the Project on the Project Land by assuming/ vesting the Project FSI, as more particularly set out in the Development Agreement, the Power of Attorney and other ancillary transaction documents ("Deedable Documents"), and do all other incidental way in this matter by doing same as set out in the Deedable Documents.



Unicorn House Tel: 91-22-6777



वसई-२		
वर्ष	२०२४	५३
दिनांक	२०२४	

RESOLVED FURTHER THAT the Board hereby approves and adopts the draft of the Development Agreement;

RESOLVED FURTHER THAT the Board hereby approves and adopts the draft of the Power of Attorney;

RESOLVED FURTHER THAT any of the Directors of the Company, individually and severally, be and is hereby authorized to sign, execute, deliver the Development Agreement and the Power of Attorney along with various schedules and annexures thereto and the other ancillary transaction documents, including the representations, warranties and covenants thereon and all such agreements, documents, letters, etc. incidental thereto including amendments/modifications/supplementary agreements thereto as may be required to give effect to the provisions contemplated therein, and to admit execution of the Development Agreement and the Power of Attorney before the office of concerned Sub-Registrar of Assurances for the purpose of registration;

RESOLVED FURTHER THAT any of the Directors of the Company, individually and severally, be and is hereby authorized to take all such actions and comply with all formalities and procedures required to be performed and completed by the Company in relation to the execution and registration of the Development Agreement and the Power of Attorney, including any amendments or alterations thereto and any other agreements or documents as may be required to be executed for the completion of the transactions contemplated under the Development Agreement, as may be necessary, proper or expedient for matters connected therewith or incidental thereto.

RESOLVED FURTHER THAT any of the Directors of the Company, individually and severally, be and is hereby authorized to take necessary steps including filing applications with Government/Planning Authorities for the purposes of obtaining necessary statutory approvals in connection with its roles and responsibilities under the transaction, as enumerated in the Development Agreement.

|| Certified True Copy ||

For DDPL Global Infrastructure Private Limited

 Director

Unicorn House, Shreeji Vihar, Opp. MTHL, S.V. Road, Kandivli (West), Mumbai - 400 057.
 Tel: 91-22-67726909 (100 Lines) Fax: 91-22-67726909
 Website: www.unicornglobal.com CIN No.: U45202MH2015PTC027645



वसई-२		
वर्ष	२०२४	५३
दिनांक	२०२४	

वसई क्र.-५
 दस्त क्र. ११२२१३ / २०२४
 १५५ / १६०



वसई-२		
वर्ष	२०२४	५३
दिनांक	२०२४	

unicorn
G.L.O.S.A.L.

EFFECTS OF THE RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THE MEETING HELD ON MAY 21st, 2017 AT 11:30 A.M. AT UNICORN HOUSE, SHREEJI VIHAR, OPP. MTHL, S.V. ROAD, KANDIVALI (WEST), MUMBAI 400057

Approval for execution and authentication of the Development Agreement and the Power of Attorney.

RESOLVED THAT any of the Directors of the Company, individually and severally, be and is hereby jointly and/or severally authorized to negotiate, execute and perform, for and on behalf of the Company, in relation to the transaction contemplated in the Development Agreement ("Development Agreement"), whereby the Company (as "Owner No.1") ("Unicorn") together with the DDPL Global Infrastructure Private Limited ("Owner No.2") ("DDPL") proposes to grant development rights to Suntek Realty Private Limited (as "Developer"/ "Suntek" a public listed company incorporated under the provisions of Companies Act, 1956, having its registered office and corporate office at Fifth Floor, Suntek Centre, 37-40, Subhash Road, Vile Parle (East), Mumbai 400057, who is in the business of development and construction of immovable properties), in respect of its land lying being and situate at Village Tard, Taluka Vasai, District Palghar (erstwhile District Thane) within the Registration District of Thane-Gasline and within the jurisdiction of the Sub-Registrar of Assurances at Vasai (the "Project Land", the details of which are described in Part-A of the Schedule-IV of the Development Agreement), pursuant to which, the Company, the Owner No.2 and the Developer, proposes to record its terms of grant of development rights in respect of the Project Land as mutually agreed between them later on to undertake and comply their respective roles and responsibilities for the purpose of implementing the development project, (as defined in the Development Agreement) of developing the Project Land (as defined in the Development Agreement) comprising/ including the Project (as defined in the Development Agreement), as more particularly set out therein and (ii) the power of attorney ("Power of Attorney"), whereby the Company and the Owner No.2 proposes to grant powers to the Developer for the purpose of undertaking the Project and to do all what is necessary for the Developer to undertake and comply its roles and responsibilities for the purpose of implementing the Project on the Project Land by conducting/ carrying the Project FR, as more particularly set out in the Development Agreement, the Power of Attorney and other ancillary transaction documents ("Definitive Documents"), and do all other incidental acts in this matter including amendments of the Definitive Documents;

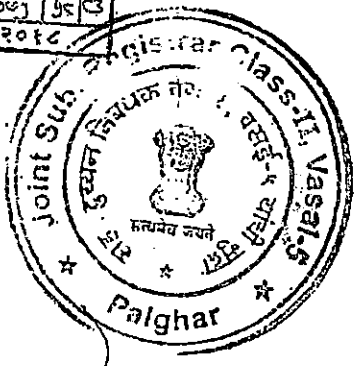


UNICORN INFRA PROJECTS AND ESTATES PVT. LTD.

Unicorn House, Shreeji Vihar, Opp. MTHL, S.V. Road, Kandivli (West), Mumbai - 400 057.
 Tel: 91-22-67726909 (100 Lines) Fax: 91-22-67726909
 Website: www.unicornglobal.com CIN No.: U45202MH2015PTC027645



वसई-२		
वर्ष	२०२४	५३
दिनांक	२०२४	



2004	8	5
2004	8	5

unicorn GLOBAL

RESOLVED FURTHER THAT the Board hereby approves and adopts the draft of the Development Agreement;

RESOLVED FURTHER THAT the Board hereby approves and adopts the draft of the Power of Attorney;

RESOLVED FURTHER THAT any of the Directors of the Company, individually and severally, be and is hereby authorized to sign, execute, deliver the Development Agreement and the Power of Attorney along with various schedules and annexures thereon and the other ancillary transaction documents, including the representations, warranties and covenants therein and all such agreements, documents, letters, etc. incidental thereto including amendments/ modifications/ supplementary agreements thereto as may be required to give effect to the transaction contemplated therein, and to deliver execution of the Development Agreement and the Power of Attorney before the office of concerned Sub-Registrar of Assurances for the purpose of registration;

RESOLVED FURTHER THAT any of the Directors of the Company, individually and severally, be and is hereby authorized to take all such actions and comply with all formalities and procedures required to be performed and completed by the Company in relation to the execution and registration of the Development Agreement and the Power of Attorney, including any amendments or alterations thereto, and any other agreements or documents as may be required to be executed for the completion of the transactions contemplated under the Development Agreement, as may be necessary, proper or expedient for matters connected therewith or ancillary or incidental thereto;

RESOLVED FURTHER THAT any of the Directors of the Company, individually and severally, be and is hereby authorized to take necessary steps including filing applications etc. with Government/ Planning Authorities for the purposes of obtaining necessary statutory approvals in connection with its roles and responsibilities under the transaction, as envisaged in the Development Agreement.

//Certified True Copy//

For Unicorn Infra Projects and Estates Private Limited

[Signature]
Director



UNICORN INFRA PROJECTS AND ESTATES PVT. LTD.

Unicorn House, 2nd Floor, Old MITAL, G.V. Road, Kandivli (W), Mumbai - 400 067.
Tel: 01-224771595 (100 lines) Fax: 01-224770029
www.unicorninfra.com REGD. NO. 27/2007/PTC/178453



2004	8	5
2004	8	5

वसई क्र. ११५३ / २०२४
१२६ / १६०



DDPL LAND
ANNEXURE - A

Sunteck Realty Ltd.

2004	8	5
2004	8	5

Sunteck

CERTIFIED TRUE COPY OF A RESOLUTION PASSED AT A MEETING OF THE MANAGEMENT COMMITTEE OF SUNTECK REALTY LIMITED HELD ON MONDAY, 25th JANUARY, 2018 AT 11.49 A.M. AT THE REGISTERED OFFICE OF THE COMPANY

"RESOLVED THAT the Company do hereby conclude the transaction contemplated in the Development Agreement whereby the Company (as "Developer") acquires the development rights from DDPL Global Infrastructure Private Limited (as "Owner No. 1" ("DDPL") and Unicorn Infra Projects and Estates Private Limited (as "Owner No. 2" ("Unicorn") in respect of the land lying, being and situate at Village: Tivri, Taluka: Vasai, District: Palghar (Girvanhili District Thane) more particularly described in the Development Agreement placed before the Board, within the Registration District of Thane-Bassein and within the jurisdiction of the Sub-Registrar of Assurances at Vasai (the "Project Land"), details of which are described in Part-A of the Schedule-IV of the Development Agreement) more particularly described in the Development Agreement pursuant to which, the Developer, Owner No. 1 and Owner No. 2.

RESOLVED FURTHER THAT the Board of Directors do hereby consent to accept the Powers more specifically described in the Power of Attorney as tabled before the Board.

FURTHER RESOLVED THAT Mr. Kamal Khattar or Mr. Anil Poopal, Directors or Ms. Rachana Hingorjia, Company Secretary or Mr. Ajeet Singh, Authorized Representative of the Company be and are hereby severally authorized on behalf of the Company to sign the Power of Attorney to be issued in favour of the Company by the grantors viz. the owners as defined hereinabove and thereby accept the copy thereof.

RESOLVED FURTHER THAT Mr. Kamal Khattar and Mr. Anil Poopal, Directors and Ms. Rachana Hingorjia, Company Secretary or Mr. Ajeet Singh, Authorized Representative of the Company be and are hereby severally authorized to sign and execute Development Agreement, including any amendments, addendums and all such documents, deeds and writings, if any, incidental thereto;

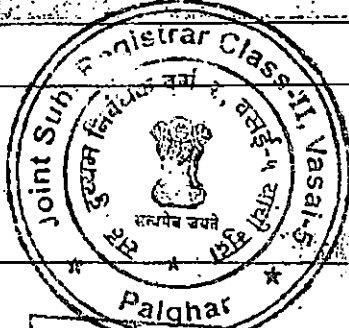
RESOLVED FURTHER THAT any one of Mr. Kamal Khattar or Mr. Anil Poopal, Directors or Ms. Rachana Hingorjia, Company Secretary or Mr. Ajeet Singh, Authorized Representative of the Company be and are hereby authorized to admit execution, lodge for registration and register the said Agreement, said Power of Attorney, documents, deeds and writings in the office of the concerned Sub-Registrar of Assurances and also with other Local authorities, as may be required and to do all such acts, deeds, matters and things and take such actions as may be further necessary in this regard on behalf of the Company to give effect to the above resolution."

