

AGREEMENT FOR SALE

Flat No. 1002 on 10th Floor, Building No. 109

in

EVERSHINE
amavi 303

L I V E G L O B A L

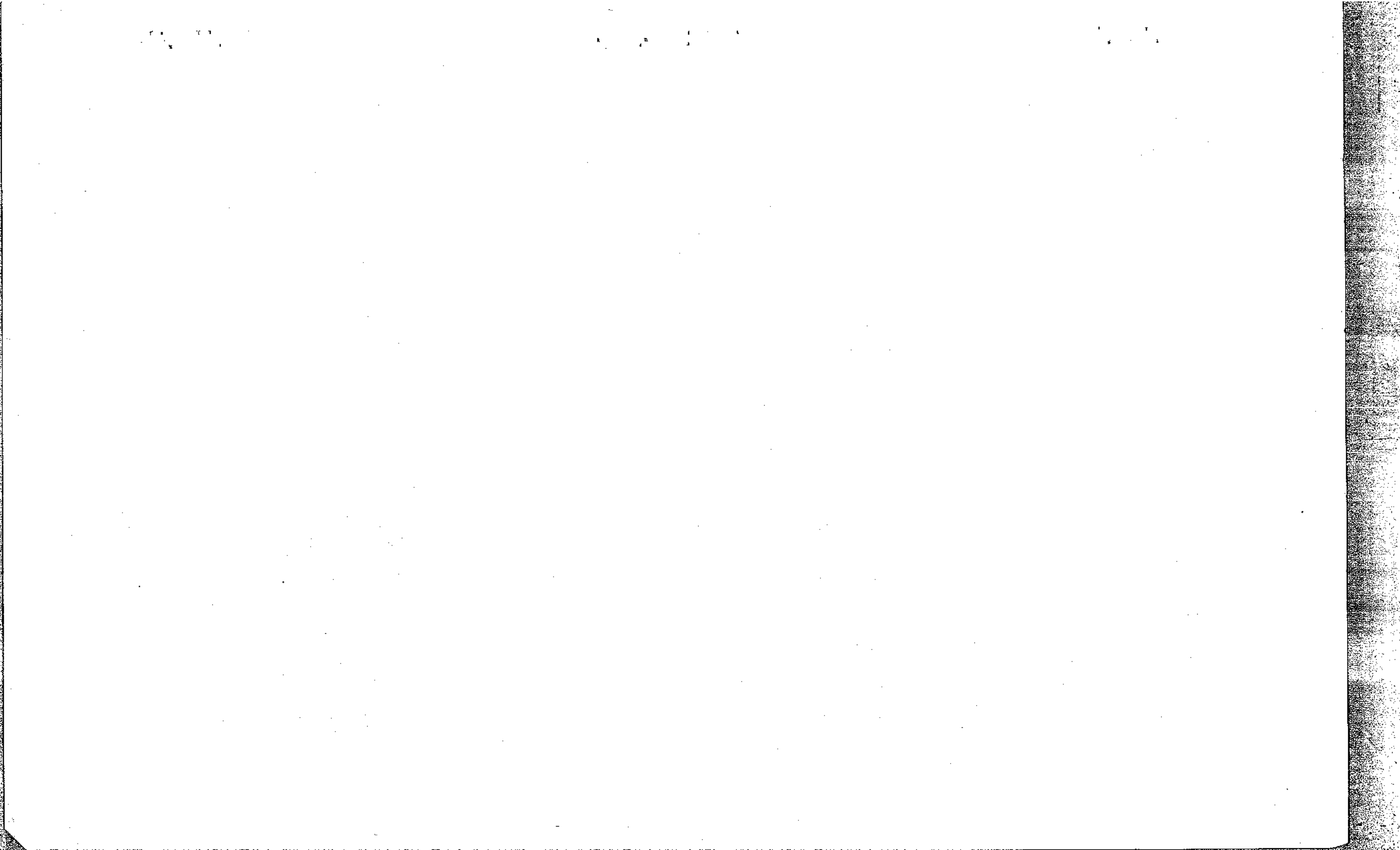
Avenue II, Global City, Virar (West), Dist : Palghar - 401303.



EVERSHINE DEVELOPERS

Corporate Office : 215, Veena Beena Shopping Centre, Opp. Bandra Station, Bandra (W), Mumbai - 400 050.
Telephone : 4071 9719 / 2651 2867

E-mail : evershinegroup@evershinebuilders.com | www.evershinebuilders.com



Receipt (pavii)

350/15197

Monday, November 22 ,2021

9:14 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 16157 दिनांक: 22/11/2021

साबाचे नाव: डोंगरे

दस्तावेजाचा अनुक्रमांक: वमइ3-15197-2021

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राहुल आत्माराम वामने

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 148

₹. 30000.00

₹. 2960.00

एकूण:

₹. 32960.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे
9:33 AM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹.3122000 /-

मीबदला ₹.5500000/-

भरलेले मुद्रांक शुल्क : ₹. 330000/-

1) देयकाचा प्रकार: DHC रकम: ₹.760/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 1811202100319 दिनांक: 22/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.1960/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 1811202100369 दिनांक: 22/11/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: ₹.240/-

डीडी/धनादेशाचे ऑर्डर क्रमांक: 1811202100276 दिनांक: 22/11/2021

बँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-

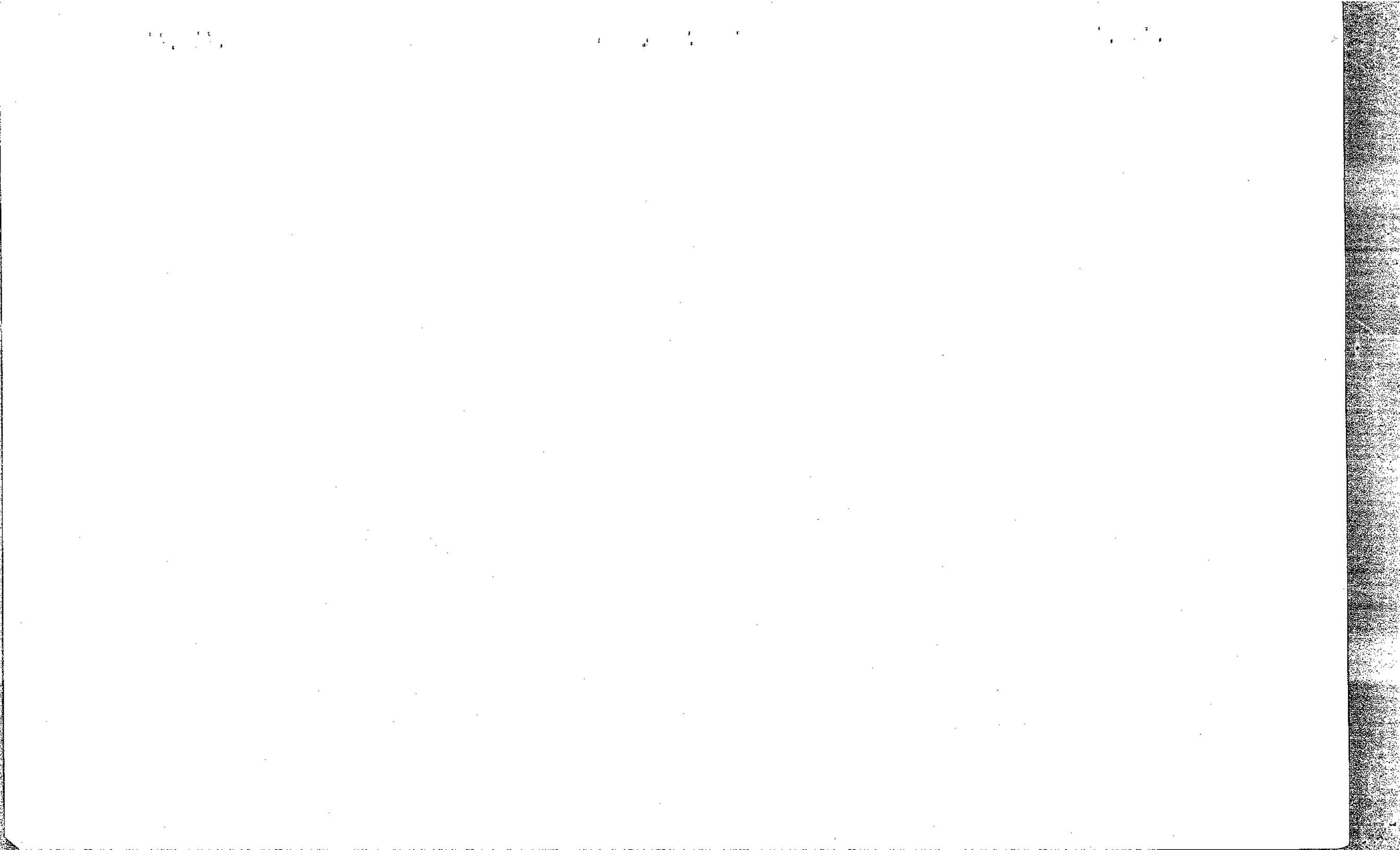
डीडी/धनादेशाचे ऑर्डर क्रमांक: MH007894277202122S दिनांक: 22/11/2021

बँकेचे नाव व पत्ता:

2130000

Sub Registrar Vasal 3

सह: दुय्यम निबंधक वर्ग-२
वसई क्र. ३

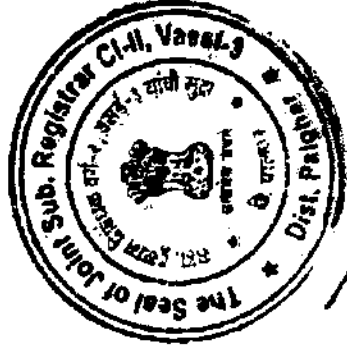


महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२१

वसई - ३
दस्ता क्र. १५१६०/२०२१
१. १५१६०

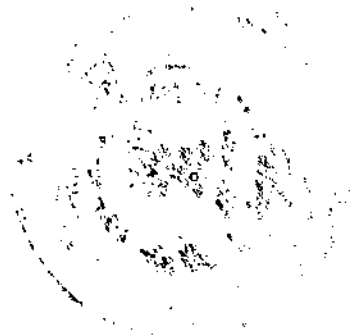
१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५ (b)
२. सादर कर्त्याचे नाव : राहुल आत्माराम बामने व इतर
३. तालुका : वसई
४. गावाचे नाव : डोंगरे
४. सर्व्हे क. क्रमांक : ५/५/ए,५/५/बी,५/५/सी,५/५/डी,५/५/इ,५/५/६,५/५/७ & ५/८
५. मूल्य दरविभाग झोन : १ उपविभाग :
६. मिळकतीचा प्रकार : निवासी अनिवासी
- ५०८००
७. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ५१.११ चौ. मी कार्पेट
८. कारपाकिंग : _____ गच्ची : ५.७३ चौ. मी
९. मजला क्रमांक : _____ घसारा : _____
१०. बांधकामाचा प्रकार : आर आर सी
११. बाजारामुल्य तक्तायातील मार्गदर्शक सुचना क्र. : _____ ज्याअन्वये दिलेली घट वाढ
१२. निर्धारित केलेले बाजारामुल्य : रु. २९,९९,००० + १,२३,०००=३१,२२,०००
१३. दस्तात दर्शविलेला मोबदला : रु. ५५,००,०००
१४. देय मुद्रांक शुल्क : रु. भरलेले मुद्रांक शुल्क : रु. ३,३०,०००
१५. नोंदणी फी : रु. ३०,०००



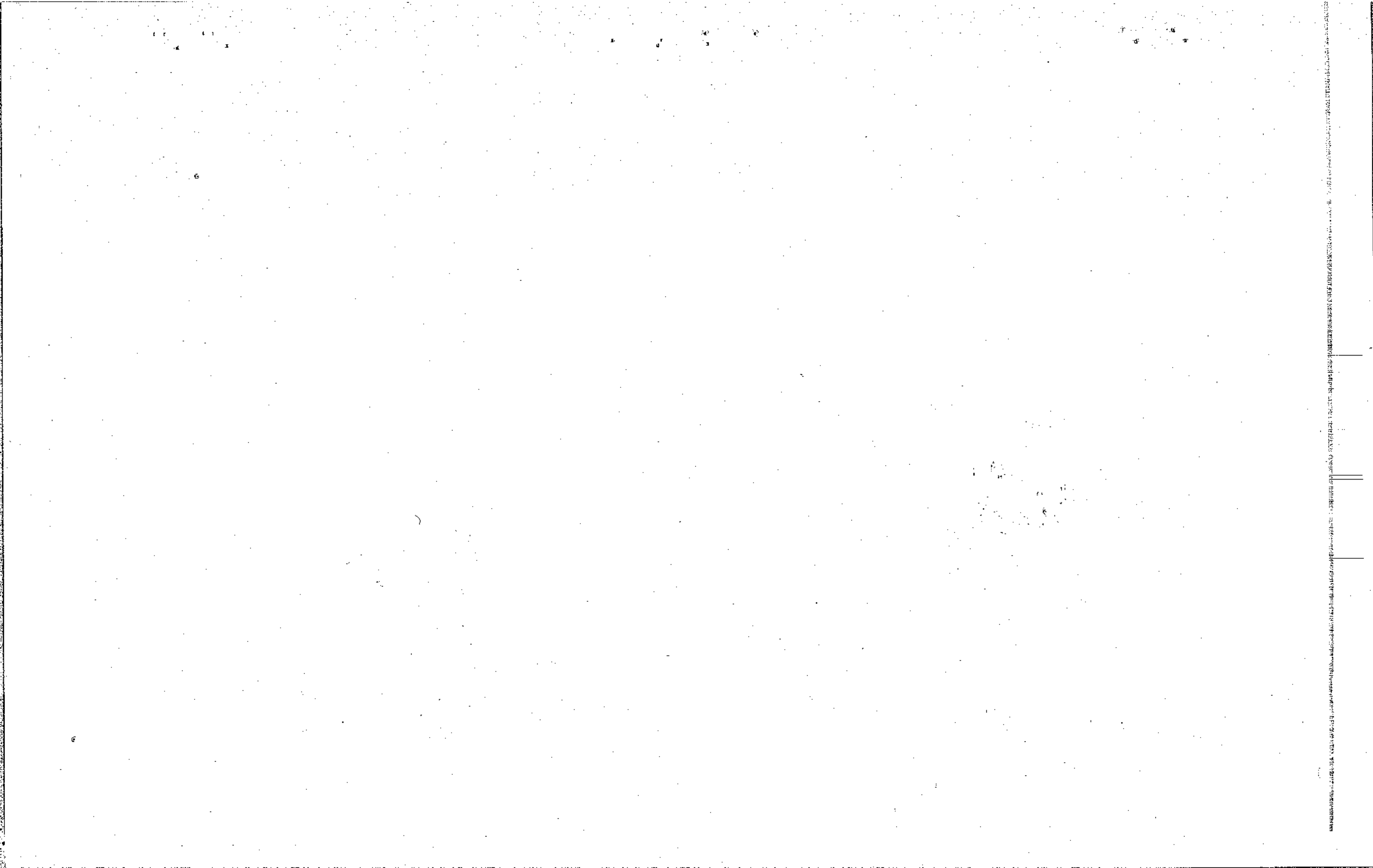
11/20/21

लिपीक

सह दुय्यम निबंधक



www.ksars.org



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बंध व कोषागार पत्रिका
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910704/VASAI West
 Pmt Txn id : 2709322960
 Pmt DcTime : 23-OCT-2021@15:16:03
 ChallanIdNo: 691033320211023350106
 District : 1601-PALGHAR

Stationery No: 153582781276 4940
 Print DcTime : 25-OCT-2021 10:03:32
 GRAS GRN : MH007894277202122S
 Office Name : IGR135-VSI3 VASAI NO 3
 GRN Date : 23-Oct-2021@15:16:04

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 3,30,000/- (Rs Three, Three Zero, Three Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero %: Zero only)

Article : B25--Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable
 Prop Descr : Evershine Amavi.303 Phase Consideration: R 55,00,000/-
 est,Dongre,Palghar,Maharashtra,401303 plat No 1002 Bld,19 Global City,Virar W
 Duty Payer: PAN-ASPPP8235R,Rahul Atre,Banane

Other Parly: PAN-AABFE6729P,Evershine Developers

Bank official1 Name & Signature:

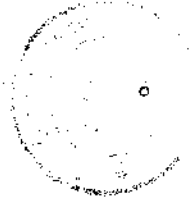
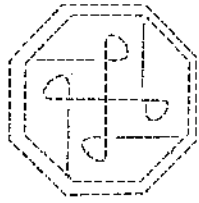


Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

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वसई १५१९१०१२०२१
३ १९२८





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Vertical text on the right edge of the page, possibly a page number or reference code.

Data of ESBTR for GRN MH007894277202122S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910704/VASAI West
Pmt Txn id : 2709322960
Print Dt/Time : 23/10/2021 15:16:03
ChallanIdNo : 69103332021102350106
District : 1601 / PALGHAR
Office Name : IGR135 / VSI3_VASAI NO 3 JOINT SUB REGISTRAR

Stationary No : 19356261764940
Print Dt/Time : 25/10/2021 10:03:32
GRAS GRN : MH007894277202122S
GRN Date : 23/10/2021 15:16:07

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)

StDuty Amt : Rs 3,30,000.00/- (Rs Three Lakh Thirty Thousand Rupees Only)

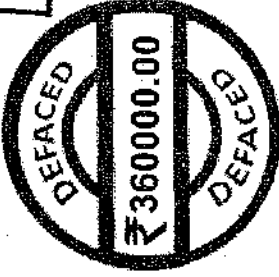
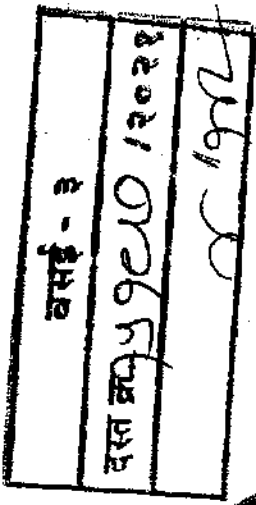
RgnFee Schm : 0030063301-70 / Registration Fee

RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification purposes not to be printed and used

Article : B25
Prop Mvblty : Immovable
Prop Descr : Evershine Amavi , 303 Phase 1
Duty Payer : PAN-ASPPB8235R Rahul Almaram Barmane
Other Party : PAN-AABFE6729P Evershine Developers
Consideration : 55,00,000.00/-

Bank Scroll No : 101
Bank Scroll Date : 25/10/2021
RBI Credit Date : 25/10/2021
Mobile Number : 919823412541



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-350-15197	0004259292202122	22/11/2021-09:13:56	IGR135	300000.00
2	(IS)-350-15197	0004259292202122	22/11/2021-09:13:56	IGR135	330000.00
Total Defacement Amount					3,60,000.00





वसई - ३
दस्ता क्र. १५१९६०/२०२१
५/११/२०

Rajiv Bhanare

R.S. Goleik

Mudhan

Rachna K. Kudkole

AGREEMENT FOR SALE

Agreement For Sale made at Virar this 27th day of October, in the year Two Thousand and Twenty One.

BETWEEN

Messrs. Evershine Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 215, Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai - 400050 hereinafter referred to as "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include partner from time to time of the said Firm and the heirs, executors and administrators of the last surviving partner) of the One Part;



AND

Mr. Rahul Atmaram Bhanane and Mrs Reshma Shashikant Naik, Indians, having their address at : **At Post-Adoor, Fontkhalwadi, Adoor, Ratnagiri, Maharashtra-415705** hereinafter referred to as the "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns, of the **Other Part**.

The Promoter and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "Party", and collectively referred as "Parties".

Rajiv Bhanare

R.S. Goleik

Rachna K. Kudkole

Mudhan

वसई - ३

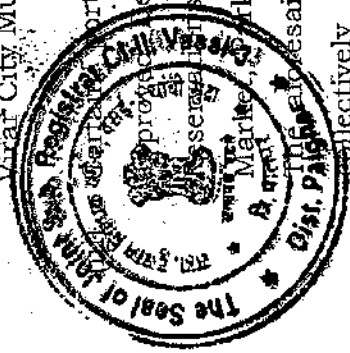
दस्तावेज क्र. १९६०/२०२१

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WHEREAS:

(i) Enigma Constructions Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 702, Natraj, Junction of M. V. Road, Western Express Highway, Andheri (East) Mumbai - 400069 (hereinafter referred to as the "Predecessor-in-title"), and since amalgamated with Keystone Realtors Private Limited prior to the amalgamation/merger vide order dated 7th November, 2014 passed by the Hon'ble High Court, Bombay in the Company Scheme Petition No. 403 of 2014 along with Company Summons For direction No. 437 of 2014, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 702, Natraj, Junction of M. V. Road, Western Express Highway, Andheri (East) Mumbai 400 069 (hereinafter referred to as "Keystone") and the Promoter were jointly seized and possessed of, or otherwise well and sufficiently entitled, as tenants in common, in equal one-half shares, to all the contiguous pieces or parcels of freehold non-agricultural land, recently allocated New Survey Nos. 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7 and 5/8 admeasuring approximately 8,79,581 square meters situated at Village Dongare (Dongar Pada) also known as Village Narangi, within the Registration of Sub-District of Vasai, District Thane, more particularly described in the **First Schedule** hereunder written and shown surrounded by **red coloured** boundary line on the sanctioned Lay-out Plan hereto annexed and marked **Annexure 'A'** (hereinafter collectively referred to as the "**Larger Land**"). Photocopies of the 7/12 extracts issued in respect of the Larger Land is annexed hereto and marked **Annexure 'B'**;

(ii). The Larger Lands were originally within the jurisdiction of the City and Industrial Development Corporation of Maharashtra (hereinafter referred to as "CIDCO"), and since 2009 they have come under the jurisdiction of the Vasai-Virar City Municipal Corporation (hereinafter referred to as the "VVCMC").



Portions of the Larger Land are reserved/earmarked under the development Plan of the VVCMC, i.e., for D.P. Roads and D.P. for Play Grounds, Schools, Colleges, Recreation Ground, CFCs, Drinking Areas, Channels, etc. as shown on the Plan hereto annexed. The said reserved portions (excluding the D. P. Roads) are (hereinafter collectively referred to as the "**Amenity Plots**"). The Amenity Plots are shown/reflected on the plan annexed hereto at **Annexure 'A'**;

(iv). Pursuant to a group housing scheme jointly evolved by Keystone and the Promoter for development of the Larger Land, a lay-out plan and building proposals were submitted to CIDCO, through their architects. In pursuance

R. S. Motilal

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दस्तावेज नं. १९०२२
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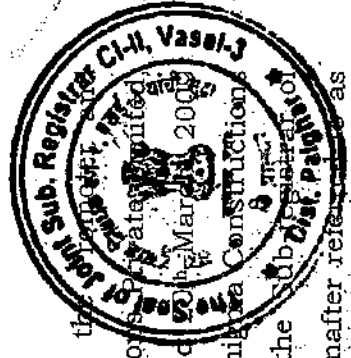
thereof, CIDCO issued its Commencement Certificate bearing no. CIDCO/VVSR/CC/BP-3519/W/2615, dated 2nd December 2005. Thereafter CIDCO approved the plan in respect of the development of the Larger Lands vide its Approval bearing no. CIDCO/VVSR/CC/BP-3519/Layout/W/151, dated 29th January 2008 and issued 282 (two hundred and eighty-two) commencement certificates in respect thereof (hereinafter collectively referred to as the "2005/2008 Sanctioned Lay-out & Approvals");

(v). Under the 2005/2008 Sanctioned Lay-out & Approvals, various development plan roads, footpaths lighting, street lights, footpath lights, drainage, sewerage, storm, water mains, tree plantation, recreational grounds, play grounds were earmarked and required to be developed and provided upon the Larger Land (hereinafter referred to as the "Infrastructure");

(vi). Environmental Clearance Certificate/Approval bearing no. 21-544/2006-IA-III, dated 18th March 2007 was issued in respect of the Larger Land and the development thereof, by the Government of India, Ministry of Environment and Forests. (Hereinafter referred to as the "Environmental Clearance").

(vii). For the smooth and orderly development thereof, the Larger Land was notionally sub-divided into fifteen (15) or more avenues, which avenues were further sub-divided from time to time (initially by the Predecessor-in-title and the Promoter, and subsequently by Keystone and the Promoter), whereby there are now approximately twenty-two (22) or more avenues identified and earmarked upon the Larger Land (hereinafter referred to as the "Aggregate Avenues"). Some of the avenues, including Avenue T' which have been sub-divided into sub-avenues;

(viii). Pursuant to an agreement arrived at by and between the Promoter and the Predecessor-in-title, that is Enigma Constructions Private Limited, the Promoter by and under the Deed of Conveyance dated 20th March 2009 made by and between the Promoter of the One Part and Enigma Constructions Private Limited of the Other Part, duly registered with the Assurances at Vasai under Serial No. 1995 of 2009 (hereinafter referred to as the "Deed of Conveyance") conveyed to Enigma Constructions Private Limited, one-half undivided share in the Larger Land at or for the consideration and upon the terms and conditions recorded and contained therein. By and under the Joint Venture Agreement dated 20th March 2009, made by and between the Promoter of the One Part and Enigma Constructions Private Limited of the Other Part, registered with the Office of the Sub-Registrar of Assurances at Virar vide Serial no. Vasai 2/1996 / 2009 dated 21st March 2009 (hereinafter



Rajesh B. Bhatnagar
R.S. Naidu

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refers to as the "Joint Venture Agreement"), the Promoter and Enigma Constructions Private Limited agreed to jointly develop the Larger Land, *inter alia*, with a view to: (a) setting up a residential-cum-commercial Complex known as "Global City" upon the Aggregate Avenues, in a phase-wise manner (hereinafter referred to as the "Complex"), in terms of the 2005/2008 Sanctioned Lay-out & Approvals, and further revised lay-out, approvals and permissions to be sanctioned and issued from time to time, including those that are hereinafter recited and selling flats, shops and other premises on ownership basis then under the Maharashtra Ownership Flats Act, 1963, and now the Real Estate (Development And Regulation) Act, 2016, (b) apportionment in equal shares of all sale proceeds from sale of flats and other premises and other dealings with portions of the Larger Land by grant of development rights to third parties, (c) forming co-operative societies of purchasers of flats and other premises in the building and executing leases in perpetuity for a nominal rent in favour of each such societies, (d) transferring by conveyance upon the completion of the entire project the reversionary rights of the Promoter and Enigma Constructions Private Limited to an apex body to be formed, *inter alia* of co-operative societies, and (e) to collect subscription fee and contributions towards the Corpus Fund from purchasers of flats at stipulated rates therein and to deposit such amounts in designated accounts of the joint venture;

(ix). Upon the Larger Land coming within the jurisdiction of VVCMC as successor of CIDCO, as the planning authority in respect thereof, the Predecessor-in-title and the Promoter jointly prepared and submitted, to the VVCMC, revised building proposals in respect of the development of the Larger Property/Complex, through their architect, and the VVCMC issued further Commencement Certificate bearing no. VVCMC/TP/ AM/VP-0453/084/2011-12, dated 13th September, 2011, as modified by the Commencement Certificate bearing no. VVCMC/TP/AM/VP-0453/296/2011-12, dated 31st March, 2012. Hereinafter collectively referred to as the "2011/2012 Revised Lay-out & Approvals". Subsequently, separate commencement certificates were issued by VVCMC on an avenue-wise basis, pursuant to which the 2005/2008 Sanctioned Lay-out & Approvals and the 2011/2012 Revised Lay-out & Approvals have been modified and amended, from time to time, to the extent of such amendments to lay-outs of the specific avenues;

(x). By and under the Order dated 7th November 2014, passed in Company Petition Nos. 403 to 411 in the Hon'ble Bombay High Court, the Predecessor-in-title was duly amalgamated with Keystone, whereby all assets, properties, liabilities and obligations of the Predecessor-in-title including its one-half undivided share, right, title and interest in the Larger Land vested absolutely and exclusively in Keystone in the manner as stated therein;



Pr. S. N. Kulkarni
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AM
[Signature]

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दस्ता क्र १९८०/२०११
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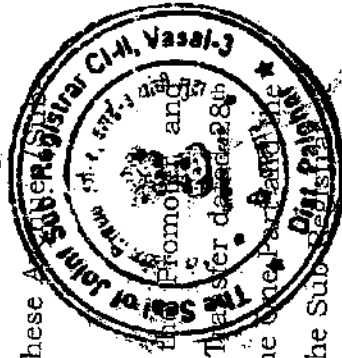
(xi). The herein before recited Environmental Certificate, duly validated subsequently, the commencement certificates and the other approvals obtained till date are hereinafter collectively referred to as the "Approvals, Sanctions and Permissions";

(xii). The entire Larger Land bears one Survey Number and has not been and will not be subdivided and consequently, a transferable and assignable lease in perpetuity at a nominal annual lease rent of Re.1/- (Rupee One Only) per annum will be executed by the Promoter of the portions of the Avenue '1-1' described in the Second Schedule hereunder and the conveyance will be executed by the Promoter of the residential building/s constructed thereon with appurtenant area/s around each such residential building not less than 6 meters in width in favour of each Co-operative Housing Societies formed of purchasers of flats, shops and other premises in such residential building under the Maharashtra Co-operative Societies Act, 1960.

(xiii). Pursuant to the Joint Venture Agreement, Rustomjee Evershine Joint Ventures have constructed buildings on Avenues G, H, J and M and sold flats, shops and other premises on ownership basis under MOFA, and have in the past about eight (8) years executed several development agreements in favour of Developers in respect of certain Avenues or Sub-Avenues granting irrevocable development rights to each of them pursuant to which development of these Avenues or Sub-Avenues have either been completed or in progress.

(xiv). Pursuant to an agreement arrived at by and between the Promoter, Keystone, Keystone by and under the Deed of Release-cum-Transfer dated 28th day of March, 2018, made by and between the Keystone of the One Part and the Promoter of the Other Part and registered with the Office of the Sub-Registrar Vasai-2 under Serial no. 3156 of 2018 (hereinafter referred to as the "Release-cum-Transfer"), has irrevocably released, granted and transferred unto the Promoter its entire one-half undivided share, right, title and interest, in and to the said Avenue '1-1' (being a portion of the Larger Land) admeasuring approximately 32,810 square meters and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "Project Land") in accordance with the terms and conditions of the said Release-cum-Transfer.

(xv). Pursuant to the Release-cum-Transfer, the Promoter was entitled to utilize its existing FSI of 3,79,221 square feet belonging to the Promoter itself alongwith the additional FSI of 3,79,221 square feet arising from Keystone's entire one-half undivided share, right, title and interest in the said Avenue '1-1'. However



Dr. Jyoti B. Bhatnagar
R.S. Naidu

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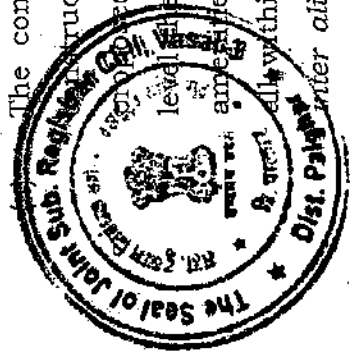
the same was inadvertently not mentioned in the aforementioned Release-cum-Transfer.

(xvii). Pursuant to which, by and under the Deed of Rectification dated 10th September, 2020, made by and between Keystone of the One Part and the Promoter of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Vasai-5 under Serial no. 3530 of 2020 (hereinafter referred to as the "Deed of Rectification"), the parties therein irrevocably confirmed that the Promoter was entitled to utilize in addition to the FSI referred to in the Release-cum-Transfer, the existing FSI of 3,79,221 square feet (Built-up-Area) belonging to the Promoter itself. Accordingly, wherever the term "maximum utility of 3,79,221 square feet FSI (Built-up-Area)" appeared in the Release-cum-Transfer is now replaced with "maximum utility of 7,58,442 square feet (Built-up-Area)" as if the FSI of "7,58,442 square feet (Built-up-Area)" had been incorporated therein from the outset.

(xviii). By and under Indenture of Mortgage cum Charge dated 7th September, 2021 (hereinafter referred to as the "2021 Mortgage"), executed by and between the Promoter as the "Security Providers/Mortgagors" and Bajaj Housing Finance Limited as the "Lender/Secured Party" (hereinafter referred to as the "Lender"), registered in the Office of the Sub-Registrar of Assurances at Vasai-3 bearing Serial no. 11733 of 2021, the Promoter has availed of a credit facility amounting to Rs.87,50,00,000/- (Rupees Eighty-seven Crores Fifty Lakhs Only), and in lieu of which the Promoter has securitized such credit facility by creating a mortgage in favour of the Lender, by way of a first ranking and exclusive charge on : (a) the Project Land and unsold units/shops in the Project as described and mentioned therein, and, (b) charge over the present and future receivables arising out of the sold units/shops mentioned and described therein.

(xviii). The Promoter intends to develop and construct the Project known as 'Evershine Amavi 303' (hereinafter referred to as the "Project") on the Project Land in phases, which *inter alia*, involves:

The construction of residential buildings/wings to be developed and constructed, in phases, upon the Project Land, all or any of them, to be up to fourteen (14) upper floors above the ground floor level thereof (hereinafter referred to as the "Buildings"), with the areas, amenities and facilities to be developed upon the Project Land in phases, all within the Project Land which are intended for the common use of, the allottee/s, purchaser/s, owner/s and occupant/s, from time to time of flats and premises, and more particularly described in Part A of the Statement annexed hereto and marked **Annexure 'C'**



R.S. Nalla
Joint Sub-Registrar

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(hereinafter referred to as the "Common Areas & Amenities"), by utilization of such part of the entire Compensatory Floor Space Index (hereinafter referred to as the "FSI"), Transferable Development Rights, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name called, including fungible FSI, that is, or may be, available, or acquired, under any Applicable Law (defined hereinafter), or otherwise howsoever, including by way of hand over and/or transfer, to any governmental authority or persons, of any or all of the Amenity Plots or any part/s of the Larger Land (hereinafter referred to as the "Development Potential") as the Promoter deems fit, in its sole discretion. Each of the Buildings shall include staircases, lifts and common passages on each floor/level thereof, fire-fighting systems, refuge areas, garbage disposal areas, and certain areas within each of the Buildings (hereinafter referred to as the "Layout Amenities"). Limited Common Areas & Amenities shall always exclude Common Areas & Amenities, parking spaces, and independent areas and utility areas in the Project. The Limited Common Areas & Amenities in respect of the Buildings are more particularly described in Part B of the Statement annexed hereto at **Annexure 'C'**; and,

(b). The allotments and sales, by the Promoter of the flats and premises in the Building/s, on an "ownership basis" under the applicable provisions, from time to time, of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") (as applicable) and the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA"), and / or the grant of leases, tenancies, mortgages, and other alienation or disposed of such flats and premises as the Promoter deems fit, in its sole discretion.

(xix). In respect of the Project:

(a). The Promoter has appointed M/s. Divyesh Shah Architects, registered with the council of architects, (hereinafter referred to as the "Project Architect") and structural engineer, M/s. Shanghi & Associates Consultants Private Limited in respect of the design and execution of the Project (hereinafter referred to as the "Project Engineer"). The Promoter shall have the right to remove and substitute the Project Architect and/or Project Engineer and has accepted their professional supervision till the completion of the Project.



Rajesh D. Bhatnagar
R.S. Naidu

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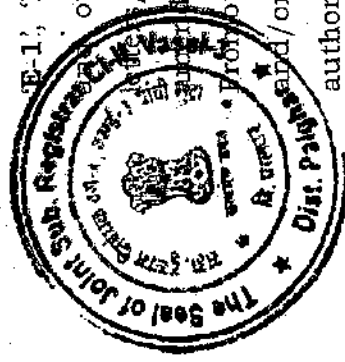
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The Promoter has obtained the approval issued by M/S. J.M.Z.

(b).

Certificate of Title dated 14th October, Miskita and Company, Advocates and Solicitors certifying the title of the Promoter to the Project Land (including the rights to develop the same), a copy whereof is annexed hereto and marked as **Annexure D**.

(c). The Promoter has obtained, and is in the process of being obtained, and is to obtain, all approvals, permissions, sanctions, licenses, and no objection certificates/letters, by whatever name called, under Applicable Law (defined hereinafter), as the Promoter may consider necessary and expedient, and/or as required by any governmental authority, inter alia, in relation to the development of the Project, and/or, *inter alia*, in relation to the Project Land, or any part thereof, and includes specifically: (1) the current lay-out plan (hereinafter referred to as "Plan") and the Building Plan in respect of the Larger Land approved by the CIDCO, (2) the current Development Permission (hereinafter referred to as the "**Development Permission**"), (3) the current Commencement Certificate bearing no. VVCMC/TP/RDP/VP-0453/59/2019-20 dated 31st July 2019 together with Commencement Certificates bearing no. VVCMC/TP/RDP/VP-0453/81/2018-19 dated 16th July 2018 (hereinafter referred to as the "**Commencement Certificate**") issued by CIDCO/ VVCMC/ Planning Authority in respect of the Project, and (4) Environmental Clearance Certificate bearing No. 21-544/2006-1A-III dated 13th March, 2007 of the Union Ministry of Environment and Forests, Government of India, in respect of the Project Land in accordance with Environment Impact Assessment Notification S. O. (E), dated 27th January, 1994 read with the Amendment notified on 7th July, 2004 vide Notification S. C. 801(E). Hereinafter the revised Environment Certificate was issued on 12th October 2017 vide Notification no. F. No. 21/186/2017-IA-III (hereinafter referred to as the "**GOI Environmental Certificate**") copies whereof are annexed hereto and marked **Annexure E-1**, 'E-2' and 'E-3', respectively, and GOI Environmental Certificates other approvals, permissions, sanctions, licenses, no objection certificates, and together with renewals, extensions, revisions, amendments and modifications thereof, from time to time, as the Promoter may consider necessary and expedient, in their discretion, and/or as required by the CIDCO/VVCMC, and/or any governmental authorities (hereinafter collectively referred to as the "**Approvals**").



