

02/08/2024

सूची क्र.2

दुव्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 15312/2024

नोवंणी: Regn 63m

गावाचे	नाव :	पडले

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदना

3350000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटराकार आकारणी देतो की पटटेदार

1618116

ते नमुद करावे)

(4) मू-मापन,पोटहिस्सा व घरक्रमांक

(असस्याम)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे पडसे,ता.जि. ठाणे वेबील झोन ने. 25/100.... सदनिका क. 106,पहिला मजला, ही बिंग, सनराईस पार्कव्हयू, कल्वाण शिळ

रोड, जिळफाटा, पड़ने, ठाणे....सदनिकेचे क्षेत्र 400 ची.फुट रेरा कार्पेट((Survey Number : 77/1,78/1 ;))

(5) क्षेत्रफळ

1) 400 খা.फूट

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. (7) इस्तऐवज करन देणा-या/लिहून ठेवणा-या

पश्चकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे 1): नाव:-सुखम कॉपेरिशन प्रोपरायटर सनराईस लाईफस्पेसेस एलएलपी वे भागीदार अभिनव बैट यांच्या तर्फे कु.मु. म्हणून कबुलीजबाबाकरीता बोगेश जयवंत पाटीत वय:-; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 1807, पंचरत्न, ओपेरा हाऊस,वर्नी रोड, मुंबई, , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400007 पैन नं:-AANFG9575H

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

1): नाव:-जागृती अतुल ठाकर . वय:-27; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रूम 001/ए, विष्णु हाईट्स, वर्जुनवाडी, तळवली, घणसोली गांव, नवी मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400701 पैन ने:-AWRPT9997J

(9) दस्तऐवज करून दिल्याचा दिनांक

02/08/2024

(10)इस्त नोंदणी केल्याचा दिनांक

02/08/2024

(11) जनुक्रमांक, खंड व पृष्ठ

15312/2024

(12)बाजारमावाप्रमाणे मुद्रांक शुल्क

234500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेमा वनुन्देद:-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





Receipt of Document Handling Charges

PRN

Bank Name SBIN

Bank CIN

Deface No

0824022713113

Receipt Date

02/08/2024

Received from SUKHAM CORPORATION PROPRIETOR SUNRISE LIFE SPACES LLP, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 15312 dated 02/08/2024 at the Sub Registrar office S.R. Thane 9 of the District Thane.

DEFACED

₹ 1400

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Payment Details

Payment Date	02/08/2024
REF No.	421511268554
Deface Date	02/08/2024

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

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CHALLAN MTR Form Number-6

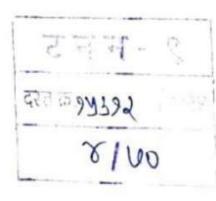
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T 1881 T 888 (1716) W 188 (1718) 1886 (1716) **Payer Details** BARCODE MH005972314202425E GRN Inspector General Of Registration TAX ID / TAN (If Any) Department PAN No. (If Applicable) AWRPT9997J Stamp Duty Type of Payment Registration Fee JAGRUTI ATUL THAKAR Full Name THIS THANE NO 9 JOINT SUB REGISTRAR Office Name FLAT NO. D 106 1ST FLOOR THANE Flat/Block No. Location 2024-2025 One Time PARKVIEW Premises/Building Year

Year		Premises/Bu	mainy						
Account Head De	lis Amount in Rs.	Road/Street Area/Locality Town/City/District		PADLE THANE					
	234500.00								
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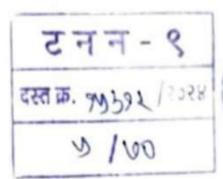
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NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुव्यम निबंधक कार्यालयाव नोदंणी करावयाच्या दस्वासाठी लागु आहे . नोदंणी न करावयाच्या दस्तांसाठी सदर चलन

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Print Date 30-07-2024





AGREEMENT FOR SALE

THIS AGREEMENT made at Thane this 0 2 day of between Sukham Corporation Proprietor Sunrise Lifespaces LLP, registered under Limited Liability Partnership Act, 2008 and having its registered office at 1807, Pancharatna, Opera House, Charni Road, Mumbai 400 004 hereinafter referred to as the 'Promoters' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the Firm their survivor or survivors and their heirs executors and administrators and assigns of such last survivor /the members for the time being of the HUFs and their respective heirs executors administrators and assigns of such last survivor of such HUT) Jagruti Atul Thakar of Indian Inhabitant(s) a firm registered under the Indian Partnership Act 1932/a limited liability partnership registered under the Limited Liability Partnership Act 2008/a Hindu Undivided Family a limited liability company deemed to be registered under the Companies Act 2013 having his/her/their/its address Room 001/A, Vishnu Height. Arjunwadi, Talvali, Ghansoli Gaon- 400 701 hereinafter referred to as the 'Purchaser' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs executors administrators and assigns/ the partners for the time being of the said firm their survivors or survivor and the heirs executors administrators and assigns of such last survivor/the members for the time being of the said Hindu Undivided Family and the respective heirs executors administrators and assigns of such last survivor/ its successors and assigns) of the other part.

WHEREAS

a (1) Shamu Rama Patil (2) Naresh Pandurang Patil (3) Keshay Rama

Patil (1) Vandam Natayan Mhatre (5) Taibai Balaram Thakur (6)
Madhura Crowch Tolk (2) Shweta Ganesh Patil (8) Kanha Shamu Patil
(7) Har Lawren Vadekar (10) Jitesh Kanha Patil (11) Barkibai Kanha
(7) Har Lawren Vadekar (10) Jitesh Kanha Patil (11) Barkibai Kanha
(11) Barkibai Kanha
(12) Patil (13) Asha Chandrakanta Thakur (16) Usha
(19) Bupe Variational (20) Rupali Naresh Patil and (21) Bayma
(19) Bupe Variational (20) Rupali Naresh Patil and (21) Bayma
(24) Premnath Keshav Patil (hereinafter referred to as the Tirst
Owners') were seized possessed and absolutely entitled to the plot of
land situate at Shil Kalyan Road Shil Phata Thane 421 204 within the
limits of Thane Municipal Corporation in the revenue village of Padle
in the taluka and registration sub-district and district Thane bearing
Survey No 78, Hissa No 1, admeasuring 6,550 sq mts (hereinafter
referred to as the 'First Plot').

- (1) Naresh Pandurang Patil (2) Keshav Ram Patil (3) Madhura Ganesh b Patil (4) Shamu Rama Patil (5) Vanbai Narayan Mhatre (6) Jaibai Sukhdev Patil (7) Tarabai Balram Thakur (8) Shweta Ganesh Patil (9) Kanha Shamu Patil (10) Bai Ananta Yedekar (11) Jitesh Kanha Patil (12) Barkibai Kanha Mhatre (13) Aruna Krishna Mhatre (14) Karuna Rupesh Bandu (15) Nitesh Kanha Patil (16) Meenakshi Kanha Patil (17) Asha Chandrakanta Thakur (18) Usha Mangesh Patil (19) Navnath Keshav Patil (20) Yogesh Naresh Patil (21) Rupesh Naresh Patil (22) Rupali Naresh Patil (23) Bayma Naresh Patil and (24) Premnath Keshav Patil (hereinafter referred to as the 'Second Owners') were seized possessed and absolutely entitled to the plot of land situate at Shil Kalyan Road Shil Phata Thane 421 204 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 77 Hissa No 1 admeasuring 5,710 sq mts (hereinafter referred to as the 'Second Plot').
- By a Development Agreement dated 15th May 2013 registered under no TNN-3/4370 of 2013 on 17th May 2013, with the Sub Registrar at Thane – 3 the First Owners granted unto the Promoters the rights to develop the First Plot for the consideration and on the terms and conditions therein mentioned;
- By a Deed of Conveyance dated 22nd June 2015 registered under no TNN-9/4234 of 2015 on the same day with the Sub Registrar at Plot unto Ashok Dashrath Patil (hereinafter referred to as 'ADP') for the consideration and on the covenants therein mentioned.
- By a Development Agreement dated 8th October 2015, registered under no TNN-3/7024 of 2015 on same day with the Sub Registrar at Thane - 3. ADP granted unto the Promoters the rights to develop the Second Plot for the consideration and on the terms and conditions therein mentioned:
- The First Plot, Second Plot in aggregate admeasuring 12,260 sq mts shall hereinafter collectively be referred to as the 'Entire Plot';
- 2 Various portions of the Entire Plot are earmarked for the following public



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purposes reservations under the provisions of the Maharashtra Regional Town Planning Act 1966:

Type of Public Purpose	Area (sq mts)			
Entire Plot area	12,260			
i) 30 mtr D P Road	510.20			
ii) Area under Bullet Train	1.517.70			
iii) Area not in Possession	16.60			
iv) Area under Plot B	375.03			
Net Area	9,840.47			

- Due to the Proposed Bullet Train and Proposed 30-meter D P Road passing through the Survey number 77/1, this Survey number has been subdivided by the order of Tehsildar vide order number 5052/2020/1381/2021. Out of the total area admeasuring 5710 square meter an area admeasuring 1517.70 square meter was being acquired by the National Highspeed Rail Corporation Limited for proposed Bullet train and accordingly new Survey number 77/1/B was assigned to them and area admeasuring 510.20 square meter was separated with new Survey number 77/1/E was assigned to Thane Municipal Corporation for 30 Meter DP Road and balance area has remained in the name of Ashok Dashrath Patil with new Survey number 77/1/C admeasuring 400 square meter and new Survey number 77/1/D admeasuring 2740 square meter.
- The Promoters intend to develop on the residual portion admeasuring about 9.840.47 sq. mts. of the Entire Plot (excluding portions thereof being reserved for public purposes as aforesaid) shown by black colour outline on the plan annexed as 'Annexure 1' and more particularly described in the First Schedule hereunder written (hereinafter referred as the 'Plot').
- j The Promoters intend to construct on the Plot one or more residential buildings. Phase I shall consist of two wings: wing A shall consist of stilt first to sixth upper floors for (Mhada Residential Premises) and seventh to sixteen upper floors for saleable (Residential Premises) and wing B shall consist of stilt first to Sixteen upper floors (hereinafter referred to as the 'Building'). Phase II shall consist of two (2) wing (and D buildings each of stilt and sixteen upper floors (hereinafter referred to as the 'Phase II Buildings'). The Promoters intent to further construct floors on the wings C and D wing in the phase II. The Promoters intend to amalgamate the Plot with otherappurtenant adjoining lands and construct buildings on such Plot and Adjoining lands as a Phase III (hereinafter referred to as the 'Phase III Buildings'). The Phase I and Phase II Buildings and Phase III Buildings shall hereinafter collectively be referred to as the Entire Buildings';
- k The Promoters have registered the building project for Phase-I of development of the Building under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the 'Act') and the Maharashtra Real Estate (Regulation and





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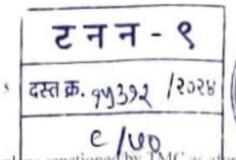
Architects registered with the Council of Architect. The Promoters have appointed S.V. Patel the Structural Engineer for preparation of the structural design and drawings of the Building and the Promoters shall accept the professional supervision of the Architect and the Structural Engineer for the completion of the Building;

By the Sanction Development/Commencement Certificate bearing VP
No S11/0159/18 TMC/TDD/2958/19 dated 19th January 2019 and
sanction bearing VP No S11/0159/18 TMC/TDD/3842/21 dated 31th
December 2021 and sanction bearing VP No S11/0159/18
TMC/TDD/4371/23 dated 18/04/2023 and Sanction bearing VP No.
S11/0159/18, TMC/TDD/4371/21 dated 13/03/2024 the Thane
municipal corporation (hereinafter referred to as the 'TMC') granted
the permission to commence construction of the Phase I Building and
partly phase II Buildings on the Plot, the photocopy whereof is
annexed hereto as Annexure '3'. The Promoters shall obtain the
balance approvals from various authorities from time to time so as to
obtain Building Completion Certificate or Occupancy Certificate of
the Phase I Building and Phase II Buildings;

- On the same the Promoters have completed the work of the Phase-I building comprising of Wing A and Wing B and that had applied for Part Occupation Certificate before the Thane Municipal Corporation for the same and have procured the Part Occupation Certificate on 21.07.2022 vide Building Proposal Number-126044 bearing Approval No- TMCB/PO/2022/APL/00015 & Proposal Code No- TMCB-22-ENTRY-48323 is that the Part Occupation Certificate issued by Thane Municipal Corporation dated 21.07.2022. Similarly, the promoters have completed the work of the Wing C in Phase-II of the same project and have also procured a Part Occupation Certificated dated 29.12.2023 vide Building Proposal Number-233318 bearing Approval Number-TMCB/PO/2023/APL/00084 & Proposal Code: TMCB-22-ENTRY-48323 from the Thane Municipal Corporation, the photocopies of the same are annexed hereto as Annexure- '4'
- of development of the Building under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the 'Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agreements Rates of Interest and Disclosure on Website) Rules 2017 made thereunder (hereinafter referred to as the 'Rules') with the Real Estate Regulatory Authority under no P51700045660 dated 26.05.2022 the photocopy whereof is annexed hereto as Annexure '5'.
- p The Promoters intend to commence complete the construction of the

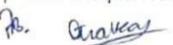
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Building on the Plot as per the plans sanctioned by TMC as aforesant. The Promoters will be entitled to make such variations or amendments thereto as the Promoters may in their absolute discretion deem fit and proper. Over and above and in addition to the basic originating FSI in respect of the Plot, the Promoters intent to use utilize and consume in the construction of the Building the external FSI credit by way of Transferable Development Rights("TDR") as also other further and/or future and/or increased FSI / Premium FSI, Ancillary FSI, 1DR any other development potential and any other advantage benefit profit or privilege arising out of and/or in respect of the Plot. The Promoters are entitled to sell and/or allot the flats tenements premises open stilt car parking spaces podium car parking spaces and other premises in the Building and to enter into agreements with the purchasers of such premises tenements etc and to receive the consideration in respect thereof;

- At the request of the Purchaser the Promoters have given inspection to the Purchaser of all the documents relating to the Plot including the sanctioned plans designs and specifications prepared by the architects and such other documents as are specified in the Act. The Purchaser has perused the aforesaid documents and has entered into this agreement knowing fully well and understanding the contents and the implications thereof;
- r The Purchaser has satisfied himself about the title of the Promoters to the Entire Plot and shall not make any further investigation of title and no requisition or objection shall be raised on any matter relating thereto and that the Purchaser hereby accepts the Promoter's title; The Title Certificate dated 10th March, 2018 issued by Mr. Vincent Paul Advocate in that behalf is annexed hereto as Annexure'6'. The Parties relying on the confirmation representations and assurances of each other to faithfully abide by all the terms conditions and stipulations contained in this Agreement and all applicable laws and the Purchaser having perused all the necessary documents deeds and writings related to title of the Promoters to the Entire Plot and the Building along with all other documents as specified in the said Act and under this Agreement, and after being fully informed and satisfied about the same as also about the status approvals sanctions and the plans in respect of the Building is/are desirous of purchasing from the Promoter the Premises on the terms and conditions and the consideration specified hereinafter.
- The photocopies of: (1) the block plan of the Plot &7x12 Extracts in respect of the Plot (2) RERA Registration Certificate dated 10.06.2019 (3) Sanction of Development/Commencement Certificate dated 19th January 2019 ,31st December 2021 ,18th April, 2023 and 13th March, 2024 (4) Part Occupation Certificate issued by Thane Municipal Corporation dated 21.07.2022 (5) RERA Registration Certificate dated 26.05.2022 (6) the Certificate of Title in respect of the Plot issued by Mr. Vincent Paul Advocate are annexed above respectively.
- The Promoter hereby declares that it shall utilize the following presently available development potential in respect of the Plot:



ginate Floor Space Index (FSI) of 11237 sq mts; of external TDR of 14301 sq mts;

ment of premium of 5108sq mts;

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the alorosain, the FSI/development potential to the xin war maken shall be utilized in the construction of the buildings on the Plot. The balance FSI/development potential which has remained unutilized shall be utilised Such balance unutilized FSI development potential alongwith other further future additional FSI development potential in respect of the Plot shall be utilized by the Promoter in the construction of vertical extension/s or horizontal annexe/s to the Building on the Plot. Or by amalgamating the neighboring plots.

- The Purchaser has offered to purchase from the Promoters the Flat no 106 admeasuring about 400 sq ft RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises on the 1st floor of the D wing of the Building to be known as Parkview' shown by red colour outline on the plan of the Premises to be purchased by the Purchaser annexed hereto as Annexure - '7' and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises');
- Relying upon such offer and application the Promoters have agreed to sell to the Purchaser the Premises for the lumpsum consideration of W Rs.33,50,000/- (Rupees Thirty Three Lakhs and Fifty Thousand Only) and on the terms and conditions hereinafterappearing;
- On or before the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 5,50,000/- (Rupees Five Lakh and Fifty Thousand Only) as earnest money for the Premises (the payment and receipt whereof the Promoters do hereby admit and acknowledge) leaving a sum of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs Only) being the consideration to be paid in the manner hereinafter appearing:
- The Promoters have registered the building project for construction of the Buildings in Phase I and Phase II on a part of the Plot under the 1 provisions of the Act with the Real Estate Regulatory Authority as aforesaid. Hence under sec 13 of the Act the Promoters are required to execute a written Agreement for sale of the Premises with the Purchaser being infact these presents and also to register this Agreement under the Registration Act, 1908.
- In the foregoing agreement the term 'Premises' shall include the residential flats tenements premises hereby agreed to be sold. The term 'Purchaser' shall include purchaser of residential flats tenements premises hereby agreed to be sold and shall also include the plural and feminine gender of the term 'Purchaser'.

