

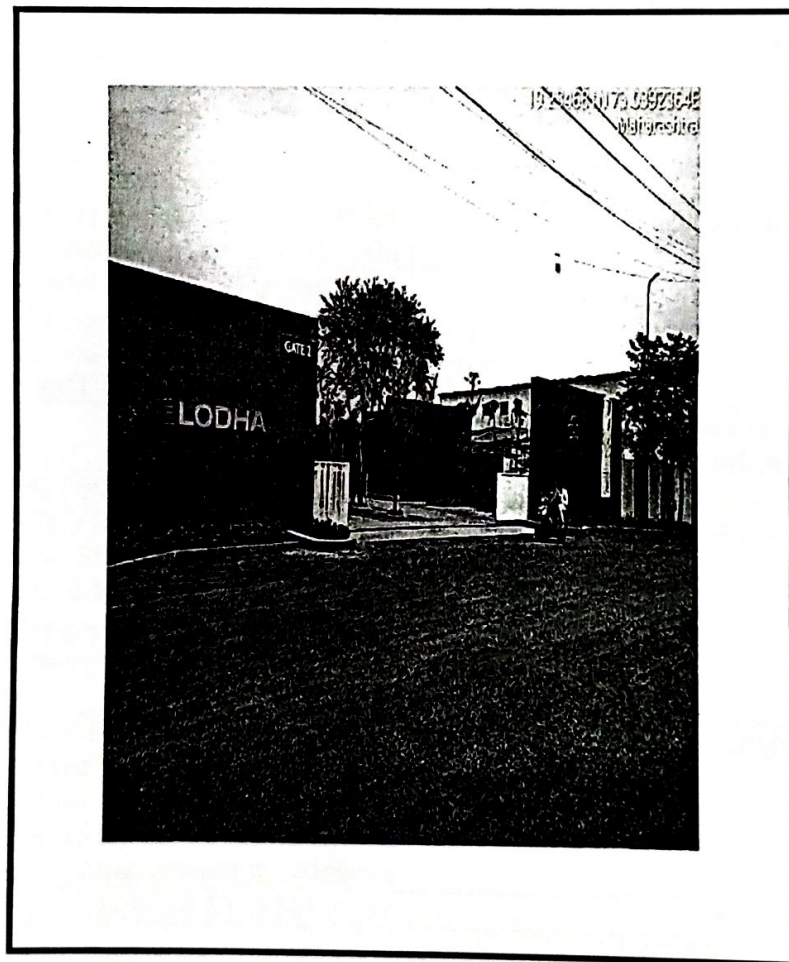
VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

**MRS. SATYAVIJAYA BINOD SHARMA
MR. BINOD K. SHARMA**

PROPERTY ADDRESS

**FLAT NO - 1504, 15TH FLOOR, F WING, WOODLANDS LODHA UPPER, MUMBAI,
NASHIK HIGHWAY, NEAR LODHA DHAM, VILLAGE -ANJUR , TAL - BHIWANDI ,
DIST - THANE - 421302.**



**SUBMITTED TO
BANK OF BARODA
SPECIALISED MORTGAGE STORE (MMER)**

Sanjay S. Dalvi

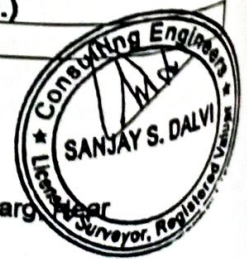
REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYORS

Off Address : 1/7, Municipal Labour Camp, Mumbai Marathi Granth Sanghralay Marg, Near
Sharda Cinema, Naigaon, Dadar (East) Mumbai:- 400014

VALUATION REPORT OF IMMOVABLE PROPERTY VALUATION FOR HOUSING LOAN

Sr.No.	PARTICULAR	SANJAY SHRIKANT DALVI
1.	Name of Registered Valuer	Registration No CAT. I /378 of 1988
	Bank & Branch	Valuation Report For Specialized Mortgage Store (MMER) Bank of Baroda
	Purpose for which made	Fair Market Value for Revaluation Purposes.
	Date of Valuation/Inspection	05/01/2021
	Name of the Owner / purchaser Person/s accompanying / available at the site at the time of visit	Person met at site – Rajendra Giri
	If property is under joint Ownership / share of each owner. Is the share undivided?	Joint - owned
2.	PROPERTY DETAILS	
	Name of the owner	MRS. SATYAVIJAYA BINOD SHARMA MR. BINOD K. SHARMA
	Address	Flat No - 1504, 15 TH Floor, F Wing, Woodlands Lodha Upper, Mumbai, Nashik Highway, Near Lodha Dham, Village –Anjur , Tal – Bhiwandi , Dist - Thane – 421302.
	Land mark Location, CST No, Sr. No., Village, Street, Ward No.	Near Lodha Dham, Bearing Survey No. 239,253,254,255,256,263,265,266,269,270,271,272,275,276,291,293,298,12,14,15,17,19,21,22,23,24,25,26,27,28,34,35,37,39,40,41,45,47,48,49,51,52,53,54,55,56,57,58,60,62,63,65,66,67,68B Lying being and situated at Village – Anjur, Tal – Bhiwandi , Dist - Thane – 421302.
	Brief description of the property	Residential flat situated in multi storied apartment of Gr + 19 Residential Upper floors building. The Building location is Near Lodha Dham. All basic amenities are available in nearby area.
	Google location	19.247844, 73.052344
3.	DOCUMENTS DETAILS	
	Agreement Details	Agreement dated 11 th December 2018, MRS. SATYAVIJAYA BINOD SHARMA MR. BINOD K. SHARMA purchased the captioned flat from M/S LODHA DEVELOPERS LIMITED(EALIER KNOWN AS AJITNATH HI-TECH BUILDERS PVT. LTD.)
	Document Amount	Rs. 73,54,370/-

