

Annexure B-1 (Part 1 of Part 3)
Title Certificate for Schedule 1 Part B-3 of the said Sale Sub Plot Land

MDP
MDP & PARTNERS
 ADVOCATES & ENGINEERS
 PUNE, DELHI, CHENNAI, BANGALORE, HYDRABAD, COIMBATORE, MUMBAI, RAJASTHAN

Ref. MDP/NO/AB/02/1837/2017

13th June, 2017

To,
 Hill View Ventures
 Flat No. 114, Nehru Building No.3
 Mogra Village, C.T.S. No. 354
 Shivajinagar, Jogeshwari (East),
 Mumbai 400060

Kind Attn: Mrs. Usha Vihwanathan

Madam,

Re: Legal Opinion in respect of all that piece or parcel of land admeasuring 9976.00 Square meters, Village Konevita, Pocket No-VI alongwith the sanctioned structures, hutments standing thereon, if any, situated at CTS No. 82 lying at Village No./Zone 47/ 21% of Village Konevita, MIDC Andheri (East), Mumbai-400093.

1. We have been forwarded copies of the following documents with the request to peruse the same and submit our opinion thereon. The documents forwarded to us are set out hereunder:
- a. MIDC Tender.
 - b. Affidavit dated 11th AUGUST 1992.
 - c. Agreement dated 10th February 1997 executed by and between Akruti Nirman Limited as the developer and Ashwani G Talwar as the allottee.
 - d. Letter of Intent dated 20th April 1997 bearing Reference No. TB/Slum/23/1997 issued by MDC in favour of M/s. Akruti Nirman Private Limited.
 - e. Letter dated 23rd October 2013 issued by Akruti City in favour of The Executive Engineer, MIDC Division No.1, Thane;

- f. Possession Letter dated 2nd April 2004 bearing Reference No. ANL/CRLR/2004 issued by Akruti Nirman Limited in favour of Upendra Singh and Ranjith Singh.
- g. Letter dated 22nd April 2016 issued by MIDC in favour of M/s. Akruti City Limited.
- h. Letter dated 22nd April 2016 bearing Reference No. TD/MIL/D-21530/2016 issued by MIDC in favour of M/s. Akruti City Limited;
- i. Revised Letter of Intent dated 23rd September 2016 bearing Reference No. DE/Shah/VV/D-11803 of 2016.
- j. Revised Letter of Intent dated 24th May 2017 bearing Reference No. DE/Slum/VV/D97292 of 2017.
- k. Layout Plan sanctioned by Deputy Engineer, MIDC Marolundhi (East), Mumbai.
- l. List of the eligible slum-dwellers as per Annexure-II;
- m. Deed of Partnership dated 16th January 2017 executed by and between Rushank Shah, Khilen Shah, Kunal Shah, Anand Patil and Ayush Patil;
- n. Property card bearing CTS No.47;
- o. Letters issued by MIDC in favour of Akruti Nirman Limited;
- p. The Agreement dated 29th May 2017 executed by and between Hill View Ventures and Hubtown Limited as the developer and Hill View Ventures as the allottee;
- q. The Registration receipt dated 29th May 2017 bearing registration No. SDR18 3206 of 2017;
- r. Index II under Sr.No.3206 of 2017;



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Annexure B-1 (Part 2 of Part 3)
Title Certificate for Schedule 1 Part B-3 of the said Sale Sub Plot Land

MDC
ADVOCATES & SOLICITORS

CONTINUATION SHEET NO.2

1. Letter dated 6th June 2017 issued by Hubtown Limited.

2. On the basis of the aforesaid documents perused by us, we find as under:

- i. Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC") is seized and possessed of land situated at Village Mulgaon, Taluka Andheri (E), in the Registration District and Sub-District of Mumbai City and Mumbai suburban comprising of Pocket Nos. I to IX admeasuring in aggregate 88,180 Square meters situated at Marol Industrial Area, Andheri (East), Mumbai-400 098 hereinafter referred to as "said Larger Land".
- ii. In or around December 1994 MIDC floated a Tender (hereinafter referred to as the "said Tender") for rehabilitation of about 3000 slum dwellers then existing on said Larger Land under a slum re-development scheme by rehousing the slum dwellers on the Pocket Nos. VI to IX admeasuring in aggregate 36,580 square meters (being part of the said Larger Land) and in consideration thereof allowed the developers to construct free sale building on Pocket Nos. I to IX admeasuring in aggregate 51,608 Square meters (being other part of the said Larger Land) by using the free sale FS).
- iii. In or about February 1995, one Akroti Nirman Private Limited (subsequently and at the relevant time was known as Akroti City Limited and hereinafter referred to as "Akroti") (now known as HUBTOWN LIMITED) made an offer in MIDC for undertaking the work of slum re-development in respect of the said Larger Land and accepted all terms and conditions of the said Tender.
- iv. MIDC vide its letter dated 18 September 1995 accepted the offer of Akroti for slum re-development in Marol Industrial Area and requested Akroti to contact the Executive Engineer, MIDC Division No.3, Thane for executing agreement and issue of work order.
- v. MIDC vide their Letter dated 28th October 1995 bearing Reference No. MII/Slum/21/1314/1995 finally accepted the offer of Akroti for slum re-development and 'C' Tender Form Agreement had been signed by Akroti. By this letter, MIDC requested Akroti to proceed with the implementation of slum re-development scheme with the concerned department.

- vi. MIDC finally accepted the offer of Akroti for slum re-development and 'C' Tender Form Agreement had been signed by Akroti. By this letter, MIDC requested Akroti to proceed with the implementation of slum re-development scheme with the concerned department.
- vii. MIDC vide a Letter of Intent bearing No. TB/Slum/3313/97 dated 28 April 1997 ("Letter of Intent") issued to ACL, accorded its sanction to Akroti for the proposed Slum Rehabilitation Scheme (hereinafter referred to as the "said Scheme") on the said Larger Land on the terms and conditions mentioned therein. The said Letter of Intent dated 28th April 1997 was valid for the period of 66 months from date of issue of the work order.
- viii. As per terms of the Letter of Intent, the MIDC directed the Akroti to rehouse the eligible slum dwellers as per the list certified by MIDC allotting permanent tenements and shop of area mentioned in Annexure-I, free of cost. Further Akroti shall provide transmit accommodation to the slum dwellers with requisite amenities, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed rehabilitation tenements. The Letter of Intent further stipulates that the Lease Agreement to be executed by and between MIDC and Akroti within six months from completion of the project of slum rehabilitation.
- ix. Pursuant to aforesaid the Akroti started developing the said pocket No. VI land admeasuring 4976.00 sq. mtrs. or thereabouts and bearing CTS No. 42 at Pocket VI, MIDC, Andheri (East), Mumbai-400098 ("Pocket VI land").
- x. MIDC vide their Letter dated 22nd April 2016 bearing reference No. TB/MIL/S-21530/2016 issued in favour of Akroti, requested to grant 7th extension of time limit from 1st May 2016 to 31st April 2019 for development of Pocket VI Land.
- xi. MIDC vide a Letter of Intention bearing No. DE/Slum/VI/B67291 of 2017 dated 24th May 2017 ("Revised Letter of Intent") addressed to Akroti, accorded its amended approval on building plans for the proposed sale building on said pocket VI land on the terms and conditions mentioned therein.