Dr. P. D. Patil
Registrar

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(xx). The Promoter intends to develop Project Land in phases as follows:

(a). Phase-1-development and construction of buildings identified as "Building Nos. 14 to 23" including the Limited Common Areas & Amenities attached thereto upon part/portion of the Project Land (hereinafter referred to as the said "Phase-1 Buildings");

EVERSHINE AMAVI 303 Phase-1	14	TI1A
	15	TI1A
	16	TI1A
	17	YI1A
	18	YI1A
	19	YI1B
	20	YI1B
	21	RSI1A
	22	RSI1A
	23	RSI1A

(b). Phase-2- development and construction of buildings identified as "Building Nos. 10 to 13" including the Limited Common Areas & Amenities attached thereto upon part/portion of the Project Land (hereinafter referred to as the said "Phase-2 Buildings");

EVERSHINE AMAVI 303 Phase-2	10	YI1A
	11	YI1A
	12	YI2A
	13	YI1A

(c). And Phase-3- development and construction of a building identified as "Building Nos. 6 to 9 and 24 to 26" including the Limited Common Areas & Amenities attached thereto upon part/portion of the Project Land (hereinafter referred to as the said "Phase-3 Buildings").

EVERSHINE AMAVI 303 Phase-3	6	TI1
	7	TI2
	8	TI1
	9	TI1
	24	RSI1A
	25	RSI1A
	26	RSI1A



As per Approvals) including the Limited Common Areas & Amenities attached thereto upon part/portion of the Project Land (hereinafter referred to as the said "Phase-1, Phase-2, Phase-3 Buildings");

Pratik B. D. D. D.

M. S.

Alh.

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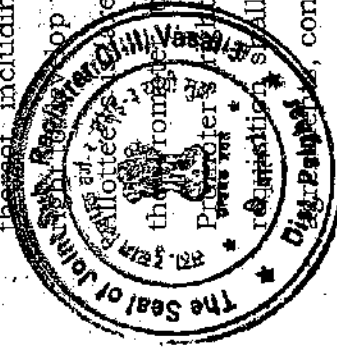
(xxi). The documents in relation to the said Phase-1 Buildings, Phase-2 Buildings and Phase-3 Buildings have been registered as separate phases, under RERA and the following registrations have been obtained there under in respect thereof:

- (i). Phase-1 Buildings - registration no. P99000024780;
- (ii). Phase-2 Buildings - registration no. P99000024860; and
- (iii). Phase-3 Buildings - registration no. P99000024753.

Copies of the aforesaid registration certificates are annexed hereto and collectively marked **Annexure F'**.

(xxii). The subject matter of this Agreement is an agreement to allot and sell an apartment in Phase -1 Buildings.

(xxiii). The Allottee/s has/have approached, and applied to, the Promoter for allotment to the Allottee/s, of the residential flat bearing flat no. **1002** admeasuring **56.84** sq. mtrs. carpet area (RERA) along with enclosed balcony on **10th** floor of said Building No. **19** of **Evershine Amavi 303 Phase-1** (hereinafter referred to as the "**said Building**") as shown on the typical floor plan thereof hereto annexed and marked **Annexure "G"** (hereinafter referred to as the "**Apartment**") and which is more particularly described in the **Third Schedule** hereto. In this regard, the Allottee/s has/have demanded from the Promoter, and the Promoter has given to the Allottee/s, an inspection of the documents and records relating to the Larger Land, the Project Land, and the Project, as well as all other documents specified under RERA including Approvals, Sanctions and Permissions, the current Sanctioned Plans, Building Plans, Development Permission and Commencement Certificate as required to be disclosed. The Allottee/s has/have satisfied himself/herself/ themselves /itself in respect thereof, including the title of the Promoter to the Project Land (including the title of the Promoter on the same). The Promoter shall not be obliged to provide, and the Allottee/s shall not be entitled to require, any further investigation in respect of the title to the Larger Land, and/or the Project Land and the Promoter's right to develop the Project Land, and no further objection and/or registration shall be raised by the Allottee/s in respect thereof based upon the Disputes, confirmations and undertakings of and applicable to the Allottee/s herein, including to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoter has agreed to allot and sell the Apartment to the Allottee/s, strictly upon and subject to the terms, conditions and provisions hereof.



R.S. Naidu
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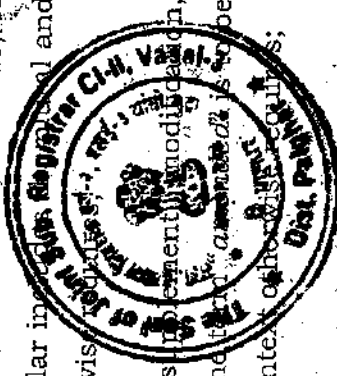
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(xxiv). The Lender has issued its No Objection dated 29th September, 2021 in favour of the Allottee/s granting its consent/permission for the allotment and sale of the Apartment, a copy whereof has been annexed hereto and marked as Annexure 'L'

(xxv). Under the provisions of RERA and MOFA (as applicable), the Parties are required to execute an Agreement for Sale, being this Agreement, and to register the same under the provisions of the Indian Registration Act, 1908.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals, schedules and annexure's includes in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the agreement herein, this Agreement shall be read and construed in its entirety.
2. In this Agreement:
 - 2.1 Unless the subject or context otherwise requires, reference to the word "include", "includes" or "including" shall be construed as without limitation;
 - 2.2 Reference to the terms "herein", "hereto", "hereof", "thereof", and any other similar terms refer to this Agreement and not to the particular provision in which the term is used, unless the subject or context otherwise requires; reference to any one gender, masculine, feminine, or neutral, includes the other two, and the singular includes plural and vice versa, unless the subject or context otherwise requires; and the plural includes the singular and vice versa, unless the subject or context otherwise requires;
 - 2.3 Reference to an "amendment" includes a substitution, modification, novation, replacement, or re-enactment, and the term "amendment" shall be construed accordingly unless the subject or context otherwise requires;
 - 2.4 Bold typeface, headings and titles are used for convenience of reference only and shall not affect the construction of this Agreement, and/or limit, extend, or define any of the terms, conditions and provisions hereof;
 - 2.5 When any number of days is prescribed in any document, the same shall be reckoned exclusively of the first and inclusively of the last day;
 - 2.6 Wherever the Allottee/s has/have confirmed, and/or accepted, and/or acknowledged, and/or agreed to, and/or given any undertaking in respect of, any act, deed, matter, thing, item, action, or term or provision



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of this Agreement ~~by the same means~~ means, and shall be deemed to mean, the irrevocable and unconditional confirmation, acceptance, acknowledgement, agreement, undertaking, declaration, representation and warranty on the part of the Allottee/s, in respect of, and/or in relation, to such act, deed, matter, thing, item, action, or provision;

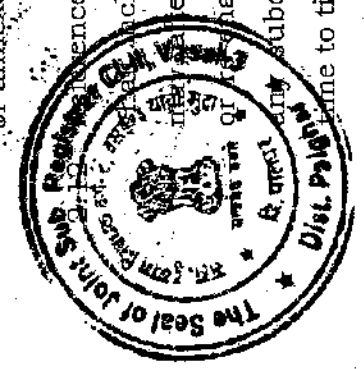
2.7 Wherever reference is made to the "discretion of the Promoter", or "Promoter's discretion", and any grammatical variations thereof, the same means, and shall be deemed to mean, the sole, absolute and unfettered discretion of the Promoter, which irrevocably binds the Allottee/s and all other concerned persons, and which shall not be called into question, and/or challenged, and/or disputed in any manner, on any grounds whatsoever, by the Allottee/s and all concerned persons;

2.8 Wherever reference is made to the "entitlement" of the Promoter, and/or the Promoter being "entitled", and any grammatical variations thereof, the same means, and shall be deemed to mean, the full complete, absolute, exclusive and unfettered entitlement and liberty of the Promoter in its sole discretion, over, and/or in relation, to the act, deed, matter, or thing in question;

2.9 Time is of the essence in respect of the performance by the Allottee/s of all his/her/their/its obligations, including financial obligations. If any time period specified herein is extended in writing by the Promoter in its discretion, such extended time period shall also be of the essence;

2.10 All payments under this Agreement shall be paid by the Allottee/s on or before the due dates for payment thereof, and/or as demanded by the Promoter, without any delay, demur, default, dispute, or deduction, whatsoever;

2.11 References to recitals, clauses, schedules and annexures shall be reference to the recitals, clauses, schedules and annexures contained in, or annexed to, this Agreement, as the case may be;



References to laws, rules or regulations; or to any provision/s thereof, include references to any such law, rules and regulations as they are in force on the date hereof, from time to time, be amended, supplemented or replaced by any law, rule or regulation hereinafter enacted, and any reference to a statutory provision shall include any subordinate legislation, including rules or regulations, made from time to time under that provision.

Pr. S. Nalla

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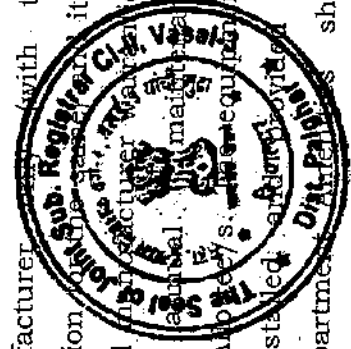
3. ALLOTMENT & SALE

3.1 Subject to and upon the terms, conditions and provisions hereof, including payment by the Allottee/s of all amounts, charges, deposits, interest, damages, liabilities, contributions including fund contributions and corpus, etc., including the Purchase Price (defined hereinafter), paid by the Allottee/s herein and in relation to, and/or in pursuance of, the agreement for allotment and sale herein, the Promoter hereby agrees to allot and sell to the Allottee/s, and the Allottee/s hereby agree/s to purchase and acquire from the Promoter, the Apartment, on what is commonly known as "ownership basis" in terms of RERA and MOFA (as applicable).

3.2 Apartment Amenities

3.2.1 The Promoter has installed and/or provided the amenities, fixtures and fittings in the Apartment, as listed in the Statement annexed hereto at **Annexure 'H'** (hereinafter referred to as the "**Apartment Amenities**"). The Allottee/s hereby agree/s, declare/s and confirm/s that save and except the Apartment Amenities, the Promoter is not be liable, required and /or obligated to provide any other fixtures or fittings in the Apartment.

3.2.2 The Allottee/s has/have been informed and is/are aware that the warranties of equipment, appliances and electronic items installed in the Apartment by the Promoter is as per the standard warranties provided by the manufacturer only and accordingly any defect in such equipment, appliances and electronic items, and / or the installation thereof, shall be rectified in accordance with the warranties provided by the system/equipment installer/ manufacturer with the Promoter having no liability or obligation in this regard. It is agreed and acknowledged that, beyond the manufacturer's comprehensive/non-comprehensive warranty, the maintenance contracts shall be obtained by the Allottee/s. The equipment, appliances and electronic items installed in the Apartment shall be maintained, serviced and repaired by third party manufacturers, suppliers, dealers or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or



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tampered with, in any manner by any person other than the authorized manufacturer, suppliers, dealers or maintenance providers, then the warranties in respect thereof shall be rendered void. The Promoter shall never be held liable or responsible in respect thereof.

3.3 Common Areas & Amenities

3.3.1 The nature, extent and description of the Common Areas & Amenities and Limited Common Areas & Amenities comprised in the Project are set forth in Part A and Part B respectively of the Statement annexed hereto at Annexure 'C'.

3.3.2 The Allottee/s has/have been informed and is/are aware that the warranties of plant, machinery, equipment, appliances and electronic items installed by the Promoter in the Project are as per the standard warranties provided by the manufacturer only, and accordingly any defect in such plant, machinery, equipment, appliances and electronic items, and/or the installation thereof, shall be rectified in accordance with the warranties provided by the system/equipment installer/manufacturer only (with the Promoter having no liability or obligation for the same), and it is agreed and acknowledge that, beyond manufacturer warranties, comprehensive/non comprehensive annual maintenance contracts shall be obtained by the Entities & Organizations (defined hereinafter) or Apex Body (defined hereinafter) (as the case may be). The equipment, machinery and various other facilities which form a part of the Common Areas & Amenities and Limited Common Areas & Amenities shall be maintained, serviced and repaired by third party manufacturers, suppliers, or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. If any equipment, machinery and various other facilities is maintained, serviced, repaired and/or tampered with, in any manner, by any person other than the authorized third party manufacturer, supplier, dealer or maintenance provider, then the warranty in respect thereof shall be rendered void. The Promoter shall never be held liable or responsible in respect thereof.



4. PURCHASE PRICE

4.1 The Allottee/s agree/s and undertake/s to pay to the Promoter, the agreed entire purchase price and consideration as stated in Annexure 'I'

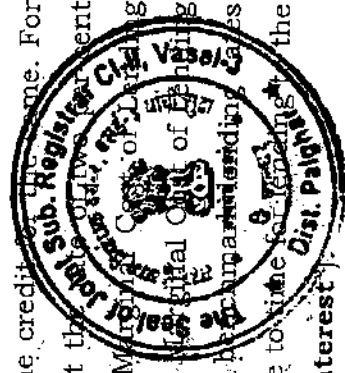
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hereto (hereinafter referred to as the "Purchase Price") in instalments, strictly in accordance with the schedule of payment set out in the Statement annexed hereto and marked Annexure 'I', and in terms of and subject to the terms and provisions of this Clause (4), or within fifteen (15) Days from the date of a written demand being made by the Promoter, as directed by it.

4.2 All payments shall be made by cheques, and/or pay orders, and/or demand drafts, drawn in favour of "Evershine Amavi 303 Phase-1 Collection A/c", or if directed by the Promoter, in its discretion, by direct bank transfer/RTGS deposited by the Allottee/s in the Promoter's Bank Account, along with the applicable Taxes (defined hereinafter) subject to deduction of applicable Tax Deducted at Source (hereinafter referred to as the "TDS"). As per the Income Tax Act, 1961, TDS is presently 1% (one per cent) of all amounts to be paid to the "transferor", that is, in the present case, to the Promoter (in instalments or otherwise), which TDS shall be deducted by the Allottee/s at the time of making payments and remitted in government account in accordance with the provisions of Income Tax Act, 1961. The Allottee/s agree/s and undertake/s to deliver to the Promoter original TDS Certificate, by the expiry of seven (7) Days from the date of each payment of TDS made by the Allottee/s, and/or before the end of the respective Financial Year in which all payments of TDS would have had been made, whichever is earlier. Without prejudice to non-payment of TDS, and/or the non-delivery of TDS certificates as aforesaid, being an event of default, the Allottee/s shall be liable to deposit with the Promoter, an amount equivalent to the unpaid TDS, on or before the Possession Date (defined hereinafter) which amount shall be refunded after deducting Interest (defined hereinafter) there from in respect of for the period of delay in payment of TDS by the Allottee/s to the Government and producing the TDS Certificates and the Promoter receiving the credit to the same. For this Agreement, Interest shall be calculated at the rate of two per cent (2%) above the State Bank of India highest Marginal Cost of Funds Based Rate; provided in case the State Bank of India Marginal Cost of Funds Based Rate is not in use then interest shall be such as is prevailing in the which the State Bank of India may fix from time to time through the general public (hereinafter referred to as the "Interest").



4.3 The Allottee/s is/are aware and acknowledges that the Purchase Price has been accepted by the Promoter, on the specific agreement and confirmation of the Allottee/s that the Purchase Price shall be free of escalation other than escalation/increases, (i) on account of escalation/

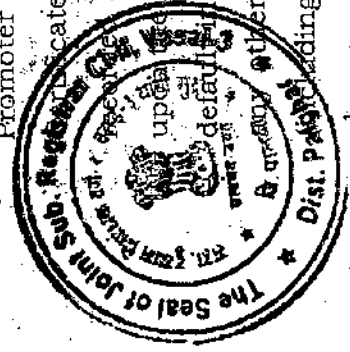
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increase in development charges payable to the governmental authorities and/or any other charges which have or may be levied or imposed by any governmental authorities, from time to time (ii) on account of escalation/increase in construction/ development/ project costs pursuant to change/ amendment in statute or laws, rules, regulations, policies or enactment of new legislation or new laws, government notification, adverse court orders, change or increase in the premium, cess, levies. The Promoter shall consequently be entitled to an increase in the Purchase Price proportionate to the extent of such escalations/increases. Such additional Purchase Price shall be determined by the Promoter and shall be due and payable on or before the Possession Date (defined hereinafter) apportioned equally between the (unpaid) balance installments of the Purchase Price and payable along with the same without any recourse or objection.

4.4 The Allottee/s further confirm/s that it has willingly paid the earnest money/deposit as stated in the **Annexure 'I'** (hereinafter referred to as the **"Booking Amount"**) and other installments of the Purchase Price to the Promoter on or prior to the execution of this Agreement.

4.5 The Allottee/s shall pay all the amounts payable under this Agreement on the due dates without fail and without any delay or default, time for payment of each of the aforesaid installments time being of the essence of the contract. The Promoter will forward to the Allottee/s intimation of the Promoter having carried out the aforesaid work at the address recorded in this Agreement and the Allottee/s will be bound to pay the amount of installment within eight (8) Days of the Promoter dispatching such intimation under Certificate of Posting or by Courier. The Promoter will keep the Certificate of Project Architects confirming that the Promoter has completed item/s of work/s mentioned therein and the Certificate will be open for inspection by the Allottee/s at the site office in these presents. The Certificate shall be final and binding on the Allottee/s. It is further agreed that on the Allottee/s committing payment of any of the installments on the Purchase Price or of other amounts under these presents on their respective due dates including his/her/their proportionate share of taxes, rates, cesses, other charges, betterment charges, development charges and all other outgoings) the Promoter shall be entitled at its option to terminate this Agreement **PROVIDED ALWAYS** THAT the power to terminate herein contained shall be exercised by the Promoter after giving the Allottee/s fifteen (15) Days prior notice (in writing) of its intention to terminate this Agreement and specifying therein the breach or default of the terms and



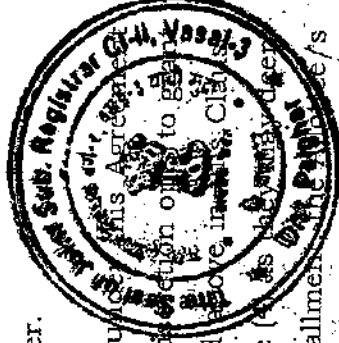
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conditions on account of which the Promoter intends to terminate this Agreement, and should the Allottee/s fail to rectify the default or breach within the stipulated period of fifteen (15) Days from the date of receipt of such notice from the Allottee/s. It is further agreed that upon termination of this Agreement as stated herein the Promoter shall refund the installments of the Purchase Price paid till then by the Allottee/s to the Promoter after deducting therefrom: (i) the Booking Amount, (ii) Tax Liabilities paid and/or due and payable by Allottee/s in respect of Apartment, (iii) brokerage amount paid by the Promoter (if any) and (iv) the amount of Interest payable by the Allottee/s to the Promoter in terms of this Agreement from the date of default in payment till payment and/or realization by the Promoter as stated herein and thereupon these presents shall stand cancelled and terminated and the Allottee/s shall have no claim, right over the Booking Amount or the Apartment. Upon such termination, the Promoter may, in its discretion, require the Allottee/s, as a condition precedent to the aforesaid refund/payments to execute and register a Deed of Cancellation recording such termination and cancellation of this Agreement. The Allottee/s shall not claim any interest upon such amount/s so refunded upon such termination of this Agreement. The Promoter shall be at liberty to dispose off and sell the Apartment to such person or persons at such price and on such conditions as the Promoter may deem and think fit in its absolute discretion. The Allottee/s also agree/s that the payment and delivery of the said refund by Account Payee Cheque to the Allottee/s at the address given by the Allottee/s in these presents, (whether the Allottee/s encashes the Cheque/s or not), shall be deemed to be a refund of the amounts so required to be refunded by the Promoter.

4.6 Without prejudice to the Promoter's other rights under this Agreement and/or law, in the event the Promoter in its sole discretion chooses to grant a grace period to the extent of the period mentioned above, in Clause (4) or beyond the period mentioned above in Clause (4) as may be deemed fit to the Allottee/s for payment of the unpaid installments, the Allottee/s shall be liable, and hereby agree to pay Interest on all amounts remaining unpaid for seven (7) Days or more after becoming due and payable by the Allottee/s under the Agreement. The Allottee/s shall, in addition to the Purchase Price, be liable to bear, pay and discharge, no later than seven (7) Days from a demand being made by the Promoter in that regard, but in any event no later than fifteen (15) Days from the Possession Date, the Other Charges & Deposits (defined hereinafter). Notwithstanding anything to the contrary herein, the Allottee/s hereby



Signature
R.S. Malik

Signature

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The Promoter shall always have first lien agree/s and undertake that the Promoter shall always have first lien and charge over the Apartment in respect of, and to secure, the payments including interest due and payable by the Allottee/s to the Promoter under this Agreement, and accordingly, without prejudice, the Allottee/s irrevocable obligation and liability to make payment thereof, any mortgage, charge, security interest, etc., created over, and/or in respect of the Apartment shall always be subject to the Promoter's aforesaid first lien and charge, and subject to all the Promoter's rights, powers and entitlements under this Agreement.

4.7 It is expressly agreed that the Allottee/s shall, in addition to the Purchase Price, be liable to bear, pay and discharge, no later than eight (8) Days after a demand being made by the Promoter in that regard, but in any event prior to the date on delivery of the possession of the Apartment, the under mentioned amounts to the Promoter (hereinafter referred to as the "Other Charges & Deposits").

4.7.1 **Rs. 600/-** (Rupees Six Hundred Only) towards non-refundable deposit for share money/application/entrance fee of the Entities & Organizations (defined hereinafter).

4.7.2 **Rs. 5,000/-** (Rupees Five Thousand Only) towards non refundable deposit for formation and registration of the Entities & Organisations (defined hereinafter).

4.7.3 **Rs. 10,000/-** (Rupees Ten Thousand Only) towards non refundable legal charges.

4.7.4 **Rs. 25,000/-** (Rupees Twenty Five Thousand Only) towards non refundable deposit towards installation of transformer & electric meter.

4.7.5 **Rs. 20,000/-** (Rupees Twenty Thousand Only) towards non refundable deposit towards installation of water meter.

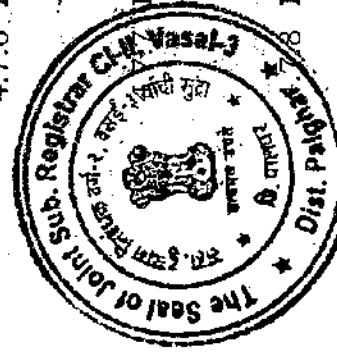
4.7.6 **Rs. 1,68,253/-** (Rupees One Lakh Sixty Eight Thousand Two Hundred Fifty Three Only) towards non refundable development charges.

Rs. 88,104/- (Rupees Eighty Eight Thousand One Hundred Four Only) towards Twenty Four (24) months Ad-hoc maintenance charges.

Rs. 50,000/- (Rupees Fifty Thousand Only) towards Club House membership fee.

4.7.9 **Rs. 30,592/-** (Rupees Thirty Thousand Five Hundred Ninety Two Only) towards Corpus Fund.

4.7.10 Proportionate share of taxes as and when applicable.



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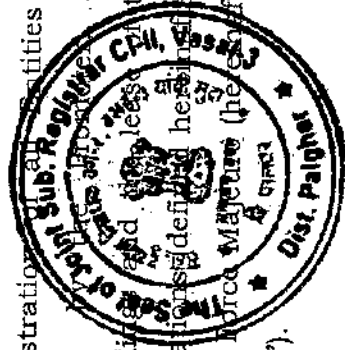
- 4.7.1.1 Property Tax Charges as and when applicable.
- 4.7.1.2 GST on flat cost and Other Charges & Deposits as and when applicable.
- 4.7.1.3 GST 18% on Ad-hoc Maintenance and Club Charges as and when applicable.
- 4.8 Time as to payments of all amounts, charges, deposits, interest, installments of Purchase Price payable by the Allottee/s to the Promoter under this Agreement shall be of the essence of this Agreement.

5. DEVELOPMENT: PROMOTER'S RIGHTS & ENTITLEMENTS:

In addition to rights, entitlements, powers, authorities and discretions of the Promoter, and the information and disclosures referred to contained and made elsewhere in this Agreement, the Promoter has informed, and put the Allottee/s to notice, of the following matters and the Allottee/s agrees to and accepts the same, inter alia, on the basis and strength of which the Promoter has entered into this Agreement:

5.1 Project:

- 5.1.1 The development of the Project Land and/or the said Project shall be considered to be complete only on completion of the construction of all Buildings on the said Project Land by consuming the said part/portion entire Development Potential, as the Promoter deems fit in its discretion. The full completion, as determined by the Promoter in its discretion, of all phases of the Project is and includes: (i) completion of the entire construction of the Buildings, the Common Areas & Amenities and Limited Common Areas & Amenities, (ii) receipt of all sanctions and Approvals contemplated by the Promoter in respect of all phases of the Project, (iii) formation and registration of all Entities & Organizations (defined hereinafter) and (iv) conveyance and transfer of the Building on the Project Land to the Entities & Organizations as defined hereinafter, in terms of this Agreement, subject to the signature of the Promoter after referred to as the "**Project Completion**".



- 5.1.2 With respect to the Development Potential contemplated to be utilized by the Promoter in the Project, if, either prior to Project Completion, or thereafter, any FSI, TDR, DR, or other development potential, of whatsoever nature or by whatever name called arises, and/or becomes available, and/or may be loaded or utilized upon,

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and/or in respect of the

Project, which may

larger Land, and/or any part of the
for better and beneficial planning,

and/or for convenience at the Promoter's discretion, form a part of
the Development Potential, and be utilized in any of the other
projects to be developed, from time to time, as separate projects
and/or as phases of separate projects, on various parts of Larger
Land as determined by the Promoter, of building/s and
structure/s, including for residential, commercial, retail, and
recreational, user/s (hereinafter referred to as the "Other
Projects"), then in such case the Promoter shall be entitled to
prepare, and have sanctioned, such plans in respect thereof, and
obtain any Approvals in respect thereof. There shall be no change
in the planning of the Project and the Apartment by virtue thereof;
and,

5.1.3 The Allottee/s confirm/s and acknowledge/s that all Other
Projects and/or the plans, layout plans, Approvals etc. in respect
thereof, being implemented, or to be implemented in future are not
the subject matter of this Agreement and there shall be no right,
entitlement, or interest of any allottee/s in respect thereof;

5.1.4 Governmental authorities has/have set out, and may set out, any
terms, conditions and restrictions, which may apply to, and have
to be complied with, by the Promoter, and/or the purchasers and
allottee/s of Apartment in the Project;

5.1.5 The Promoter shall, until Project Completion, be and remain
exclusive owner and holder and shall have, entire right, title,
interest, benefit, claim and demand in respect of the Project,
including all flats and premises therein, and all the Development
Potential so utilized therein; and the Allottee/s interest being
solely limited to the Apartment;



The Promoter have the right, in their discretion, to receive, collect
for themselves, appropriate, apply and utilize the entire
consideration/purchase price received from the allottee/s of the
flats/premises in the Project in such manner and to such extent
as the Promoter, in its discretion deem fit.

5.1.7 All purchaser/s and allottee/s, from time to time, of flats and
premises in phases of the Project, shall be and be deemed to be on
the same footing, and have and shall always have the same rights,
interests and entitlements as all the other (including initial)

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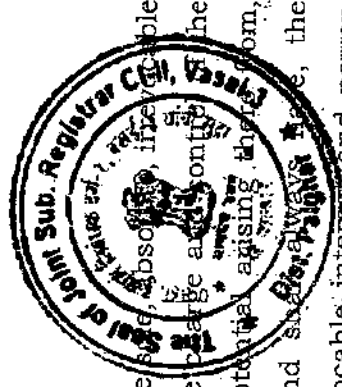
allottee/s and purchasers of the flats and premises planned from time to time in respect of phases of the Project, they shall be admitted as members of the relevant Entities & Organizations (defined hereinafter) and as a result thereof there may be a modification and variation to the undivided share appertaining to the Apartment in the Common Areas & Amenities and the Limited Common Areas & Amenities. All purchaser/s and allottee/s shall be admitted as and made members thereof;

5.1.8 The Promoter may, for the purpose of clarity, and/or for maintaining correctness thereof, and/or to comply with Applicable Law (defined hereinafter), alter the terms and conditions of any agreements for allotment and sales, in respect of flats and premises in the said Buildings.

5.1.9 No persons or parties, including the Entities & Organizations (defined hereinafter) in respect of the Project shall be involved in, or be entitled to interfere, obstruct or in any manner deal with any matters relating to the Other Projects and/or the Larger Land and/or the utilization and/or the dealing with the Development Potential, or any part/s thereof. The Entities & Organizations (defined hereinafter) to be formed in respect of the Project, the Apex Body (defined hereinafter), and all other entities, organizations, federations, etc, formed in respect of the Larger Land, by the Promoter, shall each strictly function within the frame work of their respective constitutions as framed, from time to time, by the Promoter.

5.2 General:

5.2.1 The Promoter is and shall always be the sole, absolute and complete owner, holder and in the charge and control of the Project Land and the Development Potential arising therefrom, and every part thereof, and have, and shall always have, the entire, exclusive overriding, and irrevocable interest and power, entitlement and authority to develop, from time to time, in a phased manner, over such period of time, and in such sequence or order (the same being dynamic in nature) all projects and/or phases of projects upon the Project Land, including by submitting any part/s or portions thereof, under any Applicable Law (defined hereinafter) and by dealing with, distributing, apportioning, utilizing and transferring, the Development Potential, in such



Joint Promoter
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and at such intervals, as it deems fit, in manner to such extent, and any part/s or portion/s of the Project Land; to the end and intent that the Project Land is fully and completely developed to the maximum and complete extent possible and feasible.

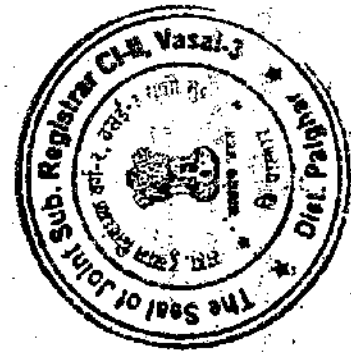
5.2.2 Without prejudice to the generality of the foregoing provision, the Promoter may in its discretion, inter alia, be entitled to:

5.2.2.1 Club, amalgamate, or sub-divide any parts or portion of the Project Land, and/or any adjoining lands, into one layout, and/or separate, or combined layout/s, and/or in respect of any projects, including Other Projects, and to do, execute and perform all acts, deeds, matters and things in relation thereto;

5.2.2.2 Designate, allocate, reserve and/or relocate, realign, modify, and amend from time to time, any common areas, amenities, infrastructure facilities, shared services, open spaces, parking spaces, gardens, recreational facilities, internal roads, entrances and accesses, in respect of all the projects, upon the Project Land, including any phases thereof, and the Other Projects, including in pursuance of Applicable Law (defined hereinafter), and/or by virtue of any Approvals, and/or as may be required by the governmental authorities;

5.2.2.3 Direct, designate, hold and control all infrastructure facilities, including public space advertising and all promotional signage, hoarding, and all other nature of signage whatsoever, and designate and allocate any flat and premises, areas, and spaces, upon or in the Project Land to any persons, including third party service providers, and/or their affiliates, for the purpose of facilitating the provision and proper maintenance of utility services including without limitation, electricity, water and telecommunication related services;

5.2.2.4 Allot and/or grant on lease or otherwise howsoever any areas or spaces therein (including in respect of the Project, and/or any phases thereof) to the



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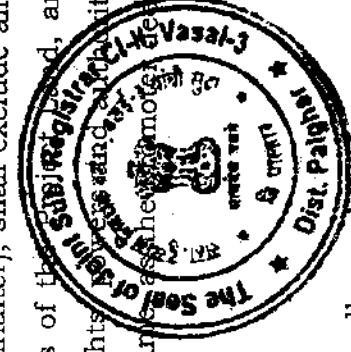
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Maharashtra State Electricity Distribution Company Ltd (MSEDCL) or any governmental authorities, utility service providers for the purpose of installing power sub-stations with a view to service the electricity requirement of the Project Land, or any part thereof and/or any neighboring areas;

5.2.2.5 Hand over and/or transfer any part/s or portion/s of the Project Land, to any persons, parties, government, or statutory authorities, or bodies, with or without any development or construction thereon, in accordance with Applicable Law (defined hereinafter), and/or any Approvals, and/or develop any of the Amenity Plots and/or as the case may be, and/or develop such further or additional reservations as may be imposed or applied, in their discretion;

5.2.2.6 Continue to retain, all rights, powers, authorities, control and ownership over all undeveloped part/s and/or portion/s of the Project Land, and/or those that may be under development at such time (including all Other Projects and all unutilized Development Potential), with the irrevocable, full, complete and unfettered right, power, authority and discretion to own, hold, deal with, develop, and encumber the same, including to complete developments and ongoing developments thereof, whether as Other Projects, or otherwise howsoever. The Deed/s of Conveyance-cum-Lease (defined hereinafter) that shall be executed in favour of the Apex Body (defined hereinafter), shall exclude all such part/s and/or portion/s of the Project Land, and/or reserve the aforesaid rights, powers, authorities of the Promoter over the same and the same shall fit in its discretion.



5.3 Allottee/s's Confirmations

The Allottee/s hereby confirm/s personally and as a prospective member/s of the applicable Entities & Organizations (defined hereinafter), as follows, which are and shall always be the essence of this Agreement, that is:

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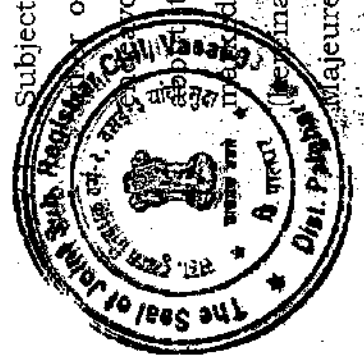
5.3.1 All the matters, and the rights, powers, authorities, discretions, and entitlements of the Promoter, as recorded and contained in this Agreement including this Clause (5), and the Promoter's intent and desire in respect of the Project Land and the development thereof;

5.3.2 Neither the Allottee/s, nor any of the Entities & Organizations (defined hereinafter) formed in respect of the Project nor the Apex Body (defined hereinafter), have, or shall ever have, any right to make, or raise, any objection to the rights, powers, authorities, discretions and entitlements of the Promoter as contained in this Agreement including this Clause (5) and no consent or permission in that regard shall be required to be obtained or given by them;

5.3.3 The Allottee/s shall not object to, hinder, obstruct or interfere with the Promoter exercising its rights and powers herein or any grounds.

6. The Allottee/s has/have agreed to acquire the said Apartment after thorough enquiries and inspection of the said Project. The Allottee/s has/have inspected the original Title Certificate dated 14th October 2021 issued by M/s. M. T. Miskita and Company, Advocates and Solicitors and is/are satisfied with the same. The Allottee/s hereby undertake/s not to raise any objection and/or requisitions to the right and title of the Promoter to the Larger Land and/or the Project Land and/or the Project.

7. **POSSESSION: DEFECT RECTIFICATION**



Subject to what is mentioned herein and compliance of monetary and obligations in this regard by the Allottee/s, the Promoter shall or to give possession of the said Apartment to the Allottee/s on or the date as mentioned in the Statement annexed hereto and 'J' or on any further date as may be mutually agreed upon hereinafter referred to as the "Possession Date") subject to Force majeure;

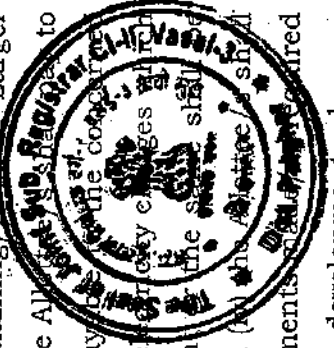
7.2 The Promoter shall, in its discretion, address a communication (in writing) to the Allottee/s offering an inspection of the Apartment, on a specific date and time fixed by the Promoter. The Allottee/s shall thereupon be bound and liable to undertake such inspection along with the Project Architect and/or Project Engineer, and to satisfy himself/herself/ themselves/itself that the Apartment has been constructed as per the Approval and the Apartment Amenities have been

Signature
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/s shall thereupon be bound

provided as per this Agreement. The Allottee/s shall thereupon be bound and liable to undertake such inspection along with the Project Architect and/or Project Engineer, and to satisfy himself/herself/themselves/itself that the Apartment has been constructed as per the Approvals. If, during the course of such inspection, the Allottee/s points out to the Project Architect and/or Project Engineer any defects or deficiencies in respect of the Apartment, the Project Architect shall, if such objection/s raised by the Allottee/s is/are valid, enter the same, if valid, upon an inspection sheet which shall be signed by the Allottee/s and the Project Architect and/or Project Engineer. Thereupon, the Promoter shall endeavor to rectify and remedy such defects or deficiencies prior to the Possession Date. Other than the defects or deficiencies entered upon the inspection sheet, the Promoter shall not be liable to make good remedy or rectify any other defects or deficiencies noticed or pointed out by the Allottee/s at the Possession Date. Notwithstanding anything to the contrary stated hereinabove, if the Allottee/s fail/s to attend at the inspection he/she/they/it shall be deemed to have fully accepted the construction, state and condition of the Apartment and shall not be entitled to raise any objection, dispute or difference whatsoever in respect thereof.