Certified to be true
For Sunteck Realty Limited

[Signature]
Director



25 Floor, Pinnacle Centre, 33-37 Daulabadi Road, Vile Pagar (East), Mumbai - 400 027. Tel: 01-2247 8200 Fax: 01-22 4317 7400 Website: www.sunteck.com

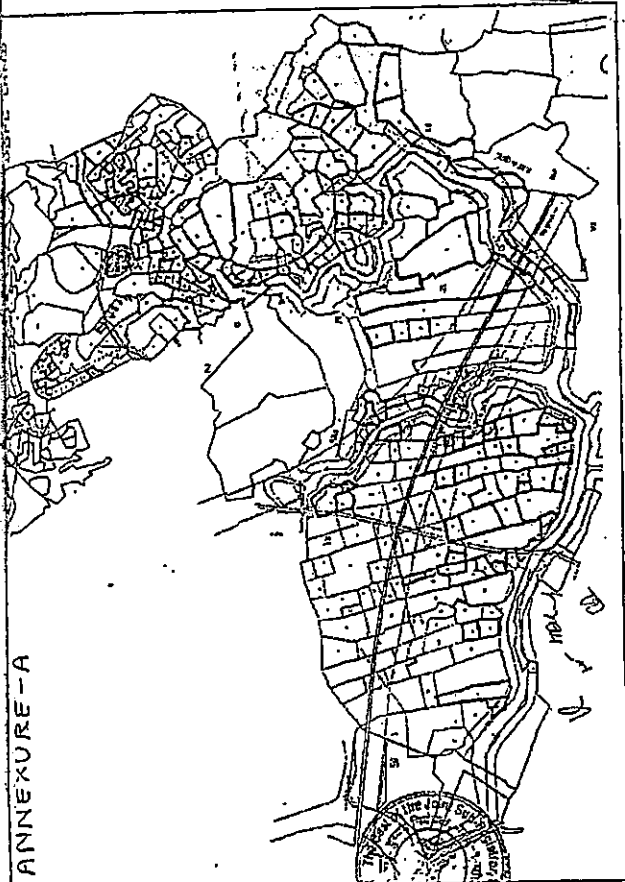


2004	8	5
2004	8	5



DDPL LAND
ANNEXURE - A

वसई-२			
पुस्तक क्र.	पृष्ठ क्र.	पृष्ठ	दि.
१	२०१८	१३	०३

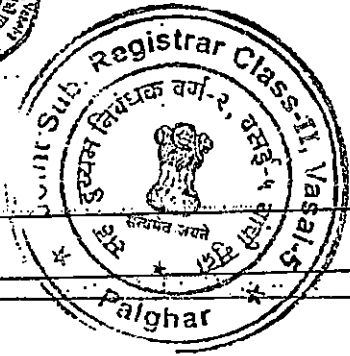


ANNEXURE - A

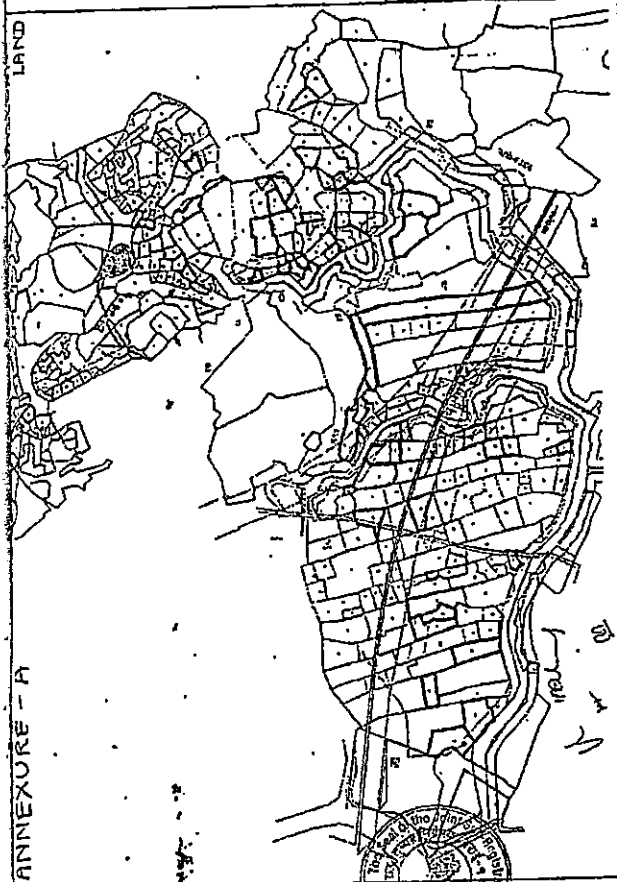


वसई-२			
पुस्तक क्र.	पृष्ठ क्र.	पृष्ठ	दि.
१	२०१८	१३	०३

वसई क्र.-५
दस्त क्र. ७०११३ / २०२४
१११० / १६०



वसई-२			
पुस्तक क्र.	पृष्ठ क्र.	पृष्ठ	दि.
१	२०१८	१३	०३

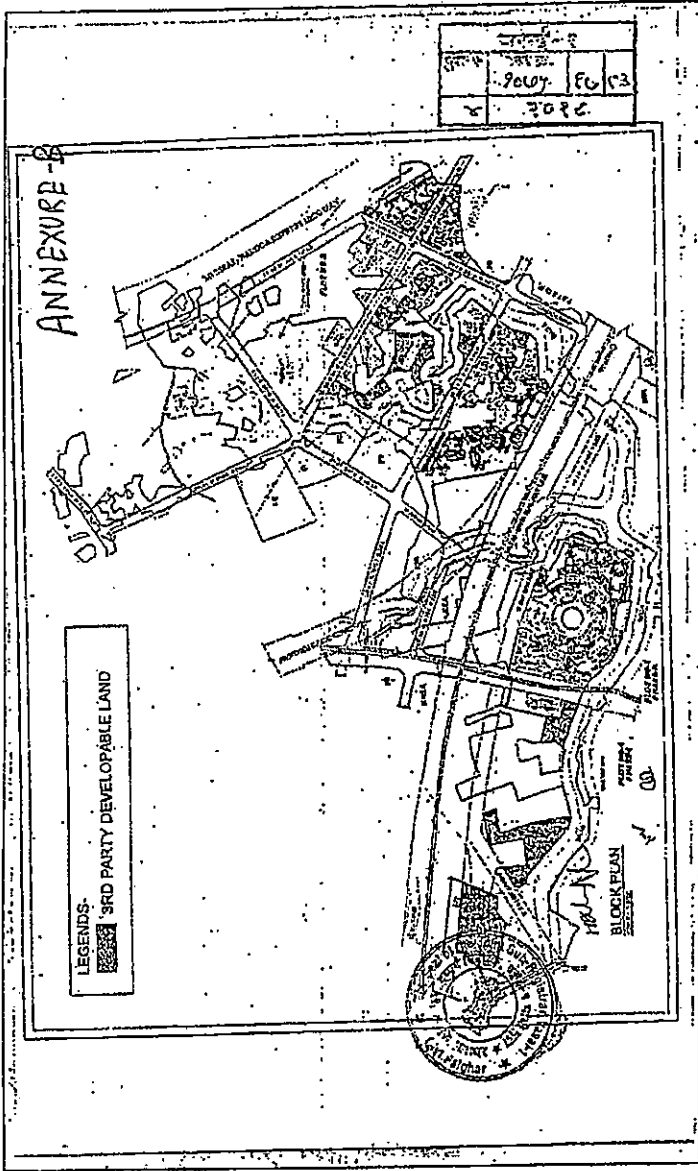


ANNEXURE - A



वसई-२			
पुस्तक क्र.	पृष्ठ क्र.	पृष्ठ	दि.
१	२०१८	१३	०३





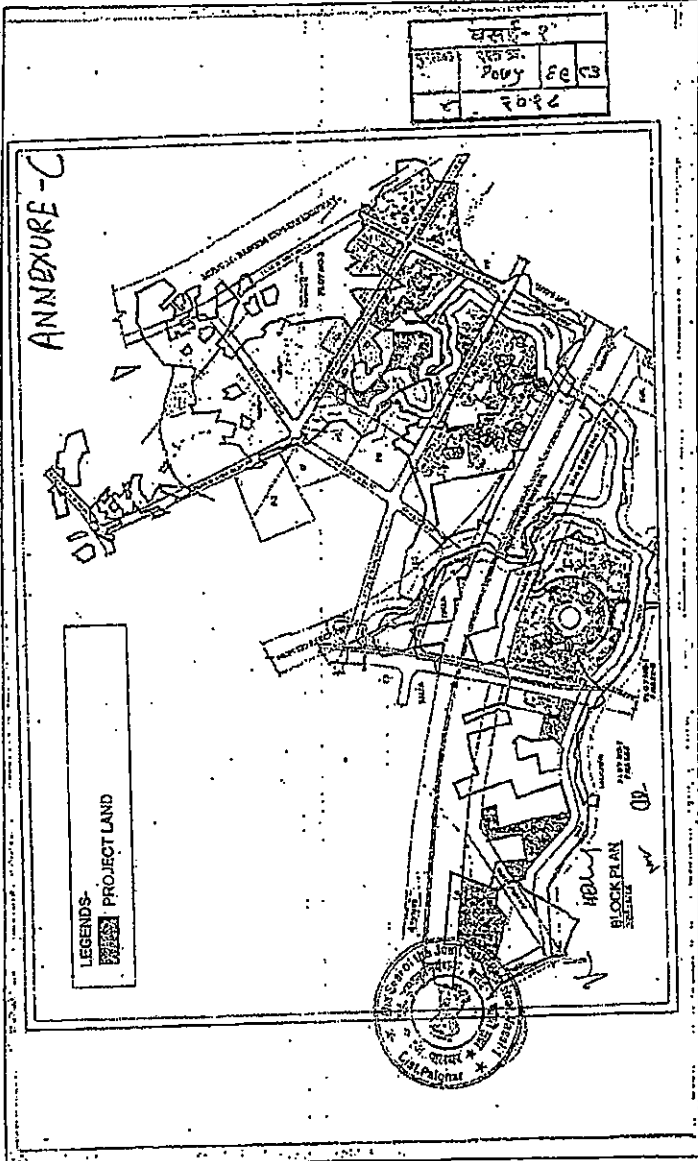
प्लान क्र.	१०७५	ए-१३
दि.	२०१८	

वसाई क्र.-५

प्लान क्र. १०११३/२०१४

१५८ / १८०

ANNEXURE - B



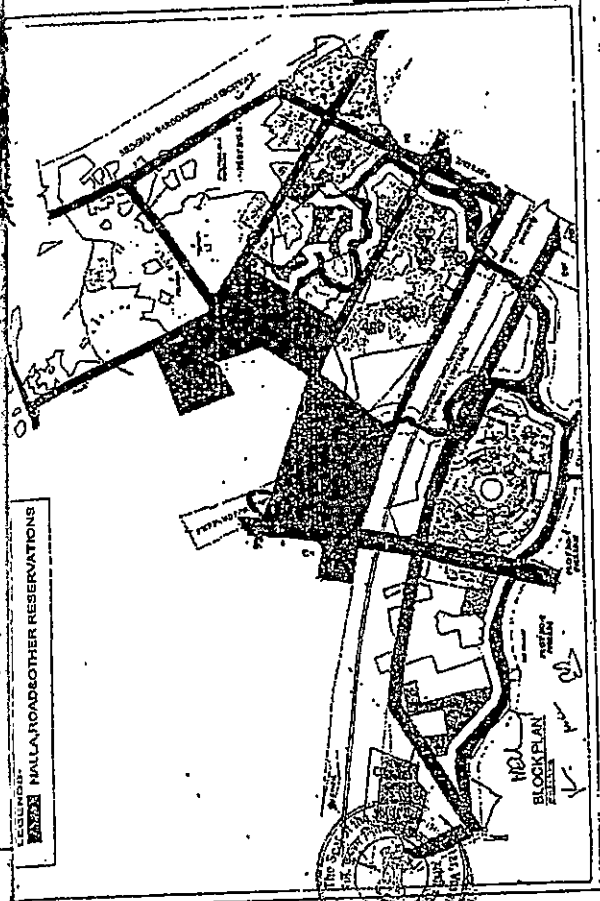