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Commencement / Occupancy Details	Yes, Copy of Index – II No:- 10314/2018, Dated :- 11/12/2018 Copy of CC No. SROT/BSNA/2501/BP/AMENDED/ITP – Anjur, Mankoli & Surai/1117/2018 Dated 02/07/2018 from MMRDA	
Sanction Plan Details	SROT/BSNA/2501/BP/AMENDED/ITP – Anjur, Mankoli & Surai/1668/2019 Dated 30/08/2019	
Project Registration No	RERA No – P51700018107, Dated - 18/05/2020. From – Mumbai.	
Approval Authority	Bhivandi Nizampur Municipal Corporation	
Compliance to plan	Building is under construction.	
4. PHYSICAL DETAILS		
Site boundaries	As per Flat	As per Site/Building
North	Fire Staircase	G & H Wing
South	Open Space	Road
East	Flat No. 1503	E Wing
West	Flat No. 1505	Road
Boundaries match	Building is under construction.	
Approval land use	Non agricultural	
Is it freehold or leasehold land	Freehold	
If leasehold, the name of Lesser /Lessee, Nature of lease, dated of commencements and date of termination of lease.	N.A.	
Plot demarked	No	
Type of property	Flat 2 BHK used as an Residential flat. In the Residential flat there is Living + 1 Kitchen + Dining Area + 2 Bedrooms + 1 Utility room + 2 Toilets + Passage	
Total no. of floors	Gr + 19 Upper Floors	
Floor on which the property is located	15 th Floor	
Type of structure	RCC frame structure	
Is the property situated in residential / Commercial / mixed area / industrial area	Residential flat	
Classification of Locality- high class/ Middle class/poor class	Middle class	
Is the property owner- occupied / tenanted / both?	Under Construction Building	
Since how long he is occupying the house/ building	---	
If partly owner-occupied, specify portion and extent of area under owner-occupation	---	
Name & registration No of Co-op Housing Society	The Said Building Is Owned By, F Wing, "Woodlands Lodha Upper"	

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Off Address : 1/7, Municipal Labour Camp, Mumbai Marathi Grant

Sharda Cinema, Naigaon, Dadar (East) Mumbai - 400014



Scanned by CamScanner

Internal Finish	Under Construction Building
9. Engineering and technology aspects	
Description of engineering and technology aspects to include	
Type of construction	RCC frame structure
Materials and technology used	Details not made available
Specifications	Details not made available
Maintenance issues	New construction
Age of the Building	00 year
Total life of the building	60 years-
Extent of deterioration	New building
Structural safety	Bldg is under Construction
Expected Completion Date	30/09/2023
10. VALUATION	
Basis of present valuation	
Present depreciated value	Nil
Area of the flat	Total Carpet area is 663.00 sq.ft (as per Agreement) i.e. Built up Area is 796.00 sq.ft
Area of the Flat as per Actual Measurements	Internal Measurements were not allowed.
Rate adopted	Rs 10,000/- per sq. ft. on Built up area
Market value	796.00 sq.ft x Rs. 10,000/- = Rs.79,60,000/- (Seventy Nine Lakhs Sixty Thousand Only)
Present Stage Value	796.00 sq.ft x Rs. 10,000/- X 70% = Rs.55,72,000/- (Fifty Five Lakhs Seventy Two Thousand Only)
Realizable value (90%)	Rs. 71,64,000/- (Seventy One Lakhs Sixty Four Thousand Only)
Forced sale value (80%)	Rs. 63,68,000/- (Sixty Three Lakhs Sixty Eight Thousand Only)
Insurance Value	Rs. 2,500/- X 796.00 sq.ft = Rs.19,90,000 /-
Basis for the adopted rates	Market value basis
Whether the adopted rates are commensurate with the rates adopted by the Register's office ? in case of wide variation, Please specify reasons .	We have given the valuation based on current market rate in the said locality. Market inquiries, knowledge, experience & Judgment
Whether the adopted rates have any relationship with those adopted by the IT department	No
Whether the rates are based on prevalent rates in the area , if so the basis for accepting the same	Yes, we have given the valuation based on current market rate in the said locality. Market inquiries, knowledge, experience & Judgment.
Value of property based as per guidance / circle value/ approved Govt. rate	2183 sq.ft
Value of property based on recent sale transaction (not more than 6	—

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Sharda Cinema, Naigaoon, Dadar (East) Mumbai - 400014

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SAMIR SHAH
CHIEF MANAGER
BMS



	months) for similar property in the same location	
	Insurable value	Rs.19,90,000 /- (Rupees Nineteen Lakhs Ninety Thousand Only)
11.	REMARKS:- 1.Under Construction Building. Color, windows, Door Fittings & finishing work is remaining 2. Internal ,External photos &Measurements were not allowed. My Site Engineer was denied entry into the Site.	
12.	<p>Notes & Limitations:- Market rates in the area range between Rs.9,500/- to Rs.10,000/- per sq.ft. on Built Up area. The work is 70% Completed on the Site as per information gathered from the Sales Team This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality. The report is issued at the specific request of the party for specific purpose and the said report is not valid if the purpose of use and party is different. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future. The valuation report is based on documents produced by bank official. The property was inspected by us on 05th January 2021 in the address provided by you and mentioned in the documents. This valuation report is given on the request of the Bank Officials.</p>	



DECLARATION

I, hereby declare that :

- a) The information provided is true and correct to the best of my knowledge and belief.
- b) The analysis and conclusions are limited by the reported assumptions and conditions.
- c) I have no direct or indirect interest in the asset valued.
- d) I/my authorized representative by the name of **Mr. Nikhil Sonawane** has inspected the subject property on **05/01/2021**.
- e) I am a valuer as per the existing provisions in Category I (Land & Building) and fulfill the education, experience and other criteria laid out therein
- f) No complaints have been registered against me with CBI, serious fraud investigation cell and courts and also not listed by any other Bank.