7.3 The Allottee/s shall, no later than seven (7) Days prior to taking possession of the Apartment make payment of all the then balance/remaining payments/amounts payable under this Agreement and complete all formalities in respect thereof, including executing and delivering to the Promoter: (i) all writings and papers as may be necessary, including letters of possession and for electric meter, transfer forms, affidavits and other papers for formation and registration of the Entities & Organizations (defined hereinafter), (ii) a specific undertaking that the Allottee/s will not obstruct, hinder or interfere with the continuance or resumption of development of the remaining phases of the Project or with the development of the remaining/balance Larger the Project or with the development of the remaining/balance Larger Land and the Common Areas & Amenities; (iii) the Allottee/s shall be liable to the Promoter all the charges and/or deposits payable to the relevant authorities or deposits for water connection and electricity charges which become payable in respect of the said Apartment. The Allottee/s shall reimburse to the Promoter by the Allottee/s and (iv) the Allottee/s shall also pay proportionate share in respect of all payments/charges required to be made, by way of betterment charges, development charges, contributions, municipal taxes, property taxes, GST, and any other taxes in respect of the said Buildings under construction, rates, cesses, charges and any other levies demanded by any other statutory



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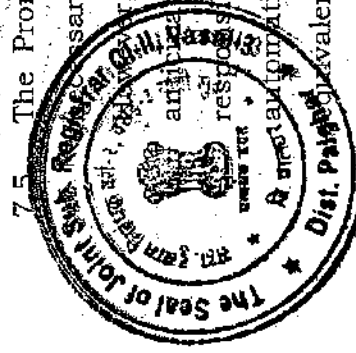
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bodies/authorities (present or future) charges imposed levied or recovered by Central and/or State Government or by any other concerned authorities as per the laws in force or those may become enforceable and payable at any time in future (prospective or retrospective) as are or may be applicable and / or payable hereunder and shall not raise any objection in respect thereof. Without prejudice to the above, the Allottee/s shall be liable to comply with all his/her/their its obligations under this Clause (7) and take possession of the Apartment no later than seven (7) Days from the Possession Date, failing which the Allottee/s shall be solely responsible/liable for all loss or damage that may be suffered by the Promoter on account of such default;

7.4 Notwithstanding anything contained in this Agreement, the Promoter shall not incur any liability if they are unable to complete the said Buildings and to deliver possession of the said Apartment by the Possession Date, owing to events of force majeure and act beyond the reasonable control of the Promoter including non-availability of steel, sand and/or cement or other building materials or water supply or electric power or by reason of war, civil commotion or any act of God or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government or lockdowns (if declared by the Government of India or the Government of Maharashtra) and/or any other public or competent authority or any court or tribunal or any quasi-judicial body or authority or financial condition of the Promoter, any strike, lock-out, bandh or other like cause or any force majeure including natural calamities, epidemics and pandemics, or vis majeure of procedural delay in obtaining the Amended Plan/Further Commencement Certificate/OC/s/the Buildings' completion certificate/s from CIDCO/VVCMC/Planning Authority or any other authorities or for any other reason beyond the control of the Promoter (hereinafter referred to as "Force Majeure");

7.5 The Promoter shall endeavor to take all such steps and precautions necessary to achieve construction, completion as contemplated herein. In the event of any Force Majeure event/s, there is any delay or anticipated delay in the Possession Date then the Promoter shall not be responsible or liable in any manner, and the same shall both automatically and forthwith stand extended for a period that is equivalent to the period that the Force Majeure event continues and has continued and an additional period of Six (6) Months thereafter; for remobilization, in which case, the Possession Date shall automatically



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stand revised to and substituted by the revised Possession Date as communicated by the Promoter. The Allottee/s shall not object, raise any disputes, and/or protest, and/or hold the Promoter liable for the aforesaid delay and extension of time, and shall not be entitled to, and shall not, make, or raise, any claim, for any damages, compensation, reimbursement of expenses or any other payments, the Allottees' sole right and remedy in such a case being as provided in Clause (7.6) herein below.

7.6 If, for any reason whatsoever, including on account of any Force Majeure event/s, there is a delay, or anticipated delay, and there is, or will be, a consequent extension of the Possession Date, then the Allottee/s, on being notified (in writing) by the Promoter of the same, shall be entitled to either: (i) continue with this Agreement, and accept the revised/extended Possession Date as estimated and decided by the Promoter in its discretion (unless the Force Majeure event is of such nature that the Promoter are not in a position, in its discretion, to estimate such revised dates in which case the Promoter shall be entitled to extend such dates from time to time); or (ii) terminate this Agreement. In the event the Allottee/s elects to terminate this Agreement then the Promoter shall refund to the Allottee/s the installments of the Purchase Price paid till then by the Allottee/s to the Promoter (except any Tax Liabilities, stamp duty and registration fees paid by the Allottees and brokerage charges incurred by them on this transaction) together with simple interest at the rate of nine per-cent (9%) per annum payable calculated from the date of such demand till the amount is refunded to the Allottee/s; provided that the aforesaid right of termination shall be exercised by the Allottee/s by addressing and delivering to the Promoter the aforesaid written notice no later than seven (7) Days from being notified in writing by the Promoter, as aforesaid, of such delay, failing which the Allottee/s shall have deemed to have irrevocably opted and elected to continue with this Agreement, and shall be deemed to have waived his/her/their/its aforesaid option to terminate this Agreement, and shall have accepted, and be deemed to have accepted, all the revisions/extensions of the Possession Date, from time to time, and shall be deemed to have waived any liability or obligation whatsoever on the part of the Promoter. Further, in the event there is a delay, or anticipated delay, there is, or will be, a consequent extension of the Possession Date including on account of any Force Majeure event/s, the Promoter shall be entitled at its discretion to terminate this Agreement and in such an event the



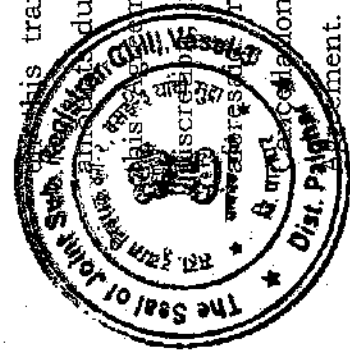
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Promoter shall refund to the Allottee/s the installments of the Purchase Price paid there by the Allottee/s to the Promoter (except any Tax Liabilities, stamp duty and registration fees paid by the Allotees and brokerage charges incurred by them on this transaction) together with simple interest at the rate of nine per-cent (9%) per annum payable calculated from the date of such demand till the amount is refunded to the Allottee/s. The Promoter shall not be liable to bear and pay to the Allottee/s any amounts, interest, compensation, damages, costs or otherwise over and above the aforesaid refund amount. The Allottee/s also agree/s that the payment and delivery of the said refund amount shall be made by the Promoter vide Account Payee Cheque drawn in favour of the Allottee/s and delivered at the address given by the Allottee/s and upon such payment being made the Promoter shall be absolved from any liability under this Agreement (irrespective of whether the Allottee/s encashes the cheque/s or not). Upon such refund the Allottee/s shall have no right or claim whatsoever against the Promoters under or in relation to this Agreement and/or the said Apartment or otherwise howsoever and the Promoters shall be entitled to sell and/or deal with the said Apartment to such other person or party as the Promoters may in its sole discretion deem fit and proper.

7.7 If the Allottee/s has opted to terminate this Agreement, and has terminated the same for any reason whatsoever, other than by virtue of Force Majeure as stated in clause (7.6) above, then the Promoter shall refund to the Allottee/s the Purchase Price installments after deducting there from the (i) Booking Amount which is to be stand forfeited by the Promoter, (ii) Tax Liabilities paid and/ or due and payable by Allottee/s in respect of Apartment, (iii) brokerage charges (if any) incurred by them in this transaction and (iv) the amount of Interest and all other due and payable by the Allottee/s to the Promoter in terms of this Agreement. Upon such termination, the Promoter may, in its discretion require the Allottee/s, as a condition precedent to the refund/payments to execute and register a Deed of Cancellation recording such termination and cancellation of this Agreement.



7.8 Subject to the Allottee/s having complied with his/her/their/its obligations under this Agreement, including this Clause (7), if within a period of five (5) years from the date of receipt of Occupation Certificate/s (hereinafter referred to as "OC/s"), the Allottee/s bring to the notice of the Promoter, any defects in the materials used in the

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construction of the said Building which would result in the failure of a component part thereof or result in damage thereto (excluding wear and tear, loss or damage due to an event of Force Majeure, defects due to minor changes/ cracks to the said Building/the Apartment on account of any variation in temperature/weather, misuse, unauthorized or non-permitted alterations, renovations or repairs and loss or damage caused by any willful act or negligence, defects due to the failure of the Allottee/s and/or the Entities & Organizations (defined hereinafter) (as the case may be) to undertake proper and effective care and maintenance of the said Building/the Apartment as prudent persons would (hereinafter referred to as the "Construction Defects")), the same shall be rectified/repared by the Promoter at its own cost, or if the Promoter is of the view and opinion, in its discretion that it is not feasible or practicable to rectify/repair the same, then at its discretion the Promoter shall pay reasonable compensation equivalent solely to the estimated cost of rectifying the Construction Defects in the Apartment, which shall be determined by the Project Architect, in its sole and absolute discretion, and which determination shall be final and binding upon the Parties.

7.9 In spite of all the necessary steps and precautions taken while designing and constructing the Project, concrete slabs/beams may deflect due to self-weight, imposed load, creep and/or shrinkage phenomena (the inherent properties of concrete), for years after construction. Further, the Allottee/s may come across cracks in finishes, flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection and also caused due to any renovation and/or alterations etc. carried out by the Allottee/s and any other purchasers/ owners/occupants of the flats and premises in the said Building. The Allottee/s agree/s and covenant/s not to hold the Promoter liable and/or responsible in respect thereof.

7.10 The Allottee/s confirm/s that if and when he/she /they/it is/are permitted to enter upon the Apartment, after the Possession Date, the Allottee/s shall have and/or be deemed to have taken full, complete and detailed inspection thereof and approved the same in all respects and it shall be deemed to have been completed in all respects and in accordance with the terms and conditions of this Agreement and the Allottee/s shall be discharged from its liabilities, obligations with regard to the same.

7.11 The Allottee/s agree/s and confirm/s that there could be any variation in carpet area (as per RERA) of the completed Apartment on measurement



Signature
R.S. Nakh

thereof, to the extent of type per-cent (3%) of the Apartment as a result of construction/execution/finishing variances, etc. The Allottee/s accept/s the same and agrees that he/she/they/it shall not claim any adjustment, or reduction, in the Purchase Price on account of such variation (if any). However, if the carpet area (as per RERA) of the constructed Apartment increases or decreases over and above the variation/tolerance referred above, the Purchase Price shall vary accordingly.

7.12 Upon taking possession of the Apartment and thereafter, the Allottee/s shall be entitled to use and occupy the said Apartment for the purpose for which it was agreed to be purchased, but without having claim against the Promoter as to specifications, amenities or any defect in the building material used in construction of the said Apartment. The Allottee/s shall not be entitled to and shall not change the user of the Apartment;

7.13 Notwithstanding anything to the contrary in this Agreement, the Promoter shall always be entitled, in its discretion to complete any part/portion or floor of the said Building and apply for and obtain part OC/s thereof, whereby, on the Possession Date, the Allottee/s shall be obliged, and undertake/s, to take possession of the Apartment for occupation on the basis of such OC/s/part OC/s which relates to the Apartment. Thereafter, the Promoter shall, without any hindrance or objection by the Allottee/s, be entitled to carry out by itself or through its contractors or otherwise all remaining development and work in respect of all of the phases of the Project.

8. Taxes:

8.1 The Purchase Price is exclusive of any levies of all taxes including Goods and Service Tax ("GST") and any other present or future levies/taxes, cess, rates, taxes and assessments levied or imposed or penalty payable in respect of the said Apartment or the transaction contemplated herein for electricity and other service charges and the outgoing taxes payable in respect of the Apartment (including the property taxes assessed or non-assessed) which shall be borne and paid by the Allottee/s, alone as per the applicable rules and policies in force from time to time (hereinafter referred to as the "Tax Liabilities").



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8.2 Commencing a week after notice is given by the Sub-Registrar to the Allottee/s that the Apartment is ready for use, the Allottee/s shall be liable to bear and pay the Tax Liabilities. The Allottee/s agrees and binds themselves / herself / herself to pay regularly every month, by the fifth (5th) of each month to the Promoter until the lease of the Project Land and the transfer and conveyance of the said Building is executed in favour of the Entities & Organizations (defined hereinafter) by the Promoter the proportionate share that may be decided by the Promoter for (a) insurance premium, (b) all taxes due to statutory bodies/authorities that may from time to time be levied against the Project Land and/or the said Building including water taxes and water charges and (c) outgoings for the provisional maintenance and management of the said Building including the said Apartment and the amenities, common lights and other outgoings and maintenance charges such as collection charges, charges for watchman, sweeper and maintenance of accounts, incurred in connection with the said Project and the said Building;

8.3 The Allottee/s shall pay all taxes as and when they are levied, charged, become due and payable, upon all the amount and charges payable under this Agreement, including the Purchase Price installments. If any taxes (whether retrospective, or prospective, in nature) arise hereafter, including after the Possession Date, the Allottee/s shall be solely liable to pay or reimburse (as directed by the Promoter in its discretion) such taxes including any interest and/or penalties and/or other amounts, charges and costs, if any, in respect thereof within fifteen (15) days from the date of written demand made on the Allottee/s by the Promoter.

9. OTHER RIGHTS & POWERS OF THE PROMOTER

9.1 The Promoter also has availed of financial assistance from the Sub-Registrar, Vasai-3, District Palghar, Maharashtra, under the Maharashtra Real Estate Regulation and Development Act, 2016. The Promoter may also avail of further financial assistance from any construction / corporate loans, infrastructure loans, bank loans, financial institution/s, and/or person/s against security of any part/s of the Project Land, and/or in respect of all projects, and/or the Project, or any parts thereof, or any receivables, which have been, or may be, mortgaged, or charged to such banks and/or financial institutions and/or other persons as security for repayment of the financial assistance taken from them. As part of any such arrangement by the Promoter, all or any of the responsibilities and/or obligations and rights

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agreement may be transferred to any other person. The Promoter agrees that on or prior to the Possession Date, the Promoter shall obtain a letter releasing mortgage or charge of such bank/s, and/or financial institution/s, and/or person/s, over the Apartment alone, enabling the Promoter to complete the allotment and sale thereof to the Allottee/s, free of the same. The Promoter agrees that post the execution of this Agreement, any mortgage or charge shall not affect the right and interest of the Allottee/s under this Agreement.

9.2 The person/s in whose favour the Promoter has granted or created, or agreed to grant or create, any mortgage, charge or security interest in respect of any unsold Apartments, may itself/himself/ herself/ themselves, or jointly with the Promoter, be admitted as and made members of any of the relevant Entities & Organizations (defined hereinafter) to be formed in respect of such Project in which such unsold Apartment/s are situated, without it, him, her or them or the Promoter being made subject or liable to any separate, special, new or additional condition/s and required to pay any separate, special, additional or extra amount or consideration whatsoever for the same (whether by way of transfer fees, charges, premium, donation or otherwise) and the Allottee/s shall not raise any objection.

9.3 The Promoter shall not be liable to bear or pay any contributions, deposits, expenses, transfer fees, non-occupancy charges, donations, premiums or any other amounts, charges or liabilities whatsoever to the Entities & Organizations (defined hereinafter) and/or the Apex Body (defined hereinafter), as the case may be, in respect of any unsold/unallotted Apartment/s.

9.4 The Promoter shall be entitled, but not obliged to, join as a member of the Entities & Organizations (defined hereinafter) in respect of unsold premises in the Project, if any. Post execution of the Deed/s of Finance-cum-Lease (defined hereinafter) in favour of such Entities & Organizations (defined hereinafter), the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing, etc., in respect of such unsold Premises.

9.5 The Promoter and/or Promoter's Affiliates shall be fully and freely entitled to install and provide temporary and permanent signage and hoardings (including neon, backlit and illuminated signage and hoardings) of whatsoever nature upon the Project Land including the



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Project and/or any part thereof till such time as the needs of Conveyance-cum-Lease (defined hereinafter) are executed and registered. The Promoter and/or Promoter's Affiliates shall have full access to such hoardings, and signage, and to install its/their name/s and any other Promoter Intellectual Property (defined hereinafter) at one or more places or in or upon Project Land including the Project and/or at the entrances and exits thereof. The Promoter and Promoter's Affiliates shall always have full and free right of way and means and access to such place or places for the purpose of installing, maintaining and replacing such hoardings and signage.

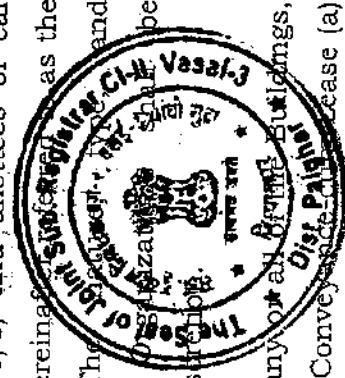
9.6 The Promoter shall promote, manage and undertake all public events (including sales events etc.) held in or upon any of the Common Areas & Amenities and to apply the net revenues generated there from towards costs incurred by the Promoter in undertaking its diverse activities and/or obligations in relation to the Project.

10. ENTITIES & ORGANISATION: APEX BODY; TRANSFER

10.1 The Promoter, in its discretion, and subject to events of Force Majeure, intends as follows:

10.1.1 On or before the completion of construction of any or all the Buildings, and on receipt of the final Approvals in respect thereof (including the final OC/s in respect thereof), the Promoter shall, in its discretion, form and register in respect of each of the Buildings, or any of them, co-operative society/ies under the Maharashtra Co-operative Societies Act 1960, and/or any other Entities, Organizations, association, or body, referred to in, or permitted under, RERA comprising of purchaser/s and allottee/s of various residential/ commercial units (and not of the lessees/licensees thereof or occupants in any capacity other than as allottee/s) and allottees of car parking space/s in the Buildings (hereinafter as the "Entities & Organizations"). The constituents of all Entities & Organizations shall be determined by the Promoter in its discretion.

10.1.2 After completion of construction of any or all Buildings, the Promoter shall under Deed/s of Conveyance/Lease (a) Grant to the respective Entities & Organizations a fully transferable, assignable and heritable lease of the land



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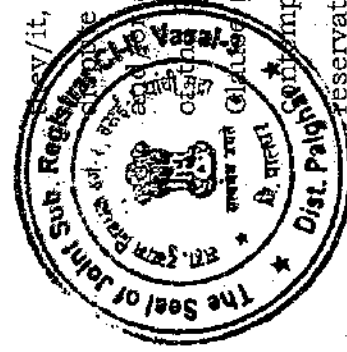
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Buildings and six meters appurtenant thereto for a term of nine hundred and ninety-nine years from the date of grant thereof, at or for a ground rent of Re. 1/- (Rupee One Only) per annum and other charges and taxes, subject to and upon, inter alia, the terms, provisions, covenants and conditions recorded and contained in this Agreement and reserving all rights of the Promoter herein, and (b) Convey and transfer to the respective Entities & Organizations, the respective Buildings hereinafter referred to as "**the Deed/s of Conveyance-cum-Lease**". For the purpose of clarity, the Deed/s of Conveyance-cum-Lease in respect of each of the Buildings to the applicable Entities & Organizations shall be executed by the Promoter on completion of three (3) Month from completion of the last building on the Project Land and completion of all phases or on the happening of all the following events, whichever is later, that is:

- (a). The receipt of the OC/s of the applicable Buildings; and,
- (b). The receipt of the entire purchase price and consideration by the Promoter from all the purchasers and allottee/s of the flats and premises in the applicable Buildings.

10.2 The Promoter shall, on or prior to execution and registration of the Deed/s of Conveyance-cum-Lease in favour of all the Entities & Organizations formed in respect of the Project, make full and true disclosure of the nature of its title to the Buildings and the Project Land, to the Entities & Organizations concerned, as well as encumbrances thereon, if any, including any right, title, interest or claim of any person/s in, to or upon the same;

10.3 The Allottee/s agree and confirm, personally and as prospective member/s of the applicable Entities & Organizations, that he/she/they/it, is/are not entitled to and shall never raise any objection or claim and/or claim any compensation, if the area of the Project Land or any or all of the Buildings, and/or the remaining development project, that is proposed to be transferred as provided in this clause (10), shall be at variance with, or may be less than, the area contemplated, or referred by herein, including virtue of any reservations, encroachments, spaces for sub-station (by electricity supply company), if any, and/or the reservations being handed over

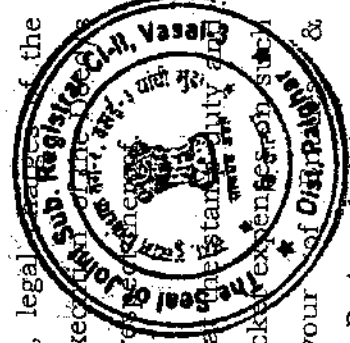


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any portion of the <i>Plot No. 4</i> Land

and transferred to and/or acquisition of any portion of the *Plot No. 4* Land and/or the Larger Land by the VVCMC and/or other governmental authorities, during the course of developments of the Larger Land, or for any other reason whatsoever.

- 10.4 Upon the Promoter completing, in its discretion, the development of all phases of the Project and Other Projects, which shall mean and include construction of all the Buildings therein and the Common Areas & Amenities, all Entities & Organizations in respect of the Project and Other Projects being formed and constituted and all the Deed/s of Conveyance-cum-Lease having been executed in favour of such Entities & Organizations, the Promoter shall, in its discretion, form a corporate body, association, organizations or other entities, as may be formed and constituted by the Promoter, at its discretion, under any Applicable Law (defined hereinafter) (hereinafter referred to as the "Apex Body") having as its members the Entities & Organizations in respect of the Project and Other Projects, and/or the Promoter, and/or any other persons or parties, including the holders and/or lessees, from time to time, of parts or portions of the Larger Land, and/or the owners and/or holders, from time to time, of any buildings or structures developed thereon as projects; as the Promoter deems fit in their discretion, for the maintenance and repairs of the Common Areas & Amenities. Within a period of 3 months from the formation of the Apex Body, the Promoter shall execute and register a Deed/s of Conveyance in favour of the Apex Body, inter alia transferring the Promoter's reversionary rights in the Larger Land to the Apex Body and transferring and conveying the Common Areas & Amenities to the Apex Body. The Promoter shall execute Deed/s of Conveyance-cum-Lease and other writings in respect thereof, subject to (a) what is stated hereinabove, and (b) all other rights, easements, powers, privileges, authorities reserved herein unto the Promoter. It is herewith clarified that the Entities & Organisations shall, bear all costs, legal charges of the Promoter's Advocated & Solicitors for drafting, execution, registration of Conveyance-cum-Lease and other writings in respect of the Deed of Conveyance cum Lease in favour of the Organization/Apex Body formed in respect of the Project shall be borne and paid by all purchasers/allottee/s of flats/premises in the Buildings. The draft of the Deed of Conveyance cum Lease shall be
- 10.5 It is agreed and clarified between the Parties that the registration charges payable, and out of pocket expenses of the Deed of Conveyance cum Lease in favour of the Organization/Apex Body formed in respect of the Project shall be borne and paid by all purchasers/allottee/s of flats/premises in the Buildings. The draft of the Deed of Conveyance cum Lease shall be



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Entities & Organizations/ Apex Body
Organizations/Apex Body shall have to
& Organizations/Apex Body shall have to
comply with the requisite procedure thereof. The Promoter shall attend
the Office of Sub-Registrar of Assurances for registration thereof as and
when intimated to the promoter by the respective Entities or
Organizations/Apex Body.

10.6 The Promoter has commenced construction of the Common Areas &
Amenities in a phased manner. A corpus fund will be set-up for the
repair and maintenance of the Common Areas & Amenities (hereinafter
referred to as the "**Corpus Fund**"). As stated in Clause (10.4) an Apex
Body consisting of all Entities & Organizations formed in respect of the
Larger Land will be formed to which the Promoter and Keystone will
transfer their reversionary rights in the Larger Land. The Allottee/s
hereby covenant/s with the Promoter, as follows:

(a) The Allottee/s shall pay to the Promoter the sum of **Rs.30,592/-**
(Rupees Thirty Thousand Five Hundred Ninety Two Only) within
eight (8) Days of the demand letter by the Promoter or at the
time of delivery of possession of the Apartment, whichever is
earlier, towards his/ her/their/its non-refundable contributions
to the Corpus Fund. It is hereby agreed that the Promoter shall
be entitled to use the Corpus Fund for payments towards the
maintenance and/or up-keep of the repair and maintenance of
the Common Areas & Amenities until formation of the Apex Body
and transfer of the Corpus Fund by the Promoter and Keystone
to such Apex Body;

(b) The Apex Body shall be formed of the Entities & Organizations
as its members and registered under the provisions of the
Maharashtra Co-operative Societies Act, 1960, inter alia, for the
purpose of repair and maintenance of the Common Areas &
Amenities and for the management of the Corpus Fund.
Accordingly, it is agreed and recorded as follows:

The Promoter and Keystone shall open a Bank Account in
the name of the Corpus Fund for the limited purpose of
depositing therein contributions towards the Corpus Fund
and making disbursements towards such repair and
maintenance of the Common Areas & Amenities;

(ii) The Promoter/Apex Body (as the case may be) shall be
entitled to appoint a Property Management Company/

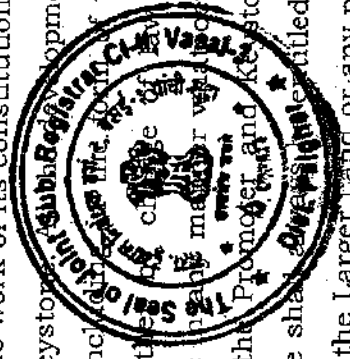


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Agency having know-how and experience in maintenance of Common Areas & Amenities and shall have the authority and discretion to negotiate with such Property Management Company/Agency and to enter unto and execute a formal Agreement/s for maintenance and management of Common Areas & Amenities with it/them. The Promoter /Apex Body may enter into other related Agreements with any other company or organization as may be necessary for effective, full and efficient management of Infrastructure (hereinafter referred to as the "**Common Areas & Amenities Maintenance Agreements**");

(iii) The Promoter /Apex Body (as the case may be) shall be entitled to invest the Corpus Fund less the aggregate of the payments to be made to the Property Management Company/Agency or any other organizations towards the repair and maintenance of the Common Areas & Amenities in accordance with the Common Areas & Amenities Agreements made with them, in Fixed Deposit/s and/or any other investment schemes with Bank/s for an appropriate term as may be determined by the Promoter/Apex Body and or its nominees / assigns;

(iv) It is clarified that the Apex Body and/or the respective Entities & Organizations formed in respect of the Project and the Other Projects shall not be competent and it shall not be within the power, authority and/or jurisdiction of Apex Body and/or the respective Entities & Organizations formed in respect of the Project and the Other Projects to deal with any matters relating to the development of the Larger Land or any part thereof or the transfer or the sale or utilization of any part of the Development Potential. The Apex Body and/or the respective Entities & Organizations formed in respect of the Project and the Other Projects shall strictly function within the frame work of its constitution as framed by the Promoter and Keystone Development potential of the Larger Land including the development of existing and future FSI (whether or otherwise) and/or TDR to arise shall always stand vested in the Promoter and Keystone and the Promoter and Keystone shall be entitled to utilize and exploit the same on the Larger Land or any part



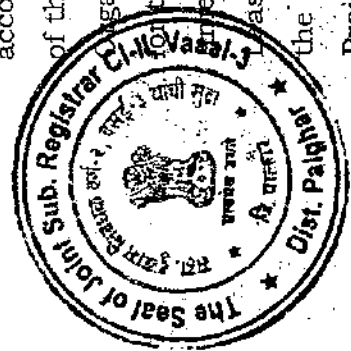
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in such manner as it deems fit;

the buildings constructed thereupon

(v) The lease in perpetuity to be executed by the Promoter in favour of the Entities & Organizations formed in respect of the Project at a nominal lease rent shall, inter alia, contain covenants to be observed and performed by the Entities & Organizations formed in respect of the Project viz: (a) To pay the share of taxes in respect of all taxes assessment, dues, cesses and outgoings, in respect of the said Building and/or the Project Land and/or any portion thereof, (b) To bear and pay the nominal lease rent as stipulated in the lease, (c) To bear and pay any contribution of costs, charges and expenses as may be levied by the Promoter or the Apex Body, (d) Not be entitled to any part or portion of the Development Potential which shall always stand vested in the Promoter and the Promoter shall always be entitled to utilize and exploit the same on the said Project and the Other Projects on the Larger Land or any part thereof and/or upon the buildings constructed thereupon in such manner as it deems fit and the Entities & Organizations formed in respect of the Project and the Other Projects shall not have any objection in this regard, (e) To do all other acts, deeds, matters and things as may be necessary to enable the Promoter to continue / resume the development of the remaining phases in respect of the Project and the other Projects on the remaining portion of the Larger Land and the Common Areas & Amenities without any obstruction, hindrance or interference from the Entities & Organizations formed in respect of the Project or any of its members it being agreed that breach of any of these covenants will entitle the Promoter to terminate the lease and to re-enter the Project Land or any portion thereof including the said Building in accordance with the provisions of the law, (f) To become a member of the Apex Body as and when formed along with other Entities & Organizations formed in respect of the Project and Other Projects for the purpose of repair and maintenance of the Common Areas & Amenities and for acceptance of the Deed/s of Conveyance-cum-Release of the reversionary rights of the Promoter and Keystone in the Entire Land upon completion of the entire Project and Other Projects. The entire development of the Larger Land shall deemed to be completed upon the development of the Larger Land by utilization of the entire Development Potential in accordance with any scheme introduced by the Government, CIDCO/ VVCMC/



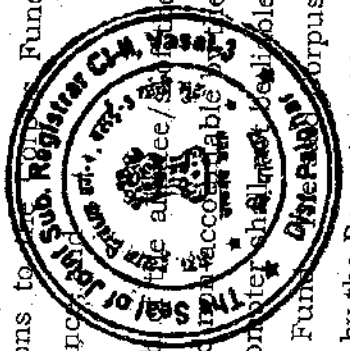
Attest
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MMFDA or an statutory

Planning Authority, MMFDA or an statutory bodies/authorities and on completion of the Common Areas and Amenities including Amenity Plots and buildable reservations by construction of all buildings thereon and completion of the Common Areas & Amenities and the sale of built-up areas therein and receipt of all sale and other proceeds and deposits and amounts payable under these presents and the agreements to sell and/or let-out made with purchasers and/or lessees, licensees, etc. and formation of all Entities & Organizations formed in respect of the Project and Other Projects and execution of Leases in favour of the Entities & Organizations formed in respect of the Project and Other Projects and conveyance of the buildings in favour of the Entities & Organizations formed in respect of the Project and Other Projects and formation of the Apex Body and transfer of the reversionary rights of the Promoter and Keystone in the Larger Land to the Apex Body. The Allottee/s shall not raise any objection and/or claim any compensation if the area of the Project Land to be leased is less or more than the area shown in the **Second Schedule** hereunder written;

- (vi) The Apex Body shall be formed by the Promoter and Keystone after the formation of all the Entities & Organizations formed in respect of the Project and Other Projects and the execution of all leases and conveyance of the respective buildings in their favour to look after the repair and maintenance of the Common Areas & Amenities and the management of the Corpus Fund;
- (vii) The Promoter and Keystone shall look after the maintenance of the Common Areas & Amenities upto the execution of the Deed of Conveyance in favour of the Apex Body and for the said purpose the Promoter shall be entitled to utilize the contributions to the Corpus Fund towards such repair and maintenance;
- (viii) The corpus amounts paid by each Allottee/s in the Project shall be non-refundable and shall be liable to pay any interest on the Corpus Fund. The Promoter shall be liable to pay any interest on the Corpus Fund. The Apex Body shall be liable to pay any interest on the Corpus Fund. The Promoter without any interest thereon after execution of the Deed/s of Conveyance-cum-Lease in favour of the Apex Body.



Signature
 R. S. ...

Signature

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(ix) The Apex Body shall

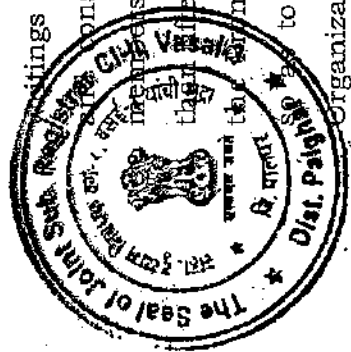
Organizations, Bodies

not admit any outside societies, organizations, Bodies as its members, save and except, those formed in respect of the buildings constructed on the Larger Land;

10.7 All the documents, writings, Deed/s of Conveyance-cum-Lease etc., to be executed in the lease/s and the conveyance/s and transfer/s, as referred in this Clause (10) and all other related documents and writings to be executed in relation thereto and/or in pursuance thereof, including bye-Laws, rules and regulations of the Entities & Organizations formed in respect of the Project, and the Apex Body and all writings, forms, applications, etc. in relation to the proposed formation and registration thereof, shall all be prepared and approved by the Advocates and Solicitors appointed by the Promoter, and the same shall contain such terms, conditions, covenants, stipulations and provisions, including those contained in this Agreement including reserving the rights, powers, authorities and benefits of the Promoter, as the Promoter deems fit, in its discretion.

10.8 The Entities & Organizations to be formed and constituted in respect of the Project, and the Apex Body shall be known by such names as the Promoter may decide, which names shall not be changed by the Allottee/s, and/or any other purchasers and/or the Entities & Organizations, and/or the Apex Body without the prior written consent of the Promoter and Keystone.

10.9 The Allottee/s shall co-operate with the Promoter and shall sign and execute application forms, papers, declarations, documents and other writings for registration of the Entities & Organizations to be formed and constituted in respect of the said Building and for taking up membership thereof, and to deliver the same to the Promoter no later than fifteen (15) Days from the date the same have been forwarded by the Promoter to the Allottee/s, and to attend the office of the Promoter to enable the Promoter to respectively register the Entities & Organizations.



10.10 All, without limitation costs, charges and expenses in respect of the formation and registration of (i) The Entities & Organizations in respect of the Project shall be borne and paid by the Allottee/s and all other purchasers, transferees and owners of all the flats and premises in the Project, and (ii) The Apex Body, shall be borne and paid proportionally

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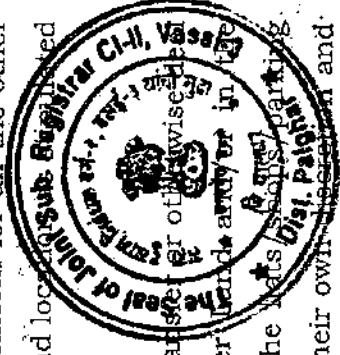
by all the Entities & Organizations formed in respect of the Project and all other entities and originations formed in respect of the Other Projects; and the Promoter shall not bear or pay the same or contribute towards the same at all. If any delay or default is made in the payment or reimbursement of such costs, charges or expenses, for any reason whatsoever, The Promoter shall never be held responsible or liable for any delay in the formation and registration of the Entities & Organizations and/or the Apex Body

11. COVENANTS AND OBLIGATIONS OF ALLOTTEE/S

The Allottee/s with the intention to bind all persons in whosever's hands the Apartment may come, hereby agree/s, confirm/s undertake/s and covenant/s with the Promoter as follows:

- (i) The Allottee/s shall maintain the Apartment at his/her/their own cost in a good condition and shall not do or suffer to be done anything in or to the Apartment and/or common passages, or the compound which may be against, the Rules or Bye-Laws of the Municipality or CIDCO/VVCMC/Planning Authority or any other Governmental authority and shall also comply with the orders passed by the Government of Maharashtra and other authorities under the provisions of Law;
- (ii) The Allottee/s shall maintain the Apartment in the same form as the Promoter constructs it and shall not at any time affect/alter the elevations in any manner whatsoever or alter the size and position of any of the windows of the Apartment without the prior consent in writing from the Promoter and or the concerned Governmental Authorities;
- (iii) The Allottee/s shall, if required, at his/her/their/its own costs fit the external grills to the windows of the design, size, material and colour as stipulated by the Promoter and which shall be uniform for all the other purchasers and shall fit it them at the position and location provided by the Promoter;
- (iv) The Promoter shall be at liberty to sell, assign, transfer, transmit or otherwise dispose of their right, title and interest in the Larger building/s to be constructed thereon and also the flats/units/parking and other space and other premises entirely at their own discretion and upon such terms and conditions that the Promoter shall deem fit and proper and the Allottee/s will not be entitled to object to the same;

- (v) Not to store in the Apartment any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage any



Joint Sub-Registrar
Dist. Palghar

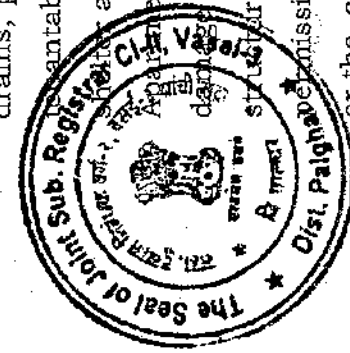
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part of the said Building of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the stair-cases, common passages or any other structure of the said Building and in case any damage is caused to the said Building on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach and damages;

(vi) Not to do or suffer to be done anything in or to the said Building in which the said Apartment is situated or in the said Apartment which may be against the Rules and Regulations and Bye-Laws of the concerned local authority or other public authority and in the event of the Allottee/s committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

(vii) Not to demolish or cause to be demolished the said Apartment or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof nor any alteration in which the elevation and outside colour scheme of the said Building is affected and keep the portion, sewers, drains, pipes in the said Apartment and appurtenances thereto in good and maintainable repair and condition and in particular so as to support, and protect the other parts of the said Building in which the said Apartment is situated and not to chisel or in any other manner cause to columns, beams, walls, slabs or RCC, pardis or other structural chambers in the said Apartment without the prior written permission of the Promoter and the respective Entities & Organizations or the concerned local authorities and/or any other public bodies;



(viii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Building in which the said Apartment is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance;

(ix) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment into the compound or the Project Land and/or the Larger Land or the adjacent Buildings or open spaces and the said Building;

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(x) Pay within eight (8) Days of demand, its/their/its share of security deposit/maintenance or any other charges as demanded by the Promoter;

(xi) The Allottee/s shall observe and perform all the Rules and Regulations and Bye-Laws for the time being of the concerned local authority and of the Government and other public bodies in matter of use and enjoyment of the said Apartment; and

(xii) The Allottee/s shall not at any time cause or permit any public or private nuisance in or upon the said Apartment or the said Building or the Project Land, and/or any portion thereof, open spaces and/or the Larger Land or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the Promoter or to the occupants of the neighboring Buildings.