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Annexure B-1 (Part 3 of Part 3)
Title Certificate for Schedule 1 Part B-3 of the said Sale Sub Plot Land

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CONTINUATION SHEET NO.

- 1. Pursuant to the said Revised Letter of Intent, Akhrot became entitled to construct said buildings on the part of the Pocket VI land admeasuring 2127.00 Sq. Mtrs. hereinafter referred to as "the said land" and plot of land admeasuring 2059 Square meters to be furnished over to him, out of the said Pocket VI land which includes Metro set-back area of 222 Square meters.
- 2. With an Agreement dated 20th May 2017, registered before the Sub-Registrar of Assurances under Sr.No.BDM-18-2296 of 2017 executed by and between M/s. Hutcheon Limited (hereinafter known as "Hutcheon") as the developer of the one and M/s. Hill View Ventures as the purchaser of the other part, the said Hutcheon Limited has agreed to sell approximately 2207.00 Square meters of the FSI generated out of the total available FSI available on the said land (the Subject Property) available to Hutcheon Limited and forming part of the Pocket VI Land in favour of M/s. Hill View Ventures.
- 3. We have caused a search to be carried out through search work sheet form in the office of the Registrar of Assurances at Mumbai and Ranade S.A.O. from the year 2000 to 2017(180 years) and at Ranade Computer Section from the year 2002 to 2017 in respect of the Subject Property and the said Search Report dated 28th February, 2017 issued by Ranade Survey, Search Clerk is enclosed herewith. We have perused letter dated 6th June 2017 issued by the Company Secretary of Hutcheon Limited, which reads that Hutcheon Limited has not created any charge or mortgage on the Subject Property or any part of the Subject Property.
- 4. We have issued public notice in "Pune Press Journal" (ENGLISH) and "Rashtreeya" (Marathi) on 24th May 2017 inviting claims, if any, within 14 days from the date of the public notice, on the Subject Property. To date, however, we have not received any claim/s in respect of the Subject Property and/or part of the Subject Property.
- 5. In view of the above, we are of the opinion that the title of M/s. Hill View Ventures in respect of the Subject Property is clear and marketable subject to what is stated herein and specifically subject to compliance with the terms and conditions of the Revised Letter of Intent, Letter dated 23rd April 2016 issued by MIDC subject to updating property land in the name of Hill View ventures and subject to compliance with the said title documents.

SCHEDULE OF THE PROPERTY

All that piece or parcel of land admeasuring 4976.00 Square meters, Village Kondivta, Pocket No.VI alongwith the toranted structures, butments standing thereon, if any, situated at CTS No. 42 lying at Village No./Zona 42/ 215 of Village Kondivta, MIDC Andheri (East), Mumbai-400093.

Dated 12th day of June, 2017

Yours Sincerely,
for MDP & Partners

R. Srinivas
For Partner



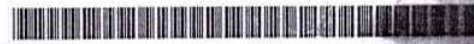
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**Annexure B-2
Property Card**

मालमत्ता पत्रक

विभाग/मौज -- कोरेबिटा	तालुका/ज.पु.गा.कच. -- न.पु.अ.विलेपार्ली	जिल्हा -- पुणे जिल्हा
गा.पंचायत -- गोट नरेंद्र	प्लॉट क्रमांक -- ४२	खण्ड -- ४२
अक्षांश/रा.रेषा -- १७° १५' ३०"	प्लॉट क्षेत्र -- ४२	प्लॉट क्षेत्र -- ४२



प्लॉट क्षेत्र -- ४२

प्लॉट क्षेत्र -- ४२

प्लॉट क्षेत्र -- ४२

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क्रमांक	विवरण	एअर क्षेत्र	कालीन क्षेत्र (अ) / कालीन क्षेत्र (ब)	मालमत्ता
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२४६८/११७७	आवासीय वास्तव बंधन	६.१	H	प्लॉट क्षेत्र -- ४२



न.पु.अ.विलेपार्ली

मुख्य अधिकारी

मुख्य अधिकारी

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सत्य-प्रतिलिपी

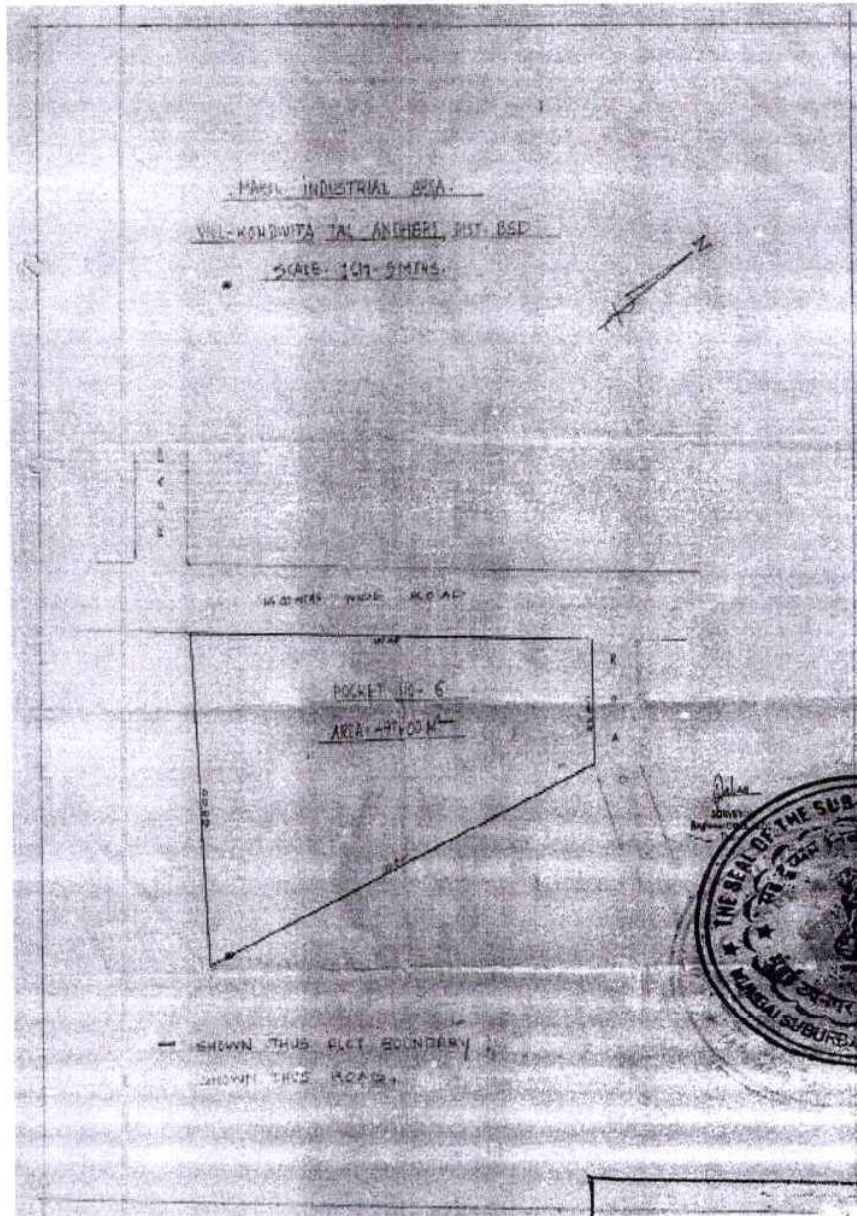
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Annexure B-3
CTS plan