Name and address of the valuer – Mr. Sanjay S. Dalvi

REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYORS
Off Address :- 1/7, Municipal Labour Camp, Mumbai Marathi Granth Sanghralay Marg, Near Sharda Cinema, Naigaon, Dadar (East), Mumbai - 400014.

Name of the valuer Association of which I am a bonafide member in good standing :

Practicing Valuers

Association (INDIA)

Membership Number: - C.A.T -1/378 of 1988



Signature of the valuer :

Date :- 06/01/2021

Mobile No:- 09987779889

Email Id:- dalvisanjay2015@gmail.com

Enclosures :

- Photographs of the property being valued

Note: The above documents as provided by the client for perusal are enclosed with this report.

Sanjay S. Dalvi

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Off Address : 1/7, Municipal Labour Camp, Mumbai Marathi Granth Sanghralay Marg, Near

Sharda Cinema, Naigaon, Dadar (East) Mumbai:- 400014

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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 11th day of Dec. 2018

BETWEEN:

LODHA DEVELOPERS LIMITED (EARLIER KNOWN AS AJITNATH HI-TECH BUILDERS PRIVATE LIMITED), a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Rd, Horniman Circle Fort, MUMBAI 400001, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One** Part

AND

Satyavijaya Binod Sharma and Binod K Sharma residing / having its address at **B 2702 Acura Rustomjee Urbania Majiwada Eastern Express Highway Thane West Thane-400601 India** and assessed to income tax under permanent account number (PAN) **AIYPV6152E, BXOPS7531L** hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

Satyavijaya

Binod



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WHEREAS:

- A The Company is/shall be constructing the Building (as defined herein) as part of the Project(as defined herein) on the Larger Property (as defined herein)
- B The chain of title of the Company to the Larger Property is at **Annexure 2** (Chain of Title)
- C A copy of the Report on Title in respect of the Larger Property is at **Annexure 3** (Report on Title).
- D The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (Key Approvals). Applications for further Approvals may be under consideration of the relevant authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local authorities.
- F The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (Floor Plan)
- H Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

DEFINITIONS

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.



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"Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.

- 1.8 "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.9 "Building Protection Deposit" shall mean the amounts specified in the **Annexure 6** (Unit and Project Details).
- 1.10 "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.
- 1.11 "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay CAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.
- 1.12 "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.13 "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis) Carpet area is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.14 "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.
- 1.15 "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.16 "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at **Annexure 7** (Common Areas and Amenities).
- 1.17 "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.
- 1.18 "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.
- 1.19 "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at **Annexure 6** (Unit and Project Details).
- 1.20 "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- "Exclusive Balcony/ Verandah/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell



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basis) and is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied & fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

- 1.22. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.23. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).
- 1.24. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.25. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.26. "FEMA" shall have the meaning ascribed to it in Clause 20(y) below.
- 1.27. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.28. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.
- 1.29. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.30. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.31. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.32. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.33. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.34. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.35. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6 (Unit and Project Details).
- 1.36. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.37. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.38. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.



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- 1.39 "Project" shall mean the project with RERA registration number as stated in **Annexure 6** (Unit and Project Details) and with details as available with the concerned RERA authority (including current and proposed parts of the project) The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.
- 1.40 "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1 b) below.
- 1.41 "Refund Amount" shall mean
- 1.41.1 In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2 an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3rd parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).
- For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.
- 1.41.2 In case of termination pursuant to Clause 11.2.3 and 11.3.1.b: an amount equivalent to the aggregate of the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.
- For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.
- 1.42 "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit including but not limited to LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at **Annexure 6** (Unit and Project Details).
- 1.43 "RERA" shall mean the Real Estate (Regulation and Development) Act 2016 and the rules framed by the relevant State Government thereto and any amendments to the Act or the rules.
- 1.44 "Service Providers" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.45 "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
- "Structural Defects" shall mean any defect related to the load bearing structure of the building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.
- "Taxes" shall mean and include Direct Tax and Indirect Tax.
- "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party.



- a. the Unit or any part of the right, title or interest therein; and, or,
 b. the benefit of this Agreement, and, or,
 c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management, and, or, (ii) shareholding constituting more than 25 per cent of the voting rights and, or, economic interest,
 d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

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The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.49. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto, as well as any changes in Consideration Value as per the terms of Clause 4.2.
- 1.50. "Ultimate Organization" shall mean the company/ condominium/society/other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14.
- 1.51. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floorplan thereto (with unit shaded) annexed hereto as Annexure 5 (Floor Plan).