प्लान क्र.	१०७५	ए-१३
दि.	२०१८	

ANNEXURE - C

ANNEXURE - D

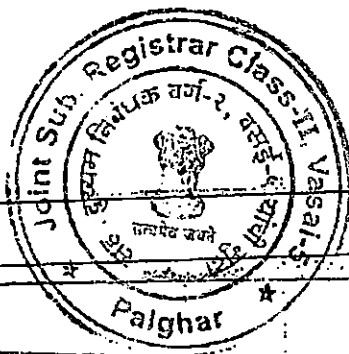
LEGENDS-
NALLA, ROAD & OTHER RESERVATIONS

वसई-३		
पुस्तक क्र.	१०८५	७२-३
४	२०१८	

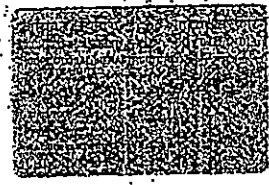


वसई-३		
पुस्तक क्र.	१०८५	७२-३
४	२०१८	

वसई क्र.-५
 दस्त क्र. १११५३/२०२४
 ११८ / १६०



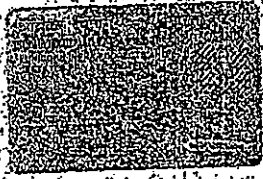
वसई-३		
पुस्तक क्र.	१०८५	७२-३
४	२०१८	



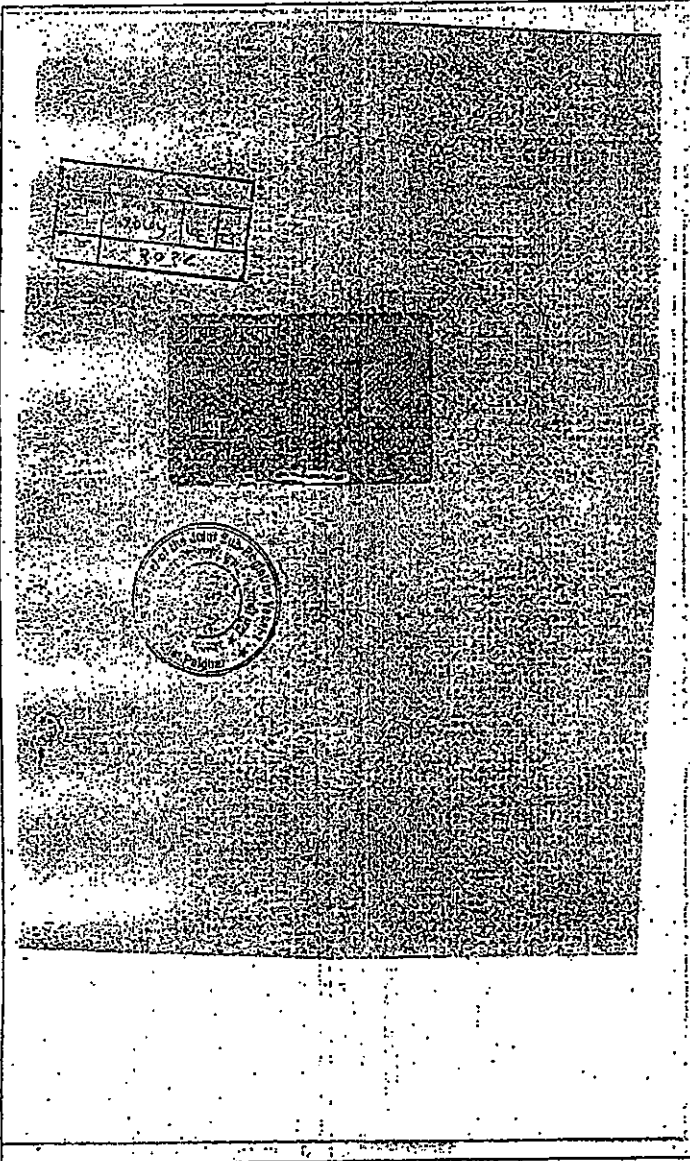
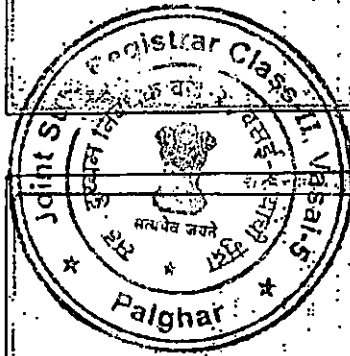
वसई-३		
पुस्तक क्र.	१०८५	७२-३
४	२०१८	



वसई-२	
पुस्तक क्र.	७०५/५३
दि.	२०२८

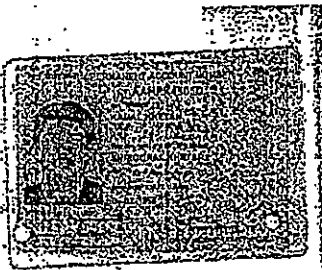


वसई क्र -
पुस्तक क्र. ७०५/२०२४
७३० / १४०



वसई-२	
पुस्तक क्र.	७०५/६८
दि.	२०२८





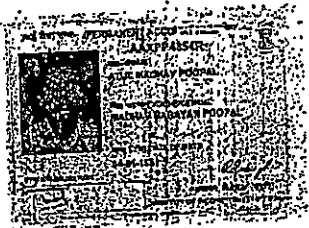
वसई-२		
पुस्तक	दस्तावेज	क्र.
१	१०७५	६०३
२०१६		

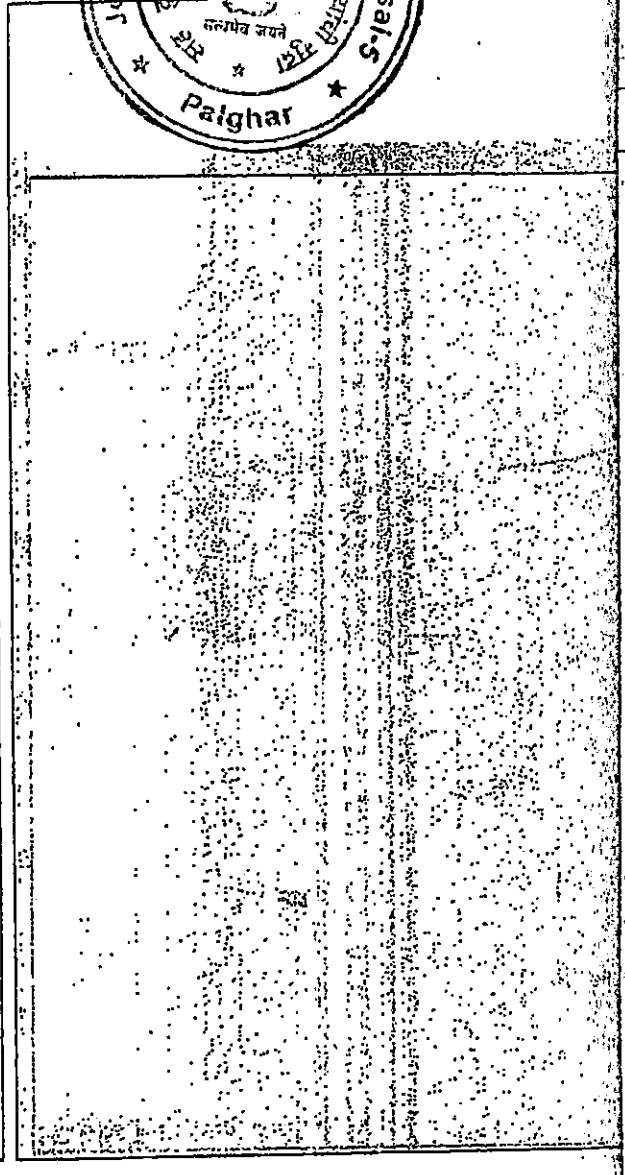
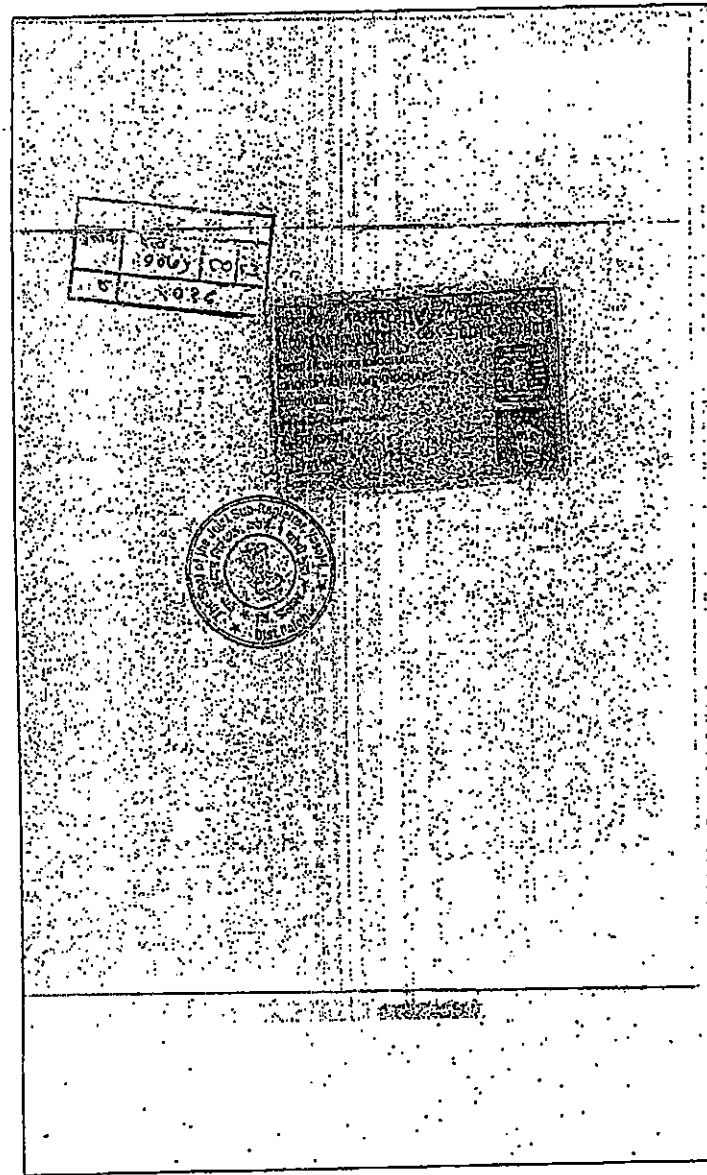
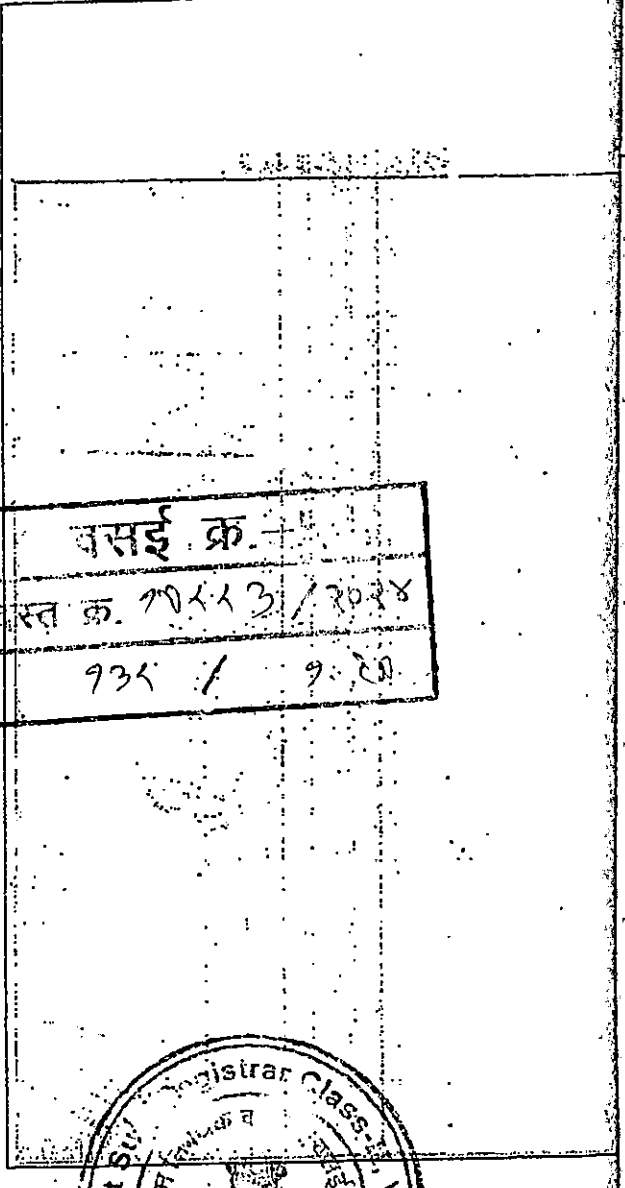
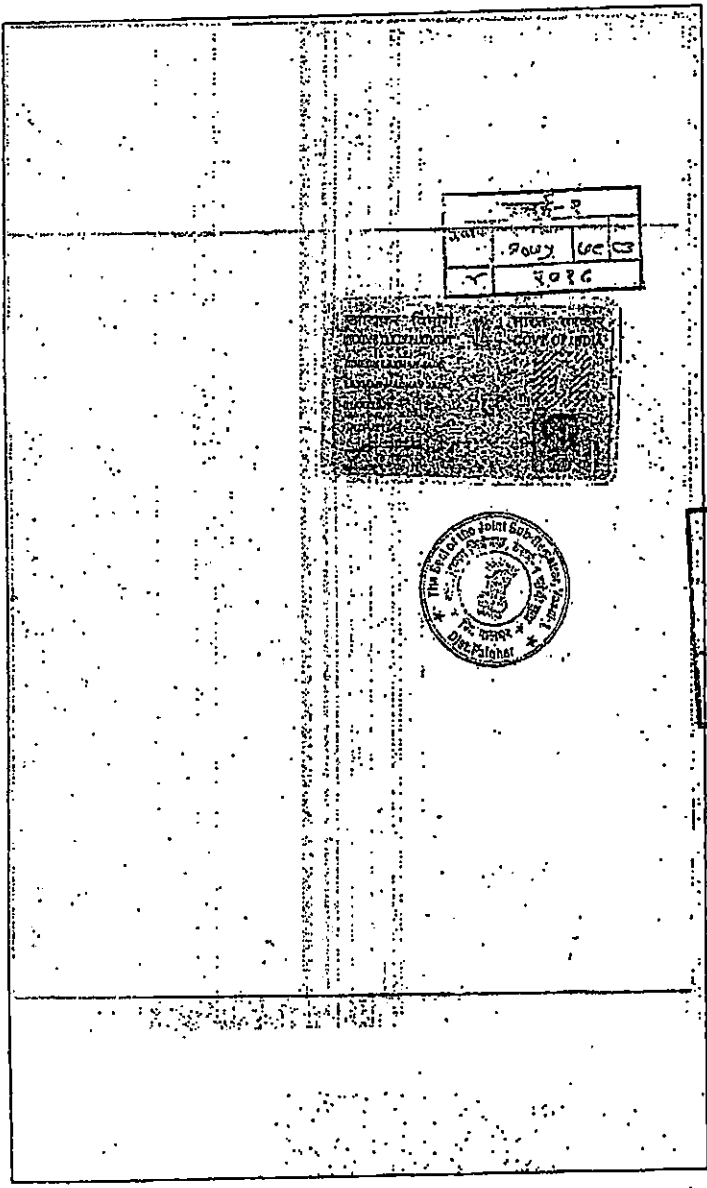