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

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1(a) The Purchaser hereby agrees to purchase from the Promoters hereby agrees to sell to the Purchaser the Flat no 106 admeasuring 400 sq ft (RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises) on the 1" Floor of the 'D' Wing of the Building known as 'Sunrise Parkview' shown by red colour outline on the plan already annexed above as Annexure 7 and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises') to be constructed on a part of plot of land situate at Padle Village. Shil Kalyan Road Shil Phata Thane 421 204 within the limits of Thane MunicipalCorporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing (i) Survey No 77 Hissa No 1 (ii) Survey No 78 Hissa No 1 in aggregate admeasuring 12,260 sq mts for the consideration of Rs. 33,50,000/- (Rupees Thirty Three Lakhs and Fifty Thousand Only) which will be paid by the Purchaser to the Promoter in the manner listed in Annexure "8":

- 1(b) The consideration stated excludes the sum of Rs. 750 being the proportionate price of the common areas and facilities appurtenant to the Premises, the nature extent and description of the common areas and facilities whereof are more particularly described in the Fourth Schedule annexed herewith.
- 1(c) The full consideration of the Premises hereinabove stated will exclude Goods and Service Tax or any other similar taxes which may be levied, in connection with the construction of the building and the sale of the Premises upto the date of handing over the possession of the Premises.
- 1(d) The full consideration is escalation free save and except escalations increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increases in development charges cost or levies imposed by the competent authorities etc the Promoters shall enclose the notification/order rule/regulation published/issued in that behalf alongwith the demand letter being issued to the Purchaser which shall only be applicable on subsequent payments.
- 1(e) The Promoters may in its sole and absolute discretion allow, a rebate for early payments of installments payable by the Purchaser by discounting such early payments at the rate of 9 % per annum for the period by which such respective installment has been preponed. The provisions for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal once granted to a Purchaser by the Promoter.
- I(f) The Promoter shall confirm the final carpet area that has been sold allotted to the Purchaser after the construction of the building is complete and the Occupation Certificate is granted by the Thane Municipal Corporation (hereinafter referred to as the 'TMC'), by furnishing details of the changes, if any, in the carpet area. The carpet area of the said Flat shall be as per the approved plans and may change as a result of physical variations due to construction/structural designs tiling, ledges, plaster skirting, RCC column etc. The Purchaser agrees that the carpet area of the Premises shall be subject to the maximum variation being an increaseand/or decrease of 3% (three per





cent). In such an event the Purchaser shall not object to the same. Provided cent). In such an event the Purchaser may increase/decrease to a maximum however the carpage of the Premises may increase/decrease to a maximum The payable of the premises may increase decrease to a maximum area thereof as herein setout. The consideration by the payable of the premises that be recalculated upon confirmation by the payable of the premises that the proportionate excess the payable of the proportionate excess that the proportionate excess that the proportionate excess the payable of the proportionate excess that the proportionate excess the payable of the proportionate excess that the proportionate excess the payable of the proportional payable of the payable of beyond then then the Prompters at the Purchaser within forty five days with annual interest at consideration within from the date when such as 22 / Othe rate specificate Rules, from the date when such an excess the rate spectures while Rules. If there is any increase in the carpet consideration was paid by the Purchaser. If there is any increase in the carpet consideration was paid by the discountered the Promoters shall demand additional area of the Premises beyond 3% the Promoters shall demand additional area of the Premises ocyonal amount from the Purchaser as per the next installment of the consideration amount from the Purchaser as production and adjustments shall be made at as per clause I(A) above. All these monetary adjustments shall be made at the same rate per square footas agreed in Clause 1(A) of this Agreement.

I(g) The Purchaser does hereby irrevocably authorize the Promoters to adjust/appropriate all the payments made by him under any head(s) of dues against lawful outstanding, if any, in his name as the Promoter may in its sole and absolute discretion deem fit. The Purchaser agrees and undertakes not to object obstruct question or challenge the Promoters adjustments / appropriations of his payments in any manner and under any circumstances whatsoever.

2 The Promoters intend to construct on the Plot one residential building presently consisting of five (5) wings A to E in three phases. Phase I shall consist of two wings: wing A shall consist of stilt first to sixth upper floors for (Mhada Residential Premises) and seventh to sixteen upper floors for saleable (Residential Premises) and wing B shall consist of stilt first and sixteen upper floors (hereinafter referred to as the 'Phase I Buildings'). Phase II shall consist of three (3) wing C D and E buildings each of stilt and twenty-five upper floors (hereinafter referred to as the 'Phase II Buildings'). The Promoters intent to further construct floors on the wings C and Dand E in thephase II. The Promoters intend to amalgamate the Plot with other appurtenant/adjoining lands and construct buildings on such Plot and Adjoining lands as a Phase III (hereinafter referred to as the 'Phase III Buildings'). The Phase I and Phase II Buildings and Phase III Buildings shall hereinafter collectively be referred to as the 'Entire Buildings'. The entire project consisting of the Entire Building shall be known as 'Sunrise Parkview' Complex. The Building shall be constructed in accordance with the building plans and designs approved by the concerned local authority and the specifications drawn by the Promoters which have been seen and approved by the Purchaser with the amendments variations and modifications that may be made by the Promoters from time to time to the same. The Promoters shall observe perform and comply with all the terms conditions stipulations and restrictions if any subject to which the concerned local authorities have sanctioned the plans/layout plans etc. The Promoters are entitled to make such variations and modifications to such sanctioned building plans as the Promoters may deem fit or as may be required by the concerned local authority. The Promoters shall obtain the prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the Premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law. This Agreement itself will operate as the Purchaser express consent and permission in that behalf.

3 The Promoters shall construct the Premises as per the sanctioned building

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plans by the local authority which may be amended & modified as more more Promoters may require. The Promoters shall provide in the Premises the amenities and specifications including the fixtures and fittings flooring sanitary fittings amenities including the lifts to be provided in the Building the list whereof is setout in the Third Schedule hereunder written (hereinafter referred to as the 'Amenities and Specifications'). The Purchaser hereby agrees declares and confirms that save and except the specifications and/or amenities as set out in the Third Schedule hereunder written the Promoters shall not be liable required and/or obligated to provide any other specifications fixtures fittings and/or amenities in the Premises or in the Building. The Purchaser agrees and undertakes not to raise any question dispute objection or the like in that behalf.

- 4 The Promoters shall observe perform and comply with all the terms conditions stipulations and restrictions if any subject to which the concerned local authorities have sanctioned the plans or thereafter and shall before handing over possession of the Premises to the Purchaser obtain from the concerned local authority the Occupation Certificates in respect of the Premises.
- 5 The Promoter shall construct the Wing and the Building on the part of the Plot in accordance with the approved plans specifications designs and elevations as approved/altered/amended by TMC/concerned local authority from time to time. Prior to the execution of these presents the Promoter have given to the Purchaser an express notice of the rights reserved and retained by the Promoter for themselves as well as for their nominees and assigns to make such amendments alterations modifications and/or variations including but not limited to increase in number of levels/floors in particular wing/Phase I Building or the Phase II or Phase III Buildings as the Promoter may consider necessary or expedient for implementation of IDS or for the purpose of usage of TDR or any other Scheme or Project formulated/floated at present or in future by Central / State Government or TMC or any other authority or for compliance of any Act, Rule or Regulation, as may be amended from time to time or as may be required to be made by the concerned local or any authority/the Government to be made in the layout and the lintire Buildings to be constructed thereon or any of them. Provided that by reason of such amendments, alteration, modifications and/or variations the area of the Premises agreed to be purchased by the Purchaser will not be affected or reduced. The Purchaser hereby accords his specific consent to the Promoter for carrying out such amendments alterations modifications and/or variations and/or to increase the number of levels/floors in particular wing or buildings and agree to execute such papers and documents as may be requested for by the Promoter in this behalf. The Purchaser hereby accords his further specific consent to the Promoters for constructing and disposing off as they may deem fit any other additional premises in additional buildings to form part of the Phase II or Phase III Buildings as they may deem fit to build as per the prevailing rules and regulations and/or as amended from time to time in this behalf by the Collector or the TMC or other authorities concerned anywhere on Property. The Purchaser agrees not to obstruct and/or raise any objection whatsoever and/or interfere with the Promoter, their nominees or assigns for carrying out amendments alterations modifications variations and or additions as aforesaid so long as the area of the Premises is not reduced. The Promoter has expressly informed the Purchaser and the Purchaser has clearly understood that the Promoters shall amend or change the layout of the Plot and construct the Building thereon as the Promoter may deem fit in its

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absolute discretion. The consent hereinafter setout shall not be construed as a blanket consent and that the same has been granted after duly and fully seeing and understanding the plans and the implications thereof as aforesaid. The Purchaser hereby expressly agrees confirms and declares as follows:



(d) Ancillary FSI of 18388 sq mts;

Out of the aforesaid, the FSI/development potential to the maximum extent shall be utilized in the construction of the Buildings on the Plot. The balance FSI/ development potential to the extent remained unutilized, Such balance unutilized FSI/ development potential alongwith other further future additional FSI/ development potential in respect of the Plot shall be utilized by the Promoter in the construction of vertical extension/s or horizontal annexes to the Building on the Plot and on the adjoining plots or amalgamating plots.

- (ii) The Promoters will always be entitled to use utilize consume or assign the unutilized FSI or balance FSI if any or any other development potential or any advantage benefit profit or privilege which is now available or which may become available in respect of the Plot on account of relaxations modifications or amendments to the Building regulations or as a result of any special concession that may be granted by the TMC and/or State of Maharashtra or otherwise howsoever. The Promoters will be entitled to procure the FSI credit by way of Transferable Development Rights (TDR) in respect of any other plot of land and load and utilize the same on the Plot to the maximum extent possible;
- (iii) The Promoters or their assigns or nominees will be entitled to use utilize consume or assign such unutilized or balance FSI if any or the balance FSI TDR Fungible FSI or the additional FSI or TDR. Premium FSI or any other such development potential or any advantage benefit profit or privilege in respect of or arising out of the Plot or any part or portion thereof by constructing the Building or other or further Building anywhere on the Plot. It is the express intent of the Promoters to fully use and utilize all the present and future development rights of the Plot for such and other planning purposes, the Promoters are hereby expressly and irrevocably authorized to construct other/further Buildings on the Plot or adjoining Plot (hereinafter referred to as the 'Additional Building').
- (iv) The Purchaser does hereby agree and undertake to render all

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necessary facilities assistance and co-operation to the Promoters to enable it to construct the Building and the Additional Building in accordance with the amended or modified plans layout and Building plans that shall be sanctioned by the TMC and other authorities. The Purchaser hereby further agrees and undertakes that after the proposed Organization (as hereinafter stated) is registered the Purchaser as a member of such Organization, will accord his consent to such Organization giving to the Promoters full facility assistance and co-operation to enable the Promoters to enter upon the Plot and the Building and construct any part or portion thereof and also change the user thereof and also for the aforesaid purposes to shift the water tanks etc on upper floors or floor when so constructed:

- The Purchaser along with the purchasers of the other flats tenements (V) premises etc in the Building will be entitled to use the common passages water tanks pump rooms open areas lifts staircases lobbies landings and other areas of the Building as also the common access roads recreational grounds and other areas on the Plot more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as the 'Common Areas'). The Promoters are hereby authorised and will always be entitled to grant any rights to use utilize enjoy or occupy the pocket terraces appurtenant or adjoining to any premises flats shops or tenements parapets or external walls blank walls and other walls amenity open spaces open/stilt car parking spaces or any other areas compounds stilt or portions of the Building and the Plot which are more particularly setout in the Fifth Schedule hereunder written (hereinafter referred to as the 'Restricted Areas'). Further the Promoters their agents servants licensees transferees or assigns will always be entitled and authorized to have the uninterrupted access thereto. The Purchaser does hereby agree and undertake not to in any manner whatsoever obstruct hinder hamper or object to the Promoters or their agents servants licensees transferees or assigns being in the exclusive use occupation enjoyment and possession of the Restricted Areas or any part or portion thereof;
- (vi) It is expressly agreed that the Promoter will be entitled to use occupy or enjoy and/or permit any third or person or persons to commercially or otherwise use occupy and enjoy the Restricted Areas and other portions of the Plot with the Building including but not limited to put up hoarding/s illuminated or neon signs V- sat or Cellular or other antenna and other apparatus/gadgets and machinery including cables wires conduits in respect thereof on the Plot or on the Building or any part or portion thereof and for such purposes the Promoter or its assigns or transferees will be absolutely entitled without any charges to allow temporary or permanent construction or erection or installation on the exterior of the Building or on any part or portions thereof on such terms and conditions as may expressly be agreed upon;
- (vii) The Promoter will always be absolutely entitled to use utilize FSI (Floor Space Index) TDR (Transferable Development Rights). Premium FSI and all other advantages benefits development potential in respect of the Plot. The Promoters intends to construct



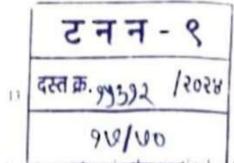
the internal roads, develop the other areas of the Plot and handover the reserved primas thereof to the local authority. All the compensations of scheroserved portions will always helong to received or expensions of actives erved portions will always be entitled to use utilize the portions will always be entitled to use utilize the portions are as an algorithm or dispose of the Plot or such parts advantage portions are as a such ISI IDR development potential or any advantage and an age and arising thereof.

The Promoters have expressly informed the Purchaser and the The Promoters have expended intended and will be absolutely purchaser is aware that the Promoters intends and will be absolutely (viii) Purchaser is aware that the entitled to either retain unto themselves or to sell lease sub-lease let out or in any manner grant rights to any other third party to use utilize enjoy occupy all or any part or portion of the Restricted Areas forming a part of the Plot the Building and/or the Club House The Promoters or their assigns or nominees or such other third party will be entitled to run operate conduct from the Restricted Areas and the Club House or any part or portion thereof or that of the Plot such activity or activities as the Promoters or their assigns or nominees or such other third party may desire on professional and/or commercial basis or any other basis. The Promoters or their assigns or nominees or any other third parties as aforesaid will be entitled to allow any outsiders (persons not owning any premises in the Building, to use and enjoy the facilities amenities to be provided in any of the Restricted Areas or forming a part of the Plot or the Building or any part thereof. The Promoter or their assigns or nominees or such third parties as aforesaid will be entitled to make stipulate and enforce such rules regulations byelaws and directions for the use enjoyment of such Restricted Areas and Special Amenities or any part thereof and to receive recover and appropriate unto themselves the charges fees deposits and subscription for such useenjoyment of the Restricted Areas and Club House as aforesaid and that the Purchaser or the Organization as hereinafter provided or any of them will not be entitled to any reimbursement of such fees charges deposits or any other receipts on any account whatsoever. IT IS FURTHER CLARIFIED and expressly agreed and understood by and between the parties hereto that the Promoters or their assigns or nominees or such third parties will always be entitled to the Restricted Areas and Club House including the rights to own manage run conduct transfer or assign the benefits thereof and receive recover and appropriate the consideration received therefrom including from the day to day business thereof and the Purchaser will have no right thereto either in his individual capacity or through the Organizations as hereinafter mentioned:

- (ix) It is expressed by the Promoters and accepted by the Purchaser that the access road and amenities may be used by the Promoters for development of adjoining plot. Further the same may be used commonly post construction as well.
- (x) In case of any increase in the present originating FSI TDR or development potential of the Plot due to change/amendment in the development plans including in DP 2034 then and in such an event the Promoters intends to use such increased development potential

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in the construction of additional premises in the vertical extension above the Building. The Purchasers of such residential premises shall be admitted as the members of the Organization. The Purchaser has understood such aspects of construction of the premises in the future specific area in the vertical extension of the Building and the Purchaser shall not obstruct hinder hamper and object to the same. The consent hereby granted by the Purchaser is specific and express decision taken in that behalf. The same will not be considered as blanket consent.

The Purchaser has clearly understood and accepted the implications of the above provisions and does hereby expressly agreed ratified and confirmed the same. The aforesaid conditions are of the essence of this contract. Only upon the Purchaser agreeing to the aforesaid conditions as a conditionprecedent, the Promoters have agreed to sell the Premises to the Purchaser. The Purchaser shall not be entitled to object to any of the aforesaid provisions rights and authorities hereby granted to the Promoter or claim any reduction in price of the Premises on such or other grounds like damage hardship or inconvenience or obstruction of air light or otherwise in respect of the Premises or any portion of the Plot. The Purchaser does hereby agree not to directly or indirectly do or cause to be done or omit or cause to be omitted any act deed matter or thing and/or adopt any legal or quasi legal proceedings or actions whereby the further development of the Plot with the Building by the Promoters or others is in any manner hindered / hampered or obstructed.

- 6 It is hereby expressly agreed by and between the parties hereto that -
 - (i) The Promoter will be entitled, if they so desires acquire and/or propose to acquire and/or develop nearby lands/properties which are contiguous, adjacent and/or adjoining the Plot and enter into such arrangement or agreement as they may deem fit with the holders thereof to amalgamate the Entire Plot with any one or more of such adjoining appurtenant lands;
 - (ii) The Promoters may amend the layout of the Entire Plot and Plot whereby such amalgamated/adjoining lands will become a part thereof and deemed to be a portion of the Entire Plot and a part of the project to be known as 'Sunrise Parkview';
 - (iii) The Promoters may sub divide amalgamated such adjoining appurtenant lands with the Entire Plot or any part or portion thereof as may be permitted by the concerned authority or required by the TMC and the other concerned authorities;
 - (iv) The Promoters may use utilize and consume the development potential of such adjoining/appurtenant lands whether as FSI or TDRor by whatever name called inter alia on the Entire Plot or any part thereof:
 - (v) The Purchaser does hereby irrevocably agrees and gives his express consent to the Promoters for carrying out amendments, alternations, modifications, and/or variations in the layout plans/ sanctioned plan of the Wing and/or Building and/or Wings in the Building for the aforesaid purpose or such other purpose as may be deemed fit by





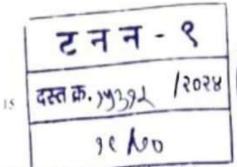
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(vii) The Purchaser has been explained the effect of the amalgamation, sub-division and the use utilization and loading of the TDR and proposed Common Layout Plan on the Layout. The Purchaser has given his full free and informed consent for the changes as may be necessary in the Buildings and Layout Plan pursuant to the proposed amalgamation and/or sub-division as aforesaid;

- (viii) The Purchaser shall not raise any objection or cause any hindrance in the development/construction by the Promoters on any ground including but not limited to of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and/or ventilation to the Premises or any other part of the said Building are affected, reduced or denied.
- (ix) The Purchaser hereby agrees to give all the facilities and assistance that the Promoters may require from time to time so as to enable the Promoters to duly completely and fully develop of Entire Plot in the construction of the Phase II and III Buildings on such amalgamated Entire Plots in the manner that then may deem fit;
- (x) It is expressly agreed by the parties hereto, that the Promoters are and will solely be entitled to sell and transfer on Ownership or any other basis or otherwise and for their own benefit, the additional apartments that may be constructed by it on such revised modified layout as aforesaid;
- (xi) Notwithstanding any other provisions hereof it is expressly agreed and understood by the Promoters their nominees/assignees and the purchasers/allottees of the premises in the Phase II and Phase III Buildings on the Entire Plot which may be amalgamated as aforesaid, will be irrevocable perpetually and unconditionally be entitled to use and enjoy the Common Areas, the Restricted Areas, the infrastructural areas the Special Amenities etc presently available to be used by the Purchaser and the Purchasers of other Premises in the Building;
- (xii) It is hereby clarified that the Common Areas, the Restricted Common Areas, the Entire Plot, the Infrastructural amenities/ facilities, the Special Amenities etc on the Entire Plot will always be used by the purchases/allottees/purchasers of the Premises in the Phase I Building as also the Phase II Buildings and Phase III Buildings. The Purchaser hereby agrees undertakes and covenants
- (xiii) not to object question challenge or dispute the same in any manner and under any circumstances whatsoever;
- (xiv) Furthermore the Purchaser or the Organization or the Apex Body of all other occupiers/purchasers of apartments in the Building in the



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Phase I, Phase II and Phase III Buildings shall give right of way to the Promoters, its agents, servants, employees or representatives and all other persons, authorized by the Promoters and/or its successors. nominees or assigns to pass through the Entire and/or Building in such manner as may be decided by the Promoter for the purpose of ingress and egress to the Special Amenities, the Phase III Buildings etc and otherwise to have access to the portions of the Entire Plot or any part thereof, for which purpose they shall also execute and register deeds documents Agreements etc for right of way in favour of the Promoters in that behalf;