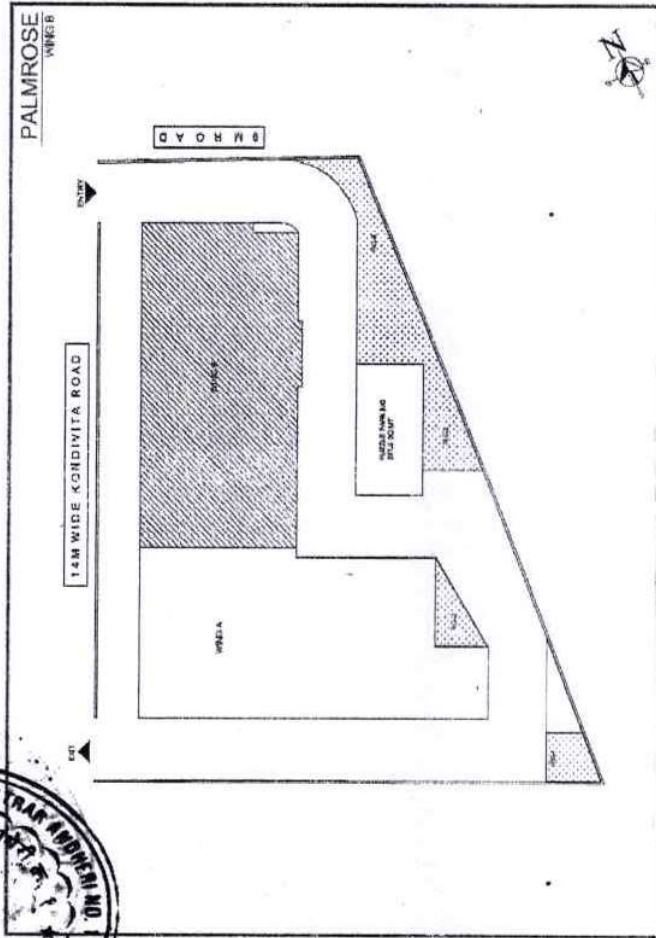
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Annexure C
Plan of the said Building Land



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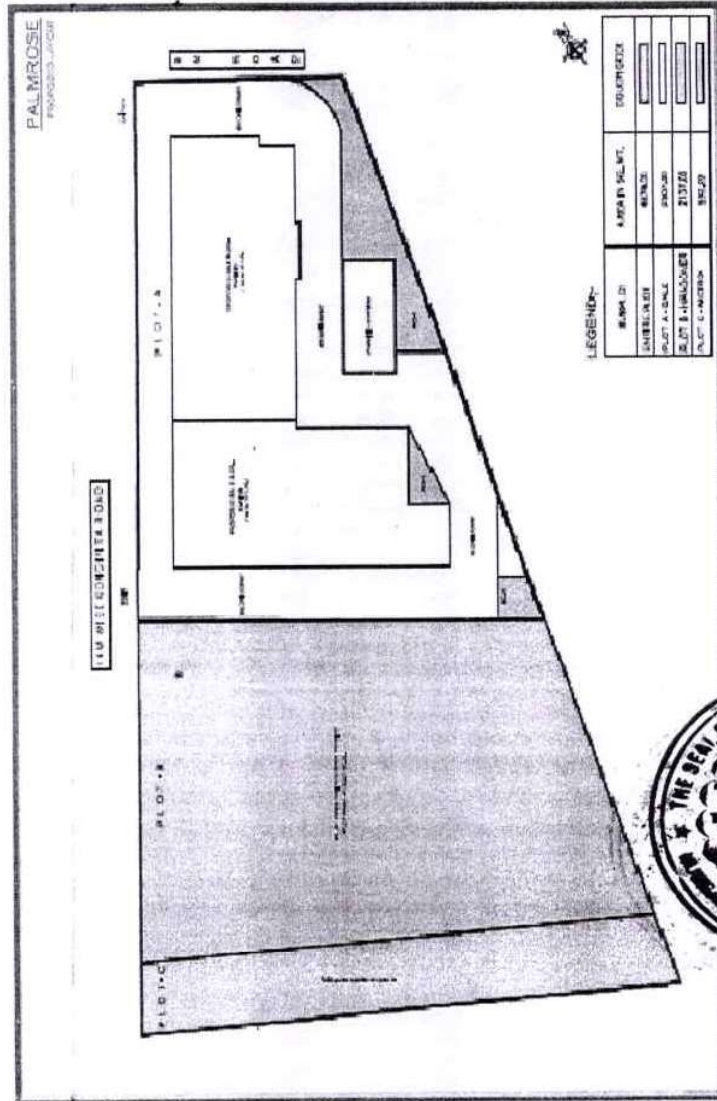
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Annexure D

Layout as Proposed by the Promoter on the said Entire Land/Sale Sub Plot Land.



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Annexure E-1
(RERA registration Certificate of Real Estate First Phase registered by Promoter under RERA
Registration no P5190000047)



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 :
P5190000047

Project: Palmrose A, Plot Bearing / CTS / Survey / Final Plot No.: CTS 42 ptal Andheri, Andheri, Mumbai Suburban, 400060;

1. **Hillview Ventures** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400060.**

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

The 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 **21/06/2017** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under,

and the promoter shall take all the pending approvals from the competent authorities

and if the 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. Yogendra Prasad Prabhu
 (Secretary, MahaRERA)
 Date: 8/21/2017 11:43:56 AM

Dated: 21/08/2017
 Place: Mumbai

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

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Annexure E-2
(RERA registration Certificate of Real Estate Second Phase registered by Promoter under RERA)
Registration no P5190000044)



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 :
P5190000044

Project: Palmrose B, Plot Bearing / CTS / Survey / Final Plot No.: CTS 42 pt at Andheri, Andheri, Mumbai Suburban, 400060.