वसई क्र. - ५
 दस्त क्र. १०७५ / २०१६
 १३१ / १६०



वसई-२		
पुस्तक	दस्तावेज	क्र.
१	१०७५	६०३
२०१६		





Summary-1

10/10/75
पुणे जिल्हा, वसई
कानून प्रवक्त्याचे कार्यालय
पुणे, महाराष्ट्र

पुणे जिल्हा

Sub Registrar
पुणे जिल्हा
पुणे न्यायालय
पुणे, महाराष्ट्र

Series v1.5.0

Summary-2

10/10/2018

पुणे जिल्हा

पुणे जिल्हा
पुणे न्यायालय
पुणे, महाराष्ट्र

Series v1.5

वसई क्र.-५

दस्ता क्र. 733/2018
7/10

Summary-1 (Gosipara Bhag-1)

संख्या ११/८३
दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

संख्या ११/८३
दस्ता क्र. 733/2018

पत्तिका क्र. 1414
पत्तिका क्र. 310122018

मूल्य ₹. 100.00
दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

Serial 5.0



Summary-2 (दस्ता गोपवारा भाग - 2)

संख्या ११/८३
दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

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दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018



Summary-2 (दस्ता गोपवारा भाग - 2)

संख्या ११/८३
दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

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दस्ता क्र. 733/2018

दस्ता क्र. 733/2018

दस्ता क्र. 733/2018



Serial 5.0

Dated this 10th day of January, 2018

BETWEEN

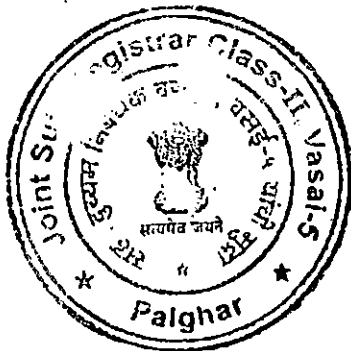
DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED
("Donor No.1" / "DDPL" / "Donor No.1")
UNICORN INFRA PROJECTS AND ESTATES PRIVATE LIMITED
("Donor No.2" / "Unicorn" / "Donor No.2")

AND

SUNTEC REALTY LIMITED
("Donor" / "Suntec" / "Developer")

POWER OF ATTORNEY

Joint Attorneys,
Solicitors & Notaries,
204-207, Kishan Chambers,
59, New Market Link,
Mumbai-400028
Tel: (91 22) 4856 1000
Fax: (91 22) 4896 1010
e-mail: info@suntecproperties.org



गणई क्र. -
सं. क्र. 90313 / 2018
932 / 2018

Recd (Date)

5307471
Monday
4:40 PM

आचार्य साहू
इन्फोसिस
साहू अकाउंट

आचार्य साहू व
4:59 PM इ।

आचार्य साहू व
सोमसाहू व.सा.
आचार्य साहू व

1) दिवाकर साहू
सिटीजयसिटी
सिटीजयसिटी
2) दिवाकर साहू
सिटीजयसिटी
सिटीजयसिटी

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Inspector General Of Reg

Stamp Duty

Payment Registration Fee

VSD_VASALI NO 3 JOINT

PALGHAR

2023-2024 One Time

Account Regd Details

Stamp Duty

Registration Fee

ICICI BANK

Cheque-OO Date

wherein the names of the authorized representatives for the limited and specific purpose of signing and execution of the said Agreement(s) for the said Projects are listed and identified, for and on behalf of our Company are; 1. Vinit Kunder 2. Laxmi Waghela 3. Purnima Shetty 4. Krishna Shome 5. Sandeep Koyande 6. Parag Gogri 7. Akshay Kalakar 8. Poonam Shukla 9. Saloni Mantz and 10. Ramoshwari Malva. This copy of the certified extract of the aforesaid Board Resolution dated 4th May 2023 is annexed and marked hereto as "Annexure-A". The list of authorized representatives, who have been authorized for the limited purpose of execution of the said Agreement(s) are hereinafter referred to as "said Authorized Representatives". However, since due to their pre-occupation/s the said Authorized Representatives are unable to attend the registration of the said Agreement(s), the said Authorized Representative's desire to nominate, constitute and appoint 1. Varad Shinde 2. Pooja Kadam 3. Bhavini Sanghvi 4. Mahendra Tirotkar 5. Sharad Dode 6. Prathamesh Bhoir 7. Asha Waghchaude 8. Deu Bane and 9. Sujay Nikam as the constituted attorneys (hereinafter referred to as the "said Attorney(s)") of our company for the limited purpose of severally executing and for representing our company before the registration authorities and for the purpose of undertaking the Registration of the said Agreement(s) for the said Projects on or behalf of our company.

NOW KNOW ALL THESE PRESENTS UNDER THIS ATTORNEY WITNESSETH THAT:-

Due to the various pre-occupations of our director(s) and the said Authorized Representatives 1. Vinit Kunder 2. Laxmi Waghela 3. Purnima Shetty 4. Krishna Shome 5. Sandeep Koyande 6. Parag Gogri 7. Akshay Kalakar 8. Poonam Shukla 9. Saloni Mantz and 10. Ramoshwari Malva, hereby nominate constitute and appoint the following as the constituted (1). Varad Shinde, an adult Indian inhabitant, residing at Flat No. 33, Anande Bunglow, Opp Thane Eye care Hospital, Yashwantrao Chavan Road, Thane - 400608 (2). Pooja Kadam, an adult Indian inhabitant, residing at 1st Floor, Navishigandha CHS, Nimbai Peth Chowk, Marolpada, Mumbai - 401 305 (3). Bhavini Sanghvi, an adult Indian inhabitant, residing at C-34, Flat No. 203, Shiv Pujan, Bldg. Shanti Nagar, Satellite

(Signatures of Varad Shinde, Pooja Kadam, Bhavini Sanghvi, Mahendra Tirotkar, Sharad Dode, Prathamesh Bhoir, Asha Waghchaude, Deu Bane, Sujay Nikam)

for the purpose of registering the said Agreement(s) for the said Project in terms of the Indian Registration Act or any other similar enactments that substitute or amend the Indian Registration Act.

3. The said Attorney(s) shall be authorized for and on behalf of our Company to deal with and correspond with and represent the Company before any Government body or bank or any local authorities and other statutory bodies and authorities if necessary and to obtain any consent, permissions or approvals if so required and for that purpose to sign off papers, applications, forms, declarations, undertaking, registers etc. as may from time to time be required by the concerned registration authorities from time to time for undertaking or doing or completing the process of registration of the said Agreement(s).