- (xv) All unsold units, open/ covered garages, car parking spaces, open space, podium, space under and over the podium, basement space under stilt and other premises and spaces in the Wings of Phase I .Phase II and/ Phase III Buildings which are proposed presently and/or which may be proposed in future shall belong to and owned by the Promoters alone and they will have sole and exclusive rights and authority to sell allot, transfer alienate or dispose off the same on such terms and conditions as they may like to any party and receive and appropriate the consideration received thereof. The Purchaser will have no objection to the same and the Purchaser does hereby consent to what is stated above and the Purchaser agree and undertake not to claim any reduction abatement in the price or concession or rebate or compensation or damages.
- (xvi)The Purchaser further agrees undertakes and covenants that the Promoters will be absolutely entitled to sell assign transfer mortgage dispose off their rights under this Agreement to any third party person entity concern company or the like. No other further consent approval permission or intimation to the Purchaser will be required in that behalf.
- 7 The Promoters have informed the Purchaser and the Purchaser is aware and hereby expressly agrees that the Promoters will be developing the Plot and the Entire Building to be constructed thereon including the Wing in different phases, as per the phase development programme as setout in recital (i) hereof and to be determined by the Promoters in their absolute discretion from time to time. The Purchaser shall not raise any objection or cause any hindrance in the development/construction by the Promoters whether on grounds of noise or air pollution inconvenience, annoyance or otherwise or on the ground that light and/or air and/or ventilation to the Premises or any part of the Wing is adversely affected or likely to be affected by such construction.
- 8 The Purchaser agrees that in the event there is an uncertainty and or unavailability of fixtures, fittings or amenities or the materials required to be provided in the Premises either in terms of quantity and/or quality and/or delivery and/or for any other reason beyond the control of the Promoters then the Promoters shall be entitled to change the fixtures, fittings andamenities or any of them as the Promoter may deem fit and proper. In such circumstances Promoter shall substitute the fixtures, fittings and amenities without any other/further approval of or notice to the Purchaser in as much similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Promoter to offer at the earliest/on time the possession of the Premises to the Purchaser as agreed under this Agreement. The Purchaser agrees not to claim any reduction or





er e sely weed and understood by and between the parties private entries by the Premises nothing contained in this agreement interded beauty and be construed as a grant demise or assignment in law of the Plot or any part thereof or the Building thereon or any part thereof law of the Plot or any part incred the Areas the Special Amenities thereof or the Common Areas or the Restricted Areas the Special Amenities thereof or the Common Areas or the Restricted by the Promoter all the Restricted $A_{te_{\theta}}$ Unless expressly sold-allotted by the Promoter all the Restricted $A_{te_{\theta}}$ Unless expressly sold-allotted by any other benefit privilege unutilized 181 or additional FSI or IDR or any other benefit privilege advantage or development potential that may hereafter become available in advantage or development potential respect of the Plot or the Common Areas the Restricted Areas or the Special Amenities thereof will always remain the property of the Promoters, The Promoters will always be entitled to and the Purchaser does hereby grant his unconditional and irrevocable consent to the Promoters to sell dispose of allot or create any third party rights in favour of such persons or person body corporate bank financial institution or otherwise any concern or body for such consideration and on such terms and conditions as they may deem for and proper in their absolute discretion, any part or portion of the Plot or the Building or the Common Areas the Restricted Areas or the Special Amenities thereof or any part thereof including the unutilized FSI or additional FSI or IDR or any other benefit privilege advantage or development potential as aforesaid Upon the Plot and the Building being transferred to the Organizations as are hereinafter stated, the Deed of Lease will contain the necessary covenants reserving to the Promoters the aforesaid rights or such of them as the Promoter may deem fit and proper.

10 The Purchaser in his own personal capacity or in his capacity as the member of and the Organizations as hereinafter set out will not obstruct hinder, hamper, object, question, challenge or dispute the development of the Plot by construction of the Building or the Additional Building or the extensions/annexes to them and under any circumstances whatsoever whether on the ground of nuisance disturbance or inconvenience or any other reasons whatsoever. At its sole discretion the Promoter and/or its nominees/assigns/joint venture partners etc may commence or postpone the aforesaid development and constructions as they may deem fit in one or more phases or otherwise howsoever.

Within three (3) months from the date on which fifty one percent (51%) of total number of purchasers of the flats/ tenements/ premises in the Building have purchased booked their respective premises, the Promoter shall cause to be formed a co-operative Society to be registered under the Maharashtra Co-operative Societies Act 1960 themselves being its only members (hereinafter referred to as the 'Organization'). Similarly within three (3) months from the date on which fifty one percent (51%) of total number of purchasers of the flats/ tenements/ premises in the other wings of the Building or the Additional Buildings have purchased/ booked their respective premises, the Promoter shall cause such purchasers of the flats tenements premises etc in each of the other Wing to form the co-operative societies under the Maharashtra Co-operative Societies Act 1960 (hereinafter referred to as the 'Other Organizations'). The Organization and the Other Organizations shall hereinafter collectively be 'Organizations'.

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12 Upon fifty one (51)% of the purchasers of the flats tenements premises etc paying in full the amounts payable by them for purchase of their respective premises and otherwise observing all the terms and conditions to be observed and performed by each of such purchaser OR within three (3) months from the date of issue of Occupation of the last building, whichever is EARLIER, the Promoters shall at their own option grant a separate and perpetual lease in favour of the Organization in respect of the such Wing of the Building wherein the Premises are situate along with the land underneath the same and land appurtenant thereto along with the rights of way as may be required and upon the terms and covenants as the Promotersmay deem fit and proper. Subject to the aforesaid, the Promoters shall grant similar separate leases in respect of the other Wings in favour of such or the Other Organizations.

13 The Organizations if formed in respect of each Wings of the Building. (including the Organization in respect of such Wing of the Building) shall form and register an apex body/association/federation to be registered under the Societies Registration Act (hereinafter referred to as the 'Apex Body') Upon the joint request and the cost of the Organizations and the Apex Body the Promoters shall execute in favour of the Apex Body the Deed of Conveyance in respect of the Plot along with the Building thereon subject to the Deed(s) of Leases granted in favour of the Organization and the Other Organizations as aforesaid. The Deed of Conveyance as aforesaid shall contain the terms and conditions as set out in clause 5 hereof. Messrs 1 D Shah and Company Advocates of the Promoters will prepare the Deeds of Lease and Deed of Conveyance and all other documents to be executed in pursuance of these presents as also the Bye-laws/Memorandum and Articles of Association of the Organizations as the case may be. All the amounts payments premia contributions unearned income increased groundrent etc (by whatever terminology called) payable to the Government of Maharashtra or any statutory or other authority for grant of the Leases or the Conveyance as aforesaid shall be borne and paid by the Apex Body or the Organizations or such of them as the case may be. The Purchaser shall pay and contribute in that behalf. It is clarified that the Promoter shall not be liable to pay any amounts costs charges or expenses in that behalf under any circumstance and for any reason whatsoever. All costs charges and expenses including professional fees stamp duty registration charges and other expenses in connection with the preparation and execution of the aforesaid and other documents will be borne and paid by the Purchaser along with the purchasers of the other flats tenements premises etc in the Building in proportion to the area of their respective premises.

14 The Purchaser along with the purchasers/allotees of the other tlats tenements premises open/stilt car parking spaces terraces etc in the Building shall join in the formation and registration of the Organizations to be known by such name as the Promoters may decide. The Purchaser will sign and execute the application for registration application for membership bye-laws and other papers and documents and do all other acts deedsmatters and things as may be directed by the Promoters for the formation and registration of the Organizations as the case may be. The Purchaser shall not have any objection to any change or modification if any made by the Promoters in the usual model bye-laws or the Memorandum and Articles of Association or the Declaration as the case may be of the Organization. However the Purchaser and the purchasers shall not be entitled to call upon the Promoters to form

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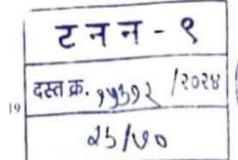
hors before the complete development of the Plot. The state of the Deed of Conveyance in respect of plant of the Apex Body upon (i) all the flat of the Building is दस्त क.१५५७२ per the favour of the each Wing of the Building heing cach open purchaser's thereof paying in full the amounts payable of such premises and otherwise observing all the and condicions to be observed and performed by each of high Purchaser/s and (iii) the Organizations comprising of the Purchaser/s of the Purchaser/s and (iii) the Organization. On such terms and covenants of the Building being formed as aforesaid, on such terms and covenants as the Building being formed as atoresaid. In Promoter may deem fit and proper. Messrs I. D Shah and Company the Promoter may deem fit and proper the Deed of Conveyance and all the Promoter may deem fit and proper.

Advocates of the Promoter will prepare the Deed of Conveyance and all to the presents as aforese. Advocates of the Promoter will prepare to these presents as aforesaid All documents to be executed in pursuance of these presents as aforesaid. All documents to be executed in pursuance costs charges and expenses including professional fees stamp duty registration charges and other expenses in connection with the preparation and execution of the aforesaid Deed of Conveyance and other documents will and execution of the aforesaid Decade be borne and paid by the Purchaser along with the purchasers of the other flats be borne and paid by the runchase tenements premises etc in the Building in proportion to the area of their respective premises.

> 16 Notwithstanding the formation of the Apex Body the Promoter shall be absolutely entitled to the Plot and the Building thereon. The control management power and authority of the Organizations (including the Organization) and the Apex Body will be subject to the overall authority and control of the Promoters in respect of all the matters concerning the Plot, the Building and particularly in respect of unsold flats tenements, Premises, car parking spaces, terraces etc as also parts or portions of the Restricted Areas and the Special Amenities. PROVIDED FURTHER THAT the Purchaser hereby agrees and confirms that in the event of Organization and the other Organizations being formed earlier than the Promoters selling dealing with or disposing off such unsold flats tenements premises etc then and in such an event at the direction of the Promoter the allottee/transferee/purchaser of such unsold flats tenements premises etc from the Promoter, will be admitted to the Organization or the Other Organizations (as the case may be) as an ordinary member thereof without payment of any charge premium deposit fee or any additional payment (by whatever terminology called) save and except a sum of Rs 250/- for the share money and Rs 500/- as entrance fee. The allottee/transferee of the Purchaser will not be discriminated or treated prejudicially in any manner whatsoever by the Purchaser or the Organization or the Organizations in any manner and under any circumstances whatsoever.

17 The Club House shall be made available to the Purchaser alongwith the purchasers of the other premises, flats, tenements etc in the Building and to third parties not having purchased any premises in the Building. The Purchaser does hereby expressly agree and undertake not to object hinder hamper or in any manner obstruct such use of the Club House in the manner aforesaid. In consideration of the Promoters providing to and allowing the Purchaser the rights to use and enjoy the Club House the Purchaser will bear and pay to the Promoters a further a sum of Rs. 25,000/-. Such payment will be over and above the consideration in respect of the Premises payable under clause 1(A) and the other payments under clauses 42 to 44 hereof. However, the Promoters will be entitled to increase such charges for the use and enjoyment of the Club House from time to time which will be binding on the Purchaser and it will not be disputed by him. The Promoter shall either

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transfer the same to its assignees or nominees or to the Organization at such rates charges and expenses and on such other terms as may be fixed by the Promoters. The detailed rules and regulations for use maintenance and administration of the Club House shall be drawn up by the Promoters their assignces/transferees and/or the Apex Body as the case may be. In case the Promoters decides to exercise the option to maintain the Special Amenities then and in such an event the exclusive occupation possession and enjoyment of the Club House with portions of the Plot underneath the same shall always remain with the Promoters. The Promoters shall be at liberty to discontinue the availability of the Club House to the Purchaser or the Organization without giving any reasons. The Promoters shall be entitled to use for any other purpose and/or sell transfer assign or create third party rights in respect of the Club House or any part or portion thereof to any third parties for such consideration and on such terms and conditions as they may deem fit and proper. The Purchaser or the Organization will not be entitled to charge or recover any payment / consideration/ compensation/commission fee/ charge

18 The Purchaser agrees that the individual Deeds of Lease and the Deed of Conveyance to be granted in respect of Plot with the Building thereon including all the wings thereof shall contain the provisions of clause 5 hereof as also the following covenants and provisions:

or any other receipt from the Promoters or their assigns or transferces in

respect of such Club House or any part thereof.

- a covenant to maintain look after upkeep in good condition and order and repair alter and renovate the Building including all the wings thereof with a portion of the Plot including the Common Areas and Restricted Areas and/or Club House or any part thereof;
- b covenant to pay the proportionate rents rates taxes and all other costs charges expenses outgoings maintenance charges and repairs of the Premises as also such proportionate costs/ charges etc in respect of the Plot and the Building including the Common Areas Restricted Areas and/or the Club House:
- covenant to restore at his own costs charges and expenses to its original condition the Common Areas and/or the Restricted Areas and/or the Club House or any part thereof after digging opening or using the same and to give appropriate prior written notice to the parties affected thereby;
- d covenant to keep open to sky and unbuilt upon as may be required the Common Areas and/or the Restricted Areas andother amenities and/or the Club House or any part thereof;
- covenant retaining with the Promoter or its nominee or nomineesthe rights authorities and title to the exclusive use occupation enjoyment and possession of the Common Areas and/or the Restricted Areas and the Club House including the rights to use utilize and consume all advantages benefits privileges profits and development potential including unutilized FSI or available FSI or FSI credit by way of Transferable Development Rights inrespect of the Plot or any part thereof as contained in clause 5 (vii) of this Agreement.
- The Purchaser is aware that the Promoter shall install basic fire

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wall equipped fire pump station for the entire टनन- ९ building building and regulation of fire department. Purchaser re Officer Mumbai shall issue final fire NOC Certificate/Building Completion Certificate Cupated of has also been made aware by the Promoter दस्त क. १५५५ /२०२५। dig the Purchaser as also all other Purchaser of that it was a said Building to obtain individual fire NOC from 28/100 the premises as per their interior plans Defore the start of their activities in their respective premises. The before the start of their actions and regulations and ger Purchaser hereby agrees to the necessary equipments installed and obtain all the necessary equipments and expense Purchaser Purchasers and expense purchasers are purchasers and expense purchasers are purchasers and expense purchasers and expense purchasers are pu permissions at their own cost and expense. Purchaser hereby confirms that the Promoter shall not have any responsibility anytime in the future towards the fire installation and permissions required for respective individual premises in the said building.

Subject to the Purchaser making full payment of the consideration in respect of the Premises and all other amounts hereunder payable by him to the Promoters they the Promoters shall handover possession of the Premises to the Purchaser on or before 31° December, 2027. In case the Promoter is unit to give possession of the Premises by the aforesaid date to the Purchaser, and in case the Purchaser does not intend to cancel this Agreement and does not intend to withdraw, the Promoter shall pay to the Purchaser, the interest at such rates as per Rule 18/Chapter IV of the Rules on the amounts received by it in respect of the Premises. Provided Further that the Promoter shall be entitled to a reasonable extension of time for giving delivery of the Premises on the aforesaid date in case if the completion of the building is delayed on account of:

- Non-availability of steel cement and other Building materialwater or electricity;
- War civil commotion or act of God;
- Any notice or notification of the government and/or other public or competent authority or Orders directives of any judicial quasijudicial or any local/government body or authority or otherwise:
- Any dispute differences issue or litigation being raised in respect of the Plot or otherwise by anybody claiming under them which may directly indirectly or otherwise affect the development of the Plot or any part or portion thereof;

and

iv Any other circumstances beyond the control of the Promoter.

20 Subject to the Promoters having procured the Occupation Certificate from the appropriate authority and subject to the Purchaser having paid all the amounts hereunder (with/without interest as the case may be), the Purchaser shall take possession of the Premises within one (1) months the Promoters giving written notice to the Purchaser intimating that the Premises is ready for use and occupation. Upon receiving a written intimation from the Promoters as aforesaid the Purchaser shall take possession of the Premises from the Promoters by executing all necessary indemnities, undertakings and such other documentation as prescribed in this Agreement. After the expiry of such period of one (1) months irrespective whether the Purchaser takes

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possession of the Premises or not he will be liable to bear and pay all the amounts as herein setout. The Promoters agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions formalities, documentation on the part of the Promoters. The Promoters on their behalf shall offer the possession of the Premises to the Purchaser within seven (7) days of the receiving the Occupation certificate in respect thereof.

- 21 If the Purchaser brings to the notice of the Promoters any material structural defect in the Premises or in the Building or any defect on account of workmanship quality or provision of service within a period of five (5) years from the date of possession of the Premises being handed over then wherever possible such defects shall be rectified by the Promoters at their own cost. In case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoters the compensation for such defect in the manner as provided under the Act. Provided that the Purchaser shall be entitled to defect rectification only if he has not carried out any structural or other unauthorized changes in the Premises and/or the Building.
- That it shall be the responsibility of the Purchaser to maintain his/her/ their Premises in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his premises are regularly filled with white cement/epoxy to prevent water seepage.
- 23 That the Purchaser has/have been made aware and that the Purchaser expressly that the regular wear and unit/building/phase/includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.
- 24 If Due to renovation and additions or alterations or structural changes/internal changes by Purchaser within his/her/their respective Premises, and thereby causing of any damages to the said Premises of any other Purchaser, then the Purchaser shall rectify such defect or reimburse the amount to such other Purchaser.
- 25 Machinery/equipments viz STP, Generator system, Lift etc are manufactured by some known brand having good reputation in the industry. They also come with warrantee Guarantee period and after the period of warrantee/Guarantee the organization of the Purchasers in the Project will be bound to award maintenance contract to well-known and reputed authorized service provider of the manufacturer. All machinery/equipment in spite of all precautionary measures may occasionally malfunction which cannot be avoided. The Purchasers or its organization will not make any grievances about malfunctioning and will not hold Promoter responsible for such malfunctioning and any incidental loss or damages to the Purchaser or anyone claiming through, by or under him.
- 26 Some of the equipments/amenities/facilities require regular maintenance service through authorized service provider to maintain it in proper condition. The organization of the Purchasers in the Project will be responsible to award Annual Maintenance contract (AMC) to well known reputed authorized service provider of the equipment and to ensure that all consumable and spare parts of original equipments Manufacturer (OEM) are used and not any other substitute. If the organization of the Purchasers in the Project fails to make





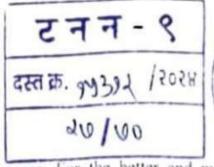
AMC and or public with other than OEM and said equipment get damaged, the Paringle North not be held responsible and liable for any damages to those appared and usage and if are left un-operated/unused regular operation new chart and usage and if are left un-operated/unused therefore the occasional and usage and if are left un-operated/unused therefore the occasional and unused the Purchaser in the Project will have to ensure that it is regularly used inspected and serviced. If the organization of the Purchaser in the Project fails to maintain the same as per maintenance manual, the Promoter will not be responsible or liable for non-functioning and any loss or damages due to such non-functioning. If such equipment's will become automatically null and void. All that is provided hereinabove applicable with respect to equipment's and amenities provided in the Project such as Lifts, Fire Prevention System, DG Sets, OWC, and Pumps etc.