12. REPRESENTATIONS OF THE PROMOTER

Subject to the disclosures made herein by the Promoter, and what is stated in the Certificate of Title, the Promoter hereby represents and undertakes as follows:

- 12.1 The Promoter is seized and possessed of or otherwise well and sufficiently entitled (including to develop) to the Project Land;
- 12.2 The Promoter has not entered into any agreement for sale or any other agreement/arrangement with any person or party with respect to the Apartment; and,

12.3 The Promoter is not restricted in any manner whatsoever in agreeing to allot and sell the Apartment in the manner contemplated herein.

13. INDEMNITY

13.1 The Allottee/s hereby agree/s and undertake to indemnify and keep indemnified and saved harmless, at all times, the Promoter and the Parties (defined hereinafter), and their estates and effects, against all loss or damage, and/or any suits, actions, proceedings or notices that they, or any of them, may sustain and suffer, and all costs, charges and expenses, that they, or any of them, may incur by reason, or as a result of: (a) any failure, breach, default, non-observance, non-performance, or non-compliance, by the Allottee/s of any of the terms, conditions and provisions of this Agreement, and/or (b) any accident or injury caused to,



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or suffered by, the Allottees, or guests, agents, representative/s, or occupying, or entering upon, the Apartment, including any persons visiting the Allottee/s or his/her/their/its family, guests or visitors or staff, and all persons claiming through or under them or any of them.

13.2 Wherever the term "Indemnified Parties" appears in this Agreement, the same shall mean the Promoter, Promoter's Affiliates, and their respective directors, partners, shareholders, constituents, representatives, officers, employees, servants, agents, and all persons claiming under them, and their respective successors and assigns.

14. NO LIABILITY

14.1 Neither the Promoter, nor any Promoter's Affiliates, nor any of their respective directors, officers, employees, agents, or contractors, shall be liable to the Allottee/s, and/or any persons claiming through or under the Allottee/s, or otherwise, for and/or in respect of:

14.1.1 Any harm, injury, loss or damage to any person/s, or property caused by, or through, or in any way associated with, a failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Apartment or any part thereof, and whether or not the same is caused by any Force Majeure, or otherwise however; any harm, injury, loss, damage, or inconvenience suffered by, and/or caused to, any person/s, or property, due to, or related to, or caused by, or in the course of the use, or entry into the Apartment, and/or the access to any part thereof; and,



For the security, safekeeping and insurance, of the Apartment, or any part thereof, and of any person/s therein, and/or of the contents and possessions thereof.

15. GENERAL PROVISIONS

15.1 Interest:

Without prejudice to all the Promoter's rights and remedies herein, and under Applicable Law (defined hereinafter), the Allottee/s shall be liable to pay, to the Promoter, interest on all outstanding, overdue, and/or unpaid, aggregate payments calculated from the due date for payment thereof till payment in full (with accrued interest). In addition to the

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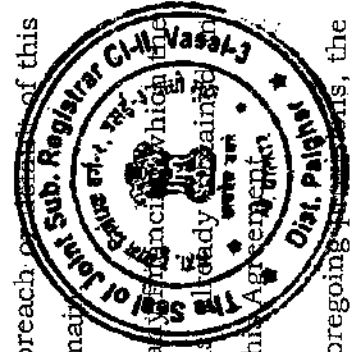
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Allottee/s liability to pay Interest as agreed, the Allottee/s shall also be liable to pay and reimburse to the Promoter, all costs, charges, expenses and damages whatsoever, which may be incurred, borne, suffered, or paid, by the Promoter, including in relation to any suits, actions, proceedings, or notices filed, instituted or issued by or against it, for the purpose of enforcing any of its claims, rights and/or benefits under this Agreement and/or for enforcing obligations, payments of and recovering from the Allottee/s such outstanding amounts, charges and liabilities, including Interest as aforesaid under this Agreement.

15.2 Allottee/s Obligation of Confidentiality

15.2.1 The Allottee/s shall during the subsistence of this Agreement and at all times thereafter, keep strictly confidential all Confidential Information (defined hereinafter), and shall not, without the prior written permission of the Promoter, which may be granted, or refused, in the Promoter's discretion, disclose, or divulge, directly, or indirectly to any third party, except to the Allottee/s advisors and officers (subject always to similar duties of confidentiality), any Confidential Information (defined hereinafter), except where any Confidential Information (defined hereinafter):

- 15.2.1.1 Is required by Applicable Law (defined hereinafter) to be disclosed;
- 15.2.1.2 Is required to be disclosed by any Governmental Authority with relevant powers to which the Allottee/s is subject or submits;
- 15.2.1.3 Is or shall (otherwise than by breach of this Agreement) be in the public domain;
- 15.2.1.4 Is required in connection with a financial institution which Allottee/s may require or has already obtained the Agreement terms and in accordance with the Agreement.
- 15.2.2 Without prejudice to the generality of the foregoing, the Allottee/s agree/s and undertake/s that no press releases, statements, interviews, publicity, advertisement, notices, disclosures, and/or any other publicity, whether in print or digital media (including social media), of, or concerning, or related to, the



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Agreement for Allotment
Information signed

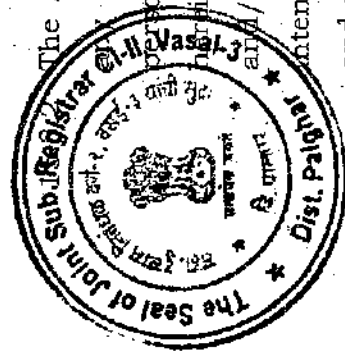
and sale herein, and/or any Confidential Information (hereinafter), shall be directly or indirectly issued, given, made, motivated, distributed, generated, or disseminated, in any manner, and by the Allottee/s, without the prior written permission of the Promoter, which permission may be refused by the Promoter, in its discretion.

15.2.3 Wherever the term "Confidential Information" is used in this Agreement, the same shall include all information imparted by the Promoter to the Allottee/s, and obtained by the Allottee/s under, and/or in connection with this Agreement on, before, or after, the date of execution of this Agreement, relating to the Project Land and/or the Project, and/or the external infrastructure, and/or current or projected plans or affairs of the Promoter, or Promoter's Affiliates, including: (i) this Agreement and the terms hereof, (ii) all documents, records, writings, Plans, Approvals, the Informative Materials, etc., product information and unpublished information related thereto, and any other commercial, financial or technical information relating to the Project Land, and/or Project, and/or the external infrastructure, or any part/s thereof, and (iii) the existence of any discussions, or negotiations, any proposal of business terms, and any due diligence materials, and other transaction documents, in each case to the extent relating to the transaction contemplated under this Agreement.

15.3 Intellectual Property

15.3.1 The Allottee/s acknowledge/s that all Intellectual Property (defined hereinafter) is and shall always be exclusively owned and held by the Promoter alone and that the Allottee/s shall never have any right, title, interest or license in respect thereof;

The Allottee/s shall not reproduce/replicate /publish or use in any manner whatsoever, whether for commercial purposes, personal reasons, or otherwise, any Intellectual Property (defined hereinafter), and/or any Plans, Approvals, Informative Materials and/or any such materials which may be created or intended/proposed to be created or marketed by the Promoter, and disclosed to the Allottee/s, prior to, or during the subsistence of, the Agreement;



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Signature - Mr. S. Nandan

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15.3.3 The Allottee/s shall immediately bring to the notice of the Promoter any improper or wrongful use or any unauthorized replication/reproduction of Intellectual Property (defined hereinafter), by any persons or parties, which has come to its/ their knowledge;

15.3.4 The Allottee/s shall not assist, and/or co-operate, with any person, in any manner howsoever, in the commission of any acts, deeds, matters or things, the commission whereof would amount to a breach or default of the provisions of this Article (14).

15.3.5 Wherever the term "*Intellectual Property*" is used in this Agreement, the same means the wordmark "*Evershine Developers*" and any combination of words in which such name and word mark is used and any word, name, device, symbol, logos, corporate names, insignia, emblems, work marks, slogan, design, brand, service mark, service names, trade name, trade dress, patents, circuit layouts, business and domain names, copyrights, other distinctive feature or any combination of the aforesaid, whether registered or unregistered, and used in connection with the businesses and activities of the Promoter and/or in respect of the Project Land and/or the developments and projects to be undertaken thereon from time to time (with all amendments, upgrades, additions or improvements thereto), and product configuration, industrial design, or trade secret law or any other laws with respect to designs, formulas, algorithms, procedures, methods, techniques, ideas, know-how, programs, subroutines, tools, inventions, creations, improvements, works of authorship, other similar materials and all recordings, graphs, designs, drawings, reports, analyses, other writings and any other embodiment of the foregoing, in any form whether or not specifically listed herein, which may subsist in any part of the world, for the full term of such right, with any extension to the terms of such right.

15.4 Notices

15.4.1 All notices, intimations, demands, correspondence and other communications to be served on the Allottee/s shall be served on the Promoter, as the case may be, under, and/or in pursuance of this Agreement,



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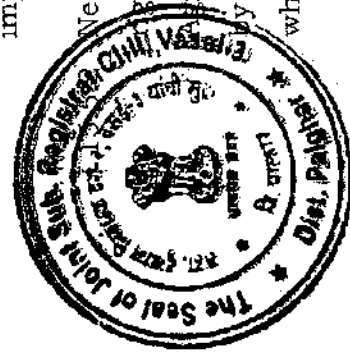
been duly, effectively and sufficiently delivered, if dispatched to the Allottee/s or the Promoter by Registered Post A.D., or by hand delivery, to the postal address, and/or by e-mail, at the e-mail address of the Allottee/s and the Promoter, respectively, as recorded in the Statement annexed hereto and marked **Annexure 'K'**

15.4.2 It shall be the duty of the Allottee/s, and the Promoter, respectively, to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

15.4.3 That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by it/him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

15.5 Amendment

15.5.1 Neither this Agreement, nor any term or provision hereof, shall be changed, waived, discharged, or amended, orally, except that any term of this Agreement may be amended and the observance of any such term may be waived (either generally or in a particular instance and either retroactively or prospectively) by the parties; provided however that no such waiver shall extend to or affect any obligation of a Party not expressly waived by the other Party, or impair any right consequent therein.



15.6 Promoter's Rights Cumulative

The rights, powers, privileges and remedies of the Promoter under this Agreement, are and shall always be cumulative, and are not exclusive of any rights, powers, privileges or remedies of the Promoter, as may be available under Applicable Law (defined hereinafter), or otherwise.

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15.7 Severability

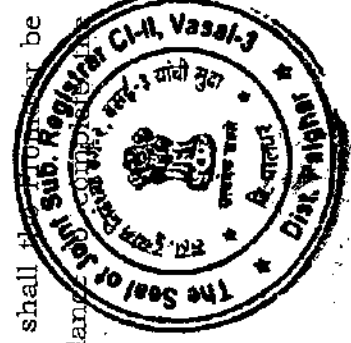
If any provision of this Agreement shall be determined to be void or unenforceable under RERA, or under other Applicable Law (defined hereinafter), such provisions of this Agreement, shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA or Applicable Law (defined hereinafter), 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.

15.8 Entire Agreement

Unless otherwise specifically stated to the contrary herein, this Agreement constitutes and contains the entire, composite and complete agreement between the Parties with respect to the agreement herein for allotment and sale of the Apartment, and supersedes all prior letters of intent, term sheets, writings, correspondence, e-mails, communications, negotiations, Informative Materials etc. (whether oral or written), issued, and/or executed and/or exchanged between the Parties, and/or their respective agents, representatives and officers; none of which shall be referred to and/or relied upon by the Allottee/s. All terms & conditions as contained hereunder shall be subject to the provisions of the Real Estate (Regulation & Development) Act, 2016.

15.9 Registration

The Promoter and the Allottee/s shall, as required under RERA, immediately after the execution of this Agreement but in any event, not later than four (4) months from the date hereof, at the Allottee/s' own costs, expenses and initiation, present and lodge this Agreement for registration with the Office of the Sub-Registrar/Joint Sub-Registrar of assurances concerned, and admit execution of the same. If the Allottee/s fail/s or neglect/s to present and lodge this Agreement for registration and admit execution thereof for any reason whatsoever, the Promoter will not be liable or responsible for the non-registration of this Agreement and for the consequences arising therefrom, nor shall the Allottee/s be liable to pay any penalty for their late attendance at the Office of the Sub-Registrar/Joint Sub-Registrar of assurances concerned for registration formalities.



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15.10 Informative Materials; Show Apartment

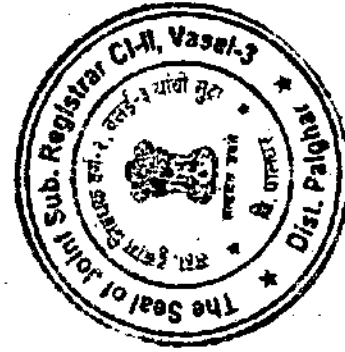
15.10.1 The Allottee/s is/are fully and completely informed and is/are aware that all advertisements, publicity, or promotions, of whatsoever nature in respect of the Project Land, including the Project, in any media, including print, and/or electronic, and/or digital media, and includes writings, brochures, leaflets, pamphlets, handouts, presentations, advertisements, oral or written representations, made and/or published, and/or generated by, or on behalf of, the Promoter, and any other such information or materials as may be made, or published by, or on behalf of the Promoter; and includes publicity reports and includes the show/sample apartment/units with fixtures, fittings and amenities etc. provided therein, and/or all matters related or incidental thereto (hereinafter collectively referred to as the "Informative Materials"), have been, and always will be, merely for the sake of convenience, whereby the terms, conditions, and provisions of this Agreement shall solely and exclusively apply and control.

15.10.2 The show/sample apartment including all furniture, items, electronic goods, amenities etc. therein, if any, are only for representational purposes for depicting lifestyle and illustrating a possible option of the design and layout of the apartment/unit. The Promoter is not liable or obligated to provide the Apartment as per show/sample apartment/unit with furniture, items, electronic goods, amenities etc. therein.

15.11 Definitions & Interpretation

15.11.1 Wherever the following terms are used in this Agreement, the same shall have the meanings respectively assigned to them below:

(a) "Agreement" means this Agreement and includes all recitals and schedules herein and all annexures hereto, and also includes any modification hereof reduced to writing and executed by the duly authorised representative/s of the Promoter and by the Allottee/s; which writing shall be expressed to be supplemental to, or as a modification or amendment of, this Agreement.



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(b) "Applicable Law" includes all laws, rules, regulations, development control rules and regulations including the orders, judgments, decrees, ordinances, guidelines, notices, notifications, schemes, Government Resolutions (GRs) and directions, the Approvals, and the terms and conditions thereof, as may be issued, or imposed, or required, or mandated, in any manner by any concerned authority, or courts of law, or judicial or quasi-judicial bodies or authorities, and as are, or may be, in force from time to time, and/or applicable to the Project Land, or any part/s thereof; all being of the Republic of India.

(c) "Day" means a working day, in the State of Maharashtra, as notified by the State Government of Maharashtra from time to time.

(d) "Promoter's Affiliates" means any company/ies, Entities/ies, concern/s or person/s who/which is/are nominee/s of, and/or group, holding, or affiliate, or subsidiary company/ies, Entities/ies, or concern/s, of the Promoter, and/or associated, or affiliated, with the Promoter by contract, or otherwise.

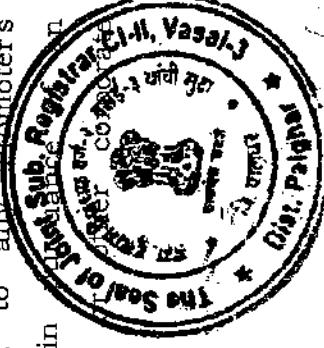
15.12 Costs

All costs, charges and expenses, including stamp duty and registration charges payable upon and in respect of this Agreement shall be borne and paid solely by the Allottee/s.

15.13 Successors and Assigns

15.13.1 No rights, liabilities or obligations under this Agreement shall be assigned by the Allottee/s without the prior written consent of the Promoter;

15.13.2 The Promoter shall always be entitled, in their discretion, to assign this Agreement, and/or all, or any of, its rights and obligations under this Agreement, to any Promoter's Affiliates, including any Entities in amalgamation, merger, demereger, restructuring of the Promoter.



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This Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with Applicable Law.

15.15 Dispute Resolution

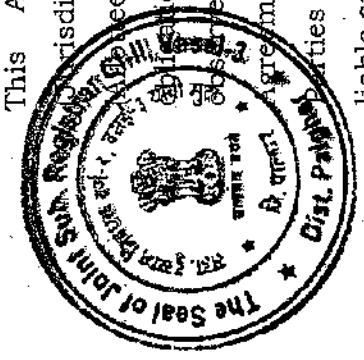
All disputes, differences and/or claims arising under or in respect of this Agreement, and/or any terms, conditions or provisions hereof, shall be referred to arbitration of a sole arbitrator, who shall be one of the three persons named (in writing) by the Promoter to the Allottee/s, out of which the Allottee/s shall select one name, and such person shall thereupon act as the sole arbitrator and the decision/award of such arbitrator shall be final and binding on the Parties. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996. The arbitration proceedings shall be in English language and shall be held only in Mumbai. The arbitrator shall have summary powers and be entitled to give interim directions and awards from time to time. The cost of the arbitration proceedings shall be borne by the Promoter and the Allottee/s in equal shares.

15.16 Jurisdiction

This Agreement shall be governed in all respects by Applicable Law and subject to the provisions of Clause (15.15) (Dispute Resolution), courts at Mumbai shall have exclusive jurisdiction.

15.17 Survival

This Article (15.17), Article (15.4) (Notices), Article (15.16) (Dispute Resolution), Article (15.15) (Dispute Resolution) and Article (15.2) (Obligation of Confidentiality), and all other rights and obligations of the Parties that are held after, and/or are required to be performed and performed upon and after the termination of this Agreement, shall survive the termination of this Agreement, and the Parties shall continue to respectively hold such rights, and be bound, liable and obliged to comply with their obligations in respect thereof.



15.18 The Promoter shall in its discretion, control the placement, installation and provision of any types of temporary and permanent signage and hoardings (including neon, backlit and illuminated signage and

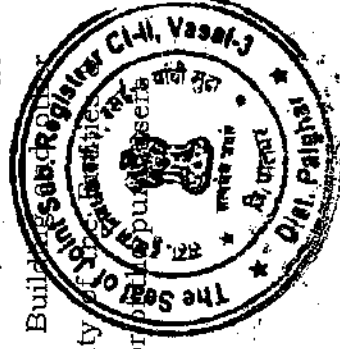
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hoardings) of whatsoever nature upon and in the Project Land and the Buildings till such time as the Deed/s of Conveyance-cum-Lease are executed and registered in favour of the Entities & Organizations to be formed in respect of the Project. Further the Promoter shall always have full complete and unrestricted access to such hoardings, and signage. Without prejudice to the generality of the foregoing provisions the Promoter shall have full rights, in its discretion, to install its name at one or more places or in or upon the Project Land and/or upon the Buildings and/or any Common Areas & Amenities, and/or any Limited Common Areas & Amenities and/or at the entrances and exits thereof. The Promoter has, shall always have and reserves, to themselves full and free right of way and means and access to such place or places for the purpose of installing, maintaining and replacing such hoardings and signage;

15.19 The Promoter has informed the Allottee/s and the Allottee/s has/have accepted, that the Promoter has constructed a club house having certain leisure and recreational facilities upon one of the Amenity Plots, which does not in any manner form part of the Project Land and/or the Project (hereinafter referred to as the "Club House"). The Allottee/s shall be bound and liable to take up membership of the Club House and bear and pay the necessary subscription fees in respect thereof (either directly to the Club House management or through the Promoter, as the Promoter directs) as a condition to the agreement to allot and sell herein. The Allottee/s shall be admitted to the membership of the Club House on making such payments and the Allottee/s complying with, observing and performing all the terms, conditions and provisions of this Agreement. The membership of the Club House and the use and enjoyment of the amenities and facilities provided in the Club House shall always be subject to the above and subject to: (i) payment of user fees, tariffs and charges as fixed from time to time, and (ii) compliance of the bye-laws, rules and regulations, terms, conditions and restrictions stipulated by the management of the Club House.

15.20 In the event of the Entities & Organizations being formed and registered before the sale and disposal by the Promoter, of all the flats and shops respective built-up areas in the said Buildings and Buildings in the Project, the power and authority of the Organizations in respect of the Project so formed or



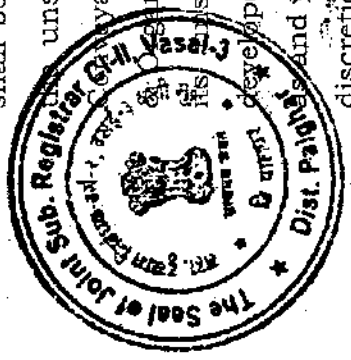
Pratibha Bhatnagar
R.S. Nair

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of the other flats and shops in the Buildings, shall be subject to the overall authority and control of the Promoter in respect of matters concerning the Building in the Project, the construction and completion thereof and all amenities pertaining to the same, and in particular the Promoter shall have the absolute authority and control as regards its unsold premises and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes at actual in respect of the unsold apartments and shops, then held by them respectively. In case the Deed of Conveyance-cum-Lease is executed in favour of the respective Entities & Organizations before the disposal and allotment by the Promoter of its unsold flats and shops, the Promoter shall join in as the developer/members in respect of their respective unsold premises, and as and when such premises are sold to the persons of the choice at the discretion of the Promoter the entire realizations shall belong to the Promoter alone in respect of these unsold premises. The Entities & Organizations formed in respect of the Project shall admit as its members, all such purchasers of such premises, without charging any premium and/or transfer fees or any other amounts; In the event of the Entities & Organizations being formed and registered before the sale and disposal by the Promoter, of all the flats and shops respective built-up areas in the said Building and other Buildings in the Project, the power and authority of the Entities & Organizations in respect of the Project so formed or of the purchasers of the other flats and shops in the Buildings, shall be subject to the overall authority and control of the Promoter in respect of matters concerning the Building in the Project, the construction and completion thereof and all amenities pertaining to the same, and in particular the Promoter shall have the absolute authority and control as regards their respective unsold premises and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes at actual in respect of



unsold flats and shops, then held by it. In case the Deed of Conveyance-cum-Lease is executed in favour of the respective Entities Organizations before the disposal and allotment by the Promoter of its unsold flats and shops, the Promoter shall join in as the developer/members in respect of their respective unsold premises, and when such premises are sold to the persons of the choice at the discretion of the Promoter the entire realizations shall belong to the Promoter alone in respect of these unsold premises. The Entities & Organizations formed in respect of the Project shall admit as its members, all such purchasers of such premises, without charging any premium and/or transfer fees or any other amounts;

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- 15.21 The non-refundable deposits that may be demanded by or paid to CIDCO/VVCMC/Planning Authority and/or concerned authorities for the purpose of sanctioning the Plans and/or issuing the Commencement Certificate/s and/or OC/s and/or Building completion certificate/s and for giving water connection and for any other purpose to the said Building shall be payable by all the purchasers of the said Building in proportion to the respective carpet area of their respective flats and shops, the amount of the same to be determined by Promoter. The Allottee/s agree to pay to Promoter within eight (8) Days of demand, such proportionate share of the Allottee/s of such deposit;
- 15.22 If at any time any further tax and/or charges, and/or betterment charges or other levy are charged, levied or sought to be recovered by CIDCO/VVCMC/Planning Authority, Government and/or any other public authority in respect of the Project and/or the Project Land and/or the Buildings and/or the approval of construction or occupation thereof the same shall be borne and paid by all the purchasers in proportion to the respective carpet area of their respective flats and shops;
- 15.23 The Allottee/s shall permit the Promoter and its surveyors and agents, with or without workmen and others at all reasonable times to enter into and upon the said Apartment or any part thereof to view and examine the state and condition thereof (and the Allottee/s shall make good, within three months of the Promoter giving a notice, all defects, decays and works of repairs of which such notice in writing shall be given by the Promoter to the Allottee/s) and also for the purpose of repairing any part of the said Building and for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service, drains, pipes, cables, water courses, gutters, wires, partition, walls or structure or other convenience belonging to serving or used for the said Building, or the Project, and also for the purpose of laying, maintaining, repairing and testing drainage and water pipes and electric wires and cables within the Project and for similar other purposes and for all other purposes contemplated by this Agreement;
- 15.24 It is also understood and agreed by and between the parties hereto:-
 (a) Open terraces, if any, forming part of the Project, appurtenant to any of the flats and premises in the Project, are intended for and



Attest
 R. S. Mulla

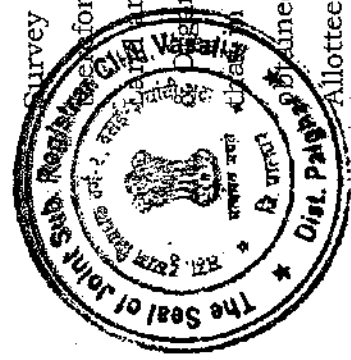
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shall be exclusively used and occupied by the respective purchasers, allottees, and owners of the concerned flats and premises who shall never be entitled to enclose such open terraces without the prior permission in writing of the Promoter and governmental authorities, and in case such permissions are granted by the Promoter, the governmental authorities, the concerned purchasers, allottees and owners of such flats and premises in the Project shall observe, perform and comply with all the terms and conditions as may be stipulated in respect thereof and also for the consequences arising from any breach or violation thereof;

- (b) That the consideration/purchase price mentioned hereinabove is purely on lumpsum basis and no dispute whatsoever shall be entertained at any time relating to the Purchase Price. The aggregate of the carpet areas mentioned herein for flats and shops shall be used for determining the proportionate distribution amongst the various purchaser/s of any common expenses incurred or to be incurred on the said Buildings and the Project or any portion thereof;
- (c) The contribution by the Allottee/s towards the Corpus Fund and provisional maintenance charges will be determined proportionally on the carpet area (as per RERA) acquired by the Allottee/s;
- (d) That irrespective of disputes if any, which arise between the Allottee/s and the Promoter and/or the Entities & Organizations all amounts, contributions and deposits including amounts payable by the Allottee/s to the Promoter under this Agreement shall always be paid punctually by the Allottee/s to Promoter and shall not be withheld by the Allottee/s for any reason whatsoever;

15.25 The Allottee/s has/have been informed that the Larger Land bears one Survey Number and has not been sub-divided. The Allottee/s will, before, not claim/demand sub-division of the portion of the Larger and/or the portion of the Project Land to be leased to the Entities Organizations in accordance with these presents. It is further agreed in view of the fact that some of the Approvals obtained and to be obtained will be in respect of the development on the Larger Land, the Allottee/s and the Entities & Organizations when formed will not commit any breach or default which will result in the validity of the



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Approvals obtained and to be obtained being vitiated or the Approvals being revoked;

15.26 The PAN No of Promoter Evershine Developers - **AABFE6729P**.

The PAN No of the Allottee/s

Mr. Rahul Atmaram Bamane - ASPPB8235R

Mrs. Reshma Shashikant Naik - AOJPN8054J

Rahul Bamane

R.S. Naik

M. Reshma



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THE FIRST SCHEDULE

ABOVE REFERRED TO

(Description of the Larger Land)

ALL THAT PIECE AND PARCEL of non-agricultural vacant Land bearing New Survey Nos. 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7 and 5/8 as per latest Record of Rights admeasuring in the aggregating 8,79,581 square meters situate, lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the Registration Sub-District of Vasai, District - Palghar.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Project Land)

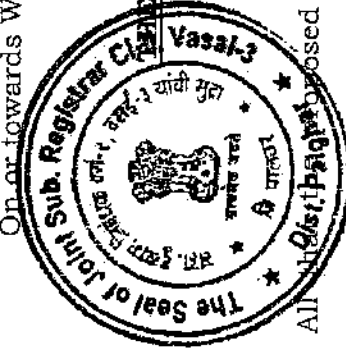
All those demarcated portion/s of the Avenue I Plot admeasuring 32810 square meters and is shaded by a Blue colour and designated 'I-1' on Plan annexed thereto. The Avenue I-1 Plot being a part of the Larger Land and bounded as follows:-

On or towards North : 20 mtrs. Wide D. P. Road.

On or towards South : 24 mtrs. Wide proposed road

On or towards East : 20 mtrs. Wide D. P. Road

On or towards West : Open land



THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of the Apartment)

All the proposed residential apartment bearing flat no. **1002** admeasuring approximately **51.11** square meters Carpet Area (as per RERA)* that is approximately **550.15** square feet Carpet Area (RERA)*, on **10th floor**, of the Building no. **19, Type YIIB, Avenue "I-1"** in the Project known as **"Evershine Amavi 303 Phase-1"** situated at Global City, Village Dongre, Virar (W), Dist-Palghar being developed on a portion of the Project Land, more particularly described in the Second Schedule hereinbefore written.

Enclosed balcony area attached to the Apartment is approximately **5.73** square meters, that is, approximately **61.68** square feet;

Utility/open balcony area attached to the Apartment is approximately **-Nil-** square meters, that is, approximately **-Nil-** square feet;

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Rohul Bhamare

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

SIGNED SEALED AND DELIVERED

by the within named "Promoter"

M/S. EVERSHINE DEVELOPERS


Through its Partner/s

- 1) Mr. Lachmandas Bhawandas Ludhani
through his Constitute Attorney
Mr. Bharatkumar Bhawandas Ludhani

Mudhanis




- 2) Mrs. Rachna Kishinchand Ludhani


Rachna Kishinchand




SIGNED SEALED AND DELIVERED

by the within named "Allottee/s"

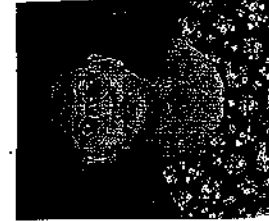
Mr. Rahul Atmaram Bamsane

Rahul Bamsane






Mrs Reshma Shashikant Naik

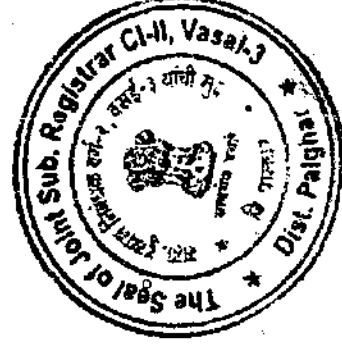
R.S. Naik

In the presence of

Witness:

- 1) 
- 2) 



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Payment Receipt

Sr. No.	Particulars	Cheque/DD/ Payorder/RT GS/NEFT/Ba nk Card Transfer payment Date	Cheque/DD/ Payorder No./ RTGS/ NEFT/ Bank Card payment No.	Bank Name/Branch Payment details	Amt in Rs
1	Part payment towards flat consideration	01.09.2021	158184 (PP)	Union Bank of India, Virar (West)	2,51,428/-
2	Part payment towards flat consideration	01.10.2021	158185 (PP)	Union Bank of India, Virar (West)	52,380/-
3	Part payment towards flat consideration	01.10.2021	Certificate No.XMPEABA	TDS	11,000/-
	Total				3,14,808/-

Yashwanth
R.S. Virar
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ANNEXURE-I

PAYMENT SCHEDULE

The Purchase Price of **Rs. 55,00,000/-** (Rupees Fifty Five Lakh Only) payable by the Allottee/s in installments against the following milestones:

Sr.	Time For Payment	Amounts
1	On Booking / Agreement Rs 3,14,808/-	
2	Part payment towards flat consideration Rs 2,35,192/- on or before 23.09.2021	5,50,000/-
3	Part payment towards flat consideration Rs 5,39,000/- on or before 23.09.2021	
4	Part payment towards flat consideration (TDS) @ 1% Rs 11,000/-	5,50,000/-
5	On Occupation Certificate Rs 42,90,000/- On Date of Possession Rs.1,10,000/-	44,00,000/-
6	All Interest Will be Calculated on Actual for delay Period of the above payments	
	Total	Rs. 55,00,000/-

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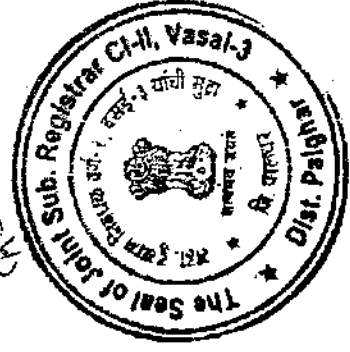


ANNEXURE 'J'

APARTMENT AND ALLOTTEE/S DETAILS

Sr.	Apartment	Particular															
(1).	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> वसई - ३ वसई नं. १५१६०/२०२१ ६६/१११ </div>	Apartment bearing no. 1002, on 10 th habitable Floor of the Building no. 19, Type Y11B, Evershine Amavi 303 Phase-1, in Avenue "I-1", Global City, Village Dongre, Virar (W), Dist- Palghar, admeasuring approximately; <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Carpet Area (RERA) of Apartment</th> <th>Square Meters</th> <th>Square Feet</th> </tr> </thead> <tbody> <tr> <td>51.11</td> <td></td> <td>550.15</td> </tr> <tr> <td>Enclosed balcony/Utility area attached to the Apartment</td> <td>5.73</td> <td>61.68</td> </tr> <tr> <td>Balcony Open)/ Dry yard Area attached To the Apartment</td> <td>-NIL-</td> <td>-NIL-</td> </tr> <tr> <td>Open terrace area attached to the Apartment</td> <td></td> <td></td> </tr> </tbody> </table>	Carpet Area (RERA) of Apartment	Square Meters	Square Feet	51.11		550.15	Enclosed balcony/Utility area attached to the Apartment	5.73	61.68	Balcony Open)/ Dry yard Area attached To the Apartment	-NIL-	-NIL-	Open terrace area attached to the Apartment		
Carpet Area (RERA) of Apartment	Square Meters	Square Feet															
51.11		550.15															
Enclosed balcony/Utility area attached to the Apartment	5.73	61.68															
Balcony Open)/ Dry yard Area attached To the Apartment	-NIL-	-NIL-															
Open terrace area attached to the Apartment																	
(2).	Purchase Price (Lump sum Price)	Rs. 55,00,000/- (Rupees Fifty Five Lakh Only)															
(3).	Date of Offer of Possession of the Apartment	On or before 30th December 2023															



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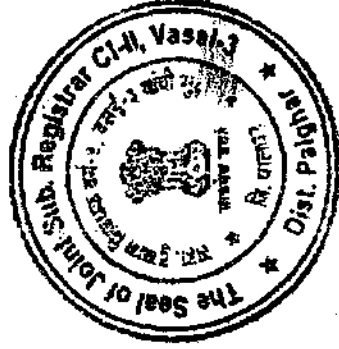
ANNEXURE

CORRESPONDENCE AND OTHER COMMUNICATIONS OF THE PROMOTER AND ALLOTTEE/S

Name of the Promoter	Evershine Developers
Permanent Account Number	AABFE6729P
Address	215, Veena Beena Shopping Centre, Opp. Bandra Railway Station Bandra (W) Mumbai -400 050
Email	evershinegroup@evershinebuilders.com
Name of Allottee/s and Permanent Account Number	Mr. Rahul Atmaram Bhamane Pan no. ASPPB8235R Mrs. Reshma Shashikant Naik Pan no - AOJPN8054J
Address	At Post-Adoor, Fontkhalwadi, Adoor, Ratnagiri, Maharashtra-415705
Contact Number	7028489112 / 8976225782
Email	bamanerahulota2012@gmail.com reshmanaik22@gmail.com

Rahul Bhamane

Mh. M.