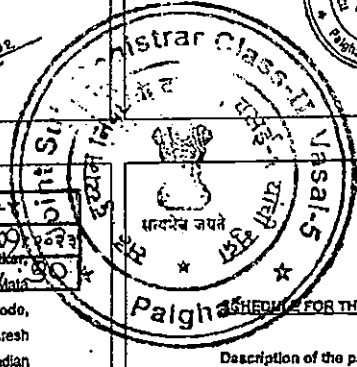
4. The said Attorney(s) shall also register specific power of attorney for Deed of cancellation of the Units and also Deed of Cancellation.

5. The said Attorney(s) shall be authorized for and on behalf of our Company to do all other acts, which are required to be done in order to undertake, do and complete the registration of the said Agreement(s).

6. This being a Specific Power of Attorney, our company may at any time revoke and cancel the same, forthwith, by issuing a written notice to the said Attorney(s) and in such an event the said Attorney shall discontinue/ cease to be the said Attorney(s) and all his/their rights hereunder shall stand forthwith extinguished.

SPECIFIC POWER OF ATTORNEY
 No. 902/13/2023
 732 / 980

(Signatures and stamps of Joint Sub-Registrar Class-II Vasalis, Palghar)



Cable Office, Sector 10, Mira Bhyander, Thane - 401 107 (4). Mahendra Tirotkar, an adult Indian inhabitant, residing at C.O Patti Chal No. 5, Room No. 3, Santoshi Mata Road, Nadi Kinara, Pabi Ward, Dahisar West, Mumbai - 400 088 (5). Sharad Dode, an adult Indian inhabitant, residing at Room No.68/3 Chandra Pada, Near Hareesh Kirana Store, Vasai, Palghar - 401 208 (6). Prathamesh Bhoir, an adult Indian inhabitant, residing at Waki Pada, Kaju Plot, Khopari Pada Roas, Bapane, Vasai, Naigaon East Palghar - 401 208. (7). Asha Waghchaude, an adult Indian inhabitant, residing at Opp Indira Nagar Nagar Plika Chowki, Gate No.4, Navjivan Society, Indira Nagar, Golibar Maidan, Santacruz (east) Mumbai - 400 055 (8). Deu Bane, an adult India inhabitant, residing at Flat G-34, A wingh, Deepanjali Society, Ambadi Road Vasai (W) - 401 202 and (9). Sujay Nikam, an adult Indian inhabitant, residing at Room No.4, Laxman Joshi Chawl, Sant Kabir Marg, Near Gaondevi Mandir, Kakanipada, Dahisar (East) Mumbai - 400 088, all Authorized Representative of the Company, to be our true and lawful attorneys to do all or any of the acts, deeds, matters and things for the specific purpose of admit the execution and attending to registrations, registering the said Agreement(s), representing our Company before the registration authorities in Mumbai and State of Maharashtra, in respect of the said, transfer and license of our residential units / premises of the aforesaid Projects from time to time after the said Agreement(s) have been executed by anyone of the Authorized Representatives under the said Board Resolution (Annexure 'A').

1. The said Attorney(s) shall for and on behalf of our Company and/or on behalf of the Authorized Representatives be entitled to sign, represent, remain present and sign before the registration authorities, undertake such deeds and to present and lodge for registration and admit execution in the office of the sub-registrar of Assurances/Sub-Registration Authorities in Mumbai, Thane, Palghar or any other registering authorities appointed in Maharashtra under the Indian Registration Act for the time being in force having the jurisdiction in relation to registration of the said Agreements for the said Project, which have been already executed by one of the said Authorized Representatives specified and mentioned under the said Board Resolution (Annexure A).

2. The said Attorney(s) shall for and on behalf of our Company to execute and register and also complete the registration of all the said Agreements in respect of our Company which have been already executed by one of the said Authorized Representative(s) in the manner stated above and as is stated under the said

(Signatures of Varad Shinde, Pooja Kadam, Bhavini Sanghvi, Mahendra Tirotkar, Sharad Dode, Prathamesh Bhoir, Asha Waghchaude, Deu Bane, Sujay Nikam)

PROJECT SCHEDULE

Description of the property on which Project **Sunteck West World 1 & 2** is situated on portion of all those pieces and parcels of land, bearing New Survey Nos. S.No. 45, H. No. 2A, S.No. 45 H. No. 3A, S.No. 45 H.No. 3B, S. No. 45 H.No. 4, S.No. 45 H.No. 6, S.No.48 H.No.4, S. No. 48 H. No. 5, S. No. 48 H. No. 6, S. No. 48 H.No. 7, S.No. 48 H.No. 8, S.No. 47 H.No.1A, S.No. 47 H.No. 3A, S.No. 47 H.No. 3B, S.No. 47 H.No.4, S.No. 47 H.No.5, S.No. 47 H.No. 8, S.No. 47 H.No. 9, S.No. 50 H.No. 4, S. No. 50 H.No. 5, S.No. 50 H.No. -6, S.No. 50 H.No. 7 and S.No. 50 H.No.8 and S.No. 51 H.No.2 aggregately admeasuring 31817.77 sq. mtrs. at Village Tivni, Taluka Vasai and District Palghar (erstwhile District Thane), within the Registration District of Thane-Bassein and within the jurisdiction of the Sub-registrar of Assurances at Vasai, and bounded as follows that is to say,

Towards North : Vasai-Diwa Railway Line
 Towards South : Nalla
 Towards West : 40 meter Road
 Towards East : Nalla

SCHEDULE FOR THE PROJECT Sunteck Maxx World ABOVE REFERRED TO

Firstly: Description of the property on which Project **Sunteck Maxx World 1** is situated on portion of all those pieces and parcels of land, bearing New Survey Nos 541-1, 541A-2, 548, 547-2, 552, 65/3, 55/4, 68/5A, 58/1-2, 58/2, 58/3 aggregately admeasuring 28201.72 sq. mtrs. at Village Tivni, Taluka Vasai and District Palghar (erstwhile District Thane), within the Registration District of Thane-Bassein and within the jurisdiction of the Sub-registrar of Assurances at Vasai and Bassein and bounded as follows that is to say,

Towards North : 30 meter Road Vasai Diwa Railway Line
 Towards South : Rivulet
 Towards West : 30 meter wide Road
 Towards East : 40 meter wide Road

(Signatures and stamps of Joint Sub-Registrar Class-II Vasalis, Palghar)

वसई-४
 दस्तावेज क्र. १०२०१/१३
 दिनांक १३/०५/२३
 ६५१४/२
 admeasuring (erstwhile District jurisdiction of say,
 Towards North
 Towards South
 Towards West
 Towards East
 Thirdly: Description situated on p. 51/4, 51/5, 51/5A/2, 55/4 District Palghar Bassein and bounded as follows
 Towards North
 Towards South
 Towards West
 Towards East
 Fourthly: Description situated on p. 51/4, 51/5, 51/5A/2, 55/4, 51 and District Palghar Bassein and bounded as follows
 Towards North
 Towards South
 Towards West
 Towards East
 Towards West
 Towards East
 SCHEDULE FC
 Firstly: Description on all those pieces admeasuring 45 H.No. 2 (Part) of within the Registrar of Assu
 Towards North
 Towards South
 Towards West
 Towards East
 Secondly: Description situated on all the land admeasuring 30 H. No. 3 (Part), (erstwhile District jurisdiction of the say,
 Towards North
 Towards South
 Towards West
 Towards East
 Thirdly: Description situated on all the land admeasuring (Part), Survey No. Vasai and District
 Towards North
 Towards South
 Towards West
 Towards East

वसई-४
दस्ता क्र. ७४७९/२०२३
९२, ३०

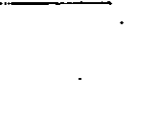
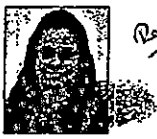
7. AKSHAY KALEKAR



8. POONAM SHUKLA



9. SALONI MANTA



10. RAMESHWARI MALVE

Authorised Representatives



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दस्ता क्र. ७४७९/२०२३
९३, ३०

6. PRATHMESH BHOIR



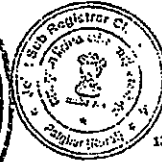
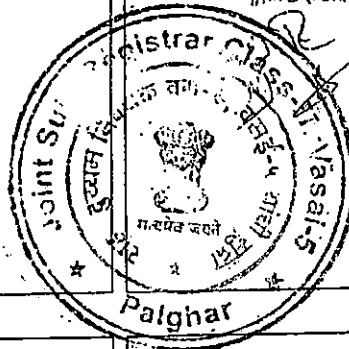
ASHA WAGHCHAUDE



9. SUJAY NIKAM



In the presence of...



12

Sunteck Realty Ltd.

Sunteck

We Accept:

Constituted Power of Attorney

1. VARAD SHINDE



2. POOJA KADAM



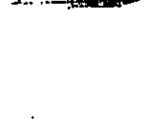
3. BHAVIN SANGHVI



4. MAHENDRA TIRLOTKAR



5. SHARAD DOD



11

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF SUNTECK REALTY LIMITED AT THEIR MEETING HELD ON THURSDAY, MAY 4, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT 5TH FLOOR, SUNTECK CENTRE, 37-40, SUBHASH ROAD, VILE PARLE (E), MUMBAI - 400057

"RESOLVED THAT in supersession of earlier resolutions passed in this behalf, henceforth anyone of the below mentioned Authorized Representatives of the Company be and are hereby severally authorized to sign and execute all agreements including Agreements for Sale, Sale Deed, Supplemental Agreement, Deed of Cancellation, Deed of Rectification, Amendment Agreement, documents, deeds and writings as may be required, pertaining to the sale of flats / units within "Sunteck West World 1, Sunteck West World 2, Sunteck Maxworld 1, Sunteck Maxworld 2, Sunteck Maxworld 3 and Sunteck Maxworld 4" and Sunteck Oneworld 1, Sunteck Oneworld 2, Sunteck Oneworld 3, Sunteck Oneworld 4 and Sunteck Oneworld 5" situated at Nalgaon and take such action as may be further necessary in this regard:

1. Vicky Kunder, Authorized Representative
2. Laxmi Waghela, Authorized Representative
3. Purnima Shetty, Authorized Representative
4. Krishna Shome, Authorized Representative
5. Sandeep Koyande, Authorized Representative
6. Parag Gogri, Authorized Representative
7. Akshay Kalekar, Authorized Representative
8. Poonam Shukla, Authorized Representative
9. Saloni Manta, Authorized Representative and
10. Rameshwardi Malve, Authorized Representative

RESOLVED FURTHER THAT anyone of the above mentioned Authorized Representatives of the Company be and are hereby severally authorized to represent, present, lodge and register all Agreements including Agreement for Sale, Sale Deed, Supplemental Agreement, Amendment Agreement, Deed of Cancellation, Deed of Rectification, documents, deeds and writings executed pertaining to the sale of flats / units within "Sunteck West World 1, Sunteck West World 2, Sunteck Maxworld 1, Sunteck Maxworld 2, Sunteck Maxworld 3 and Sunteck Maxworld 4" and Sunteck Oneworld 1, Sunteck Oneworld 2, Sunteck Oneworld 3, Sunteck Oneworld 4 and Sunteck Oneworld 5" situated at Nalgaon and other related documents if required and undertake any acts including execution and registration of Power of Attorney in favor of any other person and to do all such acts as may be required in the office of the concerned Sub-Registrar of Assurances and also with other Local authorities and to do all acts, deeds and things and take such action as may be further necessary to give effect to this resolution."