2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to
- a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force
- b. All statutory instruments or orders made pursuant to a statutory provision, and
- c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein," "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or



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obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

- 7.4. The Purchaser indemnifies and hereby agrees to keep indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. CAR PARKING

- 8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in **Annexure 6 (Unit and Project Details)** hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organisation and/or execution of conveyance, as contemplated herein, cause such Ultimate Organisation to confirm and ratify and shall not permit the Ultimate Organisation to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.

9. REGISTRATION

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

10. POSSESSION

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to provide the Unit to the Purchaser on or before the estimated DOP set out at **Annexure 6 (Unit and Project Details)** with an additional grace period of 18 (eighteen) months and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively referred to as the **Extended DOP** i.e. estimated DOP as set out at **Annexure 6 (Unit and Project Details)** + additional grace period of 18 (eighteen) months + further extension as may be applicable pursuant to Clause 10.4).

- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 15 (fifteen) days of the Company intimating him, in writing, that the Unit is ready for possession (**Possession Demand Letter**) and shall thereafter, take possession of the Unit. In the event the Purchaser fails and/or neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of INR 10/- per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amount payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the stamp charges.



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

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SIGNED AND DELIVERED

By the Company within named
**LODHA DEVELOPERS LIMITED (EARLIER KNOWN
AS AJITNATH HI-TECH BUILDERS PRIVATE LIMITED)**

through the hands of Constituted Attorney
Mr. Surendran Nair

authorised vide Power of Attorney
dated _____

In the presence of:

- 1. _____
- 2. _____

[Handwritten signature]



SIGNED AND DELIVERED

By the within named Purchaser
Satyavijaya Binod Sharma

Binod K Sharma

In the presence of:

- 1. _____
- 2. _____

[Handwritten signature]

[Handwritten signature]



Annexure 4
(Key Approvals)

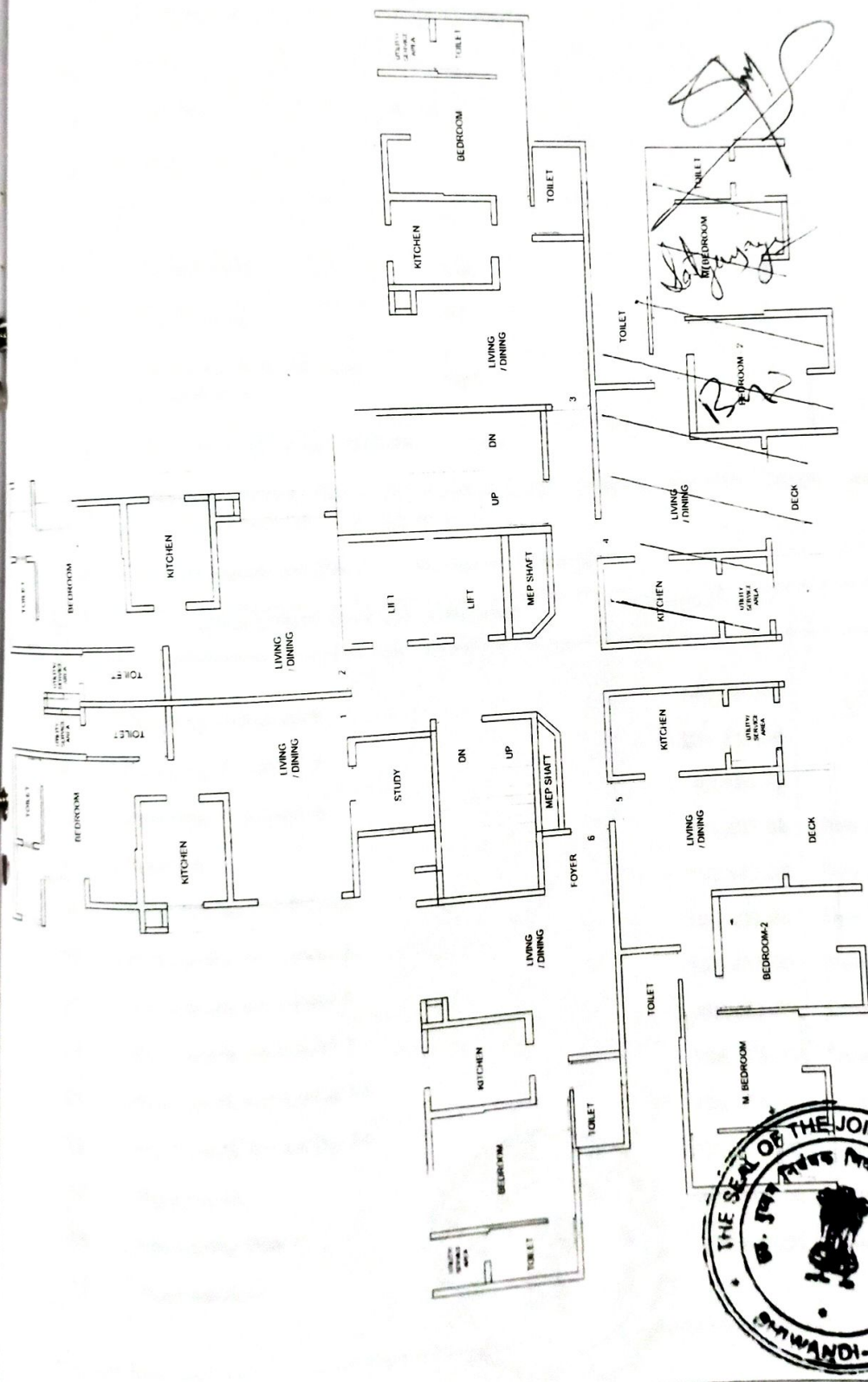
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No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Locational Clearance for Integrated Township Project	29 April 2017	Notification Ref. no. TPS1214/513/ Case no. 42/14/TP/12	Government of Maharashtra (Urban Development Department)
2.	Layout Approval Letter	11 October 2017	SROT/BSNA/2501/BP/ITP-Layout/Anjur-Mankoli-Surai-01/1445/2017	Mumbai Metropolitan Region Development Authority