- The organization of the Purchasers in the Project shall at its own cost renew and maintain all AMC of all equipments viz. Lifts, Fire Fitting System, OWC, Pumps etc. and all other amenities provided to the Project from the well known reputed authorized service providers. If the organization of the Purchasers in the Project fails to renew any of the AMC and those equipments suffer damages the Promoter shall not be held responsible for any loss of life of property or damage or any untoward incident ensuing there from and it will be only the Purchasers in the Project and/or their organization shall be responsible and liable for the same and the Promoter shall have absolutely no liability whatsoever in that behalf.
- 28 The Purchaser hereby agrees and undertakes that he/She/It will not do or omit to do any act which would damage said Premises and/or any part of the buildings in which the same is situate and/or the said Project in general and/or any machinery/equipments provided in the said Project and/or the buildings therein and/or the other Purchasers in the Project and/or the Promoter and the Purchaser does hereby indemnify, keep indemnified, harmless and defended the Promoter against all costs, expenses, charges and damages ensuing there from.
- shall be facilitating and making arrangement for various utility services such as water, electricity etc. the Promoters shall not be responsible for non supply or interrupted or defective supply of such services by the accept/s and understand/s that since Promoters are not the service provider of the said utility services, they cannot be held responsible for non supply said services.
 - 30 The Purchaser has perused all the documents as hereinabove recited and is aware of the provisions thereof and the Purchaser does hereby agree and undertake not to raise any objections questions requisitions or issues in that
 - 31 The Purchaser shall use the Premises or any part thereof or permit the same to be used only for the purpose of residence or for any other purpose not use the Premises for any other purpose which may or is likely to cause muisance or annoyance to the occupiers of the neighboring premises or for

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any illegal or immoral inappropriate purposes. For the better and more convenient use of the Premises and at the request of the Purchaser, the Promoters may allot to the Purchaser, the open/stilt car parking space(s). The Purchaser shall use the parking space if any allotted to him only for purpose of parking his own vehicles.

- 32 In case the Purchaser gives the Premises on leave and license basis or on any other basis and if on that account the authority or any other authority charges the municipal or other taxes at an increased rate the Purchaser hereby agrees and undertakes to pay such increased municipal taxes in respect of the Premises. In case the Purchaser fails to pay such increased municipal taxes the Purchaser shall alone be liable for all the consequences that may arise whether directly indirectly or remotely from such non- payment and the Purchaser will indemnify and keep the Promoters indemnified in that behalf.
- 33 The terrace space or balcony in front of or adjacent or vertically or horizontally connected or appurtenant to any premises in the Building if any allotted to the purchaser thereof shall belong exclusively to the respective purchaser of such premises and such terrace spaces or balconies are intended for the exclusive use of the respective purchaser alone. Such terrace or balcony shall not be enclosed till the permission in writing is obtained from the concerned local authority and the Promoters or the Organization as the case may be. The Purchaser or the Organization will not raise any objection or make any claim of any nature whatsoever to such terraces or balconies or portions thereof.
- 34 The Promoters will provide 2 lifts in A Building, 3 Lifts in B Building and 2 lifts in C Building. The Lifts will be utilized and maintained by the Purchaser alongwith all the purchasers of the other flats/premises etc in the Building.
- 35 The stamp duty registration charges and all other costs of and incidental to the foregoing agreement shall be duly and fully borne and paid by the Purchaser alone. The stamp duty registration charges and all other costs charges and expenses in respect of the Deeds of Lease or Deed of Conveyance and other documents to be executed as are hereby contemplated shall be proportionately borne and paid by the Purchaser (in the proportion of the carpet area of the Premises bears to the aggregate area of the Building) and at such rate as may be ascertained and fixed by the Promoters.
- and It is expressly agreed by and between the parties hereto that unless and until the Purchaser and other purchasers of the flats, tenements, shops, office premises etc in the Building have paid over the proportionate amount of stamp duty and registration charges and/or any increased amount thereof and caused the separate Deeds of Lease to be duly adjudicated, the Promoters shall not be obliged or liable to execute any of the Deeds of Lease and other documents in favour of the Organization. Until all amounts of Purchase Price/Consideration and other amounts hereunder payable including interest, if any payable and all obligations and terms and conditions agreed to be complied by the Purchaser under this Agreement is fully paid and complied respectively, the Purchaser shall not be entitled to possession of the Premises. The sale and transfer of the Premises said Flat by the Promoter in favour of the Purchaser shall be complete only after: (a) the entire Purchase Price/Consideration and all other amounts are paid in full by the Purchaser to the Promoter (b) on the Purchaser delivering to the Promoter duly filled in





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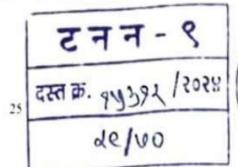
and conditions of the fully adhered to all the terms and conditions

37 The Purchaser shall assume possession of the Premises within fifteen (15) days of the Promoter giving written notice to the Purchaser intimating that the Premises is ready for use and occupation and offering possession of the same to the Purchaser by executing necessary indemnities, undertakings and such other documentation. Commencing from the expiry of the period of fifteen (15) days from issue of the intimation in writing by the Promoter to the Purchaser that the Premises is ready for occupation, use and possession, the said Flat shall be at the risk of the Purchaser (irrespective of whether possession of the Premises is actually taken by the Purchaser or not) in all respects including loss or damage arising from the destruction deterioration or injury of the Premises.

38 Of and from the date of possession of the Premises being handed over offered to be handed over by the Promoters to the Purchaser, the Purchaser will be bound and liable to bear pay and reimburse to the Promoters or their successors assigns or and person or persons claiming under him the proportionate share of outgoings in respect of the Premises the Wing the Building, the Plot and the Common Areas and Restricted Areas and other facilities and amenities therein, including but not limited to annual lease rent ground rent development charges local taxes like Value Added Tax (VA1) LB1 Octroi etc levies service taxes rates duties assessments premiums impositions charges, penalties transfer charges bettermentcharges or other levies by the Corporation/concerned local authorities/ tax authorities and or the Government (prospective and /or retrospective charges) and also all outgoings with respect to water charges (including that for supply by water tankers and/or by boring) insurance common electricity bills sinking fund repairs common staircase lifts sanitation firefighting equipment's close circuit TV repairs and salaries of clerks bill collectors watch and ward liftman security sweepers accounting charges and other personnel and all other expenses necessary and incidental to the management and maintenance of the Building/Wing as also the common services, internal roads, lights and other conveniences and utilities as will be available in common for the Purchaser and such other taxes charges cesses dues and duties as may be levied by the concerned local authority and/or government in respect of the Plot the Building Wing and the Premises and all other expenses necessary of and incidental to the management and maintenance of the same. The same shall be in the proportion that the area of the Premises bears to total area of the building. Such amount of municipal taxes dues duties and outgoings shall only be finalized and crystallized upon the assessment of the Building being completed by the municipal bodies and authorities. Hence pending the determination of the amount of municipal taxes dues duties and other payments, the Purchaser will be bound and liable to bear and pay to the Promoter and the Promoter will be entitled to recover from the Purchaser, the provisional monthly contribution as hereinafter provided. The provisional monthly contribution will be calculated at such rate as the Promoters may decide from time to time. However, upon the assessment of the Building being completed by the local authorities and bodies in the event of there being any deficit/in the amount of provisional monthly contributions then the Purchaser does hereby agree and undertake to duly fully and promptly bear

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pay and/or reimburse the Promoters. Such provisional contribution will be utilized to pay and settle the aforesaid dues duties maintenance charges outgoings etc. The aforesaid payment shall be borne paid and reimbursed by the Purchaser to the Promoters until a portion the Plot with the Building thereon being transferred in favour of the Organization and the accounts and records being handedover to such Organization. Before possession of the Premises is handedover to him the Purchaser will deposit and keep deposited with the Promoter the provisional monthly contribution for a period of six (6) months which as aforesaid or such amounts as the Promoter may stipulate from time to time. The deposit as aforesaid will remain with the Promoter as a security for regular payment of the dues payable as aforesaid. The deposit s paid by the Purchaser to the Promoter will not carry any interest.

- 39 It is expressly agreed and understood by and between the parties hereto that the Purchaser and/or the purchasers of other flats tenements premises etc will not call upon or require the Promoter to contribute any amount towards any maintenance charges outgoings or contributions in respect of the unsold flats tenements premises. Furthermore once the society is formed the Promoter shall be entitled to sale their unsold flats. Car Parking and that the Promoter shall not be liable to pay the Maintenance charges on the Unsold Flats to the Society till the time flats are being sold and occupied. The Promoter will also be entitled to the refund of the municipal taxes on account of the vacancy of such unsold premises etc or any of them.
- 40 Upon the Deed of Conveyance of the Plot with the Building being executed by the Promoters in favour of the Apex Body the Promoters will handover possession of the Building to the Apex Body including all the Common Areas thereof. Thereafter the Apex Body alone shall be bound and liable for the maintenance upkeep safety and security of the Building. Thereafter the Apex Body alone will be bound and liable to bear and pay all the taxes dues duties expenses costs charges in respect of the Building. The Promoter shall not be liable in that behalf and the Apex Body shall indemnify the Promoter in that behalf. As per the provisions of Rule 9(4) of the Rules after executing the Deed of Conveyance and thereby conveying the Plot with the Building in favour of the Apex Body, the Promoters shall continue to have the rights to advertise market book sell or offer to sell or allot any of the premises in the Building which are then not sold or allotted. The Promoters shall be permitted by the Apex Body to do so without any restriction hindrance for the same. In case of any premises/car parking spaces in the Building remaining unsold/unallotted on the date of handingover possession of the Building to the Apex Body, then such unsold/unallotted premises/car parking spaces shall continue to vest and belong to the Promoter. The Promoters will be entitled to sell and allot the same to such person/s for such consideration and on the terms and conditions as the Promoters may deem fit and proper without payment of any transfer charges or premia or any or any other payment to the Organisation/ Society.
- 41 The Purchaser hereby expressly agrees that in the event of any amount being levied by or payable to the TMC and/or State Government and/or to MSEDCL by way of premium FSI Premium, cess tax deposit and/or charges including any betterment charges, development tax, security deposits or charges for the purpose of giving permission for development, water connection, drainage connection and electricity connection and/or any other taxes and / or payments of similar nature by whatever terminology called becoming payable by the Promoters after the execution hereof, then and in





such an event the same shall be borne paid and proportionately reimbursed

by the Purchaser to the Promoters.

Over and above and in addition to the consideration under clause 1(A) and above and in addition to the possession of the Premises being purchaser shall on or before possession of the Premises being the promoters pay the non-refundable. टन न above the Purchaser shall on or before pay the non-refundable and the Promoters pay the non-refundable and and expenses as under:

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निर्देश hortionate development charges;

Legal charges for formation and registration the Organization and the Deed of Transfer in favour of the Organization;

Club House Charges. iii. Rs.NIL

(Rupees NIL only). Total Rs NIL /-

Over and above and in addition to the consideration amount the Over and above and in addition, the following amounts on or before Purchaser shall also pay to the Promoters, the following amounts on or before possession of the Premises is handedover/offered to him: 43

Security deposit for proportionate share in taxes and other charges and outgoings for 6 months. Rs. NIL/-

Share money application; Rs. 250/-

Entrance fee of the Organization; iii Rs. 500/-

(Rupees Seven Fifty only). Total Rs. 750/-

44 Club house charges shall be levied @ Rs. 25,000/- and the Promoter shall have right to grant the right to use the same to the other adjoining buildings.

45 The Promoter shall maintain only a consolidated account of all the deposits collected from the buyers of various premises in the Wing/Building and of all deposits paid and expenses incurred therefrom. The Promoter shall not be liable to render any individual account of the amounts collected or disbursements made in respect of each separate premises notwithstanding any excess/ deficit collection from any particular buyer of the Premises. In the event any shortfall arises then the Purchaser and/or the Organization and/or the Apex Body as applicable shall be individually and collectively liable to pay to the Promoter such amount as may be determined by the Promoter at their sole discretion.

46 It is further agreed that the Promoter will have full and absolute right authority and power to invest such amount or amounts in the manner they may deem fit and the Purchaser shall have no right to such amount or the account thereof. The Purchaser will not be entitled to ask or claim any refund or adjustment of the amount mentioned herein against the expenses municipal taxes and outgoings or any increase therein. After the Plot with the Building is transferred to the Apex Body, the balance of the aforesaid amounts if any after deduction therefrom of arrears of taxes and expenses hereinabove mentioned, will be transferred without interest by the Promoter

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to the Apex Body.

47 The Purchaser does hereby expressly unconditionally and frevolably agree and undertake to bear pay or reimburse to the Promoter the amounts of Goods and Service Tax ('GST') as may be applicable and all such and other statutory taxes dues duties or payments which may be levied by Central Government State Government or local authority or any other statutory authority (including payments for interest penalty or the like in respect of such taxes etc) payable directly indirectly or remotely in the present or in future on the sale construction or development of the Premises or any amenities facilities services relating thereto. Such payments reimbursements shall be made by the Purchaser to the Promoter proportionately alongwith payments/ installments of consideration under clause 1(A) hereof or within seven (7) days from the date of the intimation by the Promoter in that behalf or as the Promoter may require. In case of any deficit amount payable by the Purchaser to the Promoter for and on account of the aforesaid or other payments under this Agreement, then the same shall be paid or reimbursed by the Purchaser to the Promoter before accepting possession of the Premises. The Purchaser also agrees that if due to any notifications, ordinances, enactments, judicial pronouncements or amendments in the existing laws, or due to any conditions in permissions /approvals sanctions by statutory and/or other authorities for development of the Entire Plot and or for any other/further reasons whatsoever any additional infrastructure costs taxes levies Service Tax Sales Tax VAT LBT Octroi etc or any other amounts cost pertaining or relating to the construction of the Building or sale of the Premises are levied and/or payable, and /or payable and /or incurred/to be incurred by the Promoter prospectively or retrospectively, the same shall be paid by the Purchasers on demand as aforesaid. The Purchaser does hereby further agree and undertake to indemnify and keep the Promoters indemnified saved defended and harmless of from and against any cost charge or expense incurred or any risk harm or prejudice suffered or any suit action or proceeding instituted in respect of or arising out of or due to the nonpayment of such GST or other statutory liabilities or payments whatsoever. Upon the request and direction of Promoter the Purchaser does hereby further agree and undertake to provide and handover to the Promoter the bankers cheque post dated cheques or any like instrument bonds or written undertakings in respect of the amounts payable for the aforesaid purposes. In the event or in case of default by the Purchaser in the payment of GST or any such other or further statutory payments liabilities or the like relating the construction development sale marketing etc of the Premises then the Promoters will be entitled to a first charge and lien on the Premises to the extent of such outstanding statutory taxes/dues.

48 As per the provisions of sec 194-1A of the Income Tax Act 1961, the Purchaser will be bound and liable to deduct a sum of 1% (one percentum only) out of the consideration or the stamp duty value whichever is higher under clause 1(A) hereof as and by way of Tax Deducted at Source. The TDS should be deducted and deposited as aforesaid, simultaneously upon payment of the consideration and each installment thereof. The tax so deducted should be deposited with theIncome Tax Department within seven (7) days from the end of the month inwhich such tax is deducted by the Purchaser as aforesaid. The Purchaser will also be bound and liable to provide to the Promoters the authenticated copy of the challan of payment of such tax his TAN Card/communication. In the event of the Purchaser's failure to deduct and pay the tax as aforesaid, then the Purchaser alone will be liable to pay the

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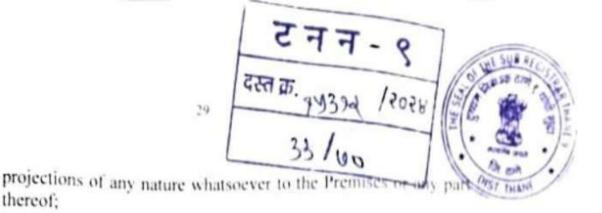
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The Purchaser will indemnify and keep and harmless the Promoters in that behalf The indemnified and paid adjust/appropriate take benefit of the amount of its total tax liability under the Income Tax Act 1961

With the interded to the Premises under this title who may from time to time be entitled to the Promoters agreement or otherwise, the Purchaser hereby covenants with the Promoters as follows:

- To maintain the Premises at the Purchaser's own cost in good and tenantable repair and condition from the date on which possessing of the Premises is taken;
- Not to carry out at any addition alteration or modification to the Premises or any part or portion thereof or the Building or any part thereof including but not limited to the Common Areas and Restricted Areas without the prior written permission of the Promoter or the Organization;
- e Not to demolish or cause to be demolished the Premises or any part thereof;
- Not to make or do any addition or alteration or modification of whatsoever nature in or to the Premises the grills of windows lift landings and outside staircases and other portions of the Common Areas and Restricted Areas which may in any manner change alter harm deface or spoil prejudicially affect the elevation get up colour scheme facade or exterior design or colour scheme of the Building or any part thereof;
- Not to store in the Premises any goods which may be of hazardous combustible or dangerous nature or which may be so heavy as to damage the construction or structure of the Building or otherwise objectionable to the concerned local or other authority. In case any damage is caused to the Building or the Premises on account of negligence or default of the Purchaser in this behalf, then the Purchaser shall be liable and responsible for the consequences of the breach/negligence/ default;
- Not to carry or cause to be carried any heavy package which may damage or is likely to damage the staircase common passages or any other structures of the Building including its entrance;
- Not to keep or place pots and other receptacle with or without plants or foliage on the edges parapets or any other outer portion of the Premises;
- h Not to enclose the balconies terraces passages or other portions of the Common Areas and Restricted Areas or any other portions of the Building;
- Not to affix box grills or any other enclosures or additions or

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The window air-conditioners or split air-conditioners should be j appropriately installed in the place provided therefor;

thereof:

- To keep the portion sewers drains pipes of the Premises and k appurtenances thereto in good and tenantable repair and condition and in particular so as to support shelter and protectthe other parts of the Building:
- Not to chisel or in any other manner damage the columns beams 1 walls slabs or RCC structures or other parts of the Premises without the prior written permission of the Promoters and of the Organisation (after the formation and registration thereof).
- Not to do or permit to be done any act or thing which may render m void or voidable any insurance of the Building or any part thereof or whereby any increased premium shall become payable in respect of such insurances:
- Not to place or keep any garbage cans waste paper basketsin n the common passage staircases landing or lobbies of the Building:
- Not to carry or cause to be carried or moved any garbage cans in 0 the lift of the Building;
- Not to throw dirt rubbish rags garbage or other refuse or permitthe p same to be thrown from the Premises in the Common Areasor any portion of the Building or any part of the Plot:
- to maintain manage lookafter repair and keep in good order and q condition (alongwith the purchasers of the other flats tenements premises etc in the Building) the Common Areas the Restricted Areas passages compounds and other common areas facilities and amenities of the Building with the electrical light drains pipes sewers and all other installations and connection hereto;
- to bear and pay the proportionate rents rates taxes and all other outgoings including any increases therein payable to the municipal r authorities the State Government or any other local or public authority in respect of the Premises as also the proportionate costs charges and expenses for repairing and maintaining the Building including its Common Areas and other properties and amenities. Such proportionate costs charges expenses and rent rates taxes and outgoings will be paid initially to the Promoters and thereafter to the Organization (after the formation and registration thereof);
- to duly fully and properly restore at his entire costs charges and expenses the Common and/or Restricted Areas of the Building and S other parts/portions of the Plot to its original condition whenever it is dug up opened or used for carrying out any kindof works therein. Such work shall not be carried out in a way thatit will obstruct or impede the use of such areas properties and amenities for a period longer than necessary and reasonable. Before such



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- Not to sell mortgage gift lease sub-lease let sub-let or grant the tenancy or sub-tenancy or license or in any manner transfer assign or directly or indirectly part with the possession of the Premises or the Purchaser's interest or benefit therein under this agreement or the Purchaser's interest or benefit therein under this agreement of the Purchaser to the Otherwise until: (i) all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid-up; (ii) the Purchaser has not been guilty of breach or non-observance of any Purchaser has not been guilty of breach or non-observance of the terms and conditions of this Agreement of the terms and conditions of this Agreement (iii) the Purchaser has obtained the prior permission to that effect in writing from the Promoters and (iv) paid to the Promoters the transfer charges payments administration fees etc as may be stipulated by the Promoter:
- To observe and perform all the stipulations bye laws rules and regulations which the Organisation may adopt at its inception and the additions alterations and amendments thereof that may be made from time to time for protection and maintenance of the Building the Common Areas the Restricted Areas the Special Amenities and facilities and the flats tenements and other premises therein or otherwise:
- To dry clothes in the dry areas provided in the Premises and not in the balcony area;
- the purchaser and the respective purchasers of the flats tenements premises in the Building shall affix the TV antenna in their premises on their own;
- Y To observe and perform the existing Building rules regulations and bye-laws of the concerned local authority and of governmentand other public bodies;
- Till the Deeds of Lease of the Building with a portion of the Plot underneath the same is executed in favour of the Organization and until the Deed of Conveyance is executed in favour of the Apex Body the Purchaser shall permit the Promoter and its architect and surveyors and agents with or without workmen at all reasonable times to enter into and upon the Premises to view and examine the state and condition thereof.
- 50 The Purchaser undertake to pay all installments of the Purchase Price or consideration and all other amounts which become due or payable by the Purchaser under the provisions of this Agreement, without any delay or default, within a period of 15 (fifteen) days of a demand letter in respect of

Agreement. It is specifically agreed by shall not create any right, interest and Premises until and unless the entire I amounts due and payable by the Purchaby the Purchaser to the Promoter hereu any breach of any the terms of this Agra and undertake to accept and not discompletion of the Premises/Wing Buissued by Promoters by any other per raising a demand of the corresponderation and further under the said demand letter within 15 (fit Purchaser).