Certified True Copy
For Sunteck Realty Limited
Rachana Hingoraja
Company Secretary
ACS: 23202



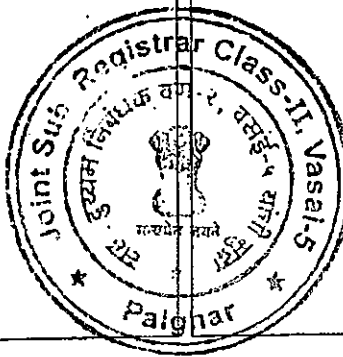
5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai 400 057. Tel: +91 22 2212 7202 Fax: +91 22 422 7252

CM - 132 (2011/18) 1/4/2023/5

वसई-४
दस्ता क्र. ७४७९/२०२३
९५, ३०

Sl. No.	Particulars	Amount
1
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दस्ता क्र. -- 4
दस्ता क्र. 0809/2023
20 / 30



Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Dharm Sankar Sangam
दस्ता क्र. / DOB: 07/11/1991
पुरुष / MALE
7747 4098 9952

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
पु. वसई पूर्व
Poojashree Kulkarni
दस्ता क्र. / DOB: 22/06/1990
स्त्री / FEMALE
3053 9907 9502

माझे आधार, मेरी पहचान

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
4487 5926 5058

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
8622 6299 32

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
8621 8571 9193

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Dharm Sankar Sangam
दस्ता क्र. / DOB: 07/11/1991
पुरुष / MALE
7747 4098 9952

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
पु. वसई पूर्व
Poojashree Kulkarni
दस्ता क्र. / DOB: 22/06/1990
स्त्री / FEMALE
3053 9907 9502

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
4487 5926 5058

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
8622 6299 32

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
8621 8571 9193

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Dharm Sankar Sangam
दस्ता क्र. / DOB: 07/11/1991
पुरुष / MALE
4106 9234 0484

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
पु. वसई पूर्व
Poojashree Kulkarni
दस्ता क्र. / DOB: 22/06/1990
स्त्री / FEMALE
9553 7494 2099

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
5822 2859 3965

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
2701 9023 2482

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
4977 5308 5697

माझे आधार, माझी ओळख

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Dharm Sankar Sangam
दस्ता क्र. / DOB: 07/11/1991
पुरुष / MALE
4106 9234 0484

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
पु. वसई पूर्व
Poojashree Kulkarni
दस्ता क्र. / DOB: 22/06/1990
स्त्री / FEMALE
9553 7494 2099

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
5822 2859 3965

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
2701 9023 2482

Joint Sub Registrar Class-II, Vasai-Sion, Palghar (Maharashtra)
वसई पूर्व वरवी
Sudha Sankar Sangam
दस्ता क्र. / DOB: 24/11/1991
स्त्री / FEMALE
4977 5308 5697

माझे आधार, माझी ओळख

वसई क्र.-५

दस्ता क्र. १०११३ / २०२४

वसई-४
दस्ता क्र. १०११३ / २०२४
२६ / ३०

११९ / १६०

वसई-४
दस्ता क्र. १०१०९ / २०२३
२६ / ३०

पुनः प्रवेश शुल्क
Poonam Pravin Shukla
Dob: 12/04/1979
FEMALE



5190 8898 7475

Shukla

पुनः प्रवेश शुल्क
Poonam Pravin Shukla

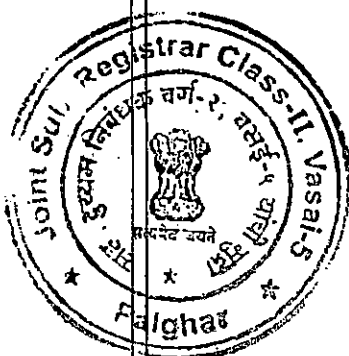
0-1701 Poonam Estate,
Cluster-3, Shubini Road,
Mira Road East, Opp
Surya Shopping Centre,
Mira-Bhayandur, Mira
Road, Thane,
Maharashtra, 401107

B-1701 Poonam Estate
Cluster-3, Shubini Road,
Mira Road East, Opp
Surya Shopping Centre,
Mira-Bhayandur, Mira
Road, Thane,
Maharashtra, 401107

5190 8898 7475



Kishore Shrivastava



वसई-४
२६/३०

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पुनः प्रवेश शुल्क

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पुनः प्रवेश शुल्क

वसई-४
दस्ता क्र. १०१०९ / २०२३
२६ / ३०
9164 2386 6813
9164 2386 6813

9929 4254 4343
MALE
DOB: 25/11/1987

S/O विनायक राजेंद्र, २४
पावडरी रोड, मिरा रोडवाटा
पेठाना, वार ईस्ट मुंबई,
महाराष्ट्र, 400052

S/O Vias Kulkarni, 234
Dhulekate Charat, 20th
Road, Near Ganesh
Mandir, Vasai, Bassein
Road, Thane,
Maharashtra, 400052

4014 3817 8653
MALE
DOB: 09/04/1988

S/O देवराज बाणू, वसई पूर्व
को. 3/4 दिव्याजी सोसायटी,
अंबाजी रोड, वसई पश्चिमी, मनेरा
सिडल जगाव, वसई, वसई रोड,
थाने, महाराष्ट्र, 401202

S/O. Dayanand Banu, Flat
No. A, G-3/4 Deepangali
Society, Ambaji Road, H
Colony, Near Ganesh
Mandir, Vasai, Bassein
Road, Thane,
Maharashtra, 401202

8000 7728 2771
MALE
DOB: 25-08-1972

Address
W.P. 007/008 No. 87, A.A.
C.A. PCCD Chai No.5 Bassein Road,
Santosh Bhatt Road, Kadi Khavra,
W.P. 007/008, Vasai, Palghar,
Maharashtra, 400052

5:42: 4:40 PM
Summary 1 (Dasgahware bhag 1)
633/7471
मोबा. नं. 08 ६ 2023 4:40 प.म.
दस्ता क्र. १०११३
दस्ता क्र. 7471/2023

दस्ता क्र. १०११३ / २०२४
मोबा. नं. 08 ६ 2023 4:40 प.म.
दस्ता क्र. 7471/2023

पु. नि. भा. पु. नि. वसई-४ वसई-४
म. नं. 7471 का दि. 08-09-2023
मं. ६:३८ मं. वा. इतर मं.

पुनः प्रवेश शुल्क: ₹. 500/-
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पुनः प्रवेश शुल्क: ₹. 500/-
पुनः प्रवेश शुल्क: ₹. 500/-



क्र.सं.	व्यक्तिगत विवरण	व्यक्तिगत चित्र	अपघटना चित्र
1	नाम: राजेश विठ्ठल... पत्ता: ... व्यक्तिगत विवरण: ...		
2	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
3	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
4	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
5	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
6	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
7	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
8	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		



दस्ता क्र. १९८४/१७२०२३
१२३ / १४०

क्र.सं.	व्यक्तिगत विवरण	व्यक्तिगत चित्र	अपघटना चित्र
10	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
11	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		

वरील व्यक्तींचा वारसा दाखवण्यासाठी मुद्राबुध्दाचार्य यांच्या देखरेखीत अर्ज दाखवण्यात येत आहे.
दिनांक २३/०५/२०२३ ०४:४८:१२ PM

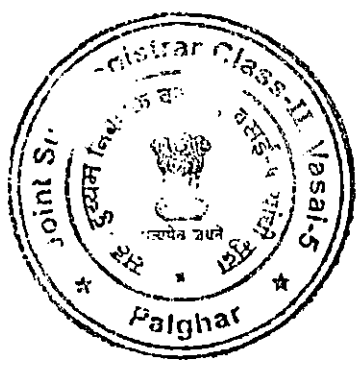
वेळ: ...
दस्ता क्र. १९८४/१७२०२३

क्र.सं.	व्यक्तिगत विवरण	व्यक्तिगत चित्र	अपघटना चित्र
1	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
2	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		

दिनांक २४/०५/२०२३ ०४:४८:१४ PM
दस्ता क्र. १९८४/१७२०२३
३०/३०

Sl.	Purchaser	Type	Verification no./Vendor	GRV/Licence	Amount	Used At	Deface Number	Deface Date
1	SUNTECK REALTY LTD	eChallan	69103332022050816254	AI4001725079202324E	600.00	SO	0000912799202324E	05/05/23
2		DHC		0805302312425	600	RF	00052023124250	26/05/23
3	SUNTECK REALTY LTD	eChallan		AI4001725079202324E	100	RF	0000912799202324E	06/05/23

Joint S.I. Vaidya
सह, मुख्य निबंधक वर्ग-२
Palghar District, Maharashtra



क्र.सं.	व्यक्तिगत विवरण	व्यक्तिगत चित्र	अपघटना चित्र
9	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
10	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
11	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
12	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
13	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
14	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
15	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		
16	नाम: ... पत्ता: ... व्यक्तिगत विवरण: ...		



दस्ता क्र. १९८४/१७२०२३
२९/३०

मी/काय रिय कुल कबु नाई कोण पूर्णा आल जाण


वसई क्र.-५
 दस्त क्र.१९.११३ / २०२४
 १२४ / १६०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

10/12/1999
 AZSPK42710

NITESH DHYANOBKALE
 DHYANOBA GULAB KALE



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card


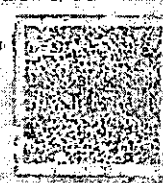
KMPK0732J

नाम / Name
 MUHAMMAD SUFYAN SHAHNAWAZ KHAN

पिता का नाम / Father's Name
 SHAHNAWAZ KHAN

जन्म तिथि / Date of Birth
 23/09/2002

हस्ताक्षर / Signature

Smk

भारत सरकार
 Government of India

संदीप गणेश जनकर
 Sandip Ganesh Jankar
 जन्म तिथि / DOB: 27/03/1998
 पुरुष / Male

2866 9455 5598






आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India

दशरथ महादेव द्रामले
 Dashrath Mahadev Dramale
 जन्म तिथि / DOB: 01/01/1945
 पुरुष / MALE

4838 4266 4556

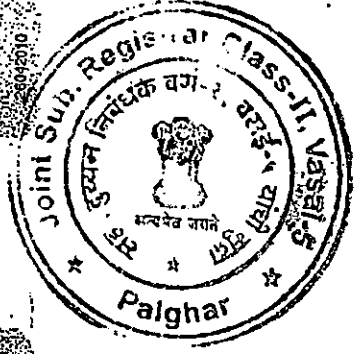



आधार - सामान्य माणसाचा अधिकार

वसई क्र.-१
दस्त क्र १११३ / २०२४
१५ / १ ६०

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 DDPL GLOBAL INFRASTRUCTURE
 PRIVATE LIMITED
 27/03/2005
 Permanent Account Number
 AAACDS 398G