ANNEXURE 'L'



बाज - 3
Date: 29/09/2021
To: Mr. Hira Jadhavi
Evershine Developers
Mumbai
29/09/2021
EL1971

Dear Sir,

Ref: Term loan of INR 87.50 Cr/- (Indian Rupees Eighty Seven Crores Fifty Lakhs Only) ("Facility") granted to you by M/s. Bajaj Housing Finance Limited on the terms and conditions inter alia mentioned in our Sanction Letter dated 26/06/2021, Term loan Agreement dated 20/08/2021 and other documents in respect of the Facility ("Facility Documents").

Capitalised / defined terms used but not defined herein shall have the same meaning as assigned under the Facility Documents.

Sub: NOC for sale of below mentioned unit at / in "Evershine Amavi 303" (as defined in the Facility Documents).

This is with respect to the captioned subject and your request letter dated 25/09/2021 for our no-objection for sale (as per below details) of the below mentioned units at / in the Project "Evershine Amavi 303", Virar

Customer name	Bldg	Unit	RERA Area (sq. ft.)	Sale Value (Rs)	Received Amount (Rs)	Balance to be received (Rs)	Financier's Name
Mr. Rahul Atamaram Bhamane/ Mrs. Reshma Sheshikant Naik	19	1002	611.83	5500000	264000	5236000	Not yet decided

Relying on your representations, undertakings, covenants, confirmations contained in the Facility Documents, Facility Letter, your request letter dated 25/09/2021 and Subject to below mentioned conditions, we give our in-principle no-objection for sale of the above mentioned units in / at the Project "Evershine Amavi 303", Virar

All Receivables in respect of the above-mentioned unit/s shall be deposited directly and only in the below detailed escrow account
Acct No. 10451232000079
Name of the Account: Evershine Amavi 303 Phase-1 Collection A/c
Bank: Punjab National Bank
Branch: Bandra (west)
Branch Code: 004510
IFS Code: PUNB004510
MICR: 400024140

This in-principle no-objection is restricted for transaction of sale only of the aforesaid unit and shall be without prejudice to our rights, securities, remedies, title and interest under the Facility Documents.

That it is pertinent to mention here that the deposit of the receivables/payments in the mentioned escrow account is the pre-condition of the "Facility" and if you fail to honour the same, this NOC shall be deemed to be revoked with immediate effect and also all the transactions based thereon shall be construed as null and void.

Thanking you,
Yours faithfully,



For Bajaj Housing Finance Limited
BAJAJ HOUSING FINANCE LIMITED
100% SUBSIDIARY OF BAJAJ FINANCE LIMITED
Authorised Signatory

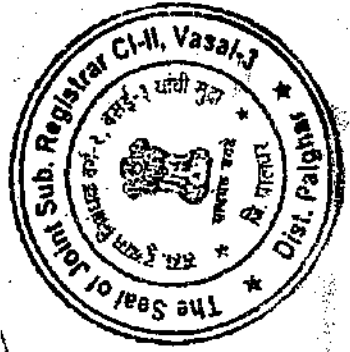
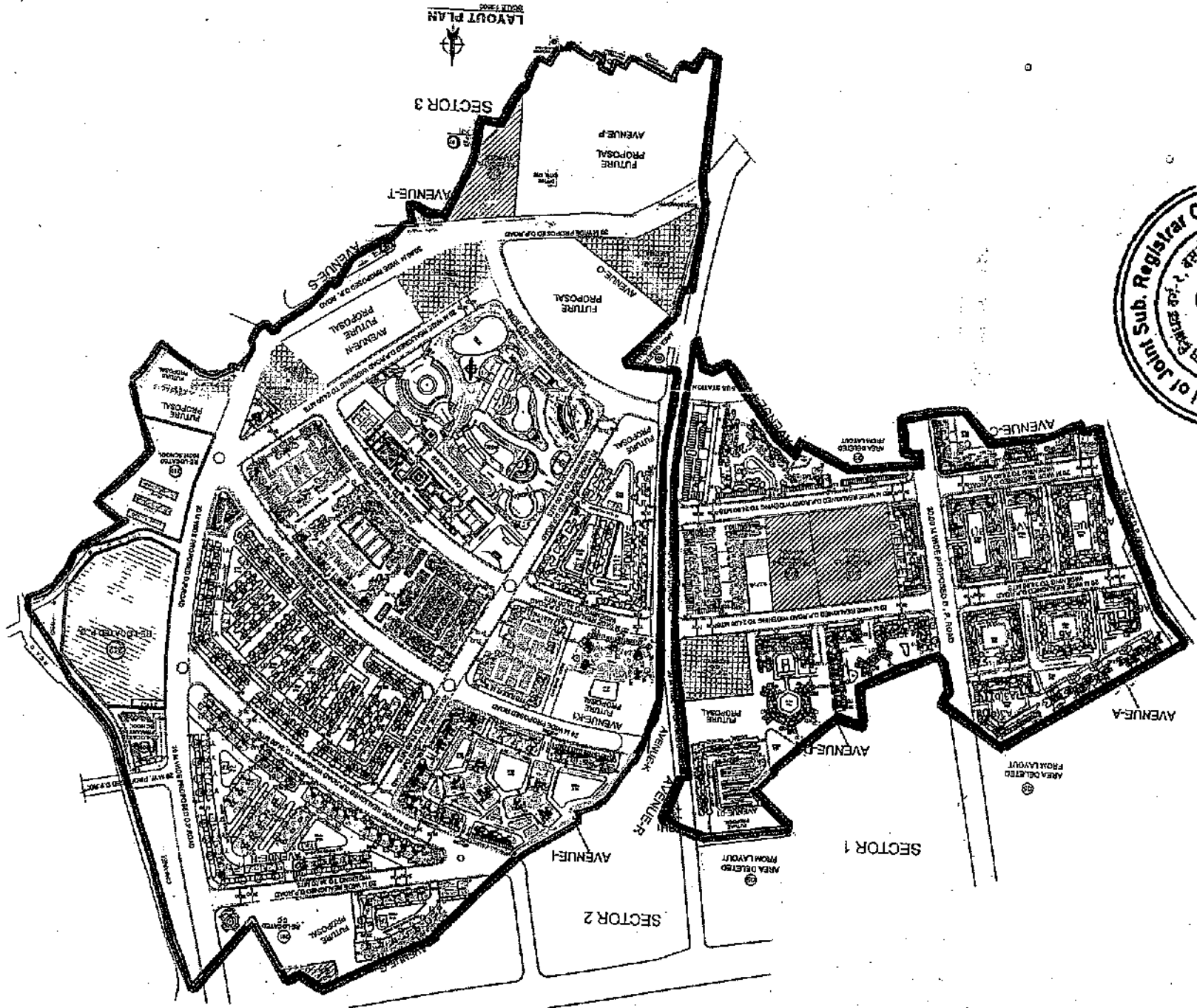
7th Floor, Sumer Plaza, Unit No. 701, Sankesth Pada Welfare Society, Marol, Andheri (E), Mumbai - 400071, Maharashtra, India
Corporate Office: Cerebrum IT Park, B2 Building, 5th Floor, Kumar City, Kalyani Nagar, Pune - 411 014
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

www.bajajfinserv.in 8 of 28

Corporate ID No. 165910MH19B7PLC02961

"ANNEXURE - A"

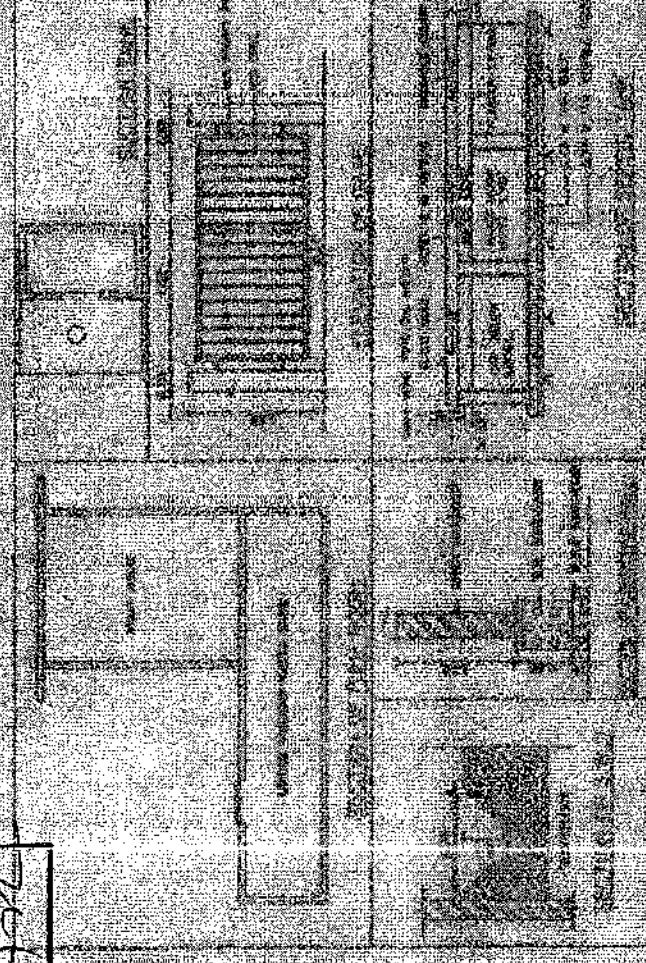
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"ANNEXURE-A"

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AREA OF HOLDING	
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PROPOSED DEVELOPMENT OF THE SITE AS PER THE APPROVED PLAN AND SPECIFICATIONS. THE DEVELOPER HAS TO OBTAIN THE NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND THE STATE GOVERNMENT BEFORE THE COMMENCEMENT OF WORKS. THE DEVELOPER IS RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND SERVICES TO THE DEVELOPMENT.



DATE: 15/01/2021
 TIME: 10:30 AM
 PLACE: BANGALORE

For Evershine Developers

M/S. EVERSHINE DEVELOPERS

DIWYEBHISHAH ARCHITECTS

"ANNEXURE-B"

अहवाल दिनांक : 28/09/2020

गाव नमना सात
अधिकार अधिकार पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवर्षा (तथाप करण व सुविधित क्षेत्र) नियम, 1988 यतीन नियम 3,4,5 आणि 6 ।

गाव :- डोंगरे तालुका :- वसई शेतव्या केपार क्रमांक : 1641 व दिनांक : 24/09/2020

शुभापन क्रमांक व उपविभाग 5/5/31	शुभापन पत्रकी / शुभापन क्रमांक	शेत आकार 5338.65/034/05738.00	खाले क्रमांक (1641) 94
शेतव्या स्थानिक नाव :- आर.ची.सी 5338.65.03 विन शेती 405738.00	मो. एवरेस्ट इन्वेलपर्स लॉफे आगीदार सतीश मो. बुधाली	क्षेत्र	खाले क्रमांक
किरायत		पो.अ.	
बागायत		आकार	
नरी		पो.अ.	
बसकस		क्षेत्र	
इतर		आकार	
एकूण क्षेत्र		पो.अ.	
पट्टे-वाराव (नागवडीस अखोपय)		क्षेत्र	
वर्ग (अ)		आकार	
वर्ग (ब)		पो.अ.	
एकूण पो.अ		क्षेत्र	
अकारणी		आकार	
अकारणी		पो.अ.	

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दस्ता क्र. 959 ए/12022
09/1972

गाव नमना सात
शिकोची नोंदवर्षी

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवर्षा (तथाप करण व सुविधित क्षेत्र) नियम, 1988 यतीन नियम 3,4,5
शेतव्या केपार क्रमांक : 1641 व दिनांक : 24/09/2020

वर्ष	हंगाम	निष्काशा संकेत क्रमांक	जल सिंचित	अजल सिंचित	नाव (4)	पिकाचे वर्ष	निर्गळ पिकावतीन क्षेत्र		जल सिंचित	अजल सिंचित	स्वरूप	जल सिंचनाचे साधन
							जल सिंचित	अजल सिंचित				
19	(3)	(3)	(3)	(3)	(3)	(3)	आर. ची.सी	आर. ची.सी	(3)	(3)	आर. ची.सी	(3)
							आर. ची.सी	आर. ची.सी	(3)	(3)	आर. ची.सी	(3)

"या प्रमाणित प्रतीसाठी की मूकपू 19/- रुपये मिळावे."
दिनांक :- 28/09/2020
सांकेतिक क्रमांक :- 272100084211600003920201124

गाव नमना सात
शिकोची नोंदवर्षी
महाराष्ट्र जमीन महसूल अधिकार अधिनियम, 1988 यतीन नियम 3,4,5 आणि 6 ।
शेतव्या केपार क्रमांक : 1641 व दिनांक : 24/09/2020

वसई - 3
दस्ता क्र. 959 ए/12022
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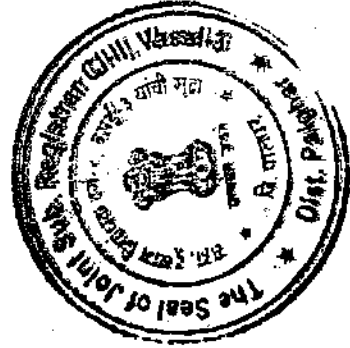
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दस्तावेज क्र. १५१९९ ANNEXURE-C

०२/१४

LAYOUT AMENITIES

Sr. No.	Amenities Description
1	Jogging Path
2	Activity Lawn
3	Sand Pit
4	Tot Lot
5	Feature Wall
6	Children's Playground
7	Sit at Pod
8	Fitness Corner
9	Multi Purpose Court
10	Yoga Deck
11	Cascading Planter
12	Timber Deck
13	Outdoor Chess Board
14	Reading Corner
15	Amphitheatre
16	Lounge Pavilion
17	Accent Sculpture
18	Hammock Lounge
19	Senior Corner



"ANNEXURE-D"



M.T.Miskita & Co.
Advocates & Solicitors

Ref no. 167/2021

14th October, 2021

Report on Title

To,
Messrs. Evershine Developers,
215, Veena Beena Shopping Centre,
Second Floor, Guru Nanak Road,
Bandra (West),
Mumbai - 400050

वसई - ३
दस्त क्र. १५१९६१२०२४
०३/११/२१

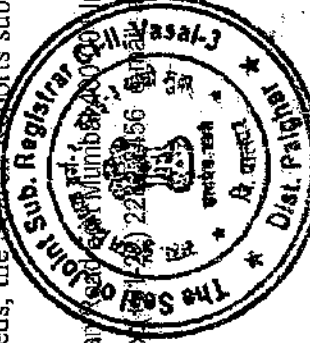
Dear Sirs:

We had, under instructions of Messrs. Evershine Developers a partnership firm registered under the Indian Partnership Act, 1932, having its place of business at Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai 400 050 and Keystone Realtors Private Limited ("Predecessor-in-title"), a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 702, Nairaj, MV Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069 (individually referred to as "Evershine" and "Keystone" and collectively the "Owners") examined their title to the Larger Land admeasuring 8,79,581 Square Meters situate at Village Dongare (Dongar Pada), within the Registration Sub-District of Vasai, District Thane more particularly described in the First Schedule hereunder written (the "Larger Land").

The Owner with an intent to notify the original Owners and/or those having any interest in the Larger Land or any part thereof about the proposed acquisition, constructed a compound wall around the boundaries of the Larger Land during the period 2005 to 2007.

We had: (a) after taking searches at the Office of the Sub-Registrar of Assurances at Vasai, Virar and Nala Sopara, (b) publishing the usual Public Notices in the local newspapers, that is, (i) Free Press Journal (English) dated 9th March, 2005 and Nav Shakti (Marathi) dated 11th March, 2005, (ii) Free Press Journal (English) dated 26th January, 2006 and Nav Shakti (Marathi) dated 25th January, 2006, (iii) Free Press Journal (English) dated 13th June, 2006 and Nav Shakti (Marathi) dated 13th June, 2006, (iv) Free Press Journal (English) dated 12th September, 2006 and Nav Shakti (Marathi) dated 13th September, 2006 and (v) Free Press Journal (English) dated 27th December, 2006 and Nav Shakti (Marathi) dated 27th December, 2006, and (c) perusing the photocopies of several title deeds, the Search Reports submitted by our

(Handwritten signature)



Yusuf Building 4th Floor Veer Nanam
Tel: (+91-22) 2204 4236 2283 2122 6631 8671 Fax: 2204 4236
E-mail: admin@miskitaco.com

वसई - ३

दस्ता क्र १५९६०/२०२१

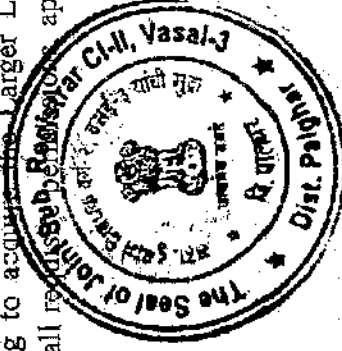
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M.T.Miskita & Co.
Advocates & Solicitors

search clerk Mr. Shrinuwas Chipkar and the extracts from Record of Rights issued our Report on Title dated 3rd June, 2009 to the Owners. Evershine has now requested us to provide to them an updated Report on Title with specific reference to Avenue I-1 admeasuring 32,810 square meters and certify Evershine's title to Avenue I-1 by virtue of the Deed of Release-cum-Transfer (defined hereinafter) executed by Keystone in its favour referred to below.

We give below a brief devolution of title of the Owners to the Larger Land, in which Avenue "I-1" is *inter alia* comprised, that is:

1. The Larger Land originally comprised of several pieces and parcels of agricultural land bearing different Survey numbers and were owned and possessed by various owners/agriculturists. These pieces and parcels of Land were acquired by Palghar Land Development Corporation ("PLDC") under several Deeds of Conveyance executed by the Original Owners in favour of PLDC and duly registered with the Sub-Registrar of Assurances at Vasai. The Land was pursuant to such Deeds of Conveyance mutated to the name of PLDC in the Record of Rights. The said Deeds of Conveyance were executed after certain permissions were obtained for the transfer and development of the Larger Land including the Order No. Revenue/K-1/T-9/ANAP/ASR-11/2004 dated 27th February, 2004 passed by the Collector, Thane for conversion of the Larger Land to Non-agricultural use;
2. Evershine became seized and possessed of or otherwise well and sufficiently entitled to the Larger Land under five Deeds of Conveyance, that is, the Deed of Conveyance dated 9th August, 2005 (as rectified by the duly registered Deeds of Rectification dated 8th February, 2006 and 11th May 2009), the Deed of Conveyance dated 8th February, 2006, the Deed of Conveyance dated 21st August, 2006, the Deed of Conveyance dated 27th February 2007 and the Deed of Conveyance dated 11th May, 2007 made by and between PLDC as Vendors of the First Part, the Erstwhile Partners of PLDC as Confirming Parties of the Second Part and Evershine as Purchaser of the Third Part all adjudicated under the Bombay Stamp Act, 1958 and registered with the Sub-Registrar of Assurances at Vasai. The Larger Land was transferred to Evershine's name in the Record of Rights. Extracts from Index II of the Deeds of Conveyance were obtained. PLDC also made appropriate Declarations as its title to the Larger Land;
3. It was agreed by and between Evershine and PLDC prior to Evershine agreeing to acquire the Larger Land for development that PLDC would obtain all requisite permissions, approvals and sanctions from all concerned



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- authorities including the Planning Authority and other concerned authorities for development of the Larger Land in phases. Upon acquisition of the Larger Land by Evershine, PLDC amalgamated the several pieces of Land and allocated new survey nos. 5/1, 5/2, 5/3, 5/4, 5/5A, 5/5B, 5/5C, 5/5D, 5/5E, 5/6, 5/7 and 5/8;
4. Parts/portions of the Larger Land have been reserved and earmarked, under the approved Development Plan of the VVCMC, for development plan roads, development plan reservations, playgrounds, schools, colleges, recreational grounds, common facilities centers, markets, parking areas, channels, etc. (hereinafter collectively referred to as the "Reservations/Amenity Plots").
 5. The Larger Land were originally within the jurisdiction of the City and Industrial Development Corporation of Maharashtra (hereinafter referred to as "CIDCO"), and since 2009 have come under the jurisdiction, and within the limits, of the Vasai-Virar City Municipal Corporation (hereinafter referred to as the "VVCMC");
 6. Pursuant to a group housing scheme jointly evolved by the PLDC and Evershine for development of the Larger Land, a lay-out plan and building proposal were submitted by PLDC to CIDCO, through their Project Architects. In pursuance thereof, CIDCO issued its Commencement Certificate bearing no. CIDCO/VVSR/CC/BP-3519/W/2615, dated 2nd December 2005. Thereafter CIDCO approved the plan in respect of the development of the Larger Land vide its Approval bearing no. CIDCO/VVSR/CC/BP-3519/Layout/W/151, dated 29th January 2008 and issued 282 (two hundred and eighty-two) commencement certificates in respect thereof (hereinafter collectively referred to as the "2005/2008 Sanctioned Lay-out & Approvals");
 7. Under the 2005/2008 Sanctioned Lay-out & Approvals, various development plan roads, footpaths lighting, street lights, footpath lights, drainage, sewerage, storm, water mains, tree plantation, recreational grounds, play grounds were earmarked required to be developed and provided upon the Larger Land (hereinafter referred to as the "Infrastructure");
 8. Environmental Clearance Certificate/Approval bearing no. 21-544/2006-1A-III, dated 13th March 2007 was issued in respect of the Larger Land and the development thereof, by the Government of India, Ministry of Environment and Forests (hereinafter referred to as the "Environmental Clearance")



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upon an application made by PLDC prior to the 2008 Sanctioned Lay-out & Approvals;

9. Pursuant to an agreement arrived at by and between Evershine and Keystone's predecessor-in-title, that is Enigma Constructions Private Limited ("Enigma") Evershine by a Deed of Conveyance dated 20th March, 2009 made by and between Evershine of the One Part and Enigma of the Other Part, duly registered with the Sub-Registrar of Assurances at Vasai under Serial No. 1995 of 2009 ("Deed of Conveyance") conveyed to the Enigma a one-half undivided share in the Larger Land for the consideration mentioned therein. By a Joint Venture Agreement dated 20th March 2009, made by and between Evershine of the One Part and Enigma of the Other Part, also registered in the Office of the Sub-Registrar of Assurances at Virar, vide Serial no. Vasai2/1996/2009 dated 21st March 2009 (hereinafter referred to as the "Joint Venture Agreement") they agreed to jointly develop the Larger Land, inter alia, with a view to (a) setting up a residential-cum-commercial Complex known as "Global City" upon the Aggregate Avenues, in a phase-wise manner (hereinafter referred to as the "Complex"), in terms of the 2005/2008 Sanctioned Lay-out & Approvals, and further revised lay-out, approvals and permissions to be sanctioned and issued from time to time, including those that are hereinafter recited and selling flats, shops and other premises on ownership basis then under the Maharashtra Ownership Flats Act, 1963, and now the Real Estate (Development And Regulation) Act, 2016 (b) apportionment in equal shares of all sale proceeds from sale of flats and other premises and other dealings with portions of the Larger Land by grant of development rights to third parties, (c) forming co-operative societies of purchasers of flats and other premises in the building and executing leases in perpetuity for a nominal rent in favour of each such societies, (d) transferring by conveyance upon the completion of the entire project the reversionary rights of Evershine and Enigma to an apex body to be formed, *inter alia* of co-operative societies and (e) to collect subscription fee and contributions towards the Corpus Fund from purchasers of flats at stipulated rates therein and to deposit such amounts in designated accounts of the joint venture. It was mutually agreed by and between Evershine and Enigma that we should act as common Solicitors and Advocates and that all dealings and transactions with respect to Larger Land or its developments or developments of any part thereof would be attended to and documented by us;

10. For the smooth and orderly development thereof, the Larger Land was notionally subdivided into 15 (fifteen) or more avenues, which avenues



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were further sub-divided from time to time (initially by the Predecessor-in-title and Evershine, and subsequently by Keystone and Evershine), whereby there are now approximately 22 (twenty-two) or more avenues identified and earmarked upon the Larger Land (hereinafter referred to as the "Aggregate Avenues"). Some of the avenues, including Avenue 'T' which has been sub-divided into sub-avenues;

11. Upon the Larger Land coming within the jurisdiction of VVCMC as successor of CIDCO, as the planning authority in respect thereof, the Predecessor-in-title and Evershine jointly prepared and submitted, to the VVCMC, revised building proposals in respect of the development of the Larger Property/Complex, through their architect, and the VVCMC issued further Commencement Certificate bearing no. VVCMC/TP/AM/VP-0453/084/2011-12, dated 13th September, 2011, as modified by the Commencement Certificate bearing no. VVCMC/TP/AM/VP-0453/296/2011-12, dated 31st March, 2012 (hereinafter collectively referred to as the "2011/2012 Revised Lay-out & Approvals"). Subsequently, separate commencement certificates were issued by the VVCMC on an avenue-wise basis, pursuant to which the 2005/2008 Sanctioned Lay-out & Approvals and the 2011/2012 Revised Lay-out & Approvals have been modified and amended, from time to time, to the extent of such amendments to lay-outs of the specific avenues;

12. By and under the Agreement of Modification dated 13th October 2012, made by and between the Evershine and the Predecessor-in-title and registered in the Office of the Sub-Registrar of Assurances at Vasai-2, vide Serial no. 9924 of 2012 (hereinafter referred to as the "Modification Agreement") as subsequently amended and modified by certain letter agreements, executed by Keystone and Evershine, the Predecessor-in-title and Evershine agreed to apportion the saleable FSI of 29.39, 133.76 sanctioned under Commencement Certificate No. VVCMC/TP/AMEND/BP-3519/VP-0453/071/2012-13 dated 13/6/2012 issued by the VVCMC in equal shares and to utilize and exploit their respective shares of the FSI separately and independently in the construction of buildings on designated portions of Avenues 'K' and 'L';

13. By and under the Order dated 7th November 2014, passed in Company Petition Nos. 403 to 411 in the Hon'ble Bombay High Court, Enigma was duly amalgamated with Keystone, whereby all assets, properties, liabilities and obligations of Enigma including its one-half undivided share, right, title and interest in the Larger Land vested absolutely and exclusively in Keystone in the manner as stated therein.



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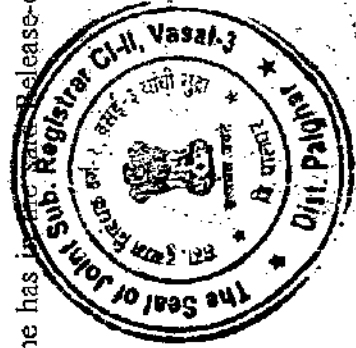
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14. The hereinbefore recited Environmental Certificate, duly validated subsequently, the commencement certificates and the other approvals obtained till date are hereinafter collectively referred to as the "Approvals, Sanctions and Permissions".

15. The entire Larger Land bears one Survey Number and has not been and will not be subdivided and consequently, a transferable and assignable lease in perpetuity at a nominal annual lease rent of Re. 1/- (Rupee One Only) per annum will be executed by the Owners of the portions of the Avenue 'I-1' described in the Second Schedule hereunder and the conveyance will be executed by the Evershine of the Residential Building/s constructed thereon with appurtenant area/s around each such Residential Building not less than 6 meters in width in favour of each Co-operative Housing Societies formed of purchasers of flats, shops and other premises in such Residential Building under the Maharashtra Co-operative Societies Act, 1960.

16. Pursuant to the Joint Venture Agreement, Rustonjee Evershine Joint Venturers have constructed buildings on Avenues G, H, J and M and sold flats, shops and other premises on ownership basis under MOFA, and have in the past about 8 years executed several development agreements in favour of Developers in respect of certain Avenues or Sub-Avenues granting irrevocable development rights to each of them pursuant to which development of these Avenues/Sub-Avenues have either been completed or in progress.

17. Pursuant to an agreement arrived at by and between Evershine and Keystone, Keystone by and under the Deed of Release-cum-Transfer dated 28th day of March, 2018, made by and between the Keystone of the One Part and Evershine of the Other Part and registered in the Office of the Sub-Registrar at Vasai-2 under Serial no. 3156 of 2018 ("Release-cum-Transfer") read with Deed of Rectification dated 10th day of September, 2020, made by and between the Keystone of the One Part and Evershine of the Other Part and registered in the Office of the Sub-Registrar at Vasai-5 under Serial no. 3530 of 2020 ("Rectification Deed"), has irrevocably released, granted and transferred unto Evershine its entire one-half undivided share, right, title and interest, in and to the said Avenue 'I-1' (being a portion of the Larger Land) admeasuring approximately 32,810 square meters and more particularly described in the Second Schedule hereunder written ("Avenue I-1") in accordance with the terms and conditions of the said Release-cum-Transfer. Keystone has in the said Release-cum-Transfer made representations, inter



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alia, to the effect that (a) the original Deed of Conveyance executed by Evershine in favour of the Predecessor-in-title is in the custody and possession of Keystone and Keystone has not created any mortgage, charge, negative lien or other third party rights in respect of Avenue 'I-1' or in respect of the building potential and/or F.S.I. utilizable on Avenue 'I-1', (b) no permission or approval of any persons or parties is required to be obtained by Keystone for entering into and consummating the transaction herein, (c) With regard to the share of Keystone in Avenue I-1, Keystone has not agreed to grant or granted any development rights or entered into any joint venture for development of Avenue 'I-1' or sale or utilization of its share of the F.S.I. and that Keystone is absolutely and unconditionally entitled to deal with and/or dispose off and/or develop Avenue 'I-1' without notice or reference to any person or party except Evershine and (d) accordingly, Keystone has not done or undertaken any act, deed, matter or thing whereby the title of Keystone to Avenue 'I-1' is encumbered or any third party rights created in respect thereof. Evershine has also by its Declaration dated 12th October, 2021 to us, *inter alia*, confirmed that Evershine has not created any mortgage or charge, or third party rights, or other encumbrance on the said Avenue I-1 or any part thereof as also there are no suits, actions, proceedings, notices, claims, or demands or order of injunction or attachment affecting Avenue I-1 or any part thereof or the F.S.I. to be utilized in the construction of buildings/s on Avenue I-1.

18. You have vide your Declaration informed us that you have undertaken the following matters in respect of Avenue 'I-1', that is:

(a). You are developing the Avenue 'I-1' in three phases as follows:

(i) Phase I - in respect of which you will develop and construct buildings identified as "Building Nos. 14 to 23" and in pursuance thereof have registered this phase as a "real estate project" as defined under RERA with the Maharashtra Real Estate Regulatory Authority ("MaharERA"), Mumbai bearing MahaRERA Registration No. P99000024780 being, Evershine Amavi 303 Phase I on 18th May, 2020.

(ii) Phase II - in respect of which you will develop and construct buildings identified as "Building Nos. 10 to 13" and in pursuance thereof have registered this phase as a "real estate project" as defined under RERA with the MahaRERA,



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Mumbai bearing MahaRERA Registration No. P99000024860
being, Evershine Amavi 303 Phase 2 on 18th May, 2020.

(iii) Phase III - in respect of which you will develop and construct buildings identified as "Building Nos. 6 to 9 and 24 to 26" and in pursuance thereof have registered this phase as a "real estate project" as defined under RERA with the MahaRERA, Mumbai bearing MahaRERA Registration No. P99000024753 being, Evershine Amavi 303 Phase 3 on 18th May, 2020.

(b) You have availed of a rupee facility from Bajaj Housing Finance Limited ("BHFL") to an extent of Rs. 87,50,00,000/- (Rupees Eighty-Seven Crores Fifty Lakhs Only) upon the terms and conditions recorded and contained in the Loan Agreement dated 20th August, 2021 ("Loan Agreement") and as a security for repayment thereof of the Secured Liabilities (as defined under the BHFL Mortgage Deed as defined hereunder), by and under the Indenture of Mortgage cum Charge dated 7th September, 2021 ("BHFL Mortgage"), registered in Office of the Joint Sub-Registrar Class II Vasai II under Serial no. Vasai- 3/11733 of 2021, made by and between Evershine as Borrower or Mortgagor and BHFL as Security Trustee or Mortgagee as amended and rectified by Letter Agreement dated 8th October, 2021 (duly notarised) by and between Evershine and BHFL ("BHFL Mortgage Deed") you created in favour of BHFL, (i) a mortgage by way of first ranking and exclusive charge over, inter alia, Avenue 'I-1' (being a portion of the Larger Land) admeasuring approximately 32,810 square meters, together with maximum utility of 7,58,442 square feet FSI along with the projects referred to in sub-paragraph (a) hereinabove, the unsold units as stated in Schedule 1 - Part A and (ii) registered charge over the present and future Receivables (as defined under the BHFL Mortgage Deed), upon the terms and conditions recorded and contained therein. You have vide your Declaration informed us that you have filed the necessary forms with the Registrar of Companies in respect of the creation of the aforesaid charge, on the said Avenue-I-1.

19. In our opinion, and based on our investigation, the declarations / writings executed by PLDC, representations made by Keystone in the Release-cum-Transfer read with the said Verification Deed, and the Declaration dated 12th October, 2021, are in conformity with the terms and conditions of the Release-



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cum-Transfer and the terms and conditions of the lay-out and other approvals and permissions in respect of the Larger Land and Avenue 'I-1', Evershine's title to Avenue 'I-1' admeasuring 32,810 square meters is marketable and free from all encumbrances subject to what is stated hereinabove, including paragraph 15 hereof and the BHFL Mortgage. Evershine is entitled to develop Avenue 'I-1' in accordance with and subject to the covenants in Deed of Release-cum-Transfer including the covenant not to utilize FSI exceeding 7,58,442 square feet FSI in the construction of the building/s on Avenue I-1.

The First Schedule Above Referred To:

(Description of The Larger Land)

ALL THAT PIECE AND PARCEL of non-agricultural vacant Land bearing New Survey Nos. 5/1, 5/2, 5/3, 5/4, 5/5A, 5/5B, 5/5C, 5/5D, 5/5E, 5/6, 5/7 and 5/8 as per latest Record of Rights admeasuring in the aggregating 8,79,581 square meters situate, lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the Registration Sub-District of Vasai, District - Thane.

The Second Schedule Above Referred To:

(Description of Avenue "I-1")

All those demarcated portion/s of the Avenue I-1 Plot admeasuring 32810 square meters and is shaded by a Blue colour and designated 'I-1' on Plan annexed thereto. The Avenue I-1 Plot being a part of the Larger Land and bounded as follows:-

- On or towards North :- 20 mtrs. Wide D. P. Road.
- On or towards South :- 24 mtrs. Wide proposed road
- On or towards East :- 20 mtrs. Wide D. P. Road
- On or towards West :- Open land

Dated this 14th day of October 2021.

Yours faithfully,

M. T. Miskita and Company



Partner



बस - ३ "ANNEXURE-E-1"

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Speed Post/Online

F. No. 21-186/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA, III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 12th October, 2017

To,

M/s Evershine Developers
215, Veena Beena Shopping Center,
Opp Bandra Station, Bandra West,
Mumbai - 400050 (Maharashtra)
Email : evershinegroup@evershinebuilders.com

Subject: Expansion in EC of Residential & Commercial complex at Evershine Global City, New survey no. 5, 5B, 5F, 5G, 5D at Village Dongre, Virar (west), Taluka Vasai, District Thane by M/s Evershine Developers - Environmental Clearance - reg.

Sir, This has reference to your online proposal No. I/AMH/NCP/64339/2014 dated 18th May, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Expansion in EC of Residential & Commercial complex at Evershine Global City', New survey no. 5, 5B, 5F, 5G, 5D at Village Dongre, Virar (west), Taluka Vasai, District Thane by M/s Evershine Developers was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 27-29 June, 2017 and 21-24 August, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The project "Expansion in EC of Residential. & Commercial complex at Evershine Global City, New survey no. 5, 5B, 5F, 5G, 5D at Village Dongre, Virar (west), Taluka Vasai, District Thane is located at 19°28'13.81"N Latitude and 72°48'16.93"E longitude.
- (ii) This is an expansion project. Earlier environmental clearance was granted vide letter no. 21-544/2006-IA-III dated 13.03.2007 for built-up area 845591.43 sqm. Construction of 5,25,904.52 sqm is completed as per EC received out of 845591.43 sqm.
- (iii) The total plot area is 9,32,440 sqm, FSI area is 14,59,803.39 sqm and total construction (built-up) area of 25,05,114.36 sqm after expansion.
- (iv) During construction phase, total water requirement is expected to be 30 KLD which will be met by outsourced Tanker water. During the construction phase, Septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.