1. **Hillview Ventures** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400060.**

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 (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 project, 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 cost 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 21/06/2017 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with 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. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 02/07/2017 11:42:28 AM

Dated: 21/06/2017
Place: Mumbai

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



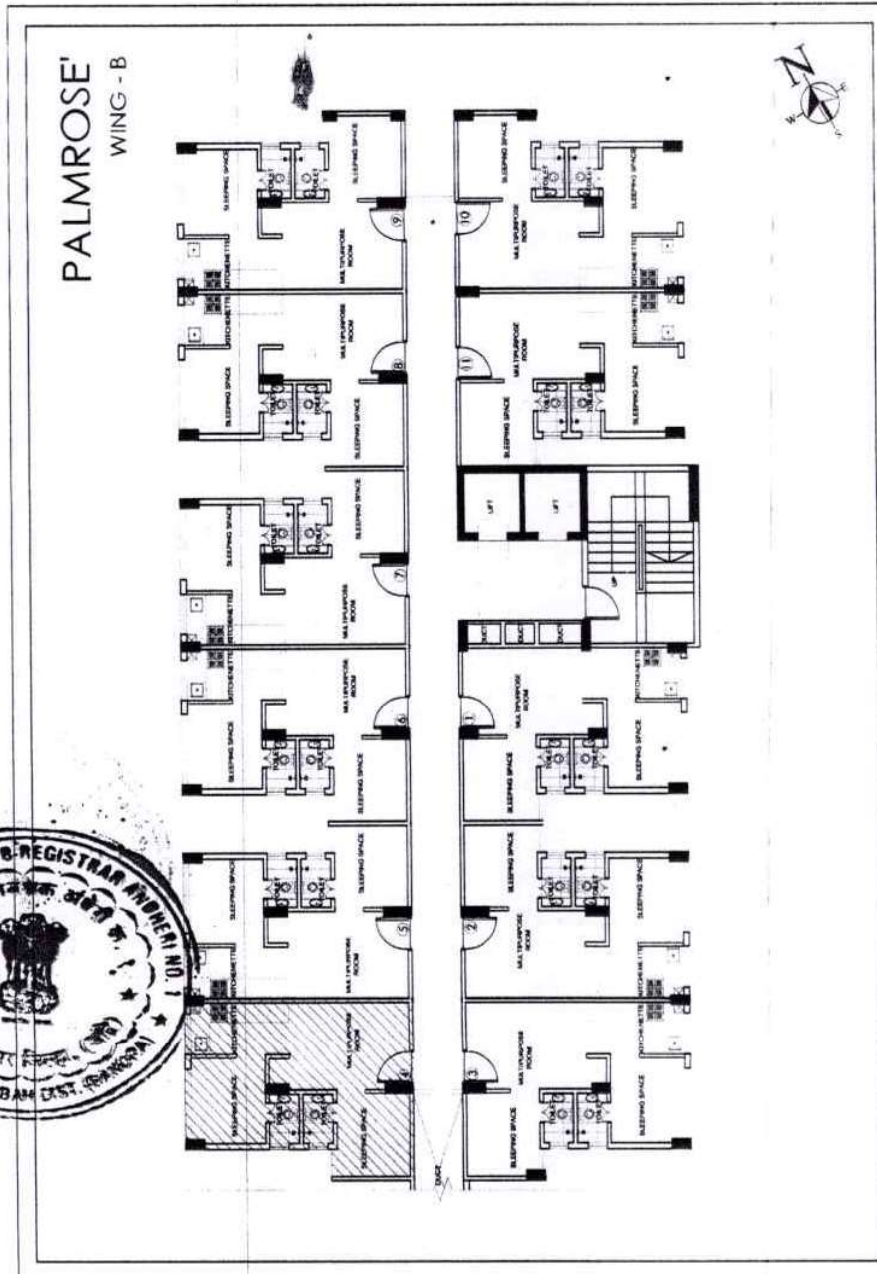
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Annexure F

(The apartment Floor Plan of Unit no. 804 situated on FLOOR-8 in PALMROSE - B WING admeasuring 30.75 sq.mtrs. carpet area & AUA 0 sq. mtrs as per RERA)



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Annexure G
The Price range of Raw Material for construction of Second phase)

Sr. No.	Item of Material	Current Rate (INR)	Unit
1	Cement OPC	340/-	Per Bag
2	Cement PPC	335/-	Per Bag
3	Reinforcement Steel FE 500	40000/-	Per Kg
4	AAC Block	3350/-	M3
5	Masonry Full Single 6"	9.80/-	Per No.
6	Masonry Full Single 4"	5.50/-	Per No.
7	Aluminium Jindal	200/-	Per Kg
8	Aluminium Non Jindal	180/-	Per Kg
9	Sand River	9010/-	Per Brass
10	Crush Sand	5000/-	Per Brass
11	Packaged Sand	2500/-	Per MT
12	Wood Red Meranti	1150/-	Per Cft
13	Stone Aggregate M1/M2	3180/-	Per Brass
14	Copper	400/-	Per Kg
15	12mm th Plywood Commercial	538/-	Per Sqm
16	12mm th Plywood Marine	750/-	Per Sqm
17	32mm th Flush Door	145/-	Per Sq
18	Acrylic Distemper	59/-	Per Ltr
19	Elastomeric Paint	220/-	Per Ltr
20	Acrylic Emulsion Paint	304/-	Per Ltr
21	Water Pump 5 HP	20000/-	Per No.



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Annexure H
(The details of Fittings and fixtures)

THE STRUCTURE	:	R.C.C. Framed Structure
WALLS	:	R.C.C. Shear Walls/Masonry Wall.
FLOORING	:	Tile/Marble flooring in living/Dining. Bath and W.C. will have Italian tiles series Flooring and Dado in Tile. Bedroom in wood Finish flooring/Vitrified flooring. Common Area shall be finished with terrazzo or Kota Stone.
KITCHEN PLATFORM	:	Granite/ Marble slabs with stainless steel sink. Designer Tiles Dado in kitchen.
WINDOWS	:	Aluminum Anodized/Powder coated windows & Granite marble Strips on Window cill.
DOOR FRAME	:	Hard wood frame for Door. Wood/Granite/Marble door frames in Toilet.
DOOR SHUTTERS	:	Door with polish frame in Main door. Main Door with Laminate Finish and hardwood Frame. Flush Door in the Bedroom. FRP Shutter for toilet doors. .
PLASTERING	:	Sand faced cement plaster externally and Cement Mortar with neeru finished or gypsum plaster internally.
PLUMBING	:	Concealed plumbing with European W.C with Flush thank & wash basin .
ELECTRICAL	:	Concealed copper/Aluminum wiring.
PAVING	:	Paver Block/Paver tile.
PAINTING	:	All work with synthetic Enamel paint, inside paint will be acrylic paint & External paint will be acrylic based paint.
WATER PROOFING	:	Cement based waterproofing treatment to toilet & terraces.