- 51 Any default in payment of any i consideration or of any of the amou Agreement, on their respective due: of the Purchaser of the terms of the by the Purchaser in making paymer otherwise without prejudice to his arise in that event the Purchaser irrevocably agree and undertake to alongwith the interest calculated till the date of its payment. The r provisions of Rule 18/Chapter I3 first charge lien and mortgage on Purchaser in respect of any amou this Agreement as hereinafter s interest as aforesaid shall not et any amounts payable in terms dates, nor shall it amount to or Promoter of any of its rights, t payment of any such amounts manner by the Purchaser.
 - 52 On the Purchaser committ amount due and payable by Agreement (including proport the concerned local authority or a breach of any of the notwithstanding the provisio entitled at its sole option to Agreement, Provided that the (15) days in writing to the provided by the Purchaser Purchaser of their intention breach or breaches of the intended to terminate the breach or breaches mentic then at the end of such no terminate this Agreemer Promoter will be binding any objections in that beh this Agreement by the P

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Agreement. It is specifically agreed by the Purchaser that this Agreement shall not create any right, interest and/or claim of the Purchaser on the Premises until and unless the entire Purchase Price/consideration and all amounts due and payable by the Purchaser under this Agreement is duly paid by the Purchaser to the Promoter herein and the Purchaser has not committed any breach of any the terms of this Agreement. The Purchaser's further agrees and undertake to accept and not dispute the certificate of the stage of completion of the Premises/Wing/Building as set out in the demand letter issued by Promoters by any other person for and on behalf of Promoter, for raising a demand of the corresponding installment of the Purchase Price/consideration and further undertake to pay the amounts mentioned in the said demand letter within 15 (fifteen) days of the receipt thereof by the Purchaser

51 Any default in payment of any of the installments of the Purchase Price consideration or of any of the amounts payable by the Purchaser under this Agreement, on their respective due dates, shall amount to a breach on the part of the Purchaser of the terms of this Agreement. If any default is committed by the Purchaser in making payment of any amount under this Agreement or otherwise without prejudice to his other obligations andliabilities that may arise in that event the Purchaser shall be liable to pay and does hereby irrevocably agree and undertake to pay to the Promoter, the amount payable alongwith the interest calculated thereon from the due date of such amount till the date of its payment. The rate of interest shall be calculated as per the provisions of Rule 18/Chapter IV of the Rules. The Promoters will have a first charge lien and mortgage on the Premises agreed to be purchased by the Purchaser in respect of any amount remaining unpaid by the Purchaser under this Agreement as hereinafter setout. The right of the Promoter to receive interest as aforesaid shall not entitle the Purchaser to delay the payment of any amounts payable in terms of this Agreement on their respective due dates, nor shall it amount to or be construed as a waiver on the part of the Promoter of any of its rights, remedies and privileges in case of default in payment of any such amounts on their respective due dates in the agreed manner by the Purchaser.

52 On the Purchaser committing any three (3) defaults in payment of any amount due and payable by the Purchaser to the Promoter under this Agreement (including proportionate share of taxes and/or increases levied by the concerned local authority maintenance charges and any other outgoings) or a breach of any of the terms and conditions herein contained then notwithstanding the provisions of the preceding clause, the Promoter will be entitled at its sole option to unilaterally terminate cancel and revoke this Agreement. Provided that the Promoter shall give a prior notice of fifteen (15) days in writing to the Purchaser by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser of their intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period then the Promoter shall be entitled to terminate this Agreement. The termination of this Agreement by the Promoter will be binding on the Purchaser and the Purchaser will not raise any objections in that behalf in any manner whatsoever. Upon termination of this Agreement by the Promoters: (a) it will be entitled and authorized to



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of mutually agreed and quantified liquid in the paid by the pure the Promoter will be an urely 20%) percentum of the consideration under the consideration under the consideration under the mutually agreed and quantified liquid the paid by the paid by the paid by of mutually agreed any till then paid by the purely amounts if any till then paid by the purely torfeited by the Purchaser will be appropriately pour fit (c) the Purchaser will not be entitled to propriate the property of the propriate the property of th torfeited by the Purchaser will not be appropriately form fit (c) the Purchaser will not be entitled by the premiser will a universe fit (c) the possession of the premiser of the premi noter will be entitled and authorized to resume the possession thereof from the promoter will be entitled and authorized to resume the possession thereof from the promoter will be entitled and authorized to see the promoter wi premain in the promoter will be entitled and authorized to result of the promoter will be entitled and authorized to from the promoter will be entitled and authorized to from the purchaser (d) the promoter or persons for such consideration and to be purchaser (d) the person or persons fit and proper and the purchaser to any other person or persons that and proper and the purchaser to any other person or persons that and proper and the purchaser to any other person or persons the purchaser to any other persons the purchaser to any purchaser (d) the Promoter will be purchaser (d) the Promoter will be purchaser (d) the person or persons for such consideration and to be purchaser (d) the person or persons for such consideration and to be purchaser (d) the purchaser shall have been and (e) the Purchaser shall have Purchaser (d) the Propersion of person of pers Premises to any other premises to any other premises to any other premises to any other premises and (e) the Purchaser shall have the purchaser sh terms and conditions the same and (c) the present upon terminal to the carnest money deposit upon terminal to the carnest money deposit upon terminal to the claim (i) any repayment of the carnest money deposit upon terminal to the purchaser in respect of the Premior the Purchaser in respect of the Premior the Premior the Purchaser in respect of the Premior the Premior the Purchaser in respect of the Premior the not object and question of the earnest (ii) the taxes and outgoing land on the earnest (iii) the taxes and outgoing land on this foregoing Agreement (iii) the taxes and outgoing land on this foregoing the Purchaser in respect of the Premises in the Purchaser claim (i) any repay to the foregoing Agreement (iii) processing fee and broker up to paid or due and payable by Agreement (iii) processing fee and broker up to paid or due and payable by Agreement (iii) the amount of interest page 10 to payable by the paid or due and payable by Agreement (iii) processing fee and broker up to payable by the amount of interest page 10 to payable by the amount of interest page 10 to payable by the payable by the amount of interest page 10 to payable by the payable b paid or due and payable by the Purchasilian processing fee and brokerage by the Purchasilian paid or due and payable by Agreement (iii) processing fee and brokerage by the paid or due and payable by the Purchasilian processing fee and brokerage by the processing fee and brokerage by the payable by the Purchasilian processing fee and brokerage by the purchasilian processing fee date of termination of this Agreement (iv) the amount of interest payable had if any etc in respect of the Premises (iv) the Agreement from the respect of the Premises of this Agreement from the respect of the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Agreement from the respect to the Premise of the Premise of the Agreement from the respect to the Premise of date of terminates of the Premises () if any etc in respect of the Premises of this Agreement from the respect of the Promoter in terms of this Agreement from the respect to the Promoter in the date of termination as aforesaid (v); Purchaser to the Promoter in terms of the date of termination as aforesaid (v) in dates of default in payment till the date of a prospective purchaser being the amount of such as the result of the promoter in terms of the promoter in terms of the promoter in the amount of such as the result of the promoter in terms of t dates of default in payment till the dates to a prospective purchaser being be event of the resale price of the Premium the amount of such difference than the Purchase Price mentioned herein, the amount of such difference than the Purchase Price mentioned by the Promoter in finding than the Purchase Price mentioned incurred by the Promoter in finding the be adjusted deducted (vi) the costs incurred by the Promoter in finding to be adjusted deducted (vii) Pre-EMI Interest, if any, paid by the Promoter in Figure 1. be adjusted deducted (vi) the costs to be adjusted deducted (vi) the costs to be adjusted deducted (vii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (vii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (vii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premises (viii) Pre-EMI Interest, if any, paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Promote buyer for the Premise (viii) Pre-EMI Interest, if any paid by the Premise (viii) Pre-EMI Interest, if any paid by the Premise (viii) Pre-EMI Interest, if any paid by t buyer for the Premises (VII) The Banks Financial Institution on behalf of Purchaser under any Scheme

The Promoter will be entitled to exercise a first charge lien and mongage on the Premises in respect of any amount or interest thereon remaining unpage by the Purchaser under the terms and conditions of this Agreement. The Purchaser does hereby agree and undertake that he will not sell dispose of transfer assign or otherwise deal with the Premises or in anymanner directly or indirectly part with possession thereof during the subsistence of such a charge mortgage of the Promoter. Any payment made by the Purchaser to the Promoter shall be first appropriated towards interest, Government taxes are the balance, if any, towards the principal sums of the installments of the Purchase Price/Consideration and/or any other outstanding dues. The balance amount(s) due and payable by the Purchaser under this Agreement, whether as installments of Purchase Price or otherwise shall continue to attract interest as agreed above.

54 Until all the obligations of the Purchaser under this Agreement has been complied with and/or all payments payable under this Agreement have been paid by the Purchaser, and until the Promoters have executed conveyance of the Building/the Wing in favour of the Organisation, the Purchaser agree that as and when he decides to sell the Premises (or shares in the event a cooperative society/company is formed) then in that event, the Purchaser shall first offer the same to the Promoters at the consideration mutually agreed between them. In the event of the Promoters refusing/being unable as purchase the Premises from the Purchaser, the Purchaser shall be entitled to sell the same to any third party at a price not less than the price at which the Premises was offered to be purchased by the Promoters. The Promoters may at its discretion permit such transfer, sale, grant or conveyance on such tems and conditions and subject to payment of transfer charges of 5 % of the Set price of the Premises at which the Premises is being sold to the prospective purchaser, till the time actual possession of the Premises is handed over.

55 Any delay tolerated or indulgence shown by the Promoter in enforcing





the terms of this Agreement or any torbearance of or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

- 56 The original agreement hereof shall remain with the Purchaser. The Purchaser shall present this Agreement at the appropriate sub-registry for registration thereof and the Promoter will attend such sub-registry and admit execution thereof upon advance intimation for the purpose being received from the Purchaser in writing.
- 57 In case the Promoters propose to avail of financial assistance from banks, institutions and other persons inter alia against security of the Plot and/or the Entire Plot thereon then it is hereby expressly agreed, clarified and understood that so long as it does not prejudice the rights created in favour of the Purchaser under this Agreement in respect of the Premises, the Promoters shall be absolutely, irrevocably and unconditionally entitled to and have the right to create charges or liens on, encumber, mortgage, sell assign transfer dispose of or otherwise deal with in any manner howsoever all or any of their rights, benefits interest, privileges, and/or claims including development rights in respect of the Plot or construction thereon of any part or parts thereof, without any notice to the Purchaser. The Purchaser have given and granted their specific, full, free, unqualified and irrevocable consent to the Promoters to do so. The Promoters undertake to clear the aforesaid encumbrances if any prior to the execution and registration of the conveyance deed and the Promoters shall indemnify and keep the Purchaser Organization and the Apex Body duly and fully indemnified against all claims of any nature whatsoever that may be made by virtue of any encumbrances created as aforesaid. The Promoters agree that the Purchaser shall be entitled to raise necessary finance/housing loan and to avail such loan on the security of the Premises. However, it will be the sole responsibility of the Purchaser to repay such loan and the Purchaser hereby undertake to indemnify and keep indemnified and harmless the Promoters from any claim or demand, loss arising from the same.
- 58 This agreement shall be subject to the provisions of the Act, the Rules In the event of any of the provisions of this Agreement being contradictory or inconsistent with those of the Act then the provisions of the Act and the Rules shall override such contradictory or inconsistent provisions hereof.
- 59 The Promoter hereby represents and warrants to the Purchaser as follows:
 - The Promoter has clear and marketable title to the Plot. The Promoter is entitled to develop the same. The Title Certificate in that behalf is annexed hereto as Annexure '6'. The Promoter is in actual physical and legal license/possession of the Plot for the redevelopment thereof:
 - The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Plot and shall obtain requisite approvals from time to time to complete the development thereof;
 - iii There are no encumbrances on the Plot except those disclosed



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टनन- Re Plot ex अधार्य of selosed hereinabove; and permits issued by the competent the construction of the Building on the plant permits are been obtained by following and have been obtained by following due representation approvals licenses and permits to be issued the competent authorities with respect to the Plot and the Building by the competent authorities the process of law. The Promoter has shall be obtained by following due process of law. The Promoter has shall be obtained by following remain to be in compliance with been and shall, at all times, remain to be in compliance with the been and shall, at all times, remain to be in compliance with been and shall, at an innest to the Plot and the Building to be applicable laws in relation to the Plot and the Building to be constructed thereon;

no litigation pending before any Court of law with respect to

- The Promoter has the right to enter into this Agreement and have here ommitted or omitted to perform any act or thing, whereby the right title and interest of the Purchaser created herein, may prejudicially he affected:
- The Promoter has not entered into any agreement for sale and or V11 development agreement or any other agreement/arrangement with any person or party with respect to the Plot/Building and/or the Premises which will in any manner affect the rights of the Purchaser under this Agreement:
- The Promoter confirms that the Promoter is not restricted in any V 111 manner whatsoever from selling the Premises to the Purchaser in the manner contemplated in this Agreement;
 - At the time of execution of the Deed of Conveyance of the Plot and ix Building as per the provisions hereof to the Apex Body, the Promoters shall handover the lawful vacant peaceful physical possession of the common areas of the Building.
 - The Promoters have duly paid and shall continue to pay and discharge 1 undisputed governmental dues, rates, charge sand taxes and other monies, levies, impositions premiums damages and/or penalties and other outgoings whatsoever payable with respect to the Plot/redevelopment thereof to the competent Authorities:
 - No notice from the Government or any other local body or authority or any legislative enactment government ordinance order notification (including any notice for acquisition or requisition of the Plot has been received or served upon the Promoter in respect thereof except those disclosed hereinabove.

60 For the better and more convenient use and enjoyment of the Premises and at the request and direction of the Purchaser, the Promoters do hereby allot to the Purchaser, the stilt/stack parking space bearing NIL on the stilt of wing D of the Building. Such car parking space will be deemed to form a part and parcel of the Premises and the relevant provisions hereof will apply mutatis mutandi to such parking space(s). The location of the car parking space will be finalized at the time of handing over possession of the



premises to the Purchaser. The Purchaser acknowledges that the Premise and the car parking space referred above, subject to confirmation of allotment, shall be held by the Purchaser as one composite unit and the Purchaser shall not be entitled to transfer the use and enjoyment of any one without the other.

- 61 The forwarding of this Agreement to the Purchaser by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser until, firstly the Purchaser signs and delivers this Agreement with all the schedules alongwith the payments due as stipulated in clause 1(A) above within thirty (30) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub Registrar as and when intimated by the Promoters. If the Purchaser fails to execute and deliver to the Promoters this Agreement within thirty (30) days from the date of its receipt by the Purchaser and/or appear before the Sub Registrar for its registration as and when intimated by the Promoters then the Promoters shall serve a prior written notice to the Purchaser for rectifying the default which if not rectified within fifteen (15) days from the date of its receipt by the Purchaser then the application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned after deducting penalty mentioned under clause 43 by the Promoters to the Purchaser without any interest or compensation whatsoever.
- 62 The Promoters will, at all times, be entitled to install the logos and/or name boards and/or put-up advertisements boards/ hoarding etc. of the Promoters and/or their affiliates with various devices (including electronic, laser and neon signs) in one or more places in the Wing and/or the Entire Buildings therein or any of them including, on open space/s, the terraces of the Wing and/or any parts of the Entire Building if it so desires at its own costs and expenses. The Promoters and/or their Group Companies will not be liable to make any payment of any nature to Purchaser and/or the occupant/s of the other apartments in the said Wing and/or the Building and/or the Organisation and/or other Organisation and/or the Apex Body in respect of the displays.
- 63 The Purchaser and the occupants of the other apartments in the Wing and/or the Building and the Organization and/or any other Organization as the case may be shall not change or remove the displays and/or communication equipment so installed under any circumstances and shall give to the Promoters and the assignees of the said rights, all necessary cooperation for enabling them to install, maintain repair, change and operate the display /communication equipment, as the case may be, and exploit the rights including by use of the limited common areas and facilities of the said Wing and/or the Building for ingress and egress to and from the area in which such displays or communication displays are installed and shall ensure that no damage is done to the display and/or communication equipment and that no obstruction or hindrance is caused in the operation thereof. The Lease Deed/Conveyance or any other document/s of transfer to be executed as hereinabove mentioned, shall contain appropriate provisions in respect of the said rights. The Purchaser(s) expressly consent to the same.
- 64 The Promoters has reserved the exclusive right to grant to third parties. license or rights for putting up hoardings or advertisements or neon signs on

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and/or the Building being constructed thereon use and appropriate for their own use and every and appropriate for their own use and or charges in respect thereof. The Purchaser or charges in respect the Promoters in any with the said rights of the Promoters in any

65 The aforesaid right shall continue to subsist even after the Wing, Building 65 The aforesaid right shall continue to succeed to the Organization and the and the Plot (or portions thereof) is conveyed to the Organization and the and the Plot (or portions mereor) is convey and shall be incorporated in the Apex Body as the case may be and the same shall be incorporated in the Apex Body as the case may be and the and/or assignees shall pay a Conveyance. The Promoters or their nominees and/or the Organization as the Conveyance. The Promoters or men monand/or the Organization, as the case sum of Rs 11 -per year to the Apex Body and/or the Win-case sum of Rs 11-per year to the Apex Body and/or the Wing/ the may be, after the Plot is conveyed to the Apex Body and/or the Wing/ the may be, after the Piot is conveyed and also separately pay municipal rates.