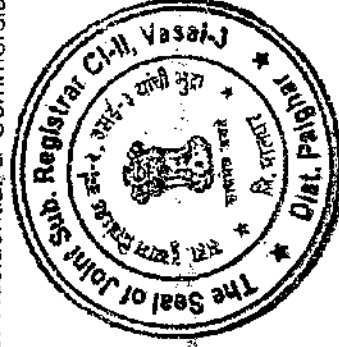
Proposal No. I/AMH/NCP/64339/2014

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- (v) During operational phase, total water demand of the project is expected to be 16007 KLD and the same will be met by the WVMC/Recycled Water (5409 KLD for flushing, 1000 KLD for landscaping). Out of which 10598 KLD is domestic water requirement. Wastewater generated (12862 KLD) uses will be treated in 4 nos. of STPs of total 12900 KLD capacity. 6409 KLD of treated wastewater will be recycled (5409 for flushing, 1000 for gardening). About 5166 KLD (in Non-Monsoon) & 6166 KLD (in Monsoon season) will be disposed in to municipal drain.
- (vi) About 70,301 Kg/day solid waste will be generated in the project. The biodegradable waste (40,316 Kg/Day) will be processed in OWC and the non-biodegradable waste generated (29,985 Kg/Day) will be handed over to authorized local vendor.
- (vii) The total power requirement during construction phase is 100 KVA and will be met from MSEDCL Land total power requirement during cooperation phase is Connected load: 99788 KW, Maximum Demand: 39872 KW and will be met from MSEDCL.
- (viii) Rooftop rainwater of buildings will be collected in various no. of RWH tanks of total 789 cum capacity for harvesting after filtration. Capacity of RWH Tanks - 1577 cum considering 2 days capacity.
- (ix) Parking facility for 18133 nos. four wheelers and 25443 no. of two wheelers is proposed to be provided against the requirement according to local norms.
- (x) Proposed energy saving measures would be Overall saving - 21% saving through Solar (renewable component) - 13.6% of power.
- (xi) It is located /not located within 10 km Eco sensitive area - The project is 10.00 km away from Tungreshwar Wildlife Sanctuary.
- (xii) There is no court case pending against the project.
- (xiii) ToR was granted in 38th SEAC-II, Maharashtra meeting held on 5-8 October, 2015.
- (xiv) Investment/Cost of the project is Rs. 3900.00 Crore.
- (xv) Employment potential: 100 shall be provided with temporary housing facilities. Since it is a partially commercial project it will generate permanent employment of approx. 2000 persons.
- (xvi) Benefits of the project:- This is a township project which will help in reducing population density of Mumbai city and for convinces in employment for industrial belts of Virar Palghar and adjoin industrial estate. The project also has proposals for school which will add to the basic infrastructure of the Vasai Virar region. This is a residential project which will create 2000 direct employment and 1500 indirect employment during the operation phase.

3. The EAC, in its meeting held on 21-24 August, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Expansion in EC of Residential & Commercial complex at Evershine



बसई - ३

बसई १९९९/२०२१

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Global City, New survey no. 5, 5B, 5F, 5G, 5D at Village Dongre, Virar (west), Taluka Vasai, District Thane by M/s Evershine Developers, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A - SPECIFIC CONDITIONS:

I. Construction Phase

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height), Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (iv) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (v) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.



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- (vii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (x) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (xi) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling.
- (xii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, Rainwater of buildings will be collected and 06 No. of tanks and 134 pits shall be provided for storm water recharging to ground after filtration as per CGWB guidelines.
- (xiii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xiv) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xv) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xvi) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.



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- (xvii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xviii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xx) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xxi) Approval of the CGWA require before any dewatering for basements.
- (xxii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
- (xxiii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xxv) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxvi) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (xxvii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

PROPOSAL NO. 14/MH/NCP/6-2306



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- Traffic calming measures.
- Proper design of entry and exit points.
- Parking norms as per local regulation.

II. Operational Phase

(i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

(ii) For indoor air quality the ventilation provisions as per National Building Code of India.

(iii) Fresh water requirement from HUDA shall not exceed 1011 m³/day.

(iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

(v) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

(vi) No sewage or untreated effluent water would be discharged through storm water drains.

(vii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

(viii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

(ix) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

(x) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heaters shall be used to meet hot water demand, as far as possible.

(xi) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

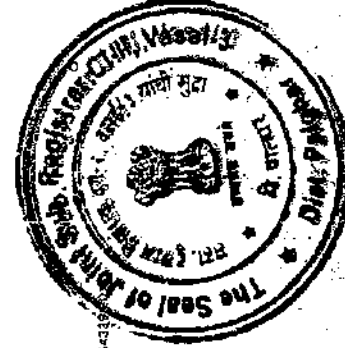


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१९९०/१२०२१
८८१७२

- (xii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. Recreational Ground Area shall be provided as per norms.
- (xiii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.
- (xiv) The company will draw up and implement a Corporate Social Responsibility plan as per the Company's Act of 2013.

PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.



Proposal No. MM/HR/CP&E-4330

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२६/१७/२१

- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.
- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
4. This issues with the approval of the Competent Authority.

Copy to:



(Kushal Vashist)
Director

- 1) The Principal Secretary, Environment Department, Government of Maharashtra, 15th Floor, New Administrative Building, Mantralaya, Mumbai - 400 032.
- 2) The APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur.



वसई - २
वसई क्र १५१९० १२०२२
२०/१५

- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Opp. Cine Planet, Sion Circle, Mumbai-400 022.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.


(Kushal Vashist)
Director



"ANNEXURE-3"
29/08/2018

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



फॉक्स : ०२५० - २५२५१०१
ई-मेल: vassivarcorporation@yahoo.com

स्थापना : ३ जुलै २००९

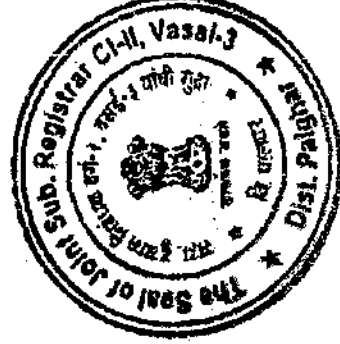
जावक क्र. : व.वि.शा.म.
दिनांक : 16/07/2018

VVCMC/TP/RDP/VP-0453/B1/2018-19

To,
M/s. Evershine Developers
215, Veena Beena Shopping Centre
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Layout Plan & Revised Development permission for Residential with shopline buildings Type III-6, 8, 9, T12-7, YIIA-10, 11, 13, 17, 18, YIIA-12, T1A-14, 15 & Residential Buildings Type YII8- 19, 20, & RSI1A-21, 22, 23, 24, 25, 26 in Avenue I & Residential buildings Type 1A (Wing A&G), Type 1B (Wing B) , Type 1A (Wing D), Commercial buildings & Podium Parking in Avenue D1 on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village: Dongre, Tal: Vasai, Dist:Palghar

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated. 02/12/2005.
2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/351 Dated. 29/01/2008.
3) Revised Development Permission granted vide letter no. DL 15/06/2009, 08/10/2009 & 07/07/2010.
4) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
5) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
6) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
7) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
8) Revised Development Permission granted vide letter no. VVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
9) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
10) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0279/2013-14. Dated 28/10/2013
11) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/077/2014-15. Dated 02/07/2014
12) Revised Development Permission granted vide letter no. VVCMC/TP/PDP/VP-0453/2758/2014-15. Dated 09/10/2014
13) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/0276/2014-15. Dated 17/01/2015
14) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/262/2015-16. Dated 07/11/2015
15) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/028/2017-18. Dated 20/05/2017
16) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/091/2017-18. Dated 13/10/2017
17) Revised Development Permission granted vide letter no. VVCMC/TP/RDP/VP-0453/025/2018-19. Dated 14/05/2018
18) Competant Authority Order of VVCMC as per MRTD Act. Dated 02/06/2017.
19) Your Architects letter dated 20/02/2018



वसई - ३
दस्ता क्र. १५१६०१२०२१
२२/११/२०१६

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



स्थापना : ३ जुलै २००९

VVCMC/TP/RDP/VP-0453/81/2-07/8-17

दूरध्वनी : ०२२० - २५२५२६१ / ०२/०३/०४/०६/०८/०९
फॅक्स : ०२२० - २५२५२०६
ई-मेल : vasaiVirarcorporation@yahoo.com

जाचक क्र. : वा.वि.श.म.
दिनांक : 16/07/2018

Sir / Madam,

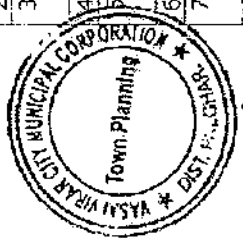
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012 and 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalal, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalem, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966.

The details of permission are as under:

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated. 2/12/2005 & CIDCO/VVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008.

The detail of the Layout are given below

1	Name of assessee/ Owner	M/s Evershine Developers
2	Location	Dongre
3	Land Used (Precominant	Residential / Residential with shoplines
4	Area of plot (As per 7/12 extract)	879581.01 Sq.m
5	Area deleted from layout S.No. 1A(467) H.No. 1-1-9(P)	800.00 Sq.m
6	Balance plot area	878781.01 Sq.m
7	Less proposed 20mt & 30mt D.P Road (127052.07-397.67)	126654.40 Sq.m
8	Less D.P reservation	85448.83 Sq.m
9	Total area (7+8)	212103.23 Sq.m
10	Net plot area (6-9)	666677.78 Sq.m
11	R.G 15% of 10 (Net plot area)	100001.67 Sq.m
12	5% C.F.C. of 10 (Net plot area)	33333.89 Sq.m
13	Buildable area 85 % OF (10)	566676.11 Sq.m
14	Add 9.5% Land pooling area (13)	53834.23 Sq.m
15	Add. 75% D.P. Road area	94990.80 Sq.m
15	Permissible builtup area	715501.14 Sq.m
15	Previously approved area	628873.73 Sq.m
18	Now proposed builtup area	85744.63 Sq.m
19	Total builtup area proposed	714618.36 Sq.m
20	Balance area	882.78 Sq.m



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

The amount of Rs. 50,00,000/- (Rupees One Crore Fifty Lakh Seventy Three Thousand four Hundred and Twenty Five) has been deposited vide Challan No. 4025 Dated 02/12/2009, Challan No. 20613 Dated 11/05/2009, Challan No.



वसई - ३

दस्तावेज क्र. 999/2018

28/11/2018

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२५०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१००
ई-मेल: vasaircorporation@yahoo.com

आवक क्र. : ३ अली २००९

दिनांक : 16/07/2018

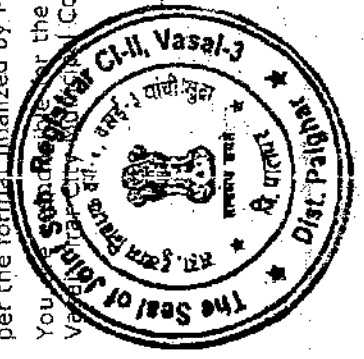
WVCMC/TP/RDP/VP-0453/81/2018-19

4	Residential (Now Amended)	1A(wing D)	Gr+14	1	4841.72	117	0	4841.72
5	Commercial (Now Amended)		Gr+1 (part)	1	392.87	0	2	392.87

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide Commencement Certificate No.CIDCO/VVSR/CC/3P-3519/Layout/W/151 Dated. 29/01/2008.Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010. Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP 0453/010/2011-12 dated 10/05/2011.Revised Development Permission granted vide letter no. WVCMC/TP/AMVP-0453/084/2011-12 dated 13/09/2011.Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP.C453/0279/2013-14. Dated 28/10/2013,Revised Development Permission granted vide letter no. WVCMC/TP/RDP/ VP.0453/077/2014-15. Dated 02/07/2014.Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP.0453/2758/2014-15 Dated 09/10/2014. Revised Development Permission granted vide letter no. WVCMC/TP/RDP/ VP.0453 /0276 / 2014-15. Dated 17/01/2015. Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP.0453/262/2015-16. Dated 07/11/2015. Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP.0453/028/2017-18. Dated 20/05/2017,Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP.0453/091/2017-18. Dated 13/10/2017, Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP.0453/025/2018-19. Dated 14/05/2018. Stands applicable to this approval of amended plans along with the following conditions:

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the formal finalized by Municipal Corporation.
- 7) You shall be responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar Municipal Corporation is not responsible for any such disputes.

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

वसई - ३
दस्ता क्र.: १५१६०/२०२१
एम.एम.

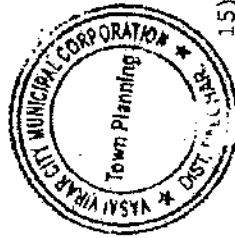
फॅक्स : ०२५० - २५२५२०५
ई-मेल: vasair@corporation@yahoo.com

खतसंख्या : ३ जति २०१९

WVCMC/TP/RDP/VP-0453/S/2018-19

जावक क्र. : व.वि.श.म.
दिनांक : 16/07/2018

- 8) You shall construct Compound wall as per approved drawing before applying for any kind of permission.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Complication Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of WVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/JD-11 dtd. 10/03/2005 & TPB-4307/395/CR-24/2007/JD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by WVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of WVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per N.A order and other requirements are not done, only you shall face the consequence arising out of such lapse from your side and WVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not compiled like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by WVCMC as the same need not be ensured by Concerned Authority.
- 15) As per notification no: TPB-4312/CR-45/2012/(1)/JD-11 dtd. 8th November 2013 from GOM U/s. 37 (JAA) (C) of MR & TP Act, 1956, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FS1. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkan Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grithanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018. If applicable.
- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and WVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access



वसई - ३
दस्तावेज क्र. १५१९८०१२०२१
१६/०७/२०१८

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



दूरध्वनी : ०२५० - २५२५१०१ / ०२५०३/०४/१०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasavirarcorporation@yahoo.com

जावळें क्र. : व.वि.श.न.
दिनांक : 16/07/2018

VVCMC/TP/RDP/VP-0453/११/२०१८-१९

obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.

- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste & Composting unit as per MSW rules 2016 prior to occupancy certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.

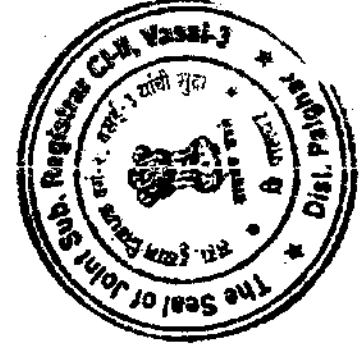
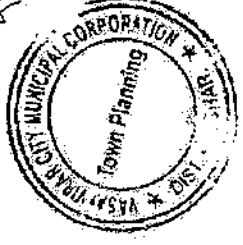
Yours faithfully,

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

(Issued as per approved by the Commissioner)

C.C. to:

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward office
2. Shri. Divyesh Shah, Architect.
103, Lucky Palace, Station Road,
Vasai (W), Taluka : Vasai,
Dist: Palghar.



"ANNEXURE E-3"

वर्सई - ३



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

दस्त क्र. 49960/२०२१

दूरध्वनी : ०२५४ २३७१०११
फॅक्स : ०२५० - २४३१२०६
ई-मेल : vasahiran@corporation@yahoo.com

जातका क्र. : च.वि.श.म.
दिनांक :

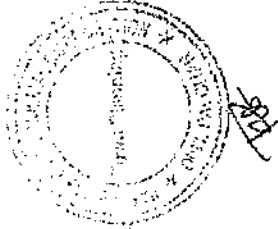
WVCMC/TP/RDP/VP-0453/59 / 2-0/19-26

31/07/2019

To,
✓ M/s. Evershine Developers,
215, Veena Beena Shopping Centre,
Opp. Bandra Station, Bandra West,
Mumbai - 400 050.

Sub: Revised Development permission for Residential with shopline building Type II-2-7 (Gr+14th), Type II-1-8 & II-1-9 (St/Gr+14th), Type VIIA-10& VIIA-11 (St/Gr+14pt), Type VI2A-12 (St/Gr+14th), Type VIIA-13 (St/Gr+14pt), Type IIIA-14&IIIA-15 (St/Gr+14th) & Type IIIA-16 (Ground Only) , Type YIIA-17&YIIA-18 (St/Gr+14pt.) on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village; Dongre, Tal: Vasal, Dist: Palghar.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated. 02/12/2005.
2) Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.
3) Revised Development Permission granted vide letter no. Dt. 15/06/2009, 08/10/2009 & 07/07/2010.
4) Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP-0453/010/2011-12 dated 10/05/2011.
5) Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP-0453/084/2011-12 dated 13/09/2011.
6) Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP-0453/296/2011-12 dated 31/03/2012.
7) Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP-0453/071/2012-13 dated 13/06/2012.
8) Revised Development Permission granted vide letter no. WVCMC/TP/AM/VP-0453/073/2012-13 dated 13/06/2012.
9) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/0229/2012-13 dated 14/03/2013.
10) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/0279/2013-14. Dated 28/10/2013
11) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/077/2014-15. Dated 02/07/2014
12) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/2758/2014-15. Dated 09/10/2014.
13) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/0276/2014-15. Dated 17/01/2015
14) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/262/2015-16. Dated 07/11/2015
15) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/028/2017-18. Dated 20/05/2017
16) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/091/2017-18. Dated 13/10/2017
17) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/025/2018-19. Dated 14/05/2018
18) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/081/2018-19. Dated 16/07/2018
19) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/150/2018-19. Dated 05/11/2018
20) Revised Development Permission granted vide letter no. WVCMC/TP/RDP/VP-0453/246/2018-19. Dated 27/07/2019



बसं. - ३
बसं. १५९६६/२०११
६६१११

VVCMC/TP/RDP/NP-0453/59/2019-20

31/07/2019

- 20) Competant Authority Order of VVCMC as per MRTP Act. Dated 02/06/2012.
21) Your Architects letter dated. 08/05/2019

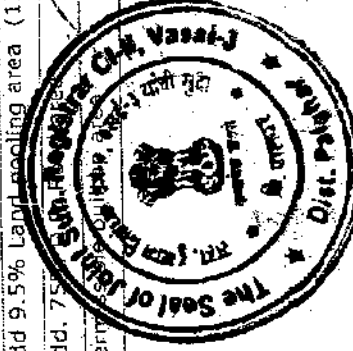
Sir / Madam,

The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No. TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012 and 1 EP was approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patilpada, Mukkam, Temb, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. In the capacity of Municipal Corporation/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTP Act 1966.
The details of permission are as under:.

The drawing shall be read with the layout plan approved along with this letter and conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3519/W/2617. Dated. 2/12/2005 & CIDCO/VVSR/CC/BP-3519/Layout/W/151, Dated. 29/01/2008.

The detail of the Layout are given below

1	Name of assessee/ Owner	M/s Evershine Developers
2	Location	Dongre
3	Land Used (Predominant	Residential / Residential with shopline C.F.C- Building
4	Area of plot (As per 7/12 extract)	879581.01 Sq.m
5	Area deleted from layout S.No 1A(467) H.No. 1-1-9(p)	800.00 Sq.m
6	Balance plot area	878781.01 Sq.m
7	Less proposed 20mt & 30mt D.P Road (127052.07-397.67)	126654.40 Sq.m
8	Less D.P reservation	85448.83Sq.m
9	Total area (7+8)	212103.23 Sq.m
10	Net plot area (6-9)	666677.78 Sq.m
11	R.G 15% of 10 (Net plot area)	100001.67 Sq.m
12	5% C.F.C. of 10 (Net plot area)	33333.89 Sq.m
13	Buildable area 85 % OF (10)	566676.11.Sq.m
14	Add 9.5% Land pooling area (13)	53834.23 Sq.m
15	Add. 75%	94990.80 Sqm
15	Permi	715501.14.Sq.m



7

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



वसई - ३
दस्ता क्र. १५१२०/२०२२
२२/०७/२०१९

फॉक्स : ०२५० - २५२५१०९
ई-मेल : vassivirarcorporation@yahoo.com

जावक क्र. : ब.वि.श.म.
दिनांक

WCMC/TP/RDP/VP-0453/59/2019-20

३१/०७/२०१९

15	Previously approved area	715430.57 Sq.m
18	Total Builtup area Proposed	715426.77 Sq.m
20	Balance area	74.37 Sq.m

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

The amount of Rs. 10580016/- (Rupees One Crore Five Lakh Eighty Thousand Sixteen only) deposited vide Challan No. 4025 Dated 02/12/2005, Challan No. 14613 Dated 21/01/2008, Challan No. 20613 Dated 11/06/2009, Challan No. 23574 Dated 07/10/2009, Challan No. 27527 Dated 07/07/2010 with CIDCO & Receipt No. 91454 Dated 07/05/2011, Receipt No. 150528 & 150529 Dated 23/08/2011, Receipt No. 227974 Dated 30/05/2012, Receipt No. 600082 Dt.28/09/2017 & Receipt No.763588 Dt.29/07/2019 with WCMC as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Municipal Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Municipal Corporation.

Please find enclosed herewith the approved Revised Development permission for Residential with shopline building Type T12-7 (Gr+14th), Type T11-8 & T11-9 (St/Gr+14th), Type Y11A-10&Y11A-11 (St/Gr+14pt), Type Y12A-12 (St/Gr+14th), Type Y11A-13 (st/Gr+14pt), Type T11A-14&T11A-15 (St/Gr+14th) & Type T11A-16 (Ground Only), Type Y11A-17& Y11A-18 (St/Gr+14pt) on land bearing New S.No.5, 5B, 5D, 5F, 5G of Village: Dongre, Tal: Vasai, Dist: Palghar

The details of buildings is given below:

AREA SUMMARY (NOW AMENDED)
AVENUE - I

Sr No	Predominant Use	Bldg. Type	No. of Floors	No of of Bldg.	No of Wing	No of Flats	No. of shop	Total B.U.A. (In sq.m.)
1	Residential /shopline	T12-7	Gr+14	1	1	54	09	2964.34
2	Residential /shopline	T11-8,9	Stilt/Gr+14	1	2	108	09	5617.88
3	Residential /shopline	Y11-A 10&11	Stilt/Gr+14	1	2	106	13	6276.62
4	Residential /shopline	Y12A-12	Stilt/Gr+14	1	1	53	06	3206.38
5	Residential /shopline	Y11A-13	Stilt/Gr+14	1	1	54	10	3141.33
6	Residential /shopline	T11A-14,15,16	Stilt/Gr+14& 16 Ground floor only	1	3	104	14	5548.20
7	Residential /shopline	Y11A-17,18	Stilt/Gr+14	1	2	106	13	6276.62

The revised plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No.CIDCO/VVSR/CC/BP-3519/Layout/W/151 Dated. 29/01/2008.

- 1) This revised plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for every building.

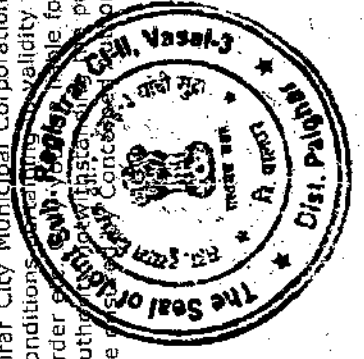


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दस्ता क्र. १५९९६/२०२१
१००११२

VVCMC/TP/RDP/VP-0453/S9/2019-20

31/07/2019

- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 5) You shall submit detailed proposal in consultation with Engineering Department, Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Municipal Corporation.
- 7) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 8) You shall construct the compound wall / Retaining as per site condition which will be designed and supervise by certified structural Engineer before Plinth Completion Certificate.
- 9) You shall submit Chief Fire officer NOC before applying for Plinth Completion Certificate. If applicable.
- 10) You shall provide two distinct pipelines for drinking, cooking and for other rest of the activities.
- 11) You shall not cut any tree which is existing on site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasai Virar city municipal Corporations. New trees shall be planted on the premises @ 30 per sq.m of BUA and 10@ per Sq.m in R.G. Further you shall submit NOC from tree Authority of VVCMC before applying for occupancy certificate regarding compliance to governing tree act also.
- 12) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
- 13) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MISEB, MOEF, CRZ/Wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 14) You are responsible for complying with all conditions of N.A. order/safe permission / other permissions of other authorities including MOEF/CRZ/Wetlands etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasai Virar City Municipal Corporation has no role in the said matters. However if any conditions concerning validity of said orders are not complied like validity of N.A. order granted by the authority for any actions as may be contemplated by the said authority, the permission granted by VVCMC as the same need to be null and void.





मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.

दुरावनी : ०२५० - २५२५०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५०७
ई-मेल : vasaircorporation@yahoo.com

जावक क्र. : व.व. ३५५
दस्तावेज क्र. : १५१६०/२०२१
१०१/०१५५५

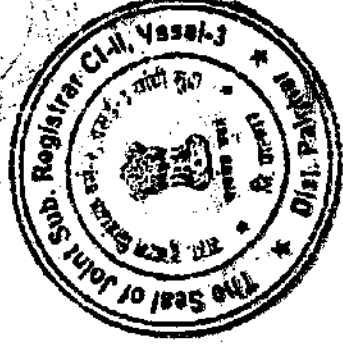
VVCMC/TP/RDP/NP-0453/Sq/2-e/19-20

- 15) As per notification no: TP8-4312/CR-45/2012(I)/UD-11 dtd. 8th November 2013 from GOM U/s. 37 (1AA) (C) of MR & TP Act, 1965, you shall construct EWS/LIG housing in the form of tenements as prescribed in above notification at least to the extent of 20% of basic zone FSI. (Of area Nil sq.m) which is earmarked in the drawing as enclosed and conditions (Specified in clause of the said notification) are strictly to be followed. For this purpose you shall contact Executive Engineer-1 Konkarn Housing and Area Development Board, MHADA, Room No.169A, Mezzanine Floor, Grihanirman Bhavan, Bandra (E), Mumbai-403 051 contact No. 02266405018.
- If applicable:
- 16) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and VVCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property.
- 17) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 18) You shall follow the MOEF notification and all other applicable notifications and guidelines issued by Central and State Governments for development of these lands by following all provisions including Hon'ble Court Orders.
- 19) You are responsible for the disposal of construction & Demolition waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.
- 20) You shall provide separate dust bins per wing of buildings for Dry & Wet waste as per MSW rules 2016 prior to occupancy certificate.
- 21) You shall abide by all conditions mentioned in MSW rules 2016 and guidelines/order about Solid Waste Management which needs to be implemented in your proposal from time to time as instructed by this office as per Swacch Bharat Mission and guidelines from VVCMC and State/Central Govt. You shall submit compliance report regarding the above before approaching this office for grant of Occupancy Certificate.
- 22) VVCMC has asked IIT-Bombay and NEERI to prepare Comprehensive flood management plan by reviewing current development plan and past studies. The applicant shall have to adhere all recommendations of IIT Bombay and NEERI for flood management of Vasai Virar Sub region affecting the layout.
- 23) You shall provide temporary toilet Blocks at site for labours/ Workers for the ongoing construction activity. The temporary constructed toilets blocks shall be demolished before final Occupancy Certificate.
- (Issued as per approved by the Commissioner)

C.C. to:

1. Asst. Commissioner, UCD, Vasai-Virar city Municipal Corporation. Ward office --- 'A'---
2. Shri. Divyesh Shah, Architect. 103, Lucky Palace, Station Road, Vasai (W), Taluka : Vasai, Dist: Palghar.

Dy. Director of Town Planning (I/C)
Vasai Virar City Municipal Corporation



Yours faithfully,

Annexure-F

वर्ष - ३
प्लॉट नं. १५१५०/२०२२
१०२/१७७



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P99000024780

Project: **EVERSHINE AMAVI 303 PHASE 1**, Plot Bearing / CTS / Survey / Final Plot No.: **part of Avenue 1-1 being pt of larger layout bearing New Survey no.5 5B 5D 5F 5G of village Dongare at Dongare, Palghar, Palghar, 401303.**

1. Evershine Developers, having its registered office / principal place of business at **Telshi, Andheri, District, Mumbai Suburban, Pin: 400050.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) 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 **05/03/2020** and ending with **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanthkumar Prabhoo
(Secretary, MAHARERA)
Date: 08-09-2021 23:26:38

Dated: 08/09/2021
Place: Mumbai

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

वसई - ३
वसई क्र. १९९० १२०२४
१०३ १७८

Annexure-2



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P99000024860

**Project: EVERSHINE AMAVI 303 PHASE 2, Plot Bearing / CTS / Survey / Final Plot No.: Part of Avenue J-1, being
pt of larger layout bearing New Survey No 5, 5B, 5D, 5E, 5G of Village Dongare at Dongare, Palghar, Palghar, 401303;**

1. Evershine Developers having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai
Suburban, Pin: 400050.
 2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o 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.
 - o The Registration shall be valid for a period commencing from 09/03/2020 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasanti Temand Prabhu
(Secretary, MARRA)
Date: 08-08-2021 23:25:11

Dated: 08/09/2021

Place: Mumbai

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



Annexure-F

बाराह - ३
सरास क्र. १५१९०१२०२१
१००११२



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P9900024753

Project: **EVERSHINE AMAVI 303 PHASE 3, Plot Bearing / CTS / Survey / Final Plot No.: Part of Avenue I-1, Being pt of Larger Layout bearing New Survey No 5, 5B, 5D, 5F, 5G of Village Dongareat Dongare, Palghar, Palghar, 401303.**

1. Evershine Developers having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400050.**

2. This registration is granted subject to the following conditions, namely:-

- a. The promoter shall enter into an agreement for sale with the allottees;
- b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- c. 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.

1. The Registration shall be valid for a period commencing from **02/03/2020** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
2. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
3. That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, Maharashtra
Date: 08-09-2021 16:23:22

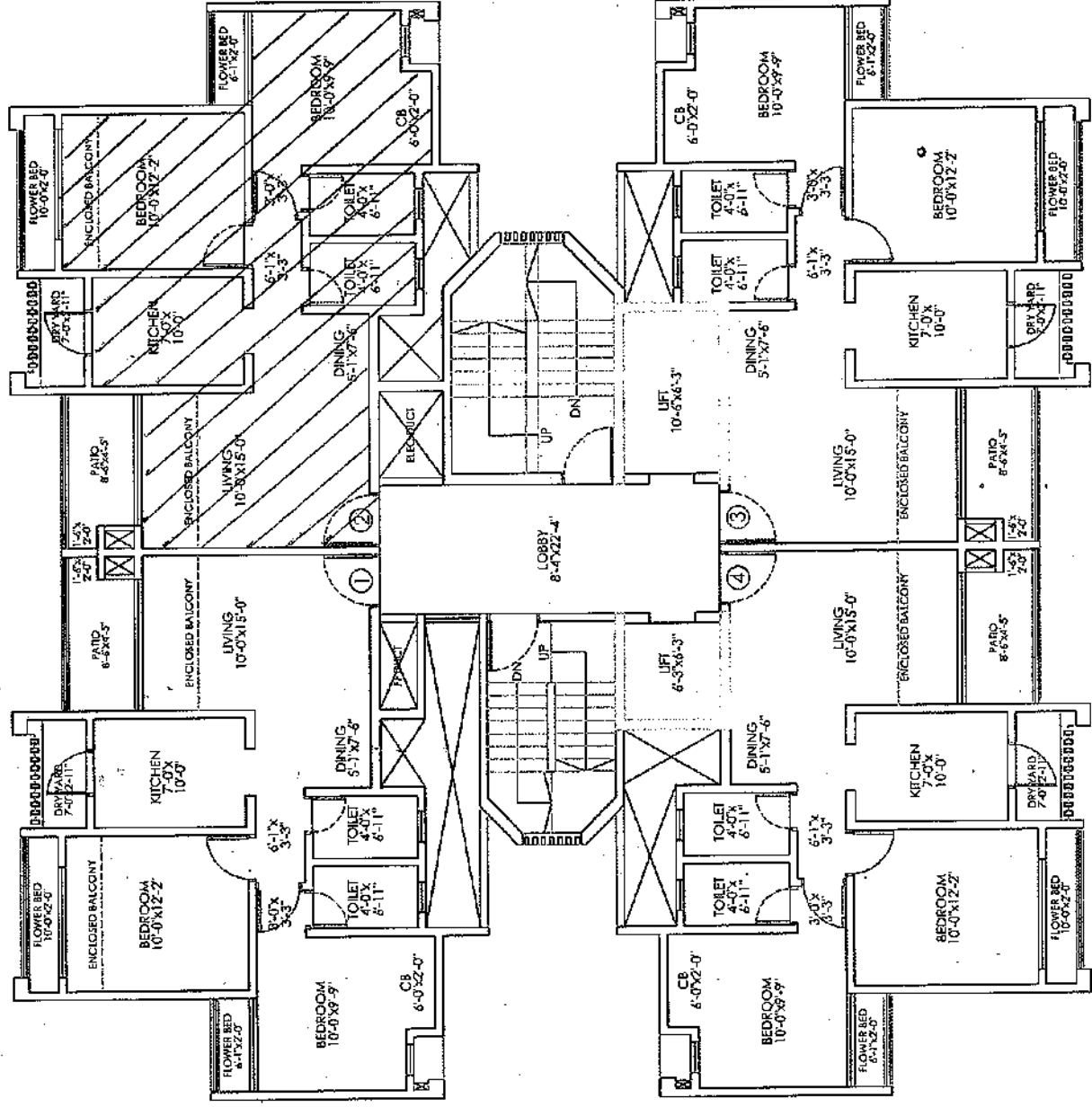
Dated: 08/09/2021

Place: Mumbai

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

"ANNEXURE-G"

EVERSHINE AMAVI 303 PHASE 1 - 3
 GLOBAL CITY - VIRAR
 904 FOR 1702



TYPE Y11B
 TYPICAL FLOOR PLAN (2ND, 4TH, 6TH & 10TH)

FLAT NO :	1002	PURCHASER'S SIGNATURE	<i>Pratik Damore</i>	PROMOTER'S SIGNATURE	
FLOOR :	10th	DEVELOPER NAME	FOR EVERSHINE DEVELOPERS	DEVELOPER NAME	
BLDG NO :	19		<i>Pratik Damore</i>		
			<i>Pratik Damore</i>		
			<i>Rachna Chudhary</i>		

PARTNER

PARTNER

पत्र - ३
वर्तमान १५१९१०/२०२१
१०६११७
"ANNEXURE - H"

APARTMENT AMENITIES

Project : Evershine Amavi -303, Avenue I, Global City

Sr.No	Amenities Description
1	RCC Frame Structure
2	Main Door with both side laminate.
3	Vitrified tile flooring in size 600mm x 600 mm in all rooms with skirting.
4	Aluminum powder coated sliding window with mosquito net in Bedroom and Living Room.
5	Concealed Copper wiring with modular switches
6	Concealed plumbing.
7	Telephone, Cable Point in Living Room and Bedrooms.
8	Distribution Board with MCB & ELCB.
9	Granite Kitchen Platform with Stainless Steel (SS) Kitchen Sink, Modular Kitchen, Hob & Chimney.
10	Water Purifier.
11	Dado of glazed tiles (size -300mm x 300mm) above Kitchen platform up to two feet height.
12	Toilet & Bathroom dado of ceramic tile (size - 300mm x 600mm).
13	Toilet & Bathroom flooring of ceramic tile (size - 300mm x 300mm).
14	Toilet & Bathroom CP fittings of "Jaquar" make.
15	Toilet & Bathroom sanitary fittings of "CERA" Make.
16	Geyser in Bathroom.
17	Inverter / DG backup for lift and staircase Lighting.
18	Video Door Phone. (VDP)



378-1383
Monday, February 01, 2021
2:01 PM

पावती

वसई - ३
Original/Duplicate
दस्तावेजाचा क्र. १००१२०२२
दिनांक: ०१/०२/२०२१

पावती क्र.: 1516

गावाचे नाव: इस्मालिया

दस्तावेजाचा अनुक्रमांक: वदर९-१३८३-२०२१

दस्तावेजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटॉर्नी

सादर करणाऱ्याचे नाव: से. एकरशाईन डेव्हलपर्स लॉफे भागिदार रचना किशिनचंद तुधानी

नोंदणी फी

दस्त हाताळणी फी

पृष्ठाची संख्या: ३४

₹. 100.00
₹. 680.00

एकूण:

₹. 780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
२:२० PM हा वेळेस मिळेल.

वज्र मूल्य: ₹ ०.०

सोबदला ₹ ०.

भरलेले मुद्रांक शुल्क: ₹. ५००/-

१. दयकाचा प्रकार: DMC रक्कम: ₹. ६८०/-

ड्युटी धनादेश पे ऑर्डर क्रमांक: ०१०२२०२१०४७०७ दिनांक: ०१/०२/२०२१

वकास नंतर व पत्ता:

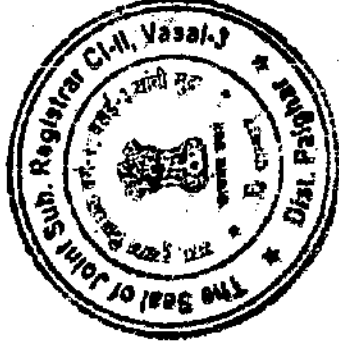
२. दयकाचा प्रकार: Challan रक्कम: ₹. १००/-

ड्युटी धनादेश पे ऑर्डर क्रमांक: MH010931839202021 E दिनांक: ०१/०२/२०२१

वकास नाव व पत्ता:

Rachna K kurdhane

REGISTERED INSTRUMENT DOCUMENT
DELIVERED ON 02 FEB 2021



वसई - ३
 कल रू १५१०१२०२१
 १०८११२



Document **H**andling **C**harges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0102202104707 Receipt Date 01/02/2021

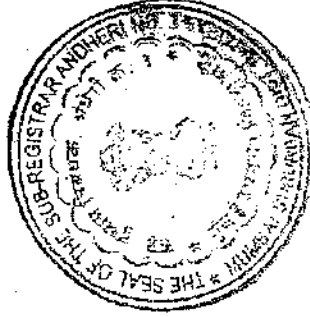
Received from EVERSHINE DEVELOPERS THROUGH PARTNERS, Mobile number 9320625766, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered on Document No. 1383 dated 01/02/2021 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Suburban District.