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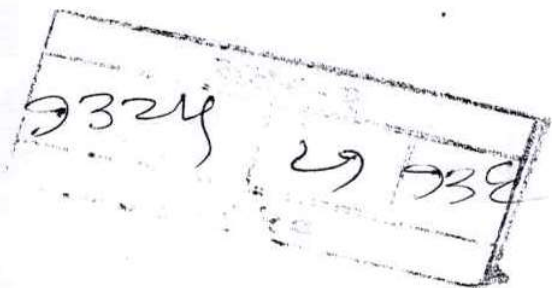
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Annexure I (Part 1 of 2)**(The price range of Fittings and fixtures and equipments)****Fittings and Fixtures in Flat**

S.N.	Item of Material	Per Unit	Current Basic Rate (INR)	
			Min. value	Max. value
1	Kitchen sink	1 no.	1,500	1,800
2	European water closet	1 no.	2,065	2,150
3	Flush tank	1 no.	1,057	1,100
4	Wash basin (table top)	1 no.	1,175	1,200
5	Chrome plated Bath room fittings per toile	1 job	11,520	12,000

Annexure I (Part 2 of 2)**(The price range of Fittings and fixtures and equipments)****Fittings and Fixtures in Building**

S.N.	Item of Material	Per Unit	Current Basic Rate (INR)	
			Min. value	Max. value
1	Light fitting in common area	1 no.	1,400	1,800
2	Passenger LIFT	1 no.	2,800,000	3,500,000
3	STP	1 job	3,800,000	4,200,000



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Annexure J

THIS LICENSE AGREEMENT is made at Mumbai on this _____ day of _____, 20_____.

BETWEEN

HILL VIEW VENTURES a partnership firm having its registered office address at FLAT NO. 114, REHAB BUILDING NO.9,MOGRA VILLAGE, CTS NO. 354,SHIVAJI NAGAR, JOGESHWARI (E),MUMBAI-400060, hereinafter referred to as the "**LICENSOR**" (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 **FIRST PART**;

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MR. DHONDIBA SURYABHAN MADNE

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hereinafter be referred to as "**LICENSEE**", (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, executors and administrators; and in case of a body corporate and its successors and in case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and in case of a Hindu undivided family, the karta and the members for the time being and from time to time of the coparceners and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them; and in case of trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and the heirs, executors and administrators of the last survivor of them) of

the Licensor and the Licensee are collectively referred to as the Parties and are individually referred to as the Party.

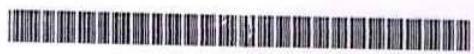


WHEREAS:

1. The Licensor is a Developer/Promoter inter alia developing Plots all that piece and parcel of Land, ground, hereditaments and premises situate, lying and being on Land bearing Pocket No. IX situated at on plot of Land bearing C.T.S. NO. 42 (pt) of At Junction of Kondivita Road, Road No. - 19, Next To Hotel Suncity Residency, M.I.D.C, Andheri - (E), Mumbai-400093. admeasuring approximately 4,976.00 (hereinafter referred to as the Entire Land) and now constructing a building known as PALMROSE - B WING Wing on some of the portion of the Entire Property.
2. By an Agreement for Sale dated _____ [hereinafter referred to as "**the said Agreement**"], executed by and between the Licensor herein, therein referred to as the Developer/Promoter and the Licensee herein, therein referred to as the Allottee(s), the Licensee has agreed to acquire from the Licensor a Apartment/Unit No. 804 situated on the FLOOR-8 of the building PALMROSE - B WING [hereinafter referred to as the said "**Apartment**"].
3. In view of the said Agreement and as enumerated therein, the Licensee is desirous of opting for 0 Car Parking Space(s) situated as follows:
 - (i) _____ level of Basement(s)
 - (ii) _____ level of Podium(s)

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(iii) _____ on the Stilt level

and/or

(iv) _____ in open spaces, (not being compulsory open space under DCR) being situated within the said Sale Sub Plot Land

The 0 number of Car Parking Space(s) which are situated in Robotic/Mechanical/Stack/Deck/ Car Parking system in Basement(s)/Podium(s)/Independent structure (hereinafter referred to as "Parking System") shall be licensed to the Allottee(s). The Allottee(s) shall be provided with one Parking pass on yearly basis for each car Parking Space Licensed in Parking System. Each Parking Pass shall be issued for specific and identified one car. In case of change in identified Car to be parked in the Parking system, the Allottee(s) shall surrender the Old Parking Pass and get a new Parking Pass issued for the new car. The Allottee(s) shall be required to pay monthly charges to park the car in said Parking System as may be prescribed by the Promoter/Common Organization/Federation from time to time. Only the cars having the car parking pass shall be allowed to enter into the building and said Parking System for parking purpose. The Allottee(s) has agreed to abide by Terms and conditions of this agreement with respect to Car Parking Space(s) licensed in said Parking System.

4. Subject to compliance of the said Agreement, the Licensor herein has agreed to allot 0 Car Parking Space(s) to the Licensee herein on the monthly license.
5. In consonance with the said Agreement, the parties hereto are desirous of recording their understanding, terms and conditions with regard to the use of Car Parking Space(s), as are hereinafter appearing:

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. CAR PARKING SPACE(S)

- 1.1 The Licensor agrees to permit the Licensee herein the use of 0 Car Parking Space(s) admeasuring 10.22 sq.mtrs. are as follows :

(i) _____ level of Basement(s)

(ii) _____ level of Podium(s)

(iii) _____ on the Stilt level

and/or

(iv) _____ in open spaces, (not being compulsory open space under DCR) being situated within the said Sale Sub Plot Land.

(v) This License Agreement shall be co-existent and co-terminus with the said Agreement and shall be irrevocable till the said Agreement is valid and subsisting and/or till the Licensee vacates and hands over possession of the Car Parking Space(s) to the Licensor. It is also clarified that expiry / termination of the said Agreement shall effect expiry / termination of this Agreement.