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TYPICAL FLOOR PLAN (LEVELS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 15, 16, 17, 18, 20)
 UPPER THANE CASA WOODLANDS WING: F FLOOR 15TH FLAT NO. 1524

ARCHITECT
 ARCHITECT HAFEEZ CONTRACTOR
 FIRST FLOOR, 29, SONAWALA BUILDING, BANK
 STREET, FORT, MUMBAI, INDIA
 TEL: 91-22-22811920

DEVELOPERS
 Lodha Developers Limited
 412, Floor-4, 17C, Vardhman Chamber, Cawasji Paldi Road,
 Homiman Circle, Fort, Mumbai-400001

NOTE: PLAN NOT TO THE SCALE



Annexure 6

(Unit and Project Details)

CUSTOMER ID

: 0001288383

Correspondence Address of Purchaser: B 2702 Acura Rustomjee Urbania Majiwa
Express Highway Thane West Thane-400601 India

Email ID of Purchaser: satyavijaya12@gmail.com

Unit Details:

- (i) Development/Project : UPPER THANE - Woodlands E & F
(ii) Building Name : WOODLANDS
(iii) Wing : Wing F
(iv) Unit No. : F-1504
(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	596	55.37
EBVT Area	67	6.22
Net Area (Carpet Area +EBVT Area)	663	61.59

- (vi) Car Parking Space allotted: 1 (ONE).

- (v) Consideration Value (CV): Rs. 7,354,370.00/- (Rupees Seventy Three Lakhs Fifty Four Thousand Three Hundred and Seventy only)

- (vi) Payment Schedule for the Consideration Value (CV):

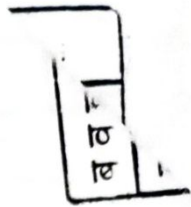
Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
01	Booking Amount-1	144,000.00	12-12-2018
02	Booking Amount-2	223,719.00	18-12-2018
03	Booking Amount-3	1,103,156.00	16-01-2019
04	Footing	735,437.00	Due As Per Construction
05	RCC works for Plinth	735,437.00	Due As Per Construction
06	RCC work on Level 2	735,437.00	Due As Per Construction
07	RCC work on Level 5	735,437.00	Due As Per Construction
08	RCC work on Level 9	735,437.00	Due As Per Construction
09	RCC work for Level 14	294,175.00	Due As Per Construction
10	RCC work for Level 18	294,175.00	Due As Per Construction
11	Blockwork	735,437.00	Due As Per Construction
12	Plumbing Work	661,893.00	Due As Per Construction
13	Possession	220,630.00	Due As Per Construction



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The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

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Reimbursements: Payable on/before the Date of Offer of Possession*:

- 1) Land Under Construction (LUC) Reimbursement: Rs 10,243.00/- (Rupees Ten Thousand Two Hundred and Forty Three only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.
- 2) Electricity Deposit Reimbursement: Rs.7,000.00/- Rupees Seven Thousand only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
- 3) Utility connection and related expenses: Rs.90,750.00/- (Rupees Ninety Thousand Seven Hundred and Fifty only)
- 4) Share Money: Rs 600 00/- (Rupees Six Hundred only)

(VIII) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:

- 1) BCAM Charges: Rs.63,250 00/- (Rupees Sixty Three Thousand Two Hundred and Fifty only) covering period of 18 months from DOP.
- 2) Civic Governance Charges (if applicable): Rs 133,263.00/- (Rupees One Lakh Thirty Three Thousand Two Hundred and Sixty Three only) covering period of 60 months from DOP.
- 3) Property Tax (Estimated): Rs.2,148.00/- (Rupees Two Thousand One Hundred and Forty Eight only) covering period of 12 months from DOP.

The number of family members eligible for club membership are:

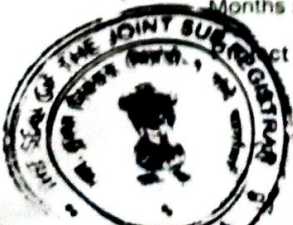
Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK OR LARGER	6

Building Protection Deposit: Undated cheque of Rs.24,000.00/- (Rupees Twenty Four Thousand only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(IX) **Date of Offer of Possession** 30.09.2021, subject to additional grace period of 18 (eighteen) Months and any extension as may be applicable on account of the provisions of Clause 10.4.