Building is leased to the Organization and also Organization or the taxes cesses assessments if any imposed on the Organization or the Apex Taxes cesses assessments it any imposed of any advertisement / hoarding / antenna Federal Organization's in respect of any advertisement and the management of the management put up on the open space or terrace or any other portion of the Plot. The Promoters or their nominees & assignees shall always be exclusively entitled to the income that may be derived by display of such advertisement at any time hereafter. The Purchaser herein shall not be entitled to any abatement in price of the Premises or object to the same for any reason whatsoever and shall allow the Promoters their agents servants etc to enter into the Plot and the Building and the Wing including the terrace and other open spaces in the said Building including the said Wing for the purpose of putting and or preserving and/or maintaining and/or removing and/or replacing the advertisement and/orhoardings and/or Cell Phone antenna.

- 66 This Agreement along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understanding, any other agreements, hereof and supersedes any and all understanding, any other written or oral, if allotment letter, correspondences, arrangements, whether written or oral, if any between the Parties in regard to the said apartment/plot/building as the case may be.
- 67 This Agreement may only be amended through written consent of the Parties.
- It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Premises shall equally be applicable to and enforceable against any subsequent purchasers being the nominees/ assignees of the Purchaser or the Purchaser's heirs / executors/assigns/ successors in title as the obligations go alongwith the Premises for all intents and purposes.
- 69 If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably consistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
- 70 In this Agreement wherever it is stipulated that the Purchaser is liable to make any payments in common with other purchasers/allottees of other





flats/tenements in the Building, then such payments shall be in the proportion that the carpet area of the Premises bears to the total carpet area of all the flats/tenements/premises in the Building.

- 71 Both the parties agrees that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
- 72 The execution of this Agreement shall be completed only upon its execution by the Promoter through its director/authorized signatory at the Promoters' Office, or at some other place which may be mutually agreed between the Promoter and the Purchaser. The Purchaser and/or Promoter shall present this Agreement at the office of the Competent Sub Registrar within the time limit prescribed by the Registration Act 1908 and the parties hereto will attend such office and admit execution thereof.
- 73 The Purchaser hereby declares that he has gone through this Agreement and all the documents related to the Entire Plot and the Plot and layout and building plans in respect of the Entire Buildings to be constructed on the Plot and has expressly understood the contents terms and conditions of the same. The Promoters have entered into this Agreement with the Purchaser relying solely on the Purchaser agreeing, undertaking and covenanting to strictly observe, perform, fulfil and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser to be observed performed and fulfilled and complied with and therefore the Purchaser hereby agrees undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter the Promoter and their transferees 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 Purchaser.
- 74 The Promoter have given consent/ undertaking to the NHSRCL (National Highway Speed Rail Corridor Ltd.) vide Indemnity Bond- Cum-Undertaking dated June, 2022 and/or its agency/ contractor(s) associated for the MAHSR to inspect the worksite of the development works during the construction stage and anytime thereafter for lifetime in order to ensure that the building/structure do not affect the safety of High-Speed Railway assets including the viaduct and its foundation and train operations of the Mumbai-Ahmedabad High Speed Rail corridor(MAHSR). "".
- Any dispute between the parties hereto relating to the Premises or the Building shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016 Rules and Regulation thereunder.
- 76 The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of

7ths_



78 The name of the complex consisting of the Building shall always be "Sunrise Parkyress"

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of Plot)

ALL THAT plot of land situate at Padle Village, Shil Kalyan Road Shil Phata Thane 421 204 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 78. Hissa No 1 admeasuring 6550 sq mts and Survey No 77 LA admeasuring 700 sq mts., Survey No. 77 LC admeasuring 400 sq mts., Survey No. 77 LD admeasuring 2740 sq mts. in aggregate 10,390 sq. meter bounded as follows: that is to say on or towards South by land bearing S no 77(2) on or towards North by DP Road on or towards East by High Speed Rail towards West by land bearing S no 79.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO: (Description of the Premises)

ALL THAT Flat no 106 admeasuring about i.e. 400 sq ft (RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises) on the 1" floor of D wing of the building to be known as 'Sunrise Parkview' under construction on the Plot described in the First Schedule hereinabove setout.

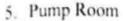
THE THIRD SCHEDULE ABOVE REFERRED TO: (List of Amenities and Specifications)

- Powder Coated Aluminium Windows
- ISI Marked CP Fittings and Sanitary Fixtures
- 3. Gypsum Plaster for wall
- 4. Plastic/Distember Paints for wall
- MCB for electrical safety
- 6. Vitrified Ceramic Flooring
- 7. Wooden Front Door
- 8. Granite Platform with stainless sink in the kitchen
- Kitchen/Toilets Dado tiles

THE FOURTH SCHEDULE ABOVE REFERRED TO: (List of Common Areas)

- Common Staircases
- Lift Landings
- Common Passages
- 4. Common Lobbies

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- Society Office
- 7. Sewage Treatment Plant
- 8. Underground Water Tank
- 9. Overhead Water Tank
- 10. Lifts





THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of Restricted Areas)

- 1. Overhead Terrace along with its external peripheral walls.
- 2. Pocket Terraces
- 3. Parapets and other External walls blank walls
- 4. Recreation Area
- 5. Stilt/open/stack car parking spaces
- 6. Compound and other open areas
- 7. Refuge area.
- 8. Access Road inside and outside the building
- 9. Club house and other amenities
- 10. Substation/Transformer and its area
- 11. DG Back up

SIGNED SEALED AND DELIVERED)
BY THE withinnamed 'Promoter')
Sukham Corporation Proprietor)
Sunrise Lifespaces LLP)

Through their Authorized Partner

Proprietor Sunrise Lifespaces LLP

Mr. Abhinav Baid

For Sukham Corporation

Signature

Photograph

Thumb Impression





Mr. Abninav Baid Authorized Partner

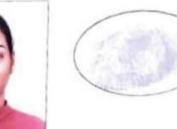
SIGNED SEALED AND DELIVERED)
BY THE withinnamed 'Purchaser'

Jagruti Atul Thakar

Signature

Photograph

Thumb Impression



Jagruti Atul Thakar

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Purchaser a sum of 5,50,000/(Rupees Five Lakhs and Fifty Thousand Only)
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DATE	AMOUNT (in Rs.)	CHQ NO/NEFT	BANK DETAILS
05 05 2024	11.000 -	Online	Standard Chartered
28 07 2024	5,39,000 -	000013	Standard Chartered
AMOUNT PAID:-	5,50,000/-		

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For Sukham Corporation Proprietor Sunrise Lifespaces LLP

Mr. Abhinav Baid

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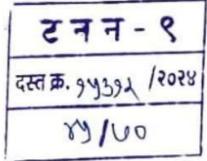


ANNEXURE "8"

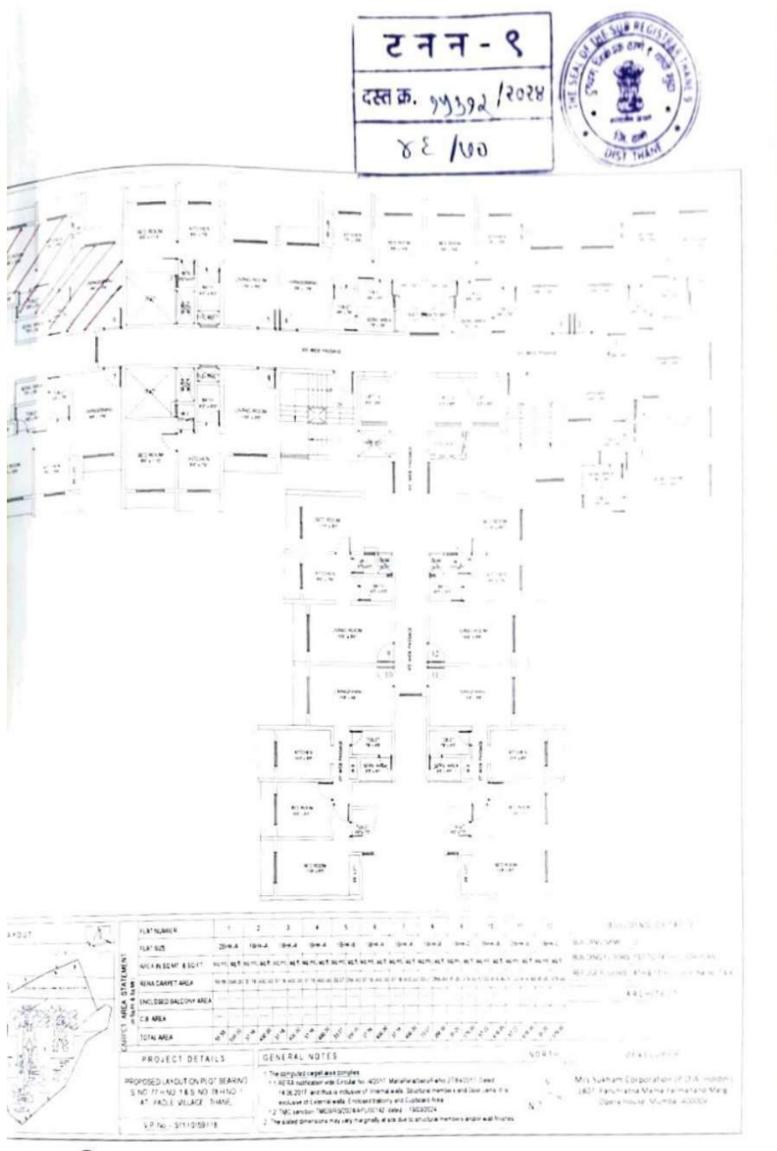
Particulars	%	Flat Cost
Booking Amount	10	3,35,000/-
On Casting of the Plinth of the Building	20	6,70,000/-
On Casting of the 3rd Slab of the Building	10	3,35,000/-
On Casting of the 6th Slab of the Building	10	3,35,000/-
On Casting of the 9th Slab of the Building	10	3,35,000/-
On Casting of the 12th Slab of the Building	10	3,35,000/-
On Casting of the 15th Slab of the Building	10	3,35,000/-
On Completion of Brick Work of the Unit	5	1,67,500/-
On Completion of Internal Plaster, Flooring & Tiling of the Unit	5	1.67,500/-
On Completion of the External Plumbing, Electrical Fittings, Lift, Doors and Windows upto the Floor Level of the Apartment	5	1.67.500/-
On Possession/Receipt of OC/ Completion Certificate	5	1,67,500/-
TOTAL		33.50.000/-

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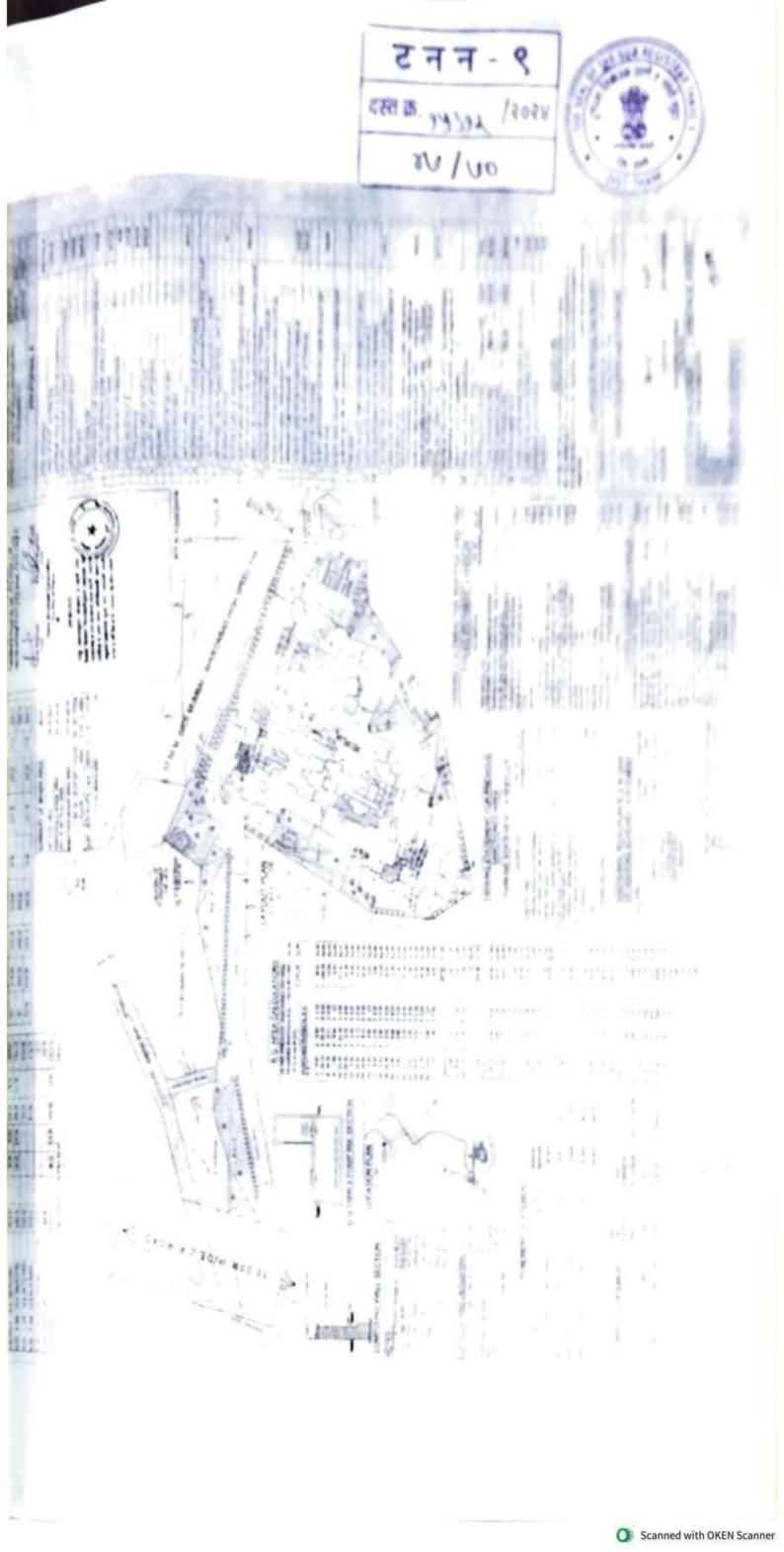






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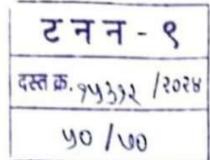
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Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Springer Busing Permit No. 247111 Process Code TMCB-22-ENTRY 48323

Permit No. 1MCB/RB/2024/API:/00142

Date: 13/03/2024

Reference - Building Permasion No. IV P. No. \$11,0159.18 TMC/TDO/4311-71

Approva:	date	18/04/2023
27× 2 4×		

Building Name DiReadential) Floors STILT FLOOR TYPICAL FLOOR 1ST TO TTH AND 9TH TO 12TH AND 14TH FLOOR PLAN 8TH AND 13TH FLOOR PLAN

FLIOR Name HOUSE(Recreations Floors GROUND FLOOR FIRST FLOOR STUCTURE)

*3

- Survise Lifespaces Lip. Baichand Harkchand Jain. Abhinay Baid.
- A" VILLAGE PADALE THANE
- Sameer Lotke (Architect)

Sir/Madam,

With reference to your application No RTMCB202400106, dated 01-03-2024 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act. 1966 read with Maharashtra Land Revenue Code, 1966, to carry out development work / Building on Plot No - City Survey No /Survey No Revenue S No /Khasra No /Gut No 78/1.77/18,77/18,77/19. Final Plot No - Sector No 11, Mouje PADALE situated at Road | Street 30.00, Society NA | The Commencement Certificate | Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions.

- * The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the italia of its issue.
- 4. This permission does not entitle you to develop the land which does not vest in you
- 5 This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments, undertakings shall be taken by the applicant. If any irregulanty is found at later date, the permission shall stand cancelled.
- E. Information Board to be displayed at site till Occupation Certificate
- 7 If in the development permission reserved land/amenity spacelroad winding land is to be handed over to the authority in the lieu of incentive FSI. If any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
- 8. All the provision mentioned in UDCPR as may be applicable, shall be binding on the owner/developer
- 9 Provision for recycling of Gray water: where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 13 Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
- Permission for outing of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for prantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.

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Thane Municipal Corporation APPENDIX D.1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No. 247111 Proposal Code TMCB 22 ENTRY 48323 Permit No. TMCB/RB/2024/APT /SC14) Date 1101/2024

- 12. At guidelines mentioned in the environment and forest climate change department. Govt of Maharashtra letter no CAP-2023/CR-170 TC 2, shall be followed: if applicable
- 14. Are associates where storm water drainage system exists or designed, design and drawings from Service consultant for storm water dramage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate
- 15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
- 16. It shall be binding on the developer to comply directions received from Mumba: Ahmedabad High Speed Rail Line (MAHSR) regarding boundary wall. SWD & Rain Water Harvesting as mentioned in MAHSR Department's NOC at 31/01/2024

Signature yalid

Assistant Director Town Planning Thane Municipal Corporation



Scan QR code for verification of authenticity

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THANE MUNICIPAL CORPORATION, THANE

SANCTION OF DEVELOPMENT AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

Bldg. No. C:- Stilt + 1st to 14th Flrs. Bldg, No. D:- Stilt + 1st to 5th Flrs.

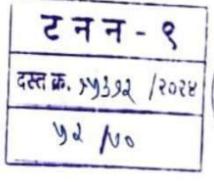
	S11/0159/18	
To. Shri	SmtSameer S. Lotke & Associates.(Architect)	Date / 8/4/20
Shr	Dalahand Lite a	
	Corporation (P.O. A. Halder)	

With reference to your application No. 8221 dated 20/01/2023 for development permission grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect 30.00 M. wi. D.P. Road building No. -Padale Sector No 11 Situated at Road Street -- S.No. C.S.T.No. F.P.No. 77/1 & 78/1

The development permission is the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

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WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

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नारा Office No. बायकान म करणे तसेध वेक । Office Stamp बरहाज्यवा न पेता बाधकीन बाधन करणे, नक्तराद् Date - ros off Issued है गुल आहे. त्यासाठी जास्तीत ा भी कर हर अ अववर्ध- दंड भीक शकरो



Yours faithfully.