DEFACED
 ₹ 680
 DEFACED

Payment Details

Bank Name	BARB	Payment Date	01/02/2021
Bank CIN	10004152021020104369	REF No.	1245881603
Deface No	0102202104707D	Deface Date	01/02/2021

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



वसई - ३
 १३८३ १/३४
 २०२१

वसई - २

सहा. क्र. Jy9Jell12021

MTR Form Number-6 JOC AN

CHALLAN
MTR Form Number-6

GFN: V-07 0531639202021E	BARCODE	Date: 01/02/2021-10:52:32	Form ID: 48(f)
Department: Inspector General Of Registration			
Stamp Duty			
Type of Payment:	Registration Fee		
Office Name:	SOP IS JT SUB REGISTRAR ANDHERI 4		
Location:	MUMBAI		
Time:	2:20-2021 One Time		
Account Head Details			
Amount In Rs.	500.00		
Stamp Duty	500.00		
Registration Fee	100.00		

Remarks (If Any)			
Second Party Name: Vjay Purswani			
Amount In	Six Hundred Rupees Only	4	0
Words	रुपय	1	3
FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332021020110271	692530555
Bank Date	RBI Date	01/02/2021-10:55:42	Not Verified with RBI
Bank Branch	IDBI BANK		
Scroll No., Date	Not Verified with Scroll		

600.00
RECEIVED



वसई - २
सहा. क्र. Jy9Jell12021
रुपय

Department ID: 930625786
Mobile No: 930625786
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

REGD

Sr No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-378-1383	0005083090202021	01/02/2021-14:01:40	IGR188	100.00
2	(S)-378-1383	0005083090202021	01/02/2021-14:01:40	IGR188	500.00
Total Defacement Amount					600.00



Print Date 01-02-2021 02:06:16



CHALLAN
MTR Form Number-6



GRN	MH010931639202021E	BARCODE	Date		01/02/2021-10:52:32	Form ID	48(f)
Department		Inspector General Of Registration		Payer Details			
Type of Payment							
Stamp Duty Registration Fee							
Office Name	BDR15_JT SUB REGISTRAR ANANDERS		Full Name	Rachna Kishinchand Ludhani and others being Partners Evershine Developers			
Location	MUMBAI		Flat/Block No.	As per Document			
Year	2020		Premises/Building	As per Document			
Account Head	990197		Road/Street	As per Document			
Amount (In Rs.)	500.00		Area/Locality	Narangi			
0030045501 Stamp Duty	100.00		Town/City/District	PNR			
0030083301 Registration Fee	600.00		PNR	4	0	1	3
Total		600.00		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332021020110271 892630555			
Cheque/DD No.		Bank Date	RBI Date	01/02/2021-10:55:42 Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

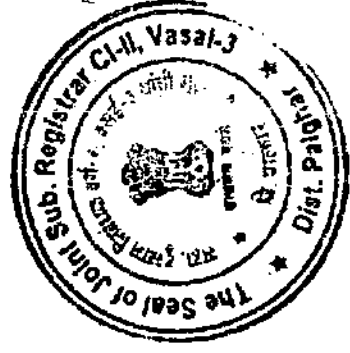


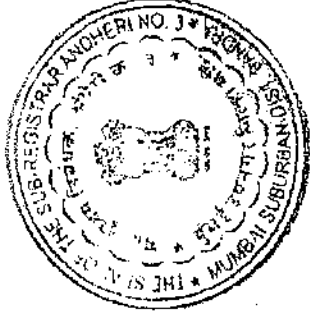
REMARKS - 5
9363 3/38
2022

Department ID: 9320626766
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यह चालन केवल मुख्य निश्चयक कार्यालय नोंदणी करारमार्फत देखावटी लागू आहे . नोंदणी व प्रत्यक्षमार्फत देखावटी चालन करणे लागू आहे.

Rachna K. Ludhani

(Signature)
Rachna K. Ludhani





वसई - १
9313 6/36
२०२१

वसई - ३
दस्ता क्र. १५१९६०/२०२१
१११ १९७८

SPECIAL POWER OF ATTORNEY

(only for Admit)

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **M/S.EVERSHINE DEVELOPERS**, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its registered office at 215, Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai 400 050 AND Site Office at **EVERSHINE AMAVI 303**, Avenue - I 1, Global City, Narangi Bypass Road, Close to Viva College, Virar (W), Pin Code - 401 303 through its partner/s (1) Mrs. Rachna Kishinchand Ludhani (2) Mr. Santosh Rajkumar Ludhani and (2)Mr.Bharatkumar Bhawandas Ludhani (Constituted Attorney of Mr. Lachmandas Bhawandas Ludhani, partner of Evershine Developers) **SEND GREETINGS:**

WHEREAS:

(1) Enigma Constructions Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 702, Nauraj, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069 (hereinafter referred to as the "Predecessor-in-title"), (and since amalgamated with Keystone Realtors Pvt. Ltd. as hereinafter recited) and M/s. Evershine Developers are jointly seized and possessed of or otherwise well and sufficiently entitled, as tenants-in-common, in equal one-half (1/2) shares, to the contiguous pieces or parcels of freehold

Mr. *Alh*

W/



non-agricultural lands, admeasuring in the aggregate approximately 8,79,581 square meters, bearing new Survey nos. 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7 and 5/8 situate, lying and being at Village Dongare (Dongar Pade) also known as Village Narangi, District Palghar, more particularly described in the First Schedule hereunder hereinafter referred to as the "Larger Lands");

वसई - ३
 वसई क्र. १५१५०/२०२३
 (iii)
 १९२१/१९९९
 March, २०२३
 Realtors

under the Deed of Release-cum-Transfer dated 28th 2018, made and executed by and between Keystone Pvt. Ltd. ("Keystone") and M/s. Evershine Developers ("Evershine"), and registered in the Office of the Joint-Sub-Registrar at Vasai-2, vide Serial no. Vasai-2/3156 of 2018, (hereinafter referred to as the "2018 Release-cum-Transfer Deed"), Keystone has released and transferred to Evershine, its ½ (one-half) undivided share, right, title and interest, in and to one of the residential Avenues, that is, Avenue - I 1 (hereinafter referred to as "Project"), and the FSI arising there from as specified therein (as defined and described in the 2018 Release-cum-Transfer Deed and herein as "Avenue - I 1"). By virtue of the aforesaid release and transfer by Keystone of Avenue - I 1, Evershine (hereinafter known as "Developers") is solely and exclusively entitled to the ownership of Avenue - I 1 and such FSI as stated therein, more particularly described in the Second Schedule hereunder written. The said project, Avenue - I 1 is known as "Evershine Amavi 303".

(iii) Pursuant to the Release-cum-Transfer, the Developers was entitled to utilize its existing FSI of 3,79,221 square feet belonging to the Developers itself along with the additional FSI of 3,79,221 square feet arising from Keystone's entire half undivided share, right, title and interest in the Avenue - I 1. However the same was inadvertently not mentioned in the aforementioned Release-cum-Transfer, and rectified, by and under the Deed of Rectification dated September, 2020, made by and between Keystone of the One Part and the Developers of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Vasai-5 under Serial no. 3530 of 2020 (hereinafter referred to as the "Deed of Rectification"), the parties therein irrevocably confirmed that the Developers was entitled to utilize in addition to the FSI referred to in the Release-cum-Transfer, the existing FSI of 3,79,221 square feet (Built-up-Area)



क्र. १३६३	५/३५६५९८
२०२३	



बसई - ३
दस्ता क्र. १५१९००/२०२२
११३/११८

belonging to the Developers itself. Accordingly, wherever the term "maximum utility of 3,79,221 square feet FSI (Built-up Area)" appeared in the Release-cum-Transfer is now replaced with "maximum utility of 7,58,442 square feet (Built-up-Area)" as if the FSI of "7,58,442 square feet (Built-up-Area)" had been incorporated therein from the outset.

(vi) Evershine shall develop the said project "Evershine Amavi 303" in phases as follows:

(a). Phase I - development and construction of buildings identified as "Building Nos. 14 to 23" including the Limited Common Areas & Amenities attached thereto upon part/ portion of the Project Land (hereinafter referred to as the said "Phase I Buildings");

EVERSHINE AMAVI 303 Phase-1	14	TI1A
	15	TI1A
	16	TI1A
	17	YI1A
	18	YI1A
	19	YI1B
	20	YI1B
	21	RSI1A
	22	RSI1A
23	RSI1A	



(b). Phase II - development and construction of buildings identified as "Building Nos. 10 to 13" including the Limited Common Areas & Amenities attached thereto upon part/portion of the Project Land (hereinafter referred to as the said "Phase II Buildings");

EVERSHINE AMAVI 303 Phase-2	10	YI1A
	11	YI1A
	12	YI2A
	13	YI1A

११७-९	
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(c). And Phase III - development and construction of a building identified as "Building Nos. 6 to 9 and 24 to 26" including the Limited Common Areas & Amenities attached thereto upon part/portion of the Project Land (hereinafter referred to as the said "Phase III Buildings").

वसई - ३
दस्ता क्र. १५९६७२०२१
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6	TI1
7	TI2
8	TI1
9	TI1
24	RSIIA
25	RSIIA
26	RSIIA

EVERSHINE
AMAVI 303
Phase-3

(d). The development and construction of the said Phase I Buildings, Phase II Buildings and Phase III Buildings have been registered as separate phases, under RERA and the following registrations have been obtained there under in respect thereof:

(i). Phase I Buildings - registration no. P99000024780;

(ii). Phase II Buildings - registration no. P99000024860; and

(iii). Phase III Buildings - registration no. P99000024753.



Evershine have sold and/or have agreed to sell, transfer etc. several flats / shops and other premises in respect of the said project under the Ownership Agreement/Deeds/documents etc.in favor of Purchasers/ third party etc.

(vi) By virtue of Power of Attorney dated 28/12/2020, attested through Indian Embassy at UAE, Mr. Lachmandas Bhawandas Ludhani, Partner of Evershine Developers has appointed his real brother, Mr. Bharatkumar Bhawandas Ludhani as his Constituted lawful attorney to sign, execute on behalf of him jointly with signature of other Partner/s of Evershine, Mrs. Rachna Kishinchand Ludhani or Mr. Rajkumar Ludhani, the Allotment letters, Ownership Agreements/ Agreement for Sale, Sale Deed,

वसई - ३	१५९६७२०२१
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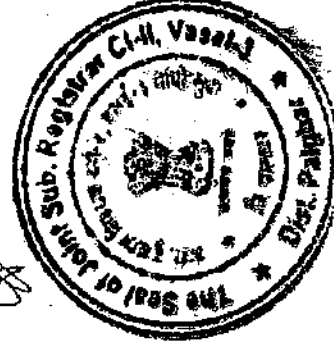
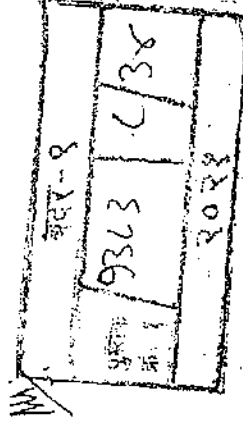
पृष्ठ - ३
कॉ.मं. १५१६०/२०२१
११५/१२१

Deed of Transfer, Supplementary Agreement/Confirmation/Rectification/Cancellation/ Modification, Agreement to Lease, Lease Deed, Leave and License Agreements etc. with third parties/prospective purchasers in respect of the flats/shops /offices/units/parking spaces/premises in the said Project known as "EVERSHINE AMAVI 303" and to admit the execution thereof before the Sub Registrar of assurances in accordance with the provisions of the Indian Registration Act on behalf of M/s.Evershine Developers, and have further empowered him to appoint any substitute attorney in his place.

(vii) The said Power of Attorney dated 28/12/2020 is valid, subsisting and binding. A certified copy of the said Power of Attorney is annexed hereto and marked as Annexure "A" and shall be deemed to form part of this Power of attorney.

(viii) Pursuant to the said Power of Attorney dated 28/12/2020 to Mr.Bharatkumar Bhawandas Ludhani (Constituted Attorney of Mr.Lachmandas Bhawandas Ludhani, Partner of Evershine Developers), jointly with Mrs. Rachna K. Ludhani, a Partner of Evershine Developers are authorized to appoint any substitute/s and delegate the power to lodge the Ownership Agreements and/or other deeds documents referred to above that may be executed for registration and to admit execution thereof before the concerned Sub-Registrar of Assurances.

(ix) We, (1) Mr. Bharatkumar Bhawandas Ludhani (Constituted Attorney of Mr.Lachmandas Bhawandas Ludhani, Partner of Evershine Developers), (2) Mrs. Rachna Kishinchand Ludhani and (3) Mr. Santosh Rajkumar Ludhani, Partner/s of M/s. Evershine Developers are unable to attend the office of the Sub-Registrar of Assurances concerned for lodging the said Ownership Agreements/ Agreement for Sale, Sale Deed, Deed of Transfer, Supplementary Agreements, Deed of Confirmation/Rectification/ Cancellation/Modification, Agreement to Lease, Lease Deed, Leave and License Agreements etc. with third parties/prospective purchasers in respect of the flats/shops/offices/units/parking spaces/premises in the said Project known as "EVERSHINE AMAVI 303" and to admit the execution thereof before the concerned Sub-Registrar of assurances for Registration in accordance with the provisions of the Indian Registration Act.



(x) We are desirous of appointing Mr. Vijay Purswani residing at A/403, Evershine Harmony, Evershine City, Vasai East, Dist : Palghar - 401 208, as our constituted attorney only for the

वसई - ३
अग्रेमंतां
दस्तावेजां
अंश
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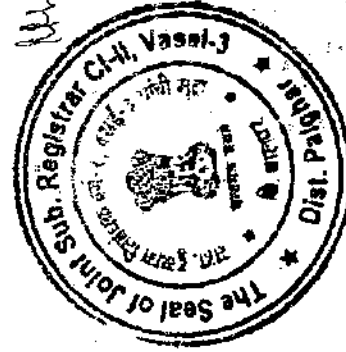
NOW KNOWN YE ALL AND THESE PRESENTS WITNESS THAT We (i) Mr. Bharatkumar Bhawandas Ludhani (Constituted Attorney of Mr. Lachmandas Bhawandas Ludhani, Partner of Evershine Developers), (ii) Mrs. Rachna K. Ludhani and (3) Mr. Santosh Rajkumar Ludhani, Partner/s of M/s. Evershine Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its place of business at 215, Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai 400 050, AND Site Office at Evershine Amavi 303, Avenue - I I, Global City, Narangi Bypass Road, Close to Viva College, Virar (W), Pin Code - 401 303 do hereby nominate, constitute and appoint Mr. Vijay Purswani to be the true and lawful attorney (here in after called "OUR ATTORNEY") in our name and on our behalf to do execute and perform the following acts, deeds matters and things, that is to say :

1) To appear before the Sub-Registrar of Assurances, to present and lodge the above said (i) Ownership Agreements/ Agreement for Sale, Sale Deed, Deed of Transfer, Agreement to Assign, Agreement to Lease, Lease Deed, Leave and License Agreements etc. executed with third parties/prospective purchasers etc. and (ii) Supplementary Agreements, Deed of Confirmation/ Rectification Cancellation/ Modification to the agreements/deeds executed with the purchasers/third parties etc. in respect of the flats/shops/offices/units/parking spaces/premises in the said Project known as "EVERSHINE AMAVI 303" presently being constructed set up on the said property situated at Village Dongare (Dongar Pada) also known as Village Narangi, more particularly described in the schedule hereunder and to admit the execution of such documents

before the Sub-Registrar of Assurances at Vasai/Virar/Thane/Palghar or any other registering authority appointed under the Indian Registration Act for



वसई - ३
अग्रेमंतां
दस्तावेजां
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पत्रांक - ३
दस्तावेज क्र. ११११११/२०२१
११११११/२०२१

the law being in force in India for Registration and to do all fees as shall be necessary for the registration and to do all acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law.

- 2) And to do, perform and execute all acts, deeds, matters, documents and things for the Registration of the Deeds and for that purpose aforesaid amply and effectually to all intents and purposes as we could do in our proper person if these presents had not been made.
- 3) This Power of Attorney is restricted to only admit the execution of documents stated in clause (1) above before the Sub-Registrar of Assurances for registration. It is explicitly stated and clarified that no powers are granted for the execution of any Agreements, Sale Deeds etc. under this Power of attorney.
- 4) We hereby agree to ratify and confirm all whatsoever my said Attorney do or caused to be done by virtue of these presents, with respect to admission for registration of Agreements for Sale / Sale Deed / Supplementary Agreement / Leave and License / Confirmation / rectification / cancellation / modification etc. executed with the Purchasers/ third party etc. only with respect to the Flats/shops/ offices/units/ parking spaces/premises in the said Project known as "EVERSHINE AMAVI 303" constructed or to be constructed on the said property by Evershine.

IN WITNESS WHEREOF, We have hereto set and subscribed our hands and seal to this writing at Mumbai this 1st day of February 2021.

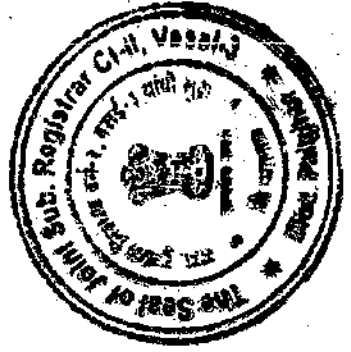


First Schedule Above Referred To:
(Larger Land)

All those pieces or parcels of non-agricultural vacant Lay-out Land bearing New Survey Nos. 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7 and 5/8 as per latest Record of Rights situate lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the Registration Sub-District of Vasai, District - Thane admeasuring in the aggregating 8,79,581 Square Metres.

पत्रांक - ९
१३६३ १०/३४
२०२१

Handwritten signature and initials.



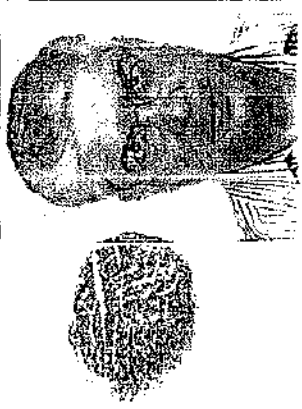
Second Schedule Above Referred To:
(Description of the Project)

All those demarcated portion/s of the Avenue I Plot admeasuring 32810 square meters and is shaded by a Blue colour and designated Avenue - I I on Plan annexed thereto. The Avenue - I I Plot being a part of the Larger Land and bounded as follows:-

On or towards North : 20 mttrs. Wide D. P. Road.
 On or towards South : 24 mttrs. Wide proposed road
 On or towards East : 20 mttrs. Wide D. P. Road
 On or towards West : Open land

वसई - ३
दस्ता क्र. 499/2022
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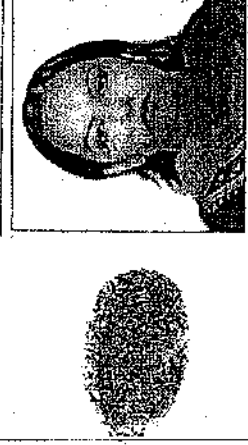
Specimen Signature, Thumb Impression & Photograph of Mr. Bharatkumar Bhawandas Ludhani, (Constituted Attorney of Mr. Lachmandas Bhawandas Ludhani, Partner of Evershine Developers)



Bharatkumar



Specimen Signature, Thumb Impression & Photograph of Mrs. Rachna Kishinchand Ludhani, Partner of M/s Evershine Developers



M/s Evershine Developers
Rachna Kishinchand
Partner

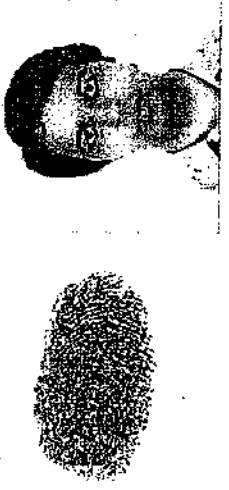
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बतार - ९
पुस्तक क्र. 2 / 9313
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2022



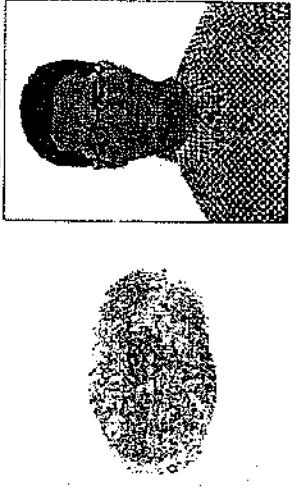
वसई - ३
 दस्त क्र. १५१६६/२०२१
 ११०६१४

Specimen Signature, Thumb Impression & Photograph of Mr. Santosh Rajkumar Ludhani, Partner of M/s. Evershine Developers



For Evershine Developers
Santosh & Co
 Partner

Specimen Signature, Thumb Impression & Photograph of Mr. Vijay Purswani



Vijay Purswani



वसई - ३
 १३६३१२/३४
 २०२१

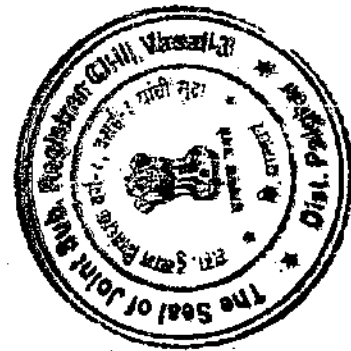


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वसई - ३
दस्ता क्र. १५१६०१२०२१
१२० १९८८



पुस्तक - १		
१५१	१३६३	१३३४
		२०२१



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
ANNEXURE - A

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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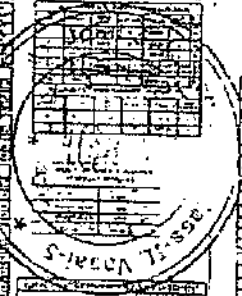
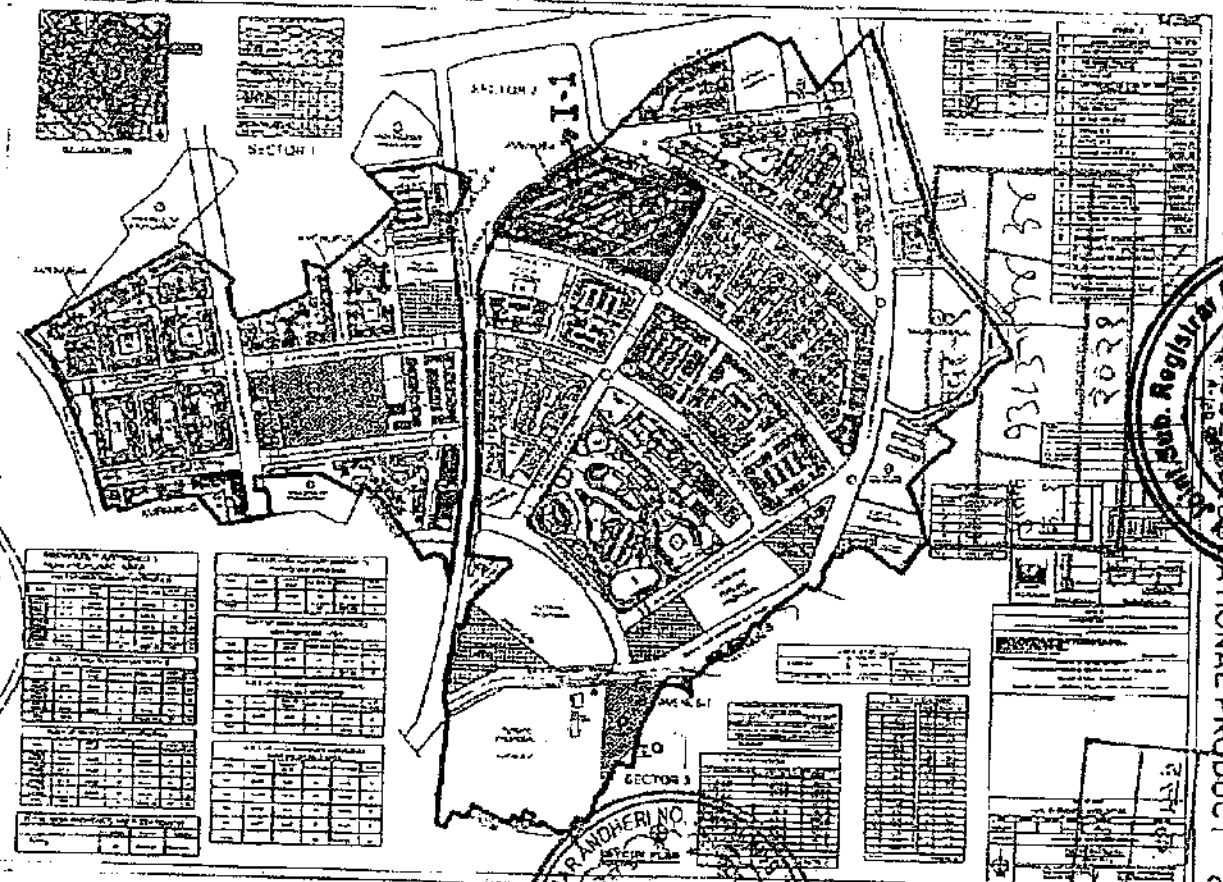
For Evershine Devlopment
 Rachna Khudhan
 Partner



For Evershine Developers
 Partner

For Evershine Devlopment
 Partner

PREVIOUSLY APPROVED AREA



3530/2021
 1920

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Government of India
Form GST REG-06

(See Rule 10(1))

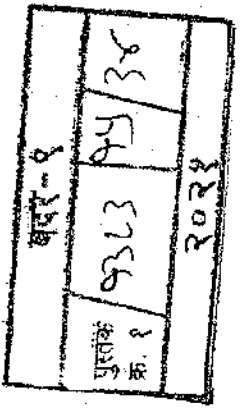
वसई - ३
वस क. १५१९०१२०३४
Registration Number: 27AAE6702324

Registration Certificate

1. Legal Name	EVERSHINE DEVELOPERS		
2. Trade Name, if any	EVERSHINE DEVELOPERS		
3. Constitution of Business	Partnership		
4. Address of Principal Place of Business	2ND FLOOR, 2LS, VEENA BEENA SHOPPING CENTRE, OPP. BANDRA RAILWAY STATION, BANDRA WEST, Mumbai City, Maharashtra. 400050		
5. Date of Liability	01/07/2017		
6. Period of Validity	From	To	NA
7. Type of Registration	Regular		
8. Particulars of Approving Authority			
Signature	Validity unknown Digitally signed by: THE GOODS AND SERVICES TAX NETWORK 1 Date: 2018.07.29 01:19:36 IST		
Name			
Designation			
Jurisdictional Office	MUMBAI SUBURBAN DISTRICT		
9. Date of issue of Certificate	29/07/2018		

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017.





GSTIN

27AABFE6729PIZW

Legal Name

EVERSHINE DEVELOPERS

Trade Name, if any

EVERSHINE DEVELOPERS

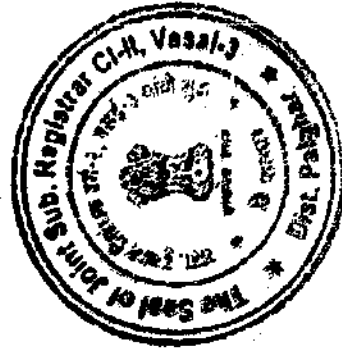
असई - ३	Annexure A
दस्तावेज क्र. १११६९१२०२१	
११३ १९७८	

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



असई - ३	११३	१९७८	२०२१
दस्तावेज क्र. १११६९१२०२१			





GSTIN 27AAABFE6729P1ZW
Legal Name EVERSINE DEVELOPERS
Trade Name, if any EVERSINE DEVELOPERS

बस - 3 Details of Managing / Authorized Partners	
नाम क्र. 4996113028 Name	
922197 Designation/Status Res. of State	

LACHMANDAS BHAWANDAS LUDHANI
PARTNER
Maharashtra

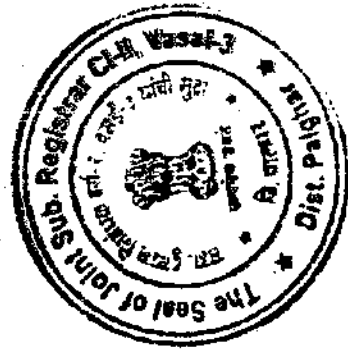
SANTOSH RAJKUMAR LUDHANI
PARTNER
Maharashtra

RACHNA KISHINCHAND LUDHANI
PARTNER
Maharashtra

RAMCHAND BHAWANDAS LUDHANI
PARTNER
Maharashtra

MIRA LACHMAN LUDHANI
PARTNER
Maharashtra

RAJKUMAR RAMCHAND LUDHANI
DIRECTOR OF PARTNER
Maharashtra



9363 94/38 2028	9363 94/38 2028
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घोषणापत्र

दस्तावेज नं. ३
दस्ता क्र. १५९८०१२०२१
१०२५/१९१८

मी भरतकुमार भवन्दास लुधानी याद्वारे घोषित करतो की, सह दुय्यम निबंधक अंधेरी - २

यांचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे.

लचमन्दास भवन्दास लुधानी यांनी दिनांक २८/१२/२०२० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निषादीत करून कायलीजाबाब दिला आहे. सादर कुलमुखत्यारपत्र

लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत

झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दातल ठरवलेले नाही. सादरचे कुलमुखत्यारपत्र

पूर्णपणे बंध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आहे.

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



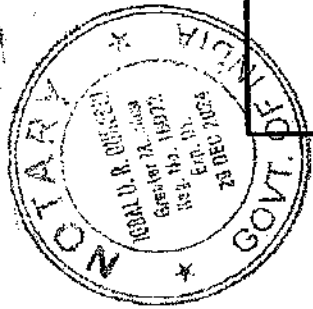
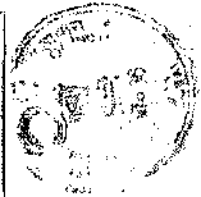
बदल - ९
१३८३
१८/३४
२०२१

दिनांक १२/१२/२०२१

M. K. ...

कुलमुखत्यारपत्रधारकाचे नाव व सही





वसुधै - ३
 दस क्र. १११०८०१२०११
 १२३११५

वसुधै - १
 दस क्र. १११३ १८३४
 २०२१

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Mr. Lachmandas B. Ludhani, permanently residing at 1201-1204, Evershine Jewel, 15th Road, Near Gabbana, Khar - West, Mumbai - 400052 SEND GREETINGS:

WHEREAS:

- (i) I am Partner of M/S. **EVERSHINE DEVELOPERS**, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its registered office at 215, Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai 400 050 AND Site Office at **EVERSHINE AMAVI 303, Avenue - I 1, Global City, Narangi Bypass Road, Close to Viva College, Vitar (W) - 401303**
- (ii) Evershine Developers have sold and/or have agreed to sell, transfer etc. several flats/shops and other premises in respect of the property (hereinafter mentioned in the Second Schedule) under the Ownership Agreement/Deeds/documents etc. in favor of Purchasers/ third parties, etc.
- (iii) However due to exigencies of work, I, Mr. Lachmandas B. Ludhani am not in a position to remain personally present



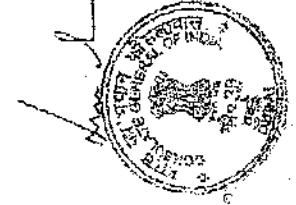
GENERAL STAMP OFFICE
 TOWN HALL
 FORT, MUMBAI
 MAR-650, 29/12/17

39242 SPECIAL
 146763 ADDRESS JAN 05 2021
 12:15
 R-00005007-986778

STAMP DUTY MAHARASHTRA

Page 1 of 6

Consulate General of India, Dubai,
 does not accept any responsibility
 for the contents of this document.



Smt. V. PATIL
 Paper Officer
 General Stamp Office, MUMBAI

वर्ग - ३
दस्ता क्र. १५९००१२०२९
१२४/११४

and sign, execute the Ownership Agreements/Agreement for Sale, Sale Deed, Supplementary Agreements, Deed of Confirmation / Rectification / Cancellation / Modification, Agreement to Lease, Lease Deed, Leave and license Agreements etc. with prospective purchasers/third parties in respect of the flats / shops / offices / units / parking spaces/premises in the said Project and admit the execution thereof before the Sub Registrar of assurances in accordance with the provisions of the Indian Registration Act and therefore I am desirous of appointing my real brother, Mr. Bharatkumar B. Ludhani having his present address at Flat No. 13, Sailesh Apartment, Plot No. 94, Linking Road, Santacruz West, Mumbai - 400 054 as my constituted attorney for the purpose of execution of such above mentioned relevant agreements, writings, deeds etc., in respect of the flats / shops / offices / units / parking spaces /premises etc. constructed or to be constructed in the said project known as "EVERSHINE AMAVI 303" and to admit the execution thereof before the Sub Registrar or Assurances concerned on my behalf.

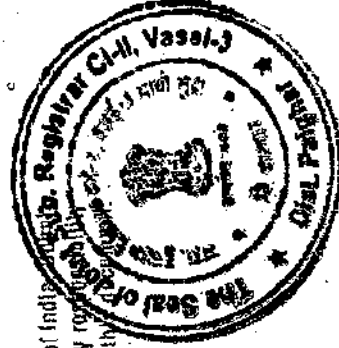
NOW KNOWN YE ALL AND THESE PRESENTS WITNESSETH THAT I, Mr. Lachmandas B. Ludhani do hereby nominate, constitute and appoint my real brother, Mr. Bharatkumar B. Ludhani having his present address at Flat No. 13, Sailesh Apartment, Plot No. 94, Linking Road, Santacruz West, Mumbai - 400054 to be my true and lawful attorney (herein after called as said "ATTORNEY") for me and on my behalf to do, execute and perform the following acts, deeds matters and things, that I say:

- 1) To sign and execute on my behalf Letters of Allocation, Ownership Agreements/ Agreement for Sale, Agreement to Assign, Sale Deed, Deed of Transfer, Leave and License Agreement, Agreement to Lease, Lease Deed and other deeds, documents etc. in respect of the flats/shops/offices, parking spaces etc. constructed or to be constructed by the Developers in the said project known as "EVERSHINE AMAVI 303" presently being constructed on the said property situated at Village Dongare (Dongar Pada) also known as Village Narangi, more particularly described in the schedule hereunder written.

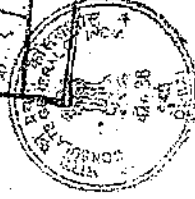
- 2) To sign and execute on my behalf, Supplementary Agreement, Deed of Rectification, Deed of Modification or

Page 2 of 6

Consulate General of India
does not accept any responsibility
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Cancellation or Confirmation or any other documents as may be required in connection with Agreement for Sale, Sale Deed, Deed of Transfer, Agreements to Assign, etc. executed with the purchasers/third parties in respect of the flats/shops offices, units, parking spaces etc. in the said project known as "EVERSHINE AMAVI 303".

To appear before the Sub-Registrar of Assurances, to present and lodge the above said Ownership Agreements/ Agreement for Sale, Agreement to Assign, Sale Deed, Deed of Transfer, Supplementary Agreements, Leave and License Agreements, Agreement to Lease, Lease Deeds, Deed of Rectification, Deed of Modification or Cancellation or Confirmation etc. in respect of the flats/shops offices, units, parking spaces etc. project known as "EVERSHINE AMAVI 303" and to admit execution of such documents by the said Attorney/ before the Sub-Registrar of Assurances at Vasai/Virar/ Thane or any other registering authority appointed under the Indian Registration Act for the time being in force in India for Registration of documents, to pay such fees as shall be necessary for the registration and to do all acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law.

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 दस्ता क्र. 499
 924/97

4) For the better doing, performing and executing the matters and things aforesaid, I hereby further grant unto the said Attorney full power and absolute authority to substitute and appoint in his place on such terms as he shall think it one or more Attorneys to exercise the power only for admission of Agreement for Sale, Sale Deed, Deed of Transfer, Supplementary Agreements, Deed of Confirmation, Rectification/ Cancellation/ Modification, Agreement to Lease, Lease Deed, Leave and License Agreements etc. before the office of Sub-Registrar and authorities hereby confirmed and to revoke any such appointment from time to time or substitute or appoint any other or others in place of Attorneys as the said Attorneys shall from time to time think fit and proper.



5) AND GENERALLY to do, perform and execute all acts concerning to myself as a partner of firm for the purposes aforesaid as fully and effectively as the said Attorney deem fit and proper as if I was personally present and have done, admitted and performed the same myself.