Project Name UPPER THANE - Woodlands E & F

RERA Registration Number: P51700018107

No. of Buildings: 2

Application No. XXXVII of 1966 / M/s. Ajayesh Hi-Tech Builders Pvt. Ltd., 218, 2nd Floor, Shah and Associates Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for the Proposed Residential & Commercial Buildings of the "Integrated Township Project" (As mentioned in Tables below) on land measuring 22320.00 sq.m (PSI - 0.51) as depicted on Drawing Sheet (Total 39 Nos. of Sheet) on the following conditions:

Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Section 45 of 1966) to M/s. Ajayesh Hi-Tech Builders Pvt. Ltd., 218, 2nd Floor, Shah and Associates Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for the Proposed Residential & Commercial Buildings of the "Integrated Township Project" (As mentioned in Tables below) on land measuring 22320.00 sq.m (PSI - 0.51) as depicted on Drawing Sheet (Total 39 Nos. of Sheet) on the following conditions:

Sr. No.	CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT IN MT	BUA AREA IN SQ.M.	NO OF TENEMENTS	
1	3.01 (SERENO)	A	G-19	58.45	6561.86	96	
		B	G-19	58.45	6541.58	96	
		B1	G-19	58.45	6615.36	96	
		G	G-19	58.45	5810.17	116	
2	3.03 (WOODLAND)	H	G-19	58.45	5857.10	118	
		I	G-19	58.45	5812.35	118	
		J	G-19	57.45	10787.24	174	
3	5.02 (LJE)	A	G-19	58.45	10233.22	165	
		B	G-18	54.50	10233.22	165	
					Total for Table 1	58218.88	979

Table - 2 (Indicating the details of buildings for which amended Commencement Certificate is hereby granted beyond Plinth Level Only for the Phase-1 of Integrated Township Project.)

Sr. No.	CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT IN MT	BUA AREA IN SQ.M.	NO OF TENEMENTS
---------	-------------	------	--------------	--------------	-------------------	-----------------

Report Office: Maharashtra 2nd Floor Near Dewai Park, Poonernan Road No. 2, Vilewada, Thane (West) - 400 601
 Tel: (022) 2712195 / 2712197 Fax: (022) 2712197 E-mail: srj.thane@mmrda.maharashtra.gov.in

- This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
- This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar the subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
- Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
- The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
- The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
- Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
- As soon as the development permission for the new construction is obtained, the owner/developer shall install a "Display Board" on a conspicuous place on site indicating following details:
 - Name and address of the owner/developer, architect and contractor.
 - Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries.
 - Order No. and date of grant of development permission issued by MMRDA.
 - 1:5 scale permitted.
 - Address where the copies of detailed approved plans shall be available for inspection.

Sr. No.	CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT IN MT	BUA AREA IN SQ.M.	NO OF TENEMENTS	
1	1.01 (CCPOLIS) (TARA)	A	G+23	70.05	7047.13	117	
		B	G+19	58.45	6371.33	80	
		A	G+19	58.45	5625.14	60	
		B	G+19	58.45	5447.5	59	
		B	G+19	58.45	5670.319	117	
		B	G+19	58.45	5700.244	118	
		C	G+19	58.45	5658.796	116	
		C1	G+19	58.45	5670.319	117	
		C2	G+19	58.45	5680.244	117	
		D	G+19	58.45	5490.319	116	
		D	G+19	58.45	5700.244	118	
		D	G+19	58.45	5680.906	117	
		E	G+19	58.45	5711.814	118	
		E	G+19	58.45	5670.319	117	
		F	G+19	58.45	5830.791	117	
G	G+19	58.45	5650.319	116			
H	G+19	58.45	5658.796	116			
I	G+19	58.45	5863.361	118			
J	G+19	58.45	5810.171	116			
3	3.01 (SERENO)	E	G+19	58.45	5863.361	117	
		E	G+19	58.45	5810.171	116	
		B	G+19	58.45	5863.361	117	
					Total for Table 2	150711.91	2890

Table - 3 (Indicating the details of buildings for which amended Commencement Certificate is hereby granted up to Plinth Level Only for the Phase-1 of Integrated Township Project.)

Sr No.	CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT IN MT	BUA AREA IN SQ.M.	NO OF TENEMENTS	
1	1.03 (TARA)	A	G+15	46.05	3473.48	78	
		B	G+15	46.05	3473.48	78	
		C	G+16	48.90	3660.98	82	
3	TOWN HALL	I	G+4	18.75	5224.45	298	
					Total for Table 3	21457.53	

Table - 4 (Indicating the details of buildings for which Commencement Certificate is hereby granted up to Plinth Level Only with No Amendment for the Phase-1 of Integrated Township Project.)

Sr No.	CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT IN MT	BUA AREA IN SQ.M.	NO OF TENEMENTS	
1	FIRE STATION	1	G-2	7.95	320.70		
2	FIRE STATION	1	G+3	12.05	1377.56		
3	CREMATION	1	Gr Fl	3.95	72.00		
4	BURIAL GROUND	1	Gr Fl	3.95	72.00		
					Total for Table 4	1842.26	

- A notice in the form of advertisement giving all the details mentioned in 20 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
- The applicant shall obtain permission / approval for amalgamation / subdivision of lands u/r. as depicted in the accompanying drawing.
- The applicant shall submit fresh amalgamated / separate 7/12 extract in Words.
- For any change and variation in the plans, prior approval of MMRDA shall be obtained.
- The work of filling of low lying land, diverting nullas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work.
- This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way.
- MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this letter.
- All the conditions of Locational Clearance dated 29.04.2017 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant.
- This approval has been issued by considering the present available access to the plot as depicted on the layout plan submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect.
- That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time.
- That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements.
- That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TLR/SLR and should get it certified by MMRDA before development.
- All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCR's for BSNR published u/s 31(1) of MR & TP Act, 1966.
- The Reservations of Primary School, Secondary School and the DP roads located within the Integrated Township Project shall be developed by the applicant and after the development shall be made available to the general public.