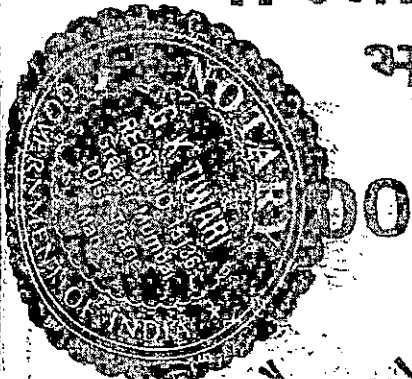
आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 UNICORN INFRA. PROJECTS AND
 ESTATES PRIVATE LIMITED
 04/12/2007
 Permanent Account Number
 AAACU 1621M



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA
 SUNTECK REALTY LIMITED
 01/10/1931
 Permanent Account Number
 AAACI 0336E

भारतीय गैर न्यायिक
भारत INDIA

क्र. - ५
दस्त क्र. १०३१३/२०२४
१०६ / १६०



FIVE HUNDRED
RUPEES

Rs. 500

पाँच सौ रुपये

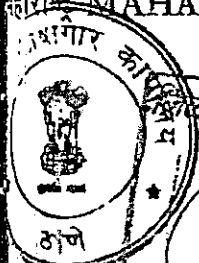
सत्यमेव जयते

INDIA NON JUDICIAL

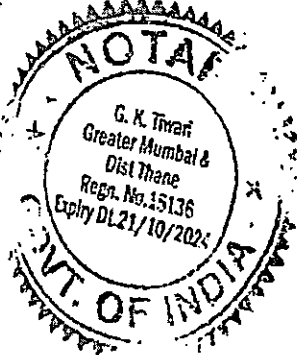
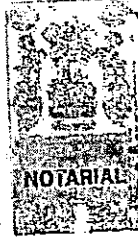
MAHARASHTRA

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CM 738381



कोवगार कार्यालय, ठाणे
21 MAY 2024
प्रमुख लिपीक / लिपीक



Power Of Attorney

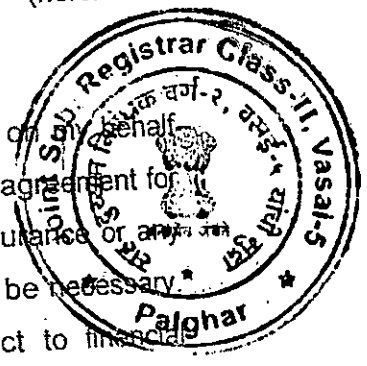
वसाई क्र.-५
दस्त क्र. ११५३/२०२४
१५/१०

KNOW YE ALL MEN BY THESE PRESENTS THAT NITESH DNYANOBA KALE, Age 35 Years Permanent Account Number AZSPK4271G, Aadhar Card No. 8284 4116 2476, adult Indian inhabitant having present address at Building No.2/3, Near SPM School, Sector No.21, Scheme No.6, Yamunanagar Nigdi Pune Maharashtra 411044, Do Hereby Appoint And Constitute MUHAMMAD SUFYAN SHAHNAWAZ KHAN, Age 21 years, Permanent Account Number KPMPK0732J & Aadhar Card No. 9549 7465 9426, adult, Indian inhabitant having Present address at 2nd Floor, R-24, Raza Apt. Stn. Road, Nr. Bridge Nalasopara (W). Nale, Palghar Maharashtra 401203 hereinafter called "Constituted Attorney" who has subscribed his/her signature hereunder in token of identification, to be my lawful constituted Attorney in my name and on my behalf to do any one or all of the following acts, deeds and things namely:

WHEREAS I am agreed to purchase Flat, being FLAT NO. 2302, ON THE 23RD FLOOR, IN TOWER NO.1, OF THE BUILDING KNOWN AS "SUNTECK MAXX WORLD", SITUATED AT TIVRI VILLAGE, NAIGAON (EAST), TALUKA VASAI, DISTRICT PALGHAR- 401208, (hereinafter referred to as the said Flat),

From M/s. SUNTECK REALTY LIMITED (hereinafter referred to as Promoters/Builders).

- To Purchase/book/ buy Flat/Shop/Residential Unit on my behalf either directly or through the agency or to execute agreement for registration before the appropriate registrar of assurance or any other authority for place or places in India as may be necessary. He is further authorize to make payments direct to financial institution on my behalf for any flat/units my said attorney might book through financial institution and comply with such conditions, terms financial institution as may be demanded by financial institution by way of service charge etc., He is authorize



[Handwritten signature]

[Handwritten signature]

to execute any agreement, letter and documents as may be required by financial institution in respect of the above

- 2. To Sign & execute Agreement for Sale with the Sellers/Builders

वसई क्र.-५
दस्त क्र. १०११३/२०२४
१२ / १६०

- 3. To Sign & admit execution of the said Agreement before the Sub-Registrar of Assurances Mumbai/Thane/Palghar and any Registration office in Maharashtra and complete all formalities regarding Registration of the said Agreement for Sale/Deed of transfer/Sale Deed for effectual transferring the said flat/ shop/Land/ residential unit to my name.

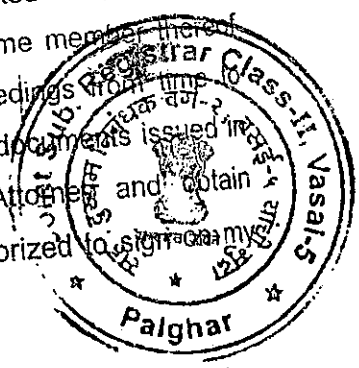
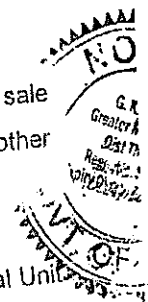
- 4. To sign & execute all necessary Deed of Confirmation/ Declaration / Deed of Rectification. / Deed of Cancellation, for all documents to be executed pertaining to the said purchased Flat premises and to appear before Sub-Registrar of Assurances concerned for registration of any such documents including Agreements for sale and to admit execution thereof.

- 5. To present, sign & admit execution of the Agreement for sale before the said registrar/sub registrar of assurance or any other authority as may be required for the purpose.

- 6. To obtain possession & take key of the Flat/Shop/Residential Unit as and when the same is ready for occupation from Builder/Seller.

- 7. To sign forms, documents and papers required for the purpose of registration of Co-operative housing or a limited company or an association of apartments owners and become member thereof participating in all the meetings and proceedings from time to time, obtain share certificates and/or other documents issued in my name and hold the same as my Attorney and obtain possession of the flat/ shop and also Authorized to sign on my behalf all documents related to possession.

- 8. To apply for a loan from any other Bank / financial institution, as the Attorney may deem fit and for that purpose to pay the



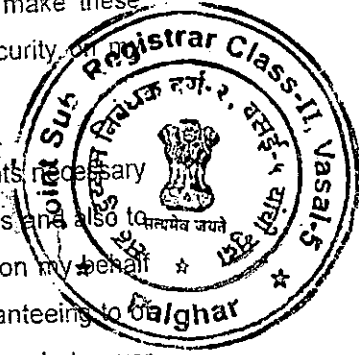
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वसई क्र.-५	
दस्ता क्र. १११३ / २०२४	
११० /	१२०

processing fee and sign the loan application in my behalf and to furnish all the details and information required by financial institution and give any statement letter, clarification or any other writing required or necessary for availing of the said loan application and do such other things and deeds as may be necessary in relation thereto.

9. To receive all original documents including title documents on my behalf from financial institution and execute receipts therefore.
10. To accept the loan offer and sign the acceptance thereof in token of my acceptance of terms and conditions therein contained and to pay on my behalf the administrative fees and other charges including commitment charge livable in respect of the said loan.
11. To receive the disbursement of the said loan and for that purpose give effectual discharge and give all the necessary information and documents to assist the technical and legal appraisal of the property purchased or to be purchased with the help of loan.
12. To deposit and/or Receive on my behalf the documents of title and to state on my behalf to any office of financial institution that the said documents are being deposited for creating a security on the said loan. The Attorney is fully authorized to make these statements and convey my intentions to create security on the said property he may book / purchase on my behalf.
13. He is further Authorized to make any other statements necessary to create equitable mortgage by deposit of title deeds and also to execute any writing, undertakings, indemnities etc. on my behalf in respect of mortgage of the said property or guaranteeing to the repayment of the said loan any other writings whatsoever required in respect of the said transaction of the loan granted/ to be granted to me or creation of said security.
14. He is also authorized to execute any loan agreement, promissory notes; letter of declaration and Indemnity or such other documents as may be required by financial institution in respect of the said loan.



[Handwritten signature]

[Handwritten signature]

20. To substitute and appoint in his place (on such terms and conditions as my said attorney shall think fit and proper) one or more attorneys to exercise for me as my attorney or attorneys any or all of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other person or persons in the place of such attorney or attorneys as the said attorney shall from time to time think fit and proper.

वकील क्र.-५
दिनांक १०/१३/२०२४
११/१२

21. To get the refund of any stamp duty paid to the department of revenue Government of Maharashtra or deposits from any authorities, in respect of the said flat/ shop.

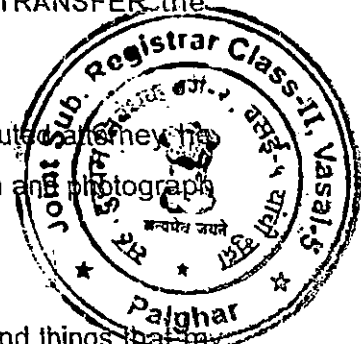
22. To accept any notice on my behalf.

23. For the purpose of aforesaid to represent me before me the Income-Tax authority for obtaining certificate under Section 230 A of I.T. Act 1961 & to sign the necessary papers, forms, deeds for the above process on my behalf.

24. This Power of Attorney is given by me without any monetary consideration.

25. The said Power of Attorney shall not be valid for the purpose of SALE or any matter relating to the SALE /TRANSFER the any property.

26. For identification and acceptance of the Constituted attorney, has also put his signature and thumb impression and photograph along with my signature and thumb impression.



AND GENERALLY to do all such acts, deeds and things that my said attorney may deem fit and proper as the nature and circumstances may deem necessary from time to time in respect of any thing connecting with the said Flat/Shop/Residential Unit.