Executive Engineer, Town Planning Department, Municipal Corporation of

the city of, Thane



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

	SANCTION OF DEVELOR OF THE SANCTION OF DEVELOR OF THE SANCTION OF DEVELOR OF THE SANCTION OF T
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For M/s	nd C. Jain & Others s Sukham Corporation (P.O.A. Halace	
Regional and Tow building NoA at Road Street	n Planning Act, 1966 s above in village	ate under section 45 & 69 of to carry out developement was Padale Sector N S. No. / C.S.T. No. / F. P.	o. 11 Situa No. 77 1 & 78
1) The land vac the public st	cated in consequence of the	ment certificate is granted sub e enforcement of the set back li	ine shall form Par
2) No new buil to be used by 3) The develop period of on	lding or part thereof shall be y any person until occupan pment permission / Com- ne year Commenceing from	ne occupied or allowed to be or new permission has been granted mencement Certificate shall in the date of its issue. I develop the land which does n	d. remain valid fo
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WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Office No.	Yours taithfully
Office Stamp	Assistant Director of Town Planning
Date -	Town Planning Department.
Issued —	Municipal Corporation of the city of, Thane.



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24) SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. No. A: - Stilt + 1st to 8th Flrs. (Mhada) & 9th to 14th flrs., Bldg. No. B:- Stilt + 1st to 14th Flrs., Bldg. No. C & D:- Stilt + 1st to 3rd Flrs.

Bldg. No. B:- Stilt + 1st to 14th Flrs., Bldg. No. C & D:- Stilt + 1st to 31d 1 1 Club House:- Ground + 1st (pt.) flr.
V. P. No. S11/0159/18 TMC / TDD 2958/19 Date 19/01/2019 To. Shri / SmtSameer S. Lotke & Associates.(Architect)
Shri Balchand Jain & Others (Owners) For M/s Sukham Corporation (P.O.A. Holder)
With reference to your application No. 6595 dated 24/08/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Padale Sector No. 11 Situated Street 30.00 M. wi. D.P. Road S. No. / C.S.T. No. / F. P. No. 27/1 & 78/1 at Road / Street 30.00 M. wi. D.P. Road S. No. / C.S.T. No. / F. P. No. 27/11 & 78/1
the commencement certificate is granted subject
The development permission? the control of the enforcement of the set back line shall form Part of the public street. 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street. 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted. 1) The development permission / Commencement Certificate shall remain valid for a period of one year Commenceing from the date of its issue. 1) This permission does not entitle you to develop the land which does not vest in you. 2) This permission does not entitle you to develop the land which does not vest in you.
 सी.एन. पूर्वी स्ट्रॉर्म वॉटर ड्रेनेजकरोता महानगरपालका परामाणे कार्यवाही करून पुर्णत्वाचा दाखला सादर
करणे आवश्यक राहोल. ६. सी.एन. पूर्वी रस्त्याखालील क्षेत्राचे नोंदणीकृत घोषणापत्र सादर करणे व जोता प्रमाणपत्रापूवा रस्त्याखालाल क्षेत्राचे स्त्राखालील क्षेत्राचे नावे करणे बंधनकारक राहील. क्षेत्राचे स्वतंत्र ७/१२ उतारा ठामपाचे नावे करणे बंधनकारक राहील. ठा.म.पा./शा.वि.वि./स.स.न.र./३०७८ दिनांक ०२/०९/२०१३ रोजीच्या परिपत्रकानुसार मंजुरी ठा.म.पा./शा.वि.वि./स.स.न.र./३०७८ दिनांक जिमनमालक यांनी दर तीन महिन्यांनी कामाच्या
दिलेल्या बाधकामाबाबत पानुस्त स्वार्थ आवश्यक राहील. सद्यास्थितीबाबतचे प्रतिज्ञापत्र सादर करणे आवश्यक राहील. WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966
PLANNING ACTIVITY
Office No.
Office Stamp Municipal Corporation of the city of. Thane.
Issued — (P.T.C.)

५ रोजीच्या परीपत्रकानुसार मालक/ विकासक यांनी पाळणाघराकः र्यक्ष की, तसेच जोत्यापूर्वी कामगारांसाठी स्वच्छतागृह बांधणे व १०

पर अवस्थाम मुलांसाठी पाळणाघर बांधणे आवश्यक राहील. क्षेत्र १ रोजीव्या परीपत्रकानुसार मालक/ विकासक यांनी सी.सी. हि

ातापत्र सार्वा करणे आवश्यक राहील.

१०. सी. एन. पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.

११. सी. एन. पूर्वी भूखंडावर विहीत नमुन्यातील माहिती फलक लावून तो वापर परवाना मिळेपर्यंत जागेवर कोठ्

१२. भूखंडाचे हृदीबाबत तसेच अस्तित्वातील रस्त्याच्या मालकीबाबत व या रस्त्यावरून घेतलेल्या ॲक्सेस_{बीक} वाद अथवा दावा निर्माण झाल्यास त्याचे निराकरण करण्याची संपूर्ण जबाबदारी मालक यांची राहील त्याः महापालिका जवाबदार राहणार नाही.

१३. बुलेट ट्रेन बाबत कोणतेही सुचि किंवा अभिप्राय प्राप्त झाल्यास त्याची कार्यवाही किंवा त्याप्रमाणे सुधारीत नक्छ दाखल करणे विकासक/ वा.वि. यांचेवर बंधनकारक राहील.

१४. जोत्यापूर्वी भूखंडाचे हृदीवर कुंपणभित बांधणे आवश्यक. १५. जोत्यापूर्वी स्ट्रक्चरल इंजिनिअरचा बांधकामाचा स्टीबिलिटी दाखला व सुपरव्हिजन मेमो सादर करणे व वाक

परवान्यापूर्वी बांधकामाचा स्टॅबिलिटी दाखला सादर करणे आवश्यक राहील.

१६. नियोजित इमारतीची संरचना IS Code १८९३ व ४३२६ मधील भूकंपरोधक तरतुदीनुसार करहे आवश्यक व तसे जोत्यापूर्वी व वापर परवाना प्रमाणपत्रपूर्वी सादर करणे आवश्यक.

१७. बांधकामास ठा.म.पा. पाणी पुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार उपलब्ध करून देण्यात

१८. वापर परवान्यापूर्वी पाणी गरम करणेकरिता सौर उर्जेवरील यंत्रणा (सोलर वॉटर हिटींग सिस्टीम) बसविषे आवश्यक राहील.

१९. वापर परवान्यापूर्वी जलसंचय व जलसंधारण यंत्रणा (रेन वॉटर हार्वेस्टिंग सिस्टिम) बसविणे आवश्यक राहील.

२०. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचा नाहरकत दाखला सादर करणे आवश्यक राहील.

२१. वापर परवान्यापूर्वी उद्दवाहक यंत्राबाबतचा परवाना व अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक राहील.

- २२. वापर परवान्यापूर्वी तळमजल्यावर सर्व गाळे/ सदनिकाधारकांसाठी स्वतंत्र पत्रपेटया बसविणे आवश्यक राहील.
- २३. वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजुस तसेच इमारतीच्या समोरील रस्त्याचे बाजुस सी.सी. टी.व्ही. चित्रिकरण करणेस सी.सी. टी.व्ही. यंत्रणा कार्यान्वित करणे आवश्यक राहील.
- २४. वापर परवान्यापूर्वी फायर प्रिमीयम चार्जेसचा भरणा करणे आवश्यक राहील.

२५. वापर परवान्यापूर्वी जाहीर सुचना क्र. ठामपा/ शविवि/ वियोअंक/ ७३९, दि. ०५/०७/२०१६ मधील Organic Waste Disposal ची व्यवस्था प्रारूप नियमावलीनुसार प्रस्तावाधीन भूखंडामध्ये करणे आवश्यक राहील.

२६. नियमानुसार वेळोवेळी योग्यती शुल्क भरणे आवश्यक राहील.

Office No. Office Stamp Issued

Executly Engineer, Town Planning Department, Thane Municipal Corporation, Thane.

Yours faithfully

Copy to:-

1. Dy. Municipal Commissioner - Zone.

E.E. (Encroachment)

1. Competent Authority (U.L.C.) For Sec.20, 21 & 22 if required

4. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.



Thane Municipal Corporation PART OCCUPANCY CERTIFICATE



Approval No TMCB/PO/2023/APL/00084 Appropriate Code TMCB-22-ENTRY-48323

Building Proposal Number - 233318

Date 29/12/2023

Building Name C(Residential) Floor

STILT - 0F(134:35 Sq mt), FIRST - 1F(451:24 Sq mt), SECOND 2F(451.24 Sq.mt).THIRD - 3F(451.24 Sq.mt).FOURTH - 4F(451.24 Sq. mt),FIFTH - 5F(451.24 Sq.mt),SIXTH - 6F(451.24 Sq.mt),SEVENTH -7F(451 24 Sq mt) EIGHTH - 6F(418 20 Sq mt) NINTH - 9F(451 24 Sq mt), TENTH- 10F(451 24 Sq mt) ELEVENTH - 11F(451 24 Sq ml) TWELFTH - 12F 451 24 mt).FOURTEE

yE/40

()Sukham Corporation, AT VILLAGE PADALE, THANE) Sameer Lotke (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name

C(STILT, FIRST, SECOND, THIRD, FOURTH FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELFTH, THIRTEENTH, FOURTEENTH) Plot No - Final Plot No . City Survey No./Survey No./Khasara No./ Gut No. 77/1,78/1, Village Name/Mouje PADALE, Sector No., completed under the supervision of Architect. License No CA/2005/38694 as per approved plan vide Permission No. V.P. No. S11/0159/18 , TMC/TDD/4371/21 Date 18/04/2023 may be occupied on the following conditions.

- 1. Authority will supply only drinking water as per availability
- 2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding
- 3 It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain
- 4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly along with this letter. Hence, please refer approved plan issued vide Permission No V.P. No. S11/0159/18 , TMC/TDD/4371/21 Date 18/04/2023, Permission No V.P. No S11/0159/18, TMC/TDD/3842/21 Date 31/12/2021

Signature valid

Yours faithfully. Assistant Director Town Planning Thane Municipal Corporation

Scan QR code for verification of authenticity.

1/1



Thane Municipal Corporation PART OCCUPANCY CERTIFICATE



Building Proposal Number

Approval No.: TMCB/PO/2022/APL/00015

Proposal Code: TMCB-22-ENTRY-48323

STILT(34 04 Sq mt), FIRST(286 28 Sq mt), SECOND(286 28 Sq mt) FIRST(286 28 Sq mt) FIRS STILT (34 04 Sq mt), FIRS (50 CRTH (286 28 Sq mt) FIFTH (286 28 Sq mt) FIFTH (286 28 Sq mt) EIGHT). THIRD (286 28 Sq mt). SEVENTH (286 28 Sq mt) EIGHT). mt) THIRD(286.28 Sq mt), SEVENTH(286.28 Sq mt) EIGHT (286.28 Sq mt) EIGH mt) SIXTH(286 28 Sq mt), TENTH(232 14 Sq mt) ELEVENTH mt) NINTH(250 64 Sq mt), THIRTEENTH(199 05 So mt). NINTH(230 04 04 Sq mt). THIRTEENTH(199 05 Sq mt), TWELFTH(232 14 Sq mt). FIFTEENTH(232 Sq mt) mt).TWELFTH(232 14 Sq mt).FIFTEENTH(237 24 Sq mt).FOURTEENTH(237 24 Sq mt) Floor: Building Name A(Residential) mt).SIXTEENTH(237.24 Sq mt) mt).SIXTEENTH(237. STILT(33.68 Sq mt).FIRST(409.85 Sq mt).SECOND(409.85 STILT(33.68 Sq mt).FIRST(409.85 Sq STILT(33.68 Sq mt), FIRTH(409.85 Sq mt), FIFTH(409.85 Sq mt), FIFTH(409.85 Sq mt), EIGHT, SEVENTH(409.85 Sq mt), EIGHT, EIG mt).THIRD(409.85 Sq mt),SEVENTH(409.85 Sq mt),EIGHTH, mt).SIXTH(409.85 Sq mt),TENTH(409.85 Sq mt),ELEVENTH(409.85 Sq mt),ELEVENTH(409.85 Sq mt),ELEVENTH(409.85 Sq mt) mt), SIXTH(409.85 Sq mt), TENTH(409.85 Sq mt), ELEVENTH, and NINTH(409.85 Sq mt), THIRTEENTH(343.97 Sq. mt), NIN I H(409 85 Sq mt), THIRTEENTH(343 97 Sq mt), TWELFTH(409 85 Sq mt), EIETEENTH(343 97 Sq mt). TWELFTH (409.85 Sq mt). FIFTEENTH (460.23 Sq mt). FOURTEENTH (409.85 Sq mt) Floor B(Residential) Building Name mt).SIXTEENTH(460.23 Sq mt)

To.

i) MR B C JAIN, SUKHAM CORPORATION.

AT VILLAGE PADALE, THANE

ii) Sameer Lotke (Architect)

Sir/Madam.

The PART development work / erection re-erection / or alteration in of building / part building No / Name A(STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH ELFTH, THIRTEENTH, FOURTEENTH, FIFTEENTH, SIXTEENTH), B(STILT, FIRST, SECOND, THIRD, FOUR IFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELFTH, THIRTEENTH, FOURTEENTH, E ENTH, SIXTEENTH) Plot No -, City Survey No./Survey No./Khasara No./ Gut No. 77/1,78/1, Village Name/Mouje PADALE, completed under the supervision of Architect, License No CA/2005/36694 as per approved plan vide Permission No. TMC/TDD/3842/21 Date 31/12/2021 may be occupied on the following conditions -

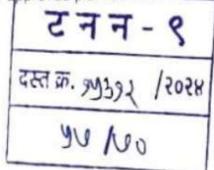
Authority will supply only drinking water as per availability

2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.

3 It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system (if applicable)

4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal (if applicable)

on issued vide Permission No TMC/TDD/3842/21 Date 31/12/2021





Signature valid

Digitally signed by PANDHARIN Date: 2022.0 Reason: Appro Location: Thane Minicipal



Yours fathful Assistant Director Town Planning

Scan QR code for verification of authenticity.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

eg stration is granted under section 5 of the Act to the following project under project registration number

Sunrise Parkview Phase I. Plot Bearing / CTS / Survey / Final Plot No. S. No. 77 H. No.1 and S. No. 78 H. No. Thane (M Corp.), Thane, Thane, 421201

Sukham Corporation Proprietor Sunrise Lifespaces Liphaving its registered office / principal place of business

at Tensi registration is granted subject to the following conditions, namely -

The promoter shall execute and constant 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

The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5 OR

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

- The Registration shall be valid for a period commencing from 10/06/2019 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
- 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 authors promoter including revoking the registration granted here as per the Act and the rules and under.

may tay necessary yr No Signature valid

Digitally Signed by Dr. Vasant Fremanand Prabhu (Secretary, ManaRERA) Date 24-01-2020 10:44 01

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

Tares 10/06/2019 Pace Mumbai



दस्त क. ५०३९३/२०२४

state Regulatory Authority RTIFICATE OF PROJECT HE GIST PORM 'C' tule 6(a)

This registration is granted under section 5 of the Act to the following project under project registration in

P51700045660

Project Sunrise Parkview Phase II Plot Bearing / CTS / Survey / Final Plot No. S. No. 77 H. No. 1 and S. No.

Sukham Corporation Proprietor Sunrise Lifespaces Lip having its registered office / principal place of bases No. 1 at Thane (M Corp.), Thane, Thane, 421201.

- at Tehsil Ward ABCD District Mumbai City Pin 400004.
- This registration is granted subject to the following conditions, namely ---
 - The promoter shall enter into an agreement for sale with title and a shall enter into an agreement for sale with title and register a conveyance deed in favour of the allottee or the association.
 The promoter shall execute and register a conveyance deed in favour of the allottee or the association. The promoter shall enter into an agreement for sale with the allottees; The promoter shall execute and register a conveyance doos and allow a second and register a conveyance doos areas as per Rule 9 of Maharashtra Registration of Real Estate A. allottees, as the case may be, of the apartment or the control of Registration of Real Estate Agents (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents)
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate accounts. maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purple. as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allowfrom time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable. the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 26/05/2022 and ending with 31/12/2029 properties. renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read an
 - 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 againsts. promoter including revoking the registration granted herein, as per the Act and the rules and regulations made the under.

Signature valid Digitally Signed by Dr. Vasant Fremanand Prabhu (Secretary, MahaRERA) Date 26-05-2022 17 51 29

Dated 26/05/2022 Place Mumbai

Signature and seal of the Authorized Office Maharashtra Real Estate Regulatory Authors



Mr. VINCENT PAUL Advocate High Court, Add : Esplanade Court, 1st Floor, gar Room, Mahapalika Marg. Mumbai 400 001. Mob. No. 8983359739

TO WHOMSOEVER IT MAY CONCERN

By the Deed of Partnership dated 1st February 2012and Supplementary Deed of Partnership dated 6th April 2013 (i) Bharat Prabhulal Sanghavi (ii) Dhanji Karsan Chowdhary (iii) Shamji Hari Sandha and (iv) Prakash Devendra May in his capacity as the Karta and Manager of Prakash Devendra May HUF agreed to carry on business in the name and style of Sukham Corporation ('Firm'). The Firm has been registered under no MU000002947 with the Registrar of Firms under the Indian Partnership Act, 1932.

- Naresh Pandurang Patil (2) Keshav Ram Patil (3) Madhura Ganesh Patil (4) Shamu Rama Patil (5) Vanbai Narayan Mhatre (6) Joibai Sukhdev Patil (7) Tarabai Balram Thakur (8) Shweta Ganesh Patil (9) Kanha Shamu Patil (10) Ananta Yedekar Patil (11) Jitesh Kanha Patil (12) Baskibai Kanha Mhatre (13) Aruna Krishna Mhatre (14) Karuna Rupesh Bandu(15) Nitesh Kanha Patil (16) Meenaxi Kanha Patil (17) Asha Chandrakanta Thakur (18) Usha Mangesh Patil (19) Navnath Keshav Patil (20) Yogesh Naresh Patil (21) Rupesh Naresh Patil (22) Rupali Naresh Patil (23) Bayma Naresh Patil and (24) Premnath Keshav Patil ('First Owners') are entitled to the plot of land situate at Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 77 Hissa No 1 admeasuring 5,360 sq mts ('First Plot').
- Shamu Rama Patil (2) Naresh Pandurang Patil (3) Keshav Rama Patil (4) Vanibai Narayan Mhatre (5) Taibai Balaram Thakur (6) Mathura Ganesh Patil (7) Shweta Ganesh Patil and (8) Jaibai Sukhdev Patil ('Second Owners') are entitled to the plot of land situate at Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 78 Hissa No 1 admeasuring 6,550 sq mts ('Second Plot').