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SBC/2024/2542/SP/Amendment/17 - Anjar, Marolli & Suraj 17/2024

Date: 02.09.2024

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. 40CVI of 1966) to M/s. Ajitkath Hi-tech Builders Pvt. Ltd., 216, 1st Floor, Smt. and Natar Industrial Estate, Dr. E. Moses Road, WileE, Mumbai - 400 018 for the Proposed Residential & Commercial Buildings of the "Integrated Township Project" (As mentioned in Tables below) on land bearing S. No. 239 Pl. 253 Pl. 254 P. 254 Pl. 254 Pl. 254 Pl. 255/1A. 255/2B. 255/2. 255/3. 256. 263. 263/2. 263/3. 263/4Pl. 266. 266/3. 270 Pl. 270Pl. 270 Pl. 271. 272 Pl. 272 Pl. 272 Pl. 275 Pl. 276 Pl. 276 Pl. 276 Pl. 291 Pl. 291/1. 291/3 296/3 of Village Anjar, S. No. 41/1. 41/2Pl. 41/4. 41/6. 41/7. 41/9. 41/10 P. 45/3. 45/4. 45/4. 45/5. 45/7. 47/3. 47/4P. 47/5. 49/1/1P. 49/1P. 51/1. 51/2. 51/3. 51/3. 53/A. 53/B. 53/C. 54/4. 54/5A. 54/5B. 54/5C. 54/5D. 55/9Pl. 55/10. 55/11P. 55/14. 55/15. 56/1P. 56/1P. 56/16. 56/16R. 57/1P. 57/1P. 57/1P. 58/1P. 58/1P. 60/2. 62. 62. 65/1. 66/1. 66/3. 66/4. 66/5. 67/11 & 67/1P of Village Marolli and 12/1. 12/3. 12/4. 12/13. 14/3. 14/6. 14/7. 14/8. 14/10P. 14/11. 14/12. 14/13P. 14/14. 14/15. 14/16. 14/17. 15/1. 15/1/1A. 15/1. 15/4. 15/6. 15/7. 15/8. 15/9. 15/11. 15/11. 17/1. 17/2. 17/3. 18/2. 18/4. 18/1. 19/2. 19/3. 19/4. 20. 21. 22/1/1P. 22/1P. 23. 24. 25/1/2. 25/10P. 25/20Pl. 26/1P. 27/1Pl. 27/2. 28/13. 28/14P. 28/14B/P. 31/1. 31/2. 34/1. 34/2P. 35/1A. 35/1Pl. 35/1P. 35/2. 36/2. 36/3. 36/4. 36/5. 36/6. 36/8. 37/3. 38/Pl. 39/1Pl. 40/3. 40/7. 40/8Pl. 40/8Pl. 40/10. 40/11. 40/14. 40/17. 40/11 & 40/18 of Village Suraj, Techa Division. Dis-Trans on gross plot admeasuring 517045.86 sq.m with total permissible built up area of 888336.58 sq.m (FSI - 1.70) and proposed built up area of 674645.27 sq.m (FSI - 1.30) as depicted on Drawing Sheet (Total 52 Nos. of Sheet) on the following conditions:

Table - 1 (indicating the details of New Buildings for which Commencement Certificate is hereby granted up to Plinth Level Only for the Integrated Township Project:

CLUSTER NO	WING	NO. OF FLOOR	HEIGHT	FSI AREA	NO. OF TENEEMENTS
			IN MT	IN SQ.M	
1.02	A	G + 19	58.45	6371.33	80
	B	G + 19	58.45	6371.33	80
	C	G + 19	58.45	6371.33	80
1.04	A	G + 19	58.45	5625.14	60
	B	G + 19	58.45	5625.14	60
	C	G + 19	58.45	5625.14	60
1.05	A	G + 19	57.45	8741.71	117
1.01, MAROLLI	C	G + 17	58.45	1611.46	14

Certificate of Incorporation Consequent upon conversion to Public Limited Company



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Mumbai
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Corporate Identity Number: U45200MH1995PLC093041
Fresh Certificate of Incorporation Consequent upon Conversion from Private Company to Public Company

IN THE MATTER OF LODHA DEVELOPERS PRIVATE LIMITED

I hereby certify that LODHA DEVELOPERS PRIVATE LIMITED which was originally incorporated on Twenty fifth day of September One thousand nine hundred ninety-five under the Companies Act, 1956 as LODHA DEVELOPERS LIMITED and upon an intimation made for conversion into Public Limited Company under Section 18 of the Companies Act, 2013, and approval of Central Government signified in writing having been accorded thereto by the RoC - Mumbai vide SRN G78966165 dated 14 03 2018 the name of the said company is this day changed to LODHA DEVELOPERS LIMITED.

Given under my hand at Mumbai this Fourteenth day of March Two thousand eighteen.



DS MINISTRY OF CORPORATE AFFAIRS 23

VT SAJEEVAN

Registrar of Companies

RoC - Mumbai

Mailing Address as per record available in Registrar of Companies office:

LODHA DEVELOPERS LIMITED
412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai, Maharashtra, India, 400001

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10/10

घोषणापत्र

मी. श्री. पंढरी केसरकर / श्री. रामनाथ रावल / श्री. राहुल वंडेकर / श्री. प्रमोद कांबळे / श्री. प्रताप सातवकर / शैलेश मोरे या दवारे घोषित करतो की, दुय्यम लिंबंधक यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सुरेन्द्र नायर / मनिंदर छात्रा यांनी दिनांक 06/04/2018 रोजी दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सटर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सटर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्यात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सटरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सहमत आहे. सटरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेत मी पात्र राहिन याची मला जाणीव आहे.