[Handwritten signature]

[Handwritten signature]

In Witness Whereof I, NITESH DNYANOBA KALE, Have Signed
These Presents on This 21st Day of June 2024, At
Mira Road

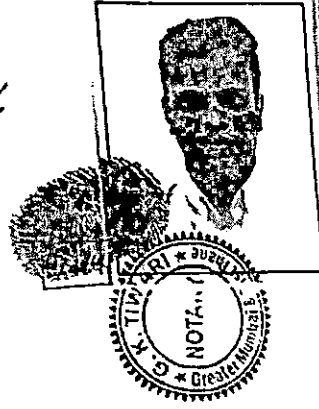
SIGNED & DELIVERED by the
Within named "EXECUTANT"

NITESH DNYANOBA KALE

In the presence of

[Signature]

>
>
> (signature)
>
>
>



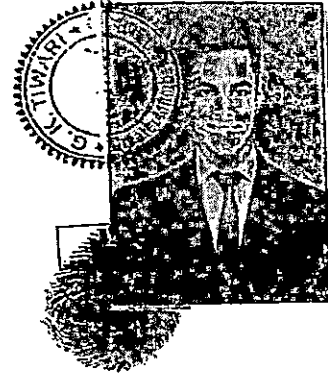
I accept to be the constituted attorney
Specimen signature of attorney/s

MUHAMMAD SUFYAN SHAHNAWAZ KHAN

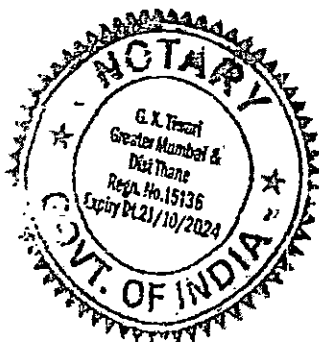
In the presence of

[Signature]

>
>
> (signature)
>
>
>

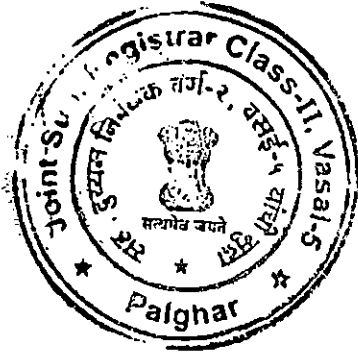


वसई क्र.-५
दस्त क्र. ११११३/२०२४
११/६/२४



BEFORE ME
[Signature]
22/6/2024
G. K. TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Greater Mumbai & Thane
Regn. No. 15136

SF.No. 595/24
CBI
Dt. 22/6/24



10223

28 जून 2024 7:22 म.नं.

दस्त गोषवारा भाग-1

वसई5

१९६/१६०

दस्त क्रमांक: 10223/2024

क्रमांक: वसई5 /10223/2024

मूल्य: रु. 39,72,000/-

मोवदला: रु. 57,00,000/-

मूद्रांक शुल्क: रु.3,42,000/-

मह. दु. नि. वसई5 यांचे कार्यालयाने

पावती:10899

पावती दिनांक: 28/06/2024

10223 वर दि.28-06-2024

मादरकरणाचे नाव: नितेश जानोबा काले तर्फे कु मु म्हणून मुहम्मद सुफयान शाहनवाझ खान

7:20 म.नं. वा. दृजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृथांची संख्या: 150 + 10 = 160

दृजर करणाऱ्याची सद्दी:

एकूण: 33000.00

कमी पडलेली पाने फी

रक्कम...२००.....अक्षरी...२०२०

पावती क्र...२०२०...दिनांक...२८/०६/२०२४

रोजी ने वसूल केली

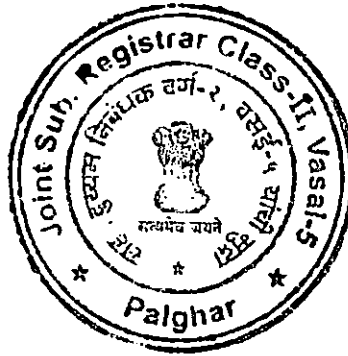
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५Joint S R Vasai-5
सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५

प्रकार: करारनामा

शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये तमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.



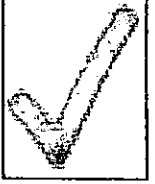
क्र. 128 / 06 / 2024 07 : 20 : 10 PM ची वेळ: (मादरीकरण)

क्र. 228 / 06 / 2024 07 : 21 : 46 PM ची वेळ: (फी)




क्रमांक:वसई5/10223/2024


प्रकार:-करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
नाव:नितेश ज्ञानोबा काले तर्फे कु मु म्हणून मुहम्मद सुफयान शाहनवाझ खान पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर 21, योजना नं 6, विल्डिंग 2/3, यमुनानगर निगडी, रोड नं: पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AZSPK4271G	लिहून घेणार वय :-21 स्वाक्षरी:- 		

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

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

पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
दस्त निष्पादनाचा कबुलीजबाब देणाऱ्या अनु क्र. 1, या पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती खालीलप्रमाणे आहे.		

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून घेणार नितेश ज्ञानोबा काले तर्फे कु मु म्हणून मुहम्मद सुफयान शाहनवाझ खान	28/06/2024 07:23:13 PM	मुहम्मद सुफयान शाहनवाझ खान M 1245635105445728256 

खालील पक्षकाराची कबुली उपलब्ध नाही.

पक्षकाराचे नाव व पत्ता

युनिकॉर्न इन्फ्राप्रोजेक्ट्स अँड इस्टेट्स प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेझेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे :
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर, रोड नं: कांदिवली पश्चिम, महाराष्ट्र, मुंबई.

AABCU1621M

डीडीपीएल ग्लोबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेझेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे :


प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर , रोड नं: कांदिवली पश्चिम , महाराष्ट्र, MUMBAI.

AACCD8498G

सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेझेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे :

प्लॉट नं: -, माळा नं: पाचवा मजला , इमारतीचे नाव: सनटेक सेंटर , ब्लॉक नं: 37-40, सुभाष रोड, रोड नं: विलेपार्ले पूर्व, महाराष्ट्र, MUMBAI.

AAACIO336E

दुय्यम निबंधक वर्ग-२
वसई क्र. ५

ent Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
WITESH NYANOBA KALE	eChallan	03006172024062600664	MH004188260202425E	342000.00	SD	0002389741202425	28/06/2024
	DHC		0624280809330	1000	RF	0624280809330D	28/06/2024
	DHC		0624285009185	2000	RF	0624285009185D	28/06/2024
WITESH NYANOBA KALE	eChallan		MH004188260202425E	30000	RF	0002389741202425	28/06/2024

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

10223 /2024

Know Your Rights as Registrants

Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

Print immediately after registration.

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

वसई क्र.-५
दस्त क्र. १११३ / २०२४
११६ / १६०



दस्त गोषवारा भाग-2

वसई5


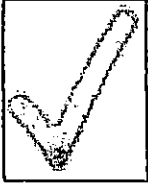

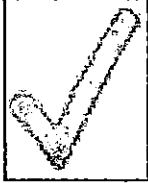


77/1/2024

दस्त क्रमांक:10223/2024

07/2024 2 42:13 PM

क्रमांक :वसई5/10223/2024





चा प्रकार :-करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेजेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे पत्ता:प्लॉट नं: -, माळा नं: पाचवा मजला , इमारतीचे नाव: सनटेक सेंटर , ब्लॉक नं: 37-40, सुभाष रोड, रोड नं: विलेपार्ले पूर्व, महाराष्ट्र, MUMBAI. पॅन नंबर:AAACI0336E	लिहून देणार वय :-24 स्वाक्षरी:- <i>Shode</i>		
2	नाव:डीडीपीएल ग्लोबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेजेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर , रोड नं: कांदिवली पश्चिम , महाराष्ट्र, MUMBAI. पॅन नंबर:AACCD8498G	लिहून देणार वय :-24 स्वाक्षरी:- <i>Shode</i>		
3	नाव:युनिकॉर्न इन्फ्राप्रोजेक्ट्स अँड इस्टेट्स प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेजेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिकॉर्न हाऊस, श्रीजी विहार , ब्लॉक नं: एमटीएनएलच्या समोर, रोड नं: कांदिवली पश्चिम, महाराष्ट्र, मुम्बई. पॅन नंबर:AABCU1621M	लिहून देणार वय :-24 स्वाक्षरी:- <i>Shode</i>		

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

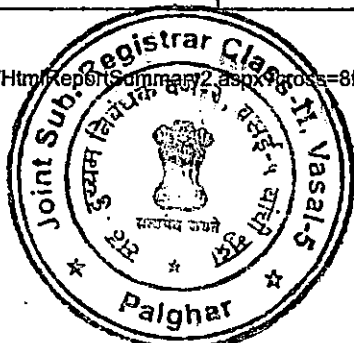
क्र.3 ची वेळ:01 / 07 / 2024 02 : 40 : 23 PM

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

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून देणार नितेश ज्ञानोबा काले तर्फे कु मु म्हणून मुहम्मद सुफयान शाहनवाझ खान	28/06/2024 07:23:13 PM	मुहम्मद सुफयान शाहनवाझ खान M 1245635105445728256 
लिहून देणार सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेजेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे	01/07/2024 02:40:44 PM	शरद सुकर दोडे M 1182212437669601280 
लिहून देणार डीडीपीएल ग्लोबल इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेजेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे	01/07/2024 02:41:00 PM	शरद सुकर दोडे M 1182212437669601280 
लिहून देणार युनिकॉर्न इन्फ्राप्रोजेक्ट्स अँड इस्टेट्स प्रायव्हेट लिमिटेड तर्फे कु. मु. म्हणून सनटेक रियल्टी लिमिटेड चे अँथोराइज्ड रिप्रेजेंटेटिव्ह लक्ष्मी वागेला तर्फे कु.मु.म्हणून शरद दोडे	01/07/2024 02:41:10 PM	शरद सुकर दोडे M 1182212437669601280 

10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx?cross=8fg9rMALhrm

1/2



खालील पक्षकाराची कबुली उपलब्ध आहे .

पक्षकाराचे नाव व पत्ता

नितेश जानोबा :काले तर्फे कु मु म्हणून मुहम्मद सुफयान शाहनवाझ खान

प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर 21, योजना नं 6, विल्डिंग 2/3, यमुनानगर निगडी, रोड नं: पुणे, महाराष्ट्र, पुणे.
AZSPK4271G

खालील पक्षकाराची कबुली उपलब्ध आहे .

पक्षकाराचे नाव व पत्ता

नितेश जानोबा :काले तर्फे कु मु म्हणून मुहम्मद सुफयान शाहनवाझ खान

प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर 21, योजना नं 6, विल्डिंग 2/3, यमुनानगर निगडी, रोड नं: पुणे, महाराष्ट्र, पुणे.
AZSPK4271G

क्र.4 ची वेळ:01 / 07 / 2024 02 : 41 : 11 PM

क्र.5 ची वेळ:01 / 07 / 2024 02 : 41 : 34 PM नोंदणी पुस्तक 1 मध्ये

IS R.Vasai-5

सह दुय्यम निबंधक वर्ग-२

Document Details

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
NITESH DNYANOBA KALE	eChallan	03006172024062600664	MH004188260202425E	342000.00	SD	0002389741202425	28/06/2024
	DHC		0624280809330	1000	RF	0624280809330D	28/06/2024
	DHC		0624285009185	2000	RF	0624285009185D	28/06/2024
NITESH DNYANOBA KALE	eChallan		MH004188260202425E	30000	RF	0002389741202425	28/06/2024

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

10223 /2024

Know Your Rights as Registrants

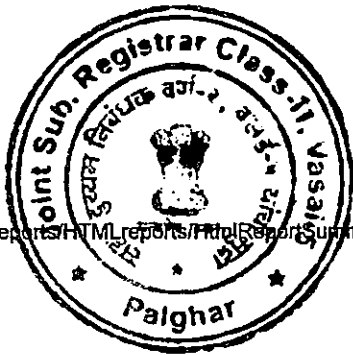
Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

Print immediately after registration.

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

वसई क्र.-५
दस्त क्र. १०२१३/२०२४
१६० / १६०

प्रमाणित करण्यात येते की, या दस्तास एकूण १६० पृष्ठे असून, त्यास पुस्तक क्रमांक १ चे १०२१३ क्रमांकावर नोंदला



दि. ०१/०७/२०२४

सह दुय्यम निबंधक वर्ग-२
वसई क्र. ५