(vi) The license shall also be irrevocable save and except any breach of term of this License Agreement or on account of nonpayment of the license fees for the period of consecutive 12 months. In the event of there being any breach of any of the terms and conditions of this Agreement or if the Licensee fails to pay the charges for the use of Car Parking Space(s) on its due dates as mentioned in Clause 2.1 hereinafter for a period of 12 months consecutively then in that event, the Licensor shall issue written notice for the Licensee to rectify the breach so committed within a period of 30 days from the receipt of such notice, failing which this License Agreement shall stand terminated and the Licensor shall be entitled to resume the possession of the said Car Parking Space(s) without any further action;

- 1.2 The ___ number of Car Parking Space(s) which are situated in Robotic/Mechanical/Stack/Deck/ Car Parking system in Basement(s)/Podium(s)/Independent structure (hereinafter referred to as "Parking System"), shall be licensed to the Allottee(s). The Allottee(s) shall be provided with one Parking pass on yearly basis for each car Parking Space Licensed in Parking System. Each Parking Pass shall be issued for specific and identified one car. In case of change in identified Car to be parked in the Parking system, the Allottee(s) shall surrender the Old Parking Pass and get a new Parking Pass issued for the new car. The Allottee(s) shall be required to pay monthly charges to park the car in said Parking System as may be prescribed by the Promoter/Common Organization/Federation from time to time. Only the cars having the car parking pass shall be allowed to enter into the building and said Parking System for parking purpose. The Allottee(s) has agreed to abide by Terms and conditions specified of this agreement with respect to Car Parking Space(s) licensed in said Parking System.

- 1.3 Licensor has informed to the Licensee and Licensee is also aware and confirms that the Car Parking Space(s) allotted to the Licensee on license basis is for the Light Motor Vehicle of normal size and not for large or extra large size. It is further expressly agreed and understood that the user of Car Parking Space(s) shall always be attached to the Apartment No. 804 purchased by the Licensee herein and the same shall not be detached or isolated from the ownership of the said Apartment.

2. DEPOSIT / LICENSEE FEE / COMPENSATION

- 2.1 The Licensee shall pay to the Licensor a sum of Rs. 1/- (Rupee One Only) per car per month commencing from the date of possession of the said Apartment for the use of Car Parking Space(s) in advance on or

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before 10th day of each and every month, for which it is due, without the same being demanded and without deduction of any amount for any reason whatsoever.

2.2 The Licensee shall pay at the time of signing of this Agreement to the Licensor a sum of Rs. 101/- (Rupees One Hundred and One Only) per Car Parking Space, as interest free Refundable Security Deposit.

2.3 The Licensor shall refund the security deposit paid under clause 2.2 above without any interest, upon termination of said Agreement or the Licensee ceases to be the owner of the said Apartment or upon handing over the peaceful and vacant possession of the Car Parking Space(s) by the Licensee to the Licensor.

3. TERM OF THE LICENSE

8.1 This License shall come into effect and will be operative from the date of possession of the Apartment and the allotted Car Parking Space(s) is handed over to the Licensee.

8.2 This License Agreement shall be co-existent and co-terminus with the said Agreement and shall be irrevocable till the said Agreement is valid and subsisting and/or till the Licensee vacates and hands over possession of the Car Parking Space(s) to the Licensor. It is also clarified that expiry / termination of the said Agreement shall effect expiry / termination of this Agreement.

8.3 The license shall also be irrevocable save and except any breach of term of this License Agreement or on account of nonpayment of the license fees for the period of consecutive 12 months. In the event of there being any breach of any of the terms and conditions of this Agreement or if the Licensee fails to pay the charges for the use of Car Parking Space(s) on its due dates as mentioned in Clause 2.1 herein above for a period of 12 months consecutively then in that event, the Licensor shall issue written notice to the Licensee to rectify the breach so committed within a period of 30 days from the receipt of such notice, failing which this License Agreement shall stand terminated and the Licensor shall be entitled to resume the possession of the said Car Parking Space(s) without any further action;

4. USE OF CAR PARKING SPACE(S)

4.1 The Licensee shall use said Car Parking Space(s) for the purpose of Car Parking and for no other purpose whatsoever.

4.2 The Licensee shall keep the Car Parking in good condition subject to normal wear and tear or any acts of God;

4.3 The Second Party shall not construct any structure in the Car Parking Space(s) or put up any walls or partitions;

4.4 Licensee shall comply with all present and future laws or ordinances applicable to the licensed premises and shall not commit or suffer waste on the premises, or use or permit anything on the premises which may be illegal, or constitute a private or public nuisance, or which may be dangerous to persons or the property of the Licensor or other occupants of the building.

4.5 The Licensee shall not make any changes, alteration, additions, or improvements to the licensed premises without the written consent of the Licensor or their successors.

5. SUBLETTING AND ASSIGNING.

10. The Licensee shall not sublet / assign / part with possession of the Car Parking Space(s) or permit the user thereof to be used by a third person without prior written permission from the Licensor herein.

11. It is hereby further expressly agreed and provided that in the event the Licensee intends to sell of his /her Apartment then in that event the rights under this license with respect to the said Car Parking Space(s) shall be assignable to such intending Allottee(s) on payment of transfer fees. The Assignment of the Licensee aforesaid shall be on the same terms and conditions and shall always be attached to the ownership of the Apartment.

12. Terms and conditions of Car Parking Space(s) in Parking System.

13. About Mechanized/Stack Car Parking Systems:

i.) It is further agreed by the Allottee(s) that the Mechanical Deck Car Parking System or Mechanical Stack Car Parking System comprises of two or more parking slots in each device i.e. Upper Level(s) & Lower Level. Once one or more Parking Space is licensed to the Allottee(s), the Allottee(s) would be allowed to park his/her/their car on the level which will be available at the time of parking. Allottee(s) further confirm that he/she/they have will not make any demand for dedicated parking level i.e. Upper Level(s) and/or Lower Level. The Allottee(s) understand that the robotic parking system will only safeguard the quantity of parking slots available to the allottee (i.e. one parking per pass allotted) rather than the location of the slot. The allottee shall not insist on a permanent location to park his/her car.

ii.) In the event of loss or damage of the Parking Pass, on the application made by the Allottee(s) and Car Parking Pass Holder(s) the Promoter/ Common Organization/Federation shall issue a new Parking Pass subject to compliances as may laid down by the Promoter in that behalf. However



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every change of car number or issue of New Parking Pass due to loss or damage shall be charged at the prescribed rates by the Promoter/Common Organization/Federation. The Car Parking Pass are transferrable along with the said Apartment.