दिनांक
१०/१२/१८



सही
P.P. Keshal

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

घोषणापत्र

मी. श्री. सुरेन्द्र नायर / मनिंदर छात्रा या दवारे घोषित करतो की, दुय्यम लिंबंधक यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अभिषेक लोढा व इतर यांनी दिनांक 06/04/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सटर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सटर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्यात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सटरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सहमत आहे. सटरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेत मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण
दिनांक
१०/१२/१८

सही
कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

ब व ड-१

द.क्र. १०३१८ / २०१८

पाने ०२/८०



11/12/2018 2 33:13 PM

दस्त गोपवारा भाग-2

बवड1 20/20

दस्त क्रमांक:10314/2018

दस्त क्रमांक :बवड1/10314/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मत्यविजया विनोद शर्मा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-2702 अंकुरा रुस्तमजी अर्बानिया माजिवाडा ईस्टर्न एक्सप्रेस हायवे ठाणे-पश्चिम, इंडिया, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AIYPV6152E	लिहून घेणार वय :-38 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:विनोद के शर्मा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-2702 अंकुरा रुस्तमजी अर्बानिया माजिवाडा ईस्टर्न एक्सप्रेस हायवे ठाणे-पश्चिम, इंडिया, ब्लॉक नं: -, रोड नं: - महाराष्ट्र, ठाणे. पॅन नंबर:BXOPS7531L	लिहून घेणार वय :-42 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:लोढा डेव्हलपर्स लि. (पूर्वीचे नाव अजितनाथ हायटेक बिल्डर्स प्रा.लि.) तर्फे डायरेक्टर अभिषेक लोढा तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. पंढरी केसरकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACL1490J	लिहून घेणार वय :-47 स्वाक्षरी:- <i>[Signature]</i>		

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

शिक्रा क्र.3 ची वेळ:11 / 12 / 2018 02 : 20 : 25 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितीन मांजरेकर - - वय:40 पत्ता:412, 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल फोर्ट मुंबई पिन कोड:400001	स्वाक्षरी <i>[Signature]</i>		
2	नाव:श्रीकांत पांडे - - वय:44 पत्ता:कोर्ट नाका पिन कोड:400601	स्वाक्षरी <i>[Signature]</i>		

शिक्रा क्र.4 ची वेळ:11 / 12 / 2018 02 : 20 : 58 PM

शिक्रा क्र.5 ची वेळ:11 / 12 / 2018 02 : 21 : 33 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar
महाराष्ट्र नोंदणी विभाग
EPayment Details.

Sr.	Epayment Number	Registration Number
1	0612201807979	0005059396201819
2	MH009225228201819R	

पुस्तक क्र. 9

दस्त क्रमांक. 90397 वर नोंदला

सह दुय्यम निवेद्यक भिवंडी १
दि. ११ माहे १२ सन २०१८

10314/2018

CHALLAN

MTR Form Number - 6

ब व ड-१

द.क्र. ९०३९४/२०१८

Date: 07-12-2018 20

GRN NUMBER	MH009225228201819R	BARCODE	Form No.	Date.
Department	IGR		07-12-2018 20	
Receipt Type	RE		Payee Details	
Office Name	IGR131- BVDI_BHIWANDI NO 1 SUB REGISTRAR	Location	Dept. ID (If Any)	
Year	Period: From : 07/12/2018 To : 31/03/2099		PAN No. (If Applicable)	PAN-AAACL1490J
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg	Full Name	Lodha Developers Ltd
0030046401-75	257500.00	Road/Street, Area /Locality	Flat F 1504 Casa Woodlands	
0030063301-70	30000.00	Town/ City/ District	Upper Thane Nr Lodha Dham	
	0.00	PIN	Mumbai Nashik Highway Bhiwandi Thane Maharashtra	
	0.00	Remarks (If Any) :		
	0.00	Amount in words		
	0.00	Rupees Two Lakhs Eighty Seven Thousand Five Hundred Only		
	0.00	FOR USE IN RECEIVING BANK		
Total	287500.00	Bank CIN No : 69103332018121050821		
Payment Details: IDBI NetBanking Payment ID : 193765985		Date	07-12-2018	
Cheque- DD Details:		Bank-Branch		
Cheque- DD No.		Scroll No.		
Name of Bank	IDBI BANK			
Name of Branch				



PROFRO

DWG. NO. 31

PROPOSED INTEGRATED TOWNSHIP PROJECT

TYPE-A

GR + 19 UPPER FLOORS

TYPICAL FLOOR PLANS (T4) OF
CLUSTER 3.03 (CASA WOODLANDS) - WING F

TYPICAL FLOOR & SECTION A-A, TERRACE FLOOR

APPROVING AUTHORITY

ALL DIMENSION ARE IN METER

PLANS APPROVED (02 NOS OF DRAWINGS)
 WHICH ARE TO BE READ ALONG WITH
 COMMENCEMENT CERTIFICATE / AMENDED
 COMMENCEMENT CERTIFICATE ISSUED UPTO
 PLINTH LEVEL BEARING
 NOS SPOT/BSNA/2501/01/Amended/ITR Anshu mekhola &
 DATE 30/8/19
 AND THE CONDITIONS MENTIONED THEREIN.

Serial/1668
2019

[Signature]
Planner

Planning Division
MMRDA



TOILET
TOILET
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TOILET