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Page 3 of 6



वसई - ३
 वस. क्र. १५१००/२०२१
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भारत सरकार
 GOVERNMENT OF INDIA
 आरक्षण विभाग
 मुंबई
 ६२८६ ४१३८ २१६६



आधार - सामान्य माणसाचा अधिकार

Unique Identification Authority of India

NOT VALID FOR PASSPORT APPLICATIONS
 NOT VALID FOR VISA APPLICATIONS
 NOT VALID FOR TRAVEL DOCUMENTS
 NOT VALID FOR OTHER DOCUMENTS

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वसई - ३
 वस. क्र. १३६३
 २४/३८
 २०२१



वसई - ३
वसत क्र. १५१९०१२०२१
१३२११८

Dated this ____ of ____ 202__

LACHMANDAS B. LUDHANI
TO
BHARATKUMAR B. LUDHANI

POWER OF ATTORNEY



Page 6 of 6

आधार अधिकार



रघुमन्दास भावन्दास लुधानी
Lachimandas Bhavandas Ludhani
जन्म वर्ष: 08/1939
पुरुष Male

वसई - ३
१५१९८०१२०२३
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आधार - सामान्य माणसाचा अधिकार



आधार प्राधिकरण
UNION MINISTRY OF INFORMATION TECHNOLOGY OF INDIA

पत्ता:
1201/04, एवोर्किने जंक्शन,
15 रोड, गाबना शील्ड
शेजारी खार वेस्ट, मुंबई,
खार इलेक्ट्री, मुंबई
महाराष्ट्र, 400052

Address:
1201/04, Everehine Jewol, 15th
Road, Next To Gabana
Showroom Khar West, Mumbai,
Khar Delivery, Mumbai
Maharashtra, 400052

Aadhaar - Aam Aadmi ka Adhikar



बदर - ४
९३६३ २५३४
२०२४





Government of India



राज्य विधानसभा सुपरी
Rajya Vidhansabha Supari
बस सं. २५ / Year of Birth : 1999
मो. / Finger



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आधार - सामान्य माणसाचा अधिकार

वसई - ३
दस्त क्र. ५५१८०/२०२१
९३४१९४



भारत सरकार
Unique Identification Authority of India

पत्ता UID: निवृत्त सुपरी, २१,
विनायक सिविल, रिम ०९, अंधार
स्ट्रीट, बंधार, मुंबई, महाराष्ट्र, ४०००५०
www.uidai.gov.in

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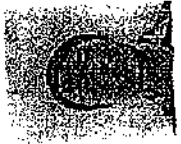


www.uidai.gov.in



वसई - ९
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भारत सरकार
Government of India
सिटी स्टार्टअप स्क्वैर
Samath Parkunder, Lodi Road
जम्मू लीनोड / DOB : 21/12/1982
पुणे / India



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सामान्य माणसाचा अधिकार

बतल - ३
सा क्र. 949600/२०२१
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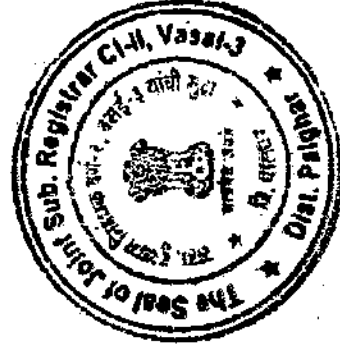
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Unique Identification Authority of India

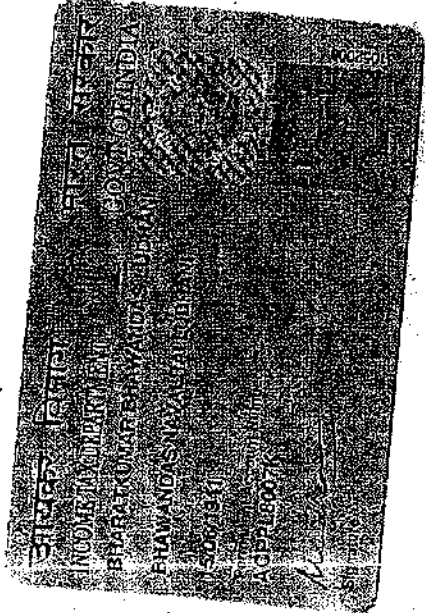
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बतल - ९
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वसई - ३
 दस्त क्र १५१९०१२०२१
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भारत सरकार
 Government of Maharashtra
 प्रतिकुमार भवनदास सुखानी
 Bharatkumar Bhawandas Ladhani
 जन्म तारीख/DOB: 15/06/1941
 पुरुष / MALE

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माझे आधार, माझी ओळख

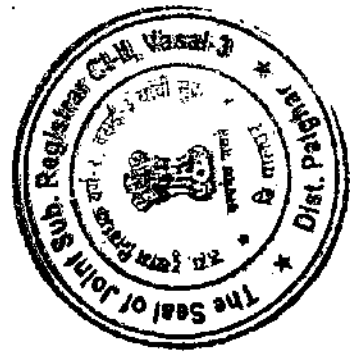


पत्ता:
 फ्लॉट नं. 13, सॉलेश अपार्टमेंट, फ्लॉट नं. 94, लिंकिंग रोड, येस बँक चारणी, सान्ताक्रुझ वेस्ट, मुंबई, महाराष्ट्र - 400054

Address:
 Flat No. 13, Sailash Apts, Plot No. 94, Linking Road., Above Yes Bank, Santacruz West, Mumbai, Maharashtra - 400054

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help@uidai.gov.in



वसई क्र. १	१३६३	२६	१९७१
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			२०२३

वर्तमान खातेचे नंबर

PERMANENT ACCOUNT NUMBER
ABGPI3579E

व्यक्तीचे नाव

SANTOSH RAJKUMAR LUDHANI



व्यक्तीचे वडील/वडीलचे नाव

RAJKUMAR RAMCHAND LUDHANI

जन्म तारीख

DATE OF BIRTH
21-12-1982

हस्ताक्षर/सह्या

Santosh RL

प्रत्यक्ष सूत्र (संपर्क सूत्र)

Commissioner of Income-tax (Computer Operations)

वर्षाई - ३
एन.ए. क्र. 949200112029
132011972



भारत सरकार
Government of India



संतोष राजकुमार लुधानी
Santosh Rajkumar Ludhani
जन्म तारीख / DOB : 21/12/1982
पुरुष / Male



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आधार - सामान्य माणसाचा अधिकार



वर्षाई - ३
पुस्तक क्र. १ 9303
पृष्ठ क्र. 2038



भारतीय विज्ञान संस्था प्राधिकरण
AISAT Information Authority of India

पत्ता: सवित्रीबाई जं. रावकुमार
सुभाष, 1101 एक्सप्रेस जं. रोड,
नं. 15, सार वरेंड, मुंबई, महाराष्ट्र, 400052

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1800 300 1847
www.aifat.gov.in

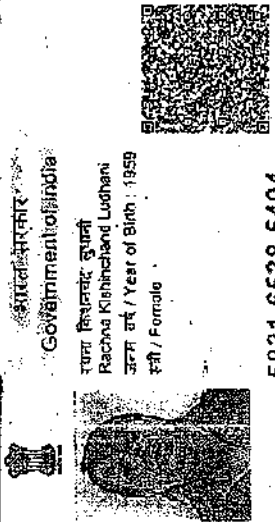
959873774978
www.aifat.gov.in

Santosh RL




PERMANENT ACCOUNT NUMBER
AAAPL4943R
 RACHNA KISHINCHAND LUDHANI
 FATHER'S NAME
AILDA'S CHOUDHARY
 DATE OF BIRTH
07-04-1959
 DIRECTOR OF INCOME TAX (SYSTEMS)

बसई - ₹
 दस्त क्र. 99960/2022
 936-1922

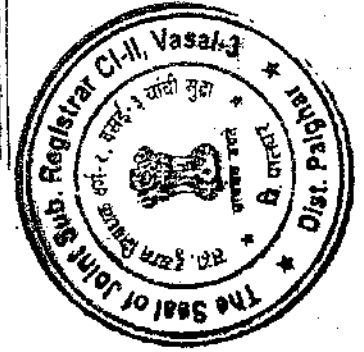


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 सामान्य मापसाचा अधिकार



भारतीय पहचान प्राधिकरण
 Unique Identification Authority of India
 Address: W/O: Kishinchand Ludhani, 21,
 Vinay Silversea, 148 Road, Opp. Mathboob
 Studio, Mumbai, Bandra West,
 Maharashtra, 400050

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 2022



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श्रीरचंद चिमणदास पुरस्वानी
INCOME DEPARTMENT
GOVT. OF INDIA

VIJAY'S PURSWANI

SHRICHAND CHIMANDAS PURSWANI

27/02/1985

Post Office Account Number
ARXPR9620E



श्रीरचंद चिमणदास पुरस्वानी
विकास शाखा, पुणे
विकास शाखा, पुणे
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विकास शाखा, पुणे

2986 4094 7370

आधार - सामान्य मातृसाचा अधिकार

श्रीरचंद चिमणदास पुरस्वानी
INCOME DEPARTMENT
GOVT. OF INDIA

Address:
S/O Shree Chand Purswani,
403 Shreechandra Chimbada Purswani,
Vasahar, Evershingha City, Near
Evershingha, Vasahar,
East, Vasahar, West, Vasahar,
Thane
Maharashtra, 401208

श्रीरचंद चिमणदास पुरस्वानी
विकास शाखा, पुणे

2986 4094 7370

आधार - सामान्य मातृसाचा अधिकार



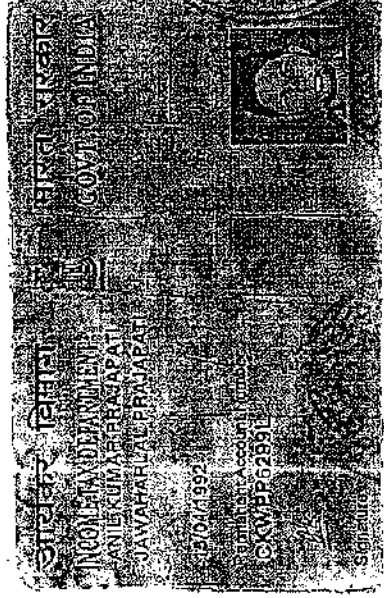
श्रीरचंद चिमणदास पुरस्वानी
विकास शाखा, पुणे
विकास शाखा, पुणे

(Handwritten signature)





वसई - ३
दस्ता क्र. 4599 ए/२०२१
११०/१११



वसई-३
१३६३ ३२/३०
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Summary I (GoshwaraBhag-I)

378/1383
सोमवार, 01 फेब्रुवारी 2021 2:01
म.न.

दस्ता भाषवारा भाग-1

वदर9
दस्ता क्रमांक: 1383/2021

दस्ता क्रमांक: वदर9 /1383/2021

बाजार मूल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्राक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात

अ. क्र. 1383 वर दि. 01-02-2021

रोजी 2:00 म.न. वा. हजर केला.

पावती: 1316 पावती दिनांक: 01/02/2021

सादरकरणाचे नाव: मे. एकरशाईन डेव्हलपर्स तर्फे

भागिकार रचना किशिनचंद चुधानी

नोंदणी फी रु. 100.00

दस्ता हाताळणी फी रु. 680.00

पृष्ठांची संख्या: 34

दस्ता हजर करणाऱ्याची सही:

एकूण: 780.00

वसई - २
दस्ता क्र 959cell/२०२१
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सह. दु. नि. अंधेरी-३
सह. दु. नि. अंधेरी-३
सह. दु. नि. अंधेरी-३
सह. दु. नि. अंधेरी-३

सह. दु. नि. अंधेरी-३
सह. दु. नि. अंधेरी-३

मुद्राक शुल्क: २ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही सावर मालमत्ता विकण्याचा अधिकार मिळत असत तेव्हा

शिवका क्रं 1 01 / 02 / 2021 02 : 00 : 07 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 01 / 02 / 2021 02 : 00 : 59 PM ची वेळ: (फ्री)

प्रतिज्ञापत्र
सादर दस्तऐवज हा सैद्धांतिक अर्थाने अफलेल्या तरतुदीनुसारच कोटणीस बाधिल केलेला आहे. * कोटणीत कोणत्याही प्रकारचा अडथळा, याक्षीदा व सोबत जोडलेल्या अकराव्या, १०८व्या तरतुदीच्या अन्वये कोटणी सत्यता, वैधता कायदेशीर कधीसाठी दस्ता क्रमांक ११०/१९७२ याबाबत कोणतेही प्रभावकार राहतील.
Rachna K hudson
Rachna K hudson
लिहून देणारे:
लिहून घेणारे:



पुस्तक क्र. १	१३८३	३३/३४
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दस्तावेजाचा प्रकार भाग-2

3339 दस्ता क्रमांक:1383/2021

दस्ता क्रमांक: 1383/2021

पत्रकारिताचे नाव व पत्ता

नाम: रे. एकरसाईन डेव्हलपर्स प्रा. लि. गणिवंदार, मुंबई

पत्ता: प्लॉट नं. 215, मळा नं. 1 रा. नवखला, इमारतीचे नाव: श्रीगंगा, गीणा ऑफिस सेंटर, ब्लॉक नं. गुरु नानक रोड, रोड नं. बांद्रा पश्चिम, महाराष्ट्र, MUMBAI.

पिन नंबर: AABFE6729P

Rachna Kishinchang Ludhani

कृत्रिम बुद्धिमत्ता

नाम: रे. एकरसाईन डेव्हलपर्स प्रा. लि. गणिवंदार, मुंबई

पत्ता: प्लॉट नं. 215, मळा नं. 2 रा. मजला, इमारतीचे नाव: श्रीगंगा, गीणा ऑफिस सेंटर, ब्लॉक नं. गुरु नानक रोड, रोड नं. बांद्रा पश्चिम, महाराष्ट्र, MUMBAI.

पिन नंबर: AABFE6729P

नाम: विवेक . पूर्ववानी

पत्ता: प्लॉट नं. 4/403, मळा नं. इमारतीचे नाव: एकरसाईन हॉमिनी, ब्लॉक नं. एकरसाईन सिटी, रोड नं. कसई पूर्व, महाराष्ट्र, THANE.

पिन नंबर: ARXPP9920E

पत्रकारिताचे प्रकार

कृत्रिम बुद्धिमत्ता देणार

दस्ता क्रमांक: 1383/2021

दस्ता क्रमांक: 1383/2021

दस्ता क्रमांक: 1383/2021

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दस्ता क्रमांक: 1383/2021

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दस्ता क्रमांक: 1383/2021

दस्ता क्रमांक: 1383/2021

दस्ता क्रमांक: 1383/2021

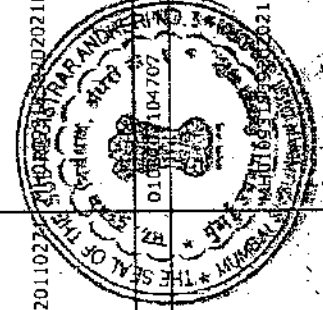
दस्ता क्रमांक: 1383/2021

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण... अंश आहेत.

सह दुय्यम निबंधक, अंधेरी क. ३.

मुंबई उपनगर विभाग

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Rachna Kishinchang Ludhani and others being Partners Evershine Developers	DHC	6910333202102011027		बंदर-९ पुस्तक क्रमांक ९, ब्रसॉक..... वर पुस्तक क्रमांक ९, ब्रसॉक..... वर 50		0005083090202102	01/02/2021
2	Rachna Kishinchang Ludhani and others being Partners Evershine Developers	DHC	6910333202102011027		680		0005083090202102	01/02/2021
3	Rachna Kishinchang Ludhani and others being Partners Evershine Developers	DHC	6910333202102011027		100		0005083090202102	01/02/2021



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



1. Verify Scanned Document with Original Document (4 pages on a file) printout after scanning.
2. Get print invoice of the document back, please write to us at feedback.isarita@gmail.com

1383 / 2021

वसई - ३
दस्त क्र. १५१ ए/२०२१
घोषणा पत्र १२३/१२

मी श्री. विजय पुर्सवानी याद्वारे घोषित करतो की दुय्यम निबंधक वसई ३ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. लचमनदास भवनदास लुधानी तर्फे कु. मु. भरतकुमार भवनदास लुधानी व रघना किशिनचंद लुधानी यांनी दिनांक _____ रोजी दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे निष्पादित करून कडुलीजबाब दिला आहे. सादर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यार पत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन बुकीचे आढळुन आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणिव आहे.

दिनांक :

कुलमुखत्यारपत्र धारकाची सही

मी /आम्ही सादर कुलमुखत्यारपत्राचे सत्यतेविषयी संपुर्ण चौकशी केली आहे व ते खरे असल्या बदलची मी /आम्ही मुळ मुखत्यारपत्रावरून खात्री करून घेतलेली आहे.

लिहून घेणार



आयकर विभाग
 INCOME TAX DEPARTMENT
 EVERSHINE DEVELOPERS
 06/0-4/2004
 Permanent Account Number
 AABFB6728P

वसई - ३
 बस क्र ५११९०/२०२१
 १००१.१४

आयकर विभाग
 INCOME TAX DEPARTMENT
 BHARAT KUMAR BHAWANDAS LUDHANI
 BHAWANDAS NAVALRAI LUDHANI

15/08/1941
 DEPARTMENTAL ACCOUNT NUMBER
 ACPPL8037X
 1907705E

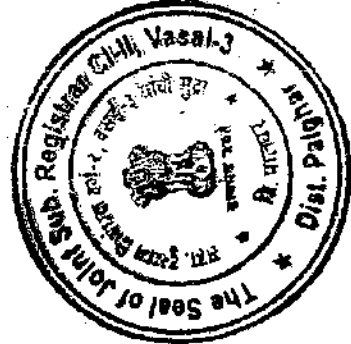
Signature

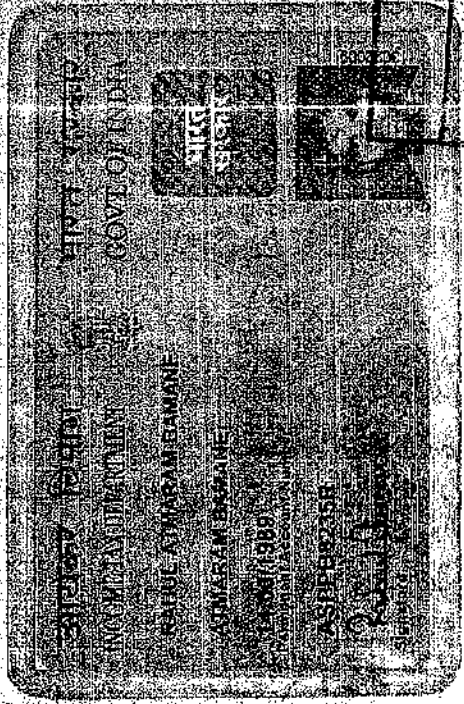
PERMANENT ACCOUNT NUMBER
 AAAPL4943R
 RACHINA KISHINCHAND LUDHANI



THE NAME
 RAJESH KISHINCHAND LUDHANI
 THE PAN CARD (IF ANY)
 07-04-1950

POINT TO BE NOTED
 THE SEAL OF THE COLLECTOR OF INCOME TAX SYSTEMS





वसई - ३
दस्ता क्र. १५१५०१२०२१
१५/११/१९८९



भारत सरकार

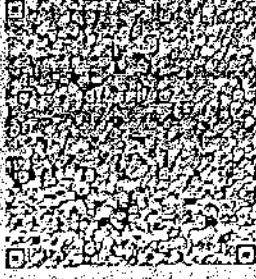
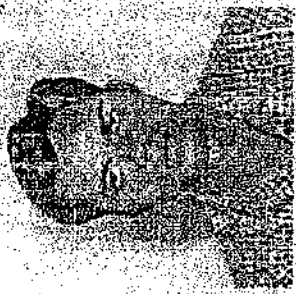
GOVERNMENT OF INDIA

राहुल आत्मराम बामने

Rahul Atmaram Bamane

जन्म तारीख / DOB: 14/06/1989

पुरुष / MALE



4247 8981 7917

माझे आधार, माझी ओळख



भारतीय विश्वविद्यालय प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

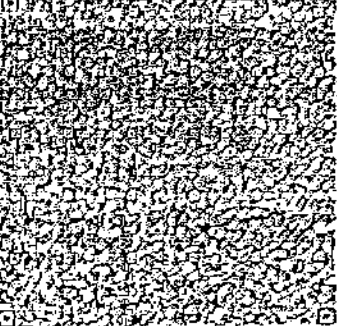
S/O आत्मराम बामने, एट पोस्ट - अडूर, फोंडखवाडी,
अडूर, रत्नागिरी,
महाराष्ट्र - 415705

https://192.168.50.35:443370_lash@mails_frame=1&_mbox=INBOX&_uid=5744&_part=6&_action=

Address:

S/O Atmaram Bamane, At Post - Adoor,
Fonkhawad, Adoor, Rainagiri,
Maharashtra - 415705

QR Code with Photograph



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 007

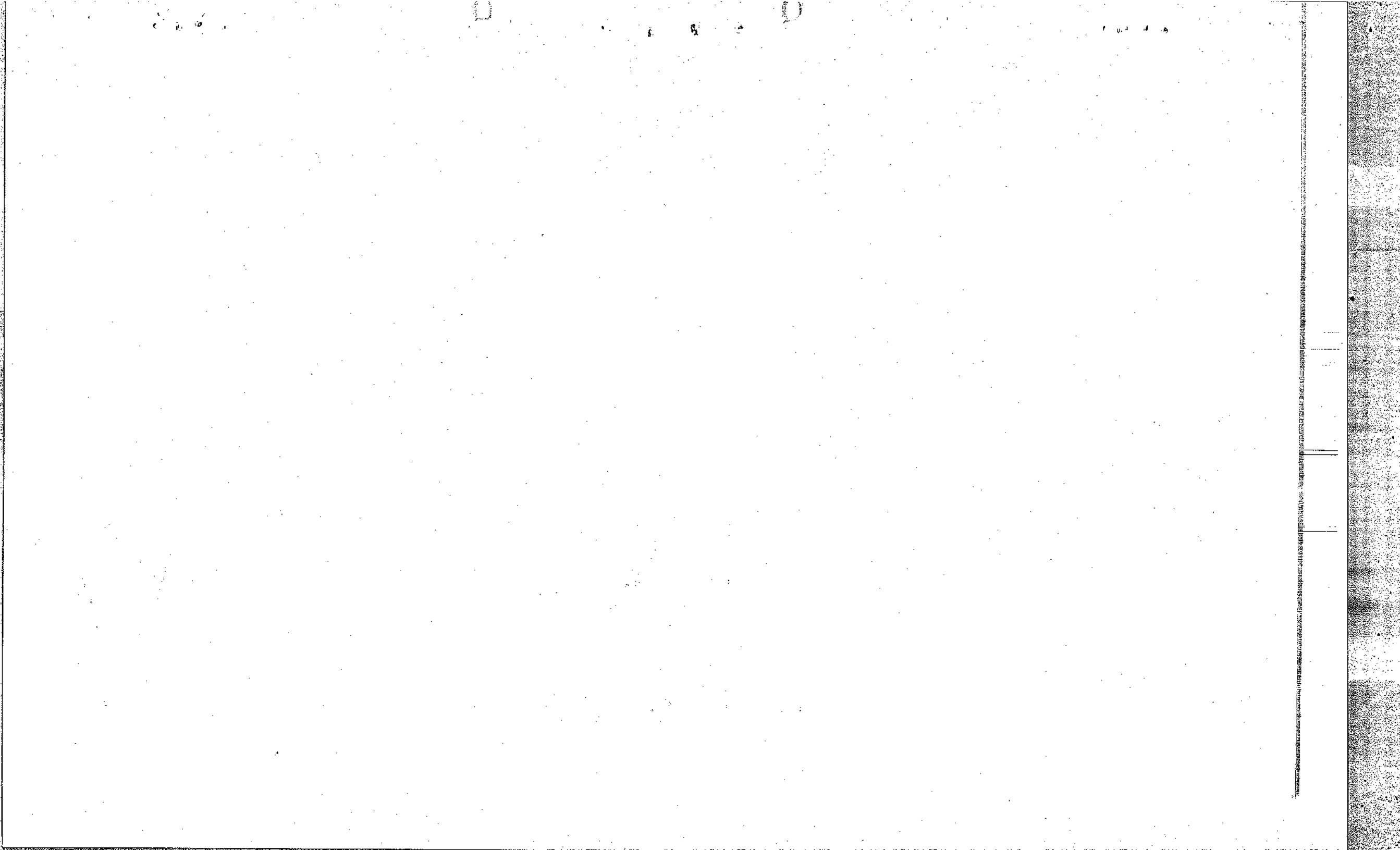


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Vertical text or markings along the right edge of the page, possibly a page number or reference code.



11/22/2021

Summary 1 (Dasigoshwara bhag 1)

350/15197

सोमवार, 22 नोव्हेंबर, 2021 9:14 म.पू.

दस्त गोशवारा भागा-1

वसई 3

दस्त क्रमांक: 15197/2021

दस्त क्रमांक: वसई 3 /15197/2021

बाजार मूल्य: रु. 31,22,000/-

मोबदला: रु. 55,00,000/-

परलेले मुद्रांक शुल्क: रु. 3,30,000/-

दु. नि. सह. दु. नि. वसई 3 यांचे कार्यालयात

क्र. क्रं. 15197 वर दि. 22-11-2021

रोजी 9:11 म.पू. वा. हजर केला.

Prakash Bhanu

पावती: 16157

पावती दिनांक: 22/11/2021

सादरकरणाचे नाव: राहुल आत्माराम बामने

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2960.00

पृथांची संख्या: 148

दस्त हजर करणाऱ्याची सही:

Prakash Bhanu

एकुण: 32960.00

Prakash Bhanu

Sub Registrar Vasal 3

Sub Registrar Vasal 3

सह. दुय्यम निबंधक वर्ग-२

सह. दुय्यम निबंधक वर्ग-२

वसई क्र. ३

वसई क्र. ३

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दस्त गोशवाराचे जोडलेले कागदपत्रे, कुलगुल्यारणा

अधीन द्यावती इत्यादी जबाबद आढळून आल्यास

याची संपूर्ण जबाबदारी निभावकाची राहिल.

शिक्षा क्रं. 1 22 / 11 / 2021 09 : 11 : 55 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 22 / 11 / 2021 09 : 13 : 54 AM ची वेळ: (फी)

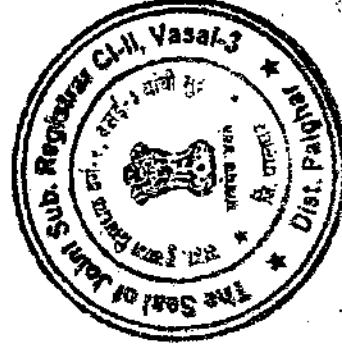
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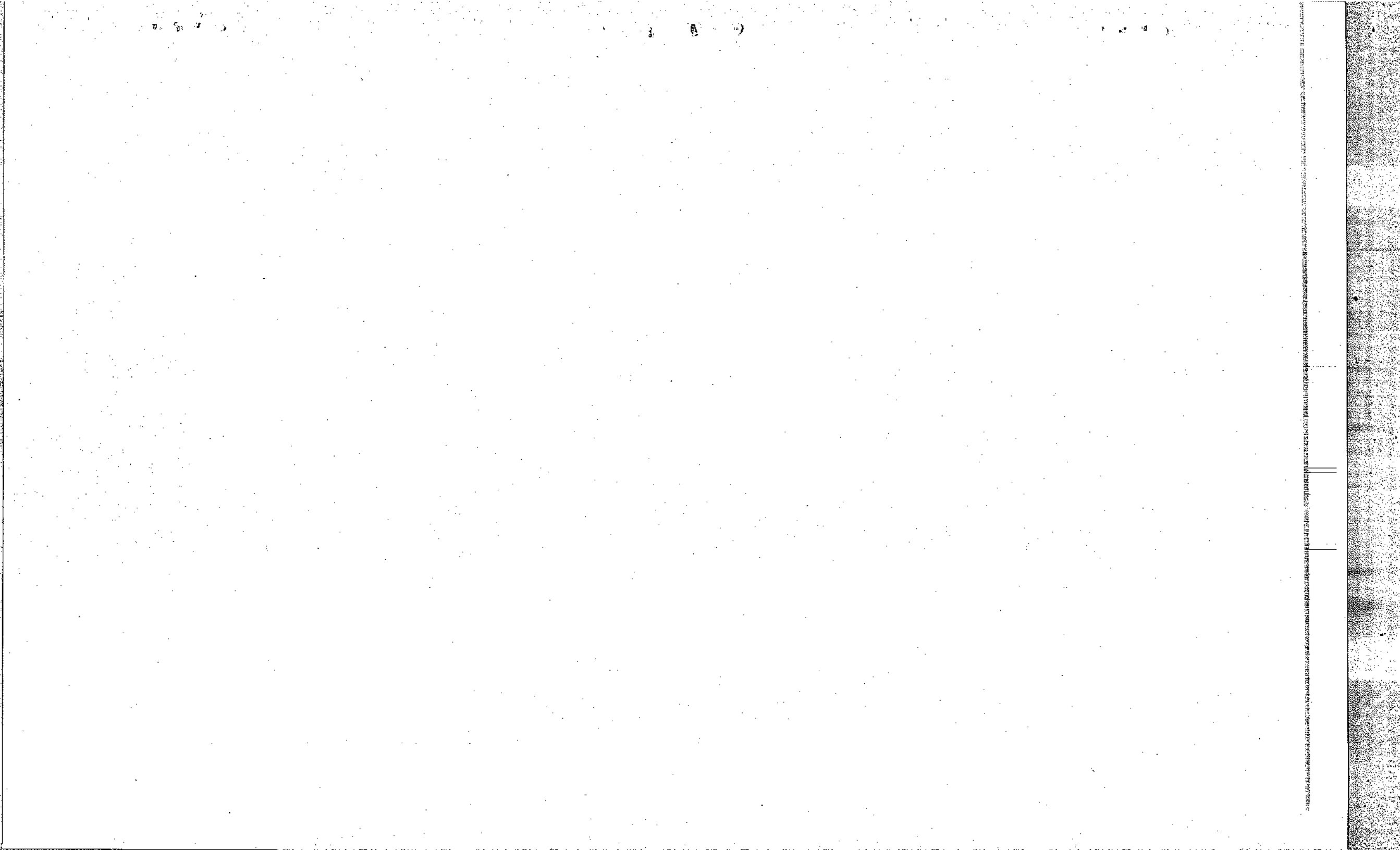
लिहून देणार

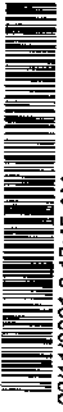
लिहून घेणार

Prakash Bhanu

Prakash Bhanu







22/11/2021 9:17:45 AM

पुस्तक क्रमांक: 15197/2021

दस्त गोपबारा भाग-2

दस्त क्रमांक: वसई3/15197/2021

दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: देवदास शशिकांत नाईक पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: 1, ब्लॉक नं. पोस्ट अहूर, फोंटाखालबाडी, अहूर, रोड नं. खागिरी, महाराष्ट्र, खागिरी. पिन नंबर: ASPPB8235R	लिहून देणार वय: 32 स्वाक्षरी:- <i>R.S. Nalhe</i>		
2	नाव: रोहित शशीकांत नाईक पत्ता: प्लॉट नं. 1, माळा नं. 1, इमारतीचे नाव: 1, ब्लॉक नं. पोस्ट अहूर, फोंटाखालबाडी, अहूर, रोड नं. खागिरी, महाराष्ट्र, खागिरी. पिन नंबर: AOJPN8054J	लिहून देणार वय: 32 स्वाक्षरी:- <i>R.S. Nalhe</i>		
3	नाव: मेसर्स एम्बेल्थार्डिन डेव्हलपर्स तर्फे भागीदार सचिनदास भवनदास लुधानी तर्फे कु. सु. सरतलुमार भवनदास लुधानी तर्फे कु. सु. विजय पुर्ववानी पत्ता: प्लॉट नं. ऑफिस नं. 215, माळा नं. 1, इमारतीचे नाव: विना बीना शांतिग मॅट, ब्लॉक नं. गुरु नानक रोड, रोड नं. बांद्रा -पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर: AABFE6729P	लिहून देणार वय: 37 स्वाक्षरी:- <i>Rohit Khuria</i>		
4	नाव: मेसर्स एम्बेल्थार्डिन डेव्हलपर्स तर्फे भागीदार रचना किशिनचंद लुधानी तर्फे कु. सु. विजय पुर्ववानी पत्ता: प्लॉट नं. ऑफिस नं. 215, माळा नं. 1, इमारतीचे नाव: विना बीना शांतिग मॅट, ब्लॉक नं. गुरु नानक रोड, रोड नं. बांद्रा -पश्चिम, महाराष्ट्र, मुंबई. पिन नंबर: AABFE6729P	लिहून देणार वय: 37 स्वाक्षरी:- <i>Rohit Khuria</i>		

दारील दस्तऐवज करून देणार नव्याकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ: 22/11/2021 09:16:14 AM

ओळख:

दस्तऐवज इमम असे निवेदीत करताना की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: रोहित खेरिया -

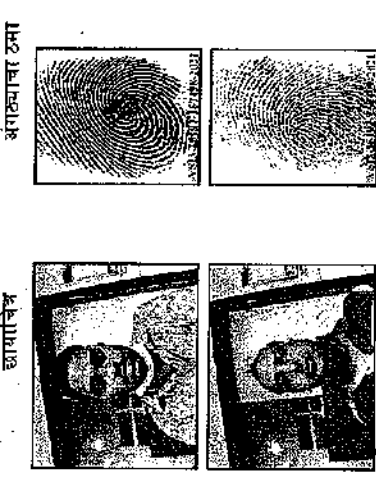
वय: 31

पत्ता: आचोळे, नालासोपारा पूर्व

पिन कोड: 401209

स्वाक्षरी

Rohit Khuria

स्वाक्षरी


प्रमाणित करण्यात येते की

दस्तावज्ये एकूण: 15197/2021

पुस्तक क्र. 1/वसई-3/क्रमांक: 15197/2021

वा नोंदला, दिनांक: 22/11/2021

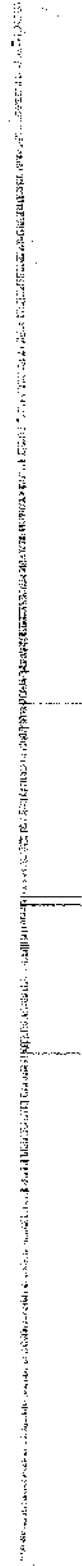
शिक्का क्र.4 ची वेळ: 22/11/2021 09:17:05 AM

सह: दुय्यम निबंधक वर्ग-२

Payment Details क्र. ३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number-	Deface Date
1	Rahul Almaram Baramane	eSBTR/Simple Receipt	69103332021102350106	MH007894277202122S	330000.00	SD	0004259292202122	22/11/2021
2	Rahul Almaram Baramane	eSBTR/SimpleReceipt		MH007894277202122S	30000	RF	0004259292202122	22/11/2021
3		DHC		1202100276	240	RF	1811202100276D	22/11/2021
4		DHC		1202100369	1980	RF	1811202100369D	22/11/2021
5		DHC		1202100319	760	RF	1811202100319D	22/11/2021

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





गावाचे नाव : डोंगरे

करारनामा	करारनामा
(1) विनेखाचा प्रकार	5500000
(2) मोबदला	3122000
(3) बाजारभाव/भाडेपट्याच्या बाबतितपटाकार आकारणी देतो की पटदेवार ते नमुद करावे	1) यालिकेचे नाव:पालघर इतर वर्णन : इतर साहित्यी: गाव मौजे डोंगरे,सर्वे नं-5/5/ए,5/5/बी,5/5/सी,5/5/डी,5/5/इ,5/5/7 आणि 5/8,सदलिका क्र-1002,दहावा मजला,विडिये नं:19,अवेव्यू आय-1,एव्हरशाइन अमावी 303 फेन -1,ग्लोबल सिटी,गाव -डोंगरे,विरार पश्चिम,गालुका-वसई,जिल्हा-महाराष्ट्र,सदलिका क्षेत्र. 51.11 चौ.मी(कापेट),बाळ्नी 5.73 चौ.मी(Survey Number : 5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, 5/6, 5/7 & 5/8 :)
(4) भू-मापन,गोटहिल्सा व घरक्रमांक(असल्यास)	1) 51.11 चौ.मीटर
(5) क्षेत्रफळ	1) नाव:-मंसर्स एव्हरशाइन डेव्हलपर्स तर्फे भागीदार लचमनदास भवनदास सुधानी तर्फे कु.मु. शरवकुमार भवनदास सुधानी तर्फे कु.मु. विजय पुर्सवानी वय:-37; पत्ता:-प्लॉट नं. -215, माळा नं. - इमारतीचे नाव: विना बीना शांतिंग सेंटर, ब्लॉक नं: गुरु नानक रोड , रोड नं: बांद्रा -पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400050 फॅन नं:- AABFE6729P
(6) आकारणी किंवा जुडी देण्यात असलेले नव्हा.	2) नाव:-मंसर्स एव्हरशाइन डेव्हलपर्स तर्फे भागीदार रचना किशिनचंद सुधानी तर्फे कु.मु. विजय पुर्सवानी वय:-37; पत्ता:-प्लॉट नं: 215, माळा नं: - इमारतीचे नाव: विना बीना शांतिंग सेंटर, ब्लॉक नं: गुरु नानक रोड , रोड नं: बांद्रा -पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400050 फॅन नं:-AABFE6729P
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी व्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-राहुल आलाराम बामते वय:-32; पत्ता:-प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: पोस्ट अडूर ,फोंटाखालवाडी,अडूर, , रोड नं: रजगिरी, महाराष्ट्र, रजगिरी. पिन कोड:-415705 फॅन नं:-ASPPB8235R 2) नाव:-रेश्मा शशिकांत नाईक वय:-32; पत्ता:-प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: पोस्ट अडूर ,फोंटाखालवाडी,अडूर, , रोड नं: रजगिरी, महाराष्ट्र, रजगिरी. पिन कोड:-415705 फॅन नं:-AOJPN8054J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी व्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	27/10/2021
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2021
(10)दल्ल नोंदणी केल्याचा दिनांक	15197/2021
(11)अनुक्रमांक,ढंड व पृथ	330000
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	30000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	
(14)शेरा	

मुल्यांकनासाठी विचारत वेतलेला तपशील:-

मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद :-

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

सह. दुय्यम निर्बंधक वर्गी-१
वसई क्र. ३

sr.	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Rahul Atmaram Bamane eSBTR/Simple Receipt	69103332021102350106	MH007894277202122S	330000.00	SD	0004259292202122	22/11/2021
2	Rahul Atmaram Bamane eSBTR/Simple Receipt		MH007894277202122S	30000	RF	0004259292202122	22/11/2021
3	DHC		1811202100276	240	RF	1811202100276D	22/11/2021
4	DHC		1811202100369	1960	RF	1811202100369D	22/11/2021
5	DHC		1811202100319	760	RF	1811202100319D	22/11/2021

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