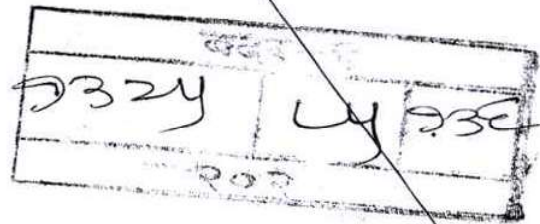
- iii.) The Allottee(s) is aware that Parking System is purchased by the Promoter from reputed Vendor. However, any mechanical system requires shutdown for normal wear and tear maintenance and is also susceptible to malfunctioning on occasions. The Allottee(s) waives any and all claims, liabilities against Promoter or their successors in case he/she/it /they experience any delay or shut down of whatsoever period due to non-functioning of system or for any other reason whatsoever. However the Allottee(s) and Car Parking Pass Holder(s) shall not refuse to pay the maintenance for the period during which the system remained shut etc.
- iv.) The Allottee(s) and Car Parking Pass Holder(s) is/are aware that their Vehicles parked in Robotic/Automated Car Parking System are at all time at the Allottee(s) Car Parking Pass Holder(s) sole risk in all respects. Promoter/Common Organisation/Federation offers no warranty or indemnity as to the protection or safety of vehicles left in the Robotic / Automated Car Parking System or any goods left within the vehicles and the Allottee(s) and Car Parking Pass Holder(s) shall take their own policies of insurance in order to make any claim if such loss or damage occurs while the vehicle is being parked or is parked in the Parking System.
- v.) It is agreed and confirmed by the Allottee(s) that the entire structure wherein Parking System is installed and the system itself shall always remain the exclusive ownership of the Promoter/Common Organization/Federation. The Allottee(s) shall only have right to be issue of Car parking pass for parking of ____ cars.
- vi.) The Allottee(s) agrees and confirms that Car Parking Pass issued to the Allottee(s) shall automatically stand cancelled/revoked in the event of cancellation or termination of this Agreement or, surrender, relinquishment, resumption, re-possession etc. of the said Unit under any of the provisions of this Agreement.
- vii.) It is hereby further expressly agreed and provided that in the event the Allottee(s) intends to sell the said Unit to any person or party then the Promoter or common organization shall issue the Parking Pass(es) for the same number of cars, which were issued to Allottee(s) herein, to such intending Allottee(s) on payment of transfer fees to the Promoter or common organization as the case may be to park the car at Robotic Car Parking System to such intending Allottee(s). Transfer fee to be charged by Promoter or common organization shall not exceed Rs. 10000/- per car pass.

7. CAPTIONS.

The captions and headings herein are for convenience and reference only and should not be used in interpreting any provision of this License.

8. APPLICABLE LAW.

This License shall be governed by and construed under the laws of India. If any provision of this License, or portion thereof, or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this License shall not be affected thereby and each provision of this License shall be valid and enforceable to the fullest extent permitted by law



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IN WITNESS WHEREOF, the parties have hereto executed this Agreement on the day and year first written above.

(SIGNED, SEALED & DELIVERED)

By the within named LICENSOR)

(HILL VIEW VENTURES)

Through its Authorized Signatory)

in the presence of..)

(_____)

(LICENSOR)

(Authorised Signatory - 1)

1.

2.

Through its Authorized Signatory)

in the presence of..)

(_____)

(Authorised Signatory - 2)

1.

2.

SIGNED AND DELIVERED)

1. MR. DHONDIBA SURYABHAN MADNE

) (_____)

(LICENSEE(s))

2.

3.

4.

in the presence of..)



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LICENSEE(S)



INFORMED CONSENT

Date: 31/01/2020

From:
MR. DHONDIBA SURYABHAN MADNE

S/O SURYABHAN MADNE, WARD NO 3, BEHIND POLICE STATION, PAHAD GALLI
UMRI, NANDED, MAHARASHTRA-431807
MUMBAI, MAHARASHTRA,
INDIA- 431807

To,
HILL VIEW VENTURES
FLAT NO. 114, REHAB BUILDING NO.9, MOGRA VILLAGE, CTS NO. 354, SHIVAJI NAGAR, JOGESHWARI (E), MUMBAI-400060

Subject: Consent for change in Layout plan and other additional construction in the Project "PALMROSE" at At Junction of Kondivita Road, Road No. - 19, Next To Hotel Suncity Residency, M.I.D.C, Andheri - (E), Mumbai-400093..

Dear Sir,

1. By an "Agreement for Sale" dated 31/01/2020 (hereinafter referred to as the said "Agreement for Sale") and made between yourselves therein called as "Promoters" and myself therein called as the "Allottee(s)". I/We have agreed to purchase from you on what is commonly known as "Ownership Basis" an Apartment No. 804 on FLOOR-8 of the building named as "PALMROSE - B WING" registered with Maharashtra Real Estate Regulatory Authority (RERA Authority) under the provisions of Real Estate (Regulation and Development) Act, 2016 vide registration no. P51900000044 for the consideration and upon terms and conditions contained therein.
2. The Allottee(s) has been informed / disclosed of the details as follows:-
 - 2.1.1 The Promoter has disclosed to the Allottee(s) that the said Entire Land is being developed by dividing it into various Sub Plots. The development of the each of the Sub Plot will be carried out in multiple Part(s) over a period of time.
 - 2.1.2 **Proposed Development as disclosed under Schedule 1 Part A**

The Promoter has informed to the Allottee(s) the quantum of the proposed development on the said Entire Land and also on the said Sale Sub Plot Land as disclosed in Schedule 1 Part A. The Allottee(s) has also been informed of the proposed development on each of the Sub Plot Land(s) including that of the said Sale Sub Plot Land. The Allottee(s) is also informed of the FSI proposed to be utilized on the said Entire Land, and on the said Sub Plot Land. The Allottee(s) is further informed of the imbalance of the proposed FSI to be consumed in respect of each of the Sub Plot Land(s) including that of the said Sale Sub Plot Land. The Allottee(s) is further informed of the number of building(s)/Wing(s) including the number of floors in respect of each of the building/Wing which is proposed by the Promoter on the said Sale Sub Plot Land in which the Allottee(s) has agreed to purchase in the said Apartment. The Allottee(s) is informed about the number of Floors proposed in the said building in respect of which the said Apartment is located. The Allottee(s) is further informed of the aggregate area of recreation, open space, garden and playground which will be provided in respect of the said Entire Land and specifically in respect of the said Sale Sub Plot Land in which the Allottee(s) has agreed to purchase the said Apartment. The Allottee(s) has been informed about the various amenities which are proposed by the Promoter to be provided in the said Entire Land and said Sale Sub Plot Land in which the Allottee(s) has agreed to purchase the said Apartment. The Allottee(s) has also been informed that the Promoter shall construct residential and/or commercial building(s) and/or retail building and/or, shopping mall, cinema, multiplex, hotel, restaurants and/or mix-use with or without shop line in the said Entire Land in general and in the said Sale Sub Plot Land in particular in which the Allottee(s) has agreed to purchase the said Apartment. All the aforesaid information as disclosed by the Promoter on the



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said Entire Land and said Sale Sub Plot Land is given in Schedule 1 Part A to this agreement.

2.1.3 The Promoter has informed to the Allottee(s) of the proposed construction on the said Sale Sub Plot Land shall be of the full potential of the said Entire Land as described in Schedule 1 Part A, of this Agreement and has purchased the said Apartment considering the quantum of the construction and density of population which will arise out of utilization of the full potential of FSI as disclosed in Schedule 1 Part A of this Agreement.