Navorase Jircom Poul

Scanned by CamScanner

Mr. VINCENT PAUL

Advocate High Court, Add.: Esplanade Court, 1st Floor, Bar Room, Mahapalika Marg, Mumbai 400 001. Mob. No. 8983359739

By a Deed of Conveyance dated 22nd June 2015 registered under no 4 By a Deed of Conveyance dated with the Sub Registrar at Thane - 3
TNN-3/4234 of 2015 on the same day with the First Plot until 1995 and transferred the First Plot until 1995 and 1995 a TNN-3/4234 of 2015 on the same day the First Owners sold conveyed and transferred the First Plot unto Ashok Dashrath Patil ('ADP').

- By a Development Agreement dated 8th October 2015 registered under no TNN-3/7024 of 2015 on same day with the Sub Registrar at Thane- 3 ADP granted unto the Firm the rights to develop the First Plot.
- By the Development Agreement dated 15th May 2013 registered under no TNN-3/4370 of 2013 on 16th May 2013 with the Sub Registrar at Thane - 3 the Second Owners granted unto the Firm the rights to develop the Second Plot.
- The First Plot and Second Plot shall hereinafter collectively be referred to as the 'Plots'.
- I have investigated the title of the Firm to develop the Plots and state that in my opinion the same is clear and free from all encumbrances beyond reasonable doubts and as such marketable.

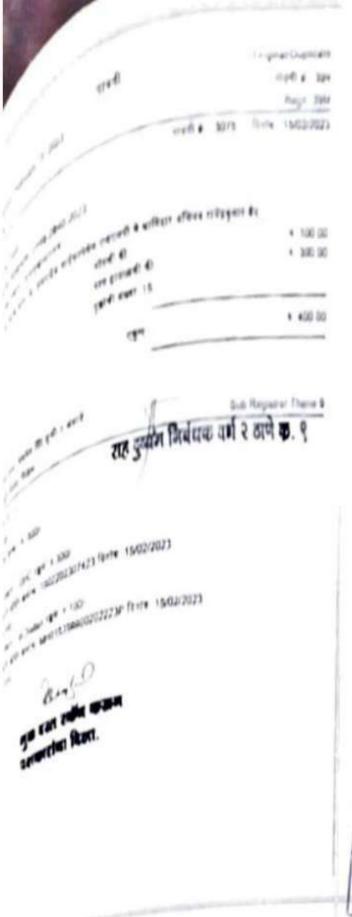
Dated this 10th day of March 2018.

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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRENENTS SHALL COME, WE, MA Sunrise Lifespoors LLP- LLF ID- AAD-2561 through its pattern MR. BALCHAND HARANCHAND JAIN, Age-51 years, PAN: AAAPRS1091G, MR. BASENDRAKUMAR CHANDAMAL DATE, ACCEPTANCE OF RESIDENCE OF THE PAN AACPEMBAA, MR. ABHINAY RAJENDRAKUMAR, BAID, Age- 31 years, PAN: AUGPRS05K Occupation Business, Indian Inhabitants, hissing transferred address at 1817, Functionis CHS, Majma Parmanand Marg. Opera House, Mumbar-400004, do hereby send greetings:

WHEREAS, Mr. Balchand Harakehand Jain, Mr. Rajendraksmar Chandanmal Baid. AND Mr. Abbines Rajendraksmar Baid are authorized partners of Mr. Sunrise Lifespaces LLP having address at at 1807. Panchratna CHS, Mama Parmanand Marg. Opera Hause , Mumbai-400004, to rescute this "Power of Attorney" on behalf of the said LLP.

AND WHEREAS Survive Lifespaces LLP is developing fluid Acquing Survey No. 413, Project Name-Survive Glory, Kalytin Shill Boad, Hann-421264 AND Sukhum Corporation, Survive Packview, S No. 12/1 & 78/1, Pudle Goan, Neur Marathan Ness Town, Off. Kalyan Shill Road, Thanks, 421264 AND

Also Developing plot of Land bearing No E-5 and EVI, Work Industrial
Arm, ThompsWest)-400 and.

NOW KNOW these presents that we said MR. BALCHAND HARAKCHANDA JAIN, MR. RAJENDRAKUMAR CHANDANMAL BAID and MR. ABHINAV RAJENDRAKUMAR BAID to hereby numinate constitute and appoint 1) MR. YOGESH JAYWANT PATH, Age-



ATID we ourselves agree to ratify and confirm all and whatoes said. Attorneys shall propose to do or cause to be done by a those presents.

On this 15th Feb. 2021

SIGNED, SEALED AND DELIVERED BY 'EXECUTANT' MR. BALCHAND HARAKCHAND JAIN



for mit .

2580 12033

- MR RAILNERAKEMAR CHANDANICAL BAIR

MR. ABHINAV RAJENDRAKUMAR BAID

Burno

In the presence of Linkar Katkar

2 Galu Patole pitaro



L Accept the Power

Specimen signature of
"Power of Atomey Holders"





Mr. s. F. mar





400081 2) MR.GAURAV KACIDIARA,
PAN BERPK5986C, having address at A. 201, Shubo, Adv. 27
Opp. Petrol Pump Neur Hotel Royal Inc., 100 Feet Read, \$1,00,00 at 1,13001 to be my live and lawful attempty to my five and lawful attempty to my five made at full forms and five man directly at the first man directl

- 1. To appear before any registrar, sub-registrar of stage To appear better at Munshel, Mumbai Subsahas Dinyel ag City Thane Rural or before such multicrities who holds to or jurisdiction within the jurisdiction and so lodge, document documents for registration and to admit the the documents to Agreements. Agreements by Sale, In Deck Leave and License Agreement, Mortgage In-Exchange Deed, Bonds, Indensity Bonds came beet, Cancellation and Parking Agreement such other Coults the Deed of Rectification , Dead of Confirmation on , in our personal capacity or as a partner Developers of a fa-Director/Executive Director of any private on public and/or as Trustee of any Trust or Administrator and t or any persons and to sign or execute the recept therein, names or on our behalf as aforested and the document/documents and to do all things nevers registration of the said documents under the local in-
- 2. To appear before the Sub-Repistrar of Assurance Substitute District and Thane City /Thane Roral of any documents, herein to be executed by as and on the admit execution of such documents executed by an
- 3. And specially to do all lawful sets necessary and secondary design mentioned purpose and severally do hereby sares told at all and things lawfully done by us said attorney shall be to an added and things done by me and severally undertake in confirm all whatsoever that my said another shall lawfull as course to be done by us by virtue of the Power of Affects at an account of the power of Affects at a count of the power of the power of Affects at a count of the power of Affects at a count of the power of the power

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Certified copy of the extract from the minutes of the meeting of all partners of Verking LIFESPACES LLP duly convened and held on 1807, Paschratta, Open San & Parmanand Marg, Muschal 800061 at 10° February 2023.

We havely country that the following resolution of all the partners of Mrs Sonte Linguistics partners at Mrs Sonte Linguistics partners beind on 10th February 2021 and he have done in the records of the said LLF.

Resolved that Mr. Balchard Herstchand Jain (DDN-06136781) and the Rembla Chendannel Baid (DDN-06147456) and Mr. Abbures Raptodeskame Baid (DNs), designated purposes in the said LLP.

Resolved farther the said partners have duly authorized. Mr. Abbinas Barrelana to execute & Register Power of Attorney in fasons of Mr. Vopesh Isymes bell & a. Kachtarn as Suserise Lifeopress LLP is developing land bearing Survey to 47), house Suntite Glory. Kelyan Shill Boad, Thines 421704. ASID Subbine Corporation Smith Power. Since 77/1 & 18/7. Padle Gosto, Neur Marsahon Next Town DIT Kalyan Shill Boad, Box Charles AND Also Developing plot of Land bearing. No E-5 and E-51, Thase (Waple Salana).

Resolved further that the above referred partner are authorized to do, career adversely other acts, deeds, matters and things which are expolers, relevant and necessary a ferms the partners ought to be executed and performed in the above matter, in execute top and execution of "Prover of Atomes," and other writing and submit often document, submit papers on behalf of the said LLP in this regard.

For Mrs Sunnie Lifespaces LLP

さ 〒 〒 − ९ (100 年 2010 / 2023)

Mr. Rajendra Chandatmal Baid Partner (DIN-80147456)

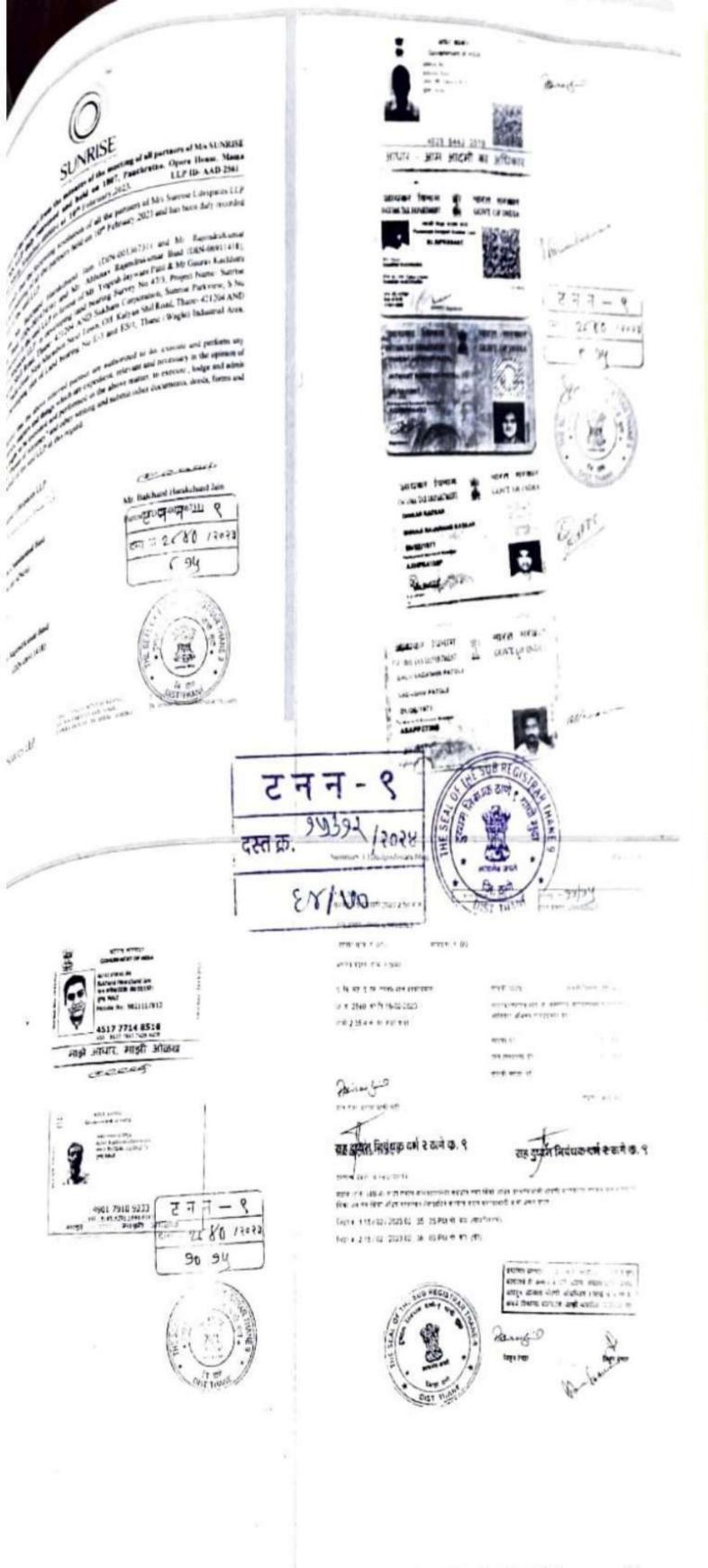
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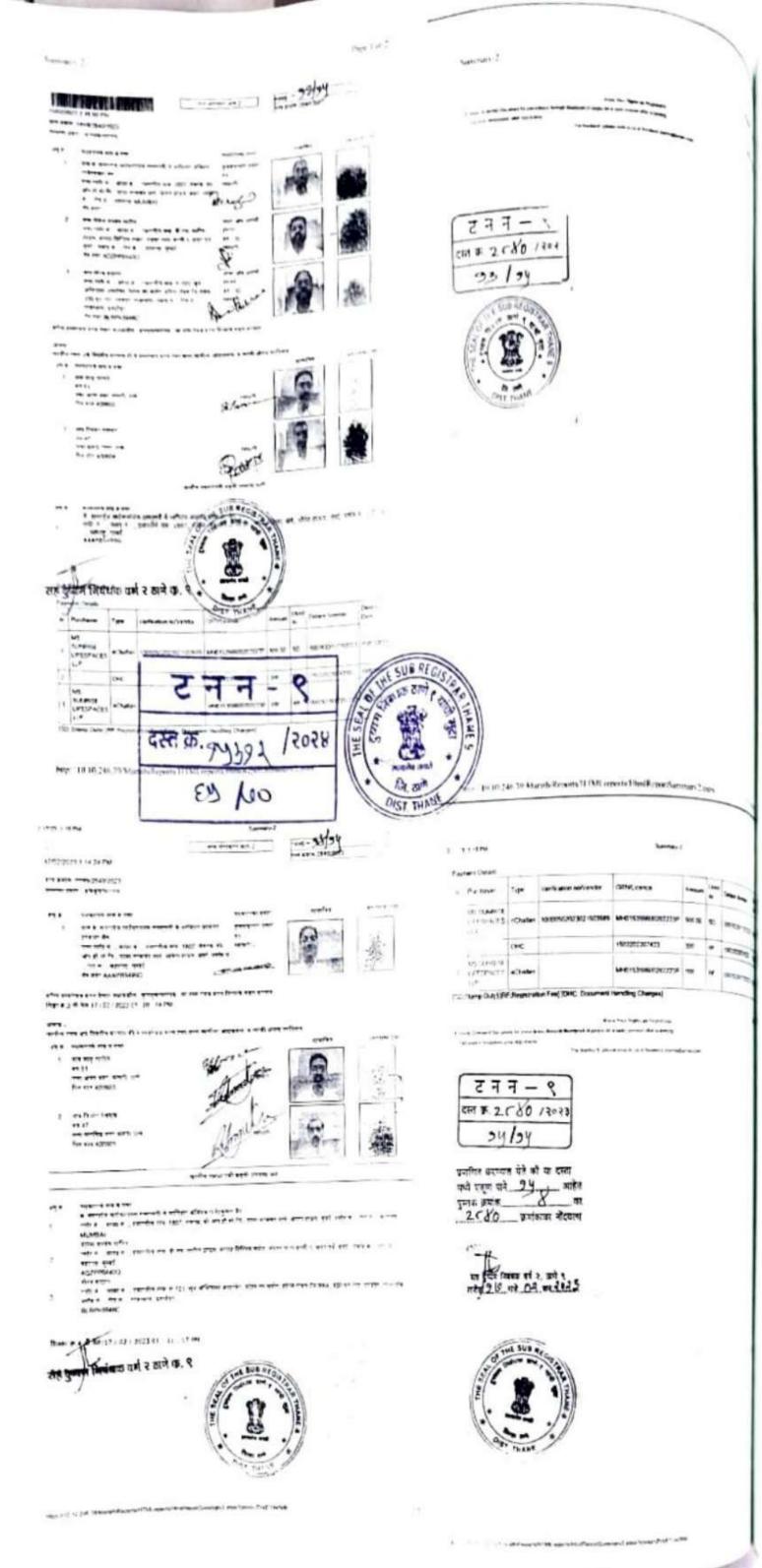
Mr. Abbinav Rajendrkumur Heid Partner (DIN-06911418)

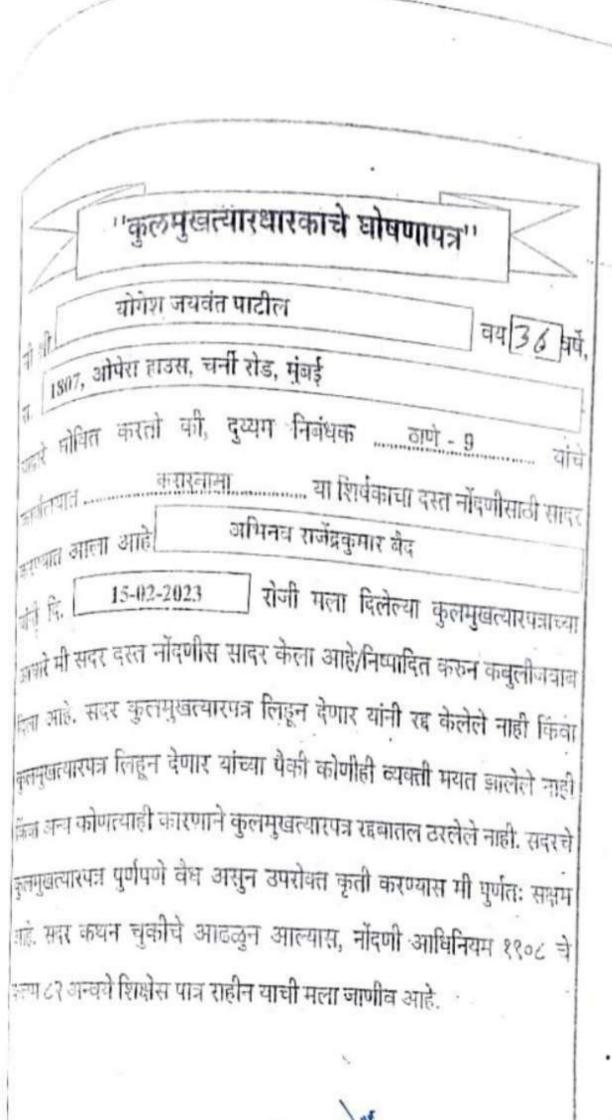


Sunrise Lifespaces LLP

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सह द्याम निबंधक वर्ग २ ठाणे क. ९

हारियाः व क्षित्रात्ति महानगरपालिकेच्या हद्दीत किवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हदीत किवा उपन्याद (दोन) मध्ये तम्द त व क्षेत्रात

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व वाना । इ.म. वाना करीना योगेश अयवन पाटीन हर्^{नीहर्वाकार} माला नः .. इमारतीचे नावः 1807, पंचरत्रः जोपेरा ल^{ा स्वीर} नं मर्बा स्वीक नं रोष्ट्रतः स्व ्वा प्रवाद मुंबई. स्वांक नं: , रोड नं: , महाराष्ट्र, मृथ्वई.

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पश्चनाराचा प्रकार धावाचित्र





तमा प्रधाणिक





करन देशार तथावधीत करारनामा चा दस्त ऐवज करन दिन्याचे कबूल करनात. 3 AT TEE 02 / 08 / 2024 05 : 23 : 00 PM

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वसकाराचे नाव व पना

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वनाः अनद नगर, कोपरी, ठाणे

चित्र कोर 400603

ताव विशोग देशमृत्य ...

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क्यम निबंधक वर्ग २ ठाणे क. ९

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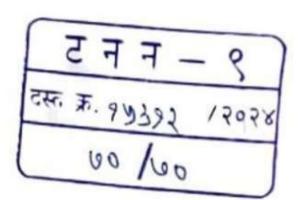
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