2.1.4 **Schedule 1 Part B**

The Promoter has informed to the Allottee(s) of the sanctioned Plan of the said Entire Land. The Allottee(s) has also been informed of the sanctioned development on each of the Sub Plot Lands including that of said Sale Sub Plot Land. The Allottee(s) is further informed of the imbalances of the sanctioned FSI being consumed in respect of each of the Sub Plot Lands including that of said Sale Sub Plot Land.

2.1.5 The Allottee(s) is further informed of the number of building(s)/Wing(s) including the number of floors in respect of each of the building/Wing which is sanctioned by the local authority on the said Sale Sub Plot Land in which the Allottee(s) has agreed to purchase in the said Apartment. The Allottee(s) is informed about the number of Floors sanctioned in the said Building in which the said Apartment is located. The Allottee(s) is further informed of the aggregate area of recreation open space, garden and playground (hereinafter for the limited purpose of this clause referred to as "Master Layout Open Spaces") which are sanctioned in respect of the said Entire Land and the Sale Sub Plot Land specifically in respect of the said Sale Sub Plot Land in which the Allottee(s) has agreed to purchase the said Apartment. The Allottee(s) has been informed about the various amenities which are sanctioned in the said Entire Land and said Sale Sub Plot Land in which the Allottee(s) has agreed to purchase the said Apartment. The Entire details as mentioned aforesaid and as sanctioned on the said Entire Land and the said Sale Sub Plot Land is given as Schedule 1 Part B to this agreement.

2.1.6 The Promoter has informed to the Allottee(s) of the sanctioned Plan and the proposed plan of development of the said Entire Land and the said Sale Sub Plot Land in which the Allottee(s) has agreed to purchase the said Apartment. The Promoter has further disclosed to the Allottee(s) the FSI /TDR utilized in respect of the said building in which the Allottee(s) has agreed to purchase the Apartment.

2.1.7 The Promoter has informed to the Allottee(s) that 11 number of floors is proposed to be constructed on the said Building, subject to Promoter getting requisite FSI and Approval to construct the total number of floors proposed. The Allottee(s) is aware that if the Promoter does not obtain the required FSI or approval, then the number of floors proposed to be constructed on the said Building will be lower than 11 number of proposed floors. The Allottee(s) has agreed to Purchase the Apartment considering the number of floors the said Building being anywhere between 8 to 11 and thus the common terrace of the said Building can be anywhere above 8 floor. The Allottee(s) has made informed decision to purchase the said Apartment considering the said Building having minimum floor or maximum floor.

2.1.8 The Promoter has informed to the Allottee(s) that the sanctioned or approved plans as on the date of signing of this agreement do not reflect the total proposed development of the said Entire Land and that of the said Sale Sub Plot Land. The Promoter shall obtain approval for the proposed development as envisaged in Schedule 1 Part A to this agreement from time to time and the Allottee(s) hereby gives his informed consent that the Promoter shall be entitled to develop the said Entire Land and the said Sale Sub Plot Land in accordance to the Proposed development as detailed at Schedule 1 Part A to this agreement.

The Allottee(s) is aware that the proposed development on the said Entire Land and that of the said Sale Sub Plot Land is different than what is sanctioned and/or permissible as on the date of signing this agreement. The Allottee(s) has been informed that the development and construction proposed on the said Entire Land and that of the said Sale Sub Plot Land is much larger in scale and size than what is sanctioned as permissible as on the date of signing of this agreement. The Allottee(s) hereby gives his informed consent to the development and construction proposed by the Promoter as detailed at Schedule 1 Part A to this agreement. The Allottee(s) hereby agrees, confirms and gives informed consent that the Promoter shall be entitled to revise, alter, amend, modify the approved Master Layout Plans in respect of within the said Entire Land.

2.1.10 The Promoter has disclosed to the Allottee(s) that the FSI proposed to be utilized on the said Entire Land is higher than the FSI approved as on date and also permissible as on date. The FSI proposed to be constructed on the said Entire Land is based on anticipation of increase in FSI in future or permission being received from the government for utilization of higher FSI under various regulations which prescribes grant of additional FSI by providing Public Utilities/Amenities.

2.1.11 The Promoter has further disclosed to the Allottee(s) that the construction of various buildings on the said Entire Land will be carried out to utilize the proposed F.S.I on the said Entire Land. The F.S.I consumption in each of the Sub Plot Land(s) will not be uniform and will differ as per the Sub Plot Layout prepared by the Promoter. It is further informed by the Promoter that the FSI consumption in each of the Sub Plot Land(s) will not be same and will vary as per the Sub Plot Layout.

2.1.12 The Promoter has disclosed to the Allottee(s) that the FSI proposed to be utilized on the said Entire Land is higher than the FSI approved as on date and also permissible as on date. The FSI proposed to be constructed on the said Entire Land is based on anticipation of increase in FSI in future or permission being received from the government for utilization of higher FSI under various regulations which prescribes grant of additional FSI by providing Public Utilities/Amenities.

2.1.13 The Promoter has further disclosed to the Allottee(s) that he proposes to utilize proposed F.S.I on the said



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Sale Sub Plot which can be utilized and constructed on the said Entire Land. The construction of various buildings in the said Sale Sub Plot Land will be carried out to utilize proposed F.S.I on the said Sale Sub Plot Land. The F.S.I consumption in each of the said building will not be uniform and will differ as per the Sale Sub Plot Layout prepared by the Promoter.

- 2.1.14 The Promoter has informed to the Allottee(s) that the fungible FSI or any other FSI or area available on payment of premium to planning Authority on the Entire Land including Sale Sub Plot Land and said building Land will be availed off and utilized by the Promoter for its own benefit on the said Building and also on all other buildings constructed or to be constructed on the said Entire Land.
- 2.1.15 The Promoter has informed to the Allottee(s) that the said building and other buildings constructed or to be constructed on the said Entire Land including Sale Sub Plot Land does not comply with requirement of open spaces as per provisions of Development Regulations and plans have been approved by Municipal Corporation with grant of concession in open spaces.
- 2.1.16 The Promoter has informed to the Allottee(s) that any future development to be carried out by the promoter on said Entire Land or by any one including Promoter on any neighboring lands, may be deficient in open spaces.
- 2.1.17 The Promoter has informed to the Allottee(s) that each and every room of the said Apartment may not be complaint with size mentioned in DCR and have been approved by the Municipal corporation by granting concession for the same.
- 2.1.18 The Promoter has informed to the Allottee(s) that mechanical parking system/car lift/stack parking are all subject to breakdown and requires regular maintenances.
- 2.1.19 The Promoter has informed to the Allottee(s) that maneuvering space for car in Car Parking Space(s) may be inadequate and have been approved to accommodate adequate number of car parking's.
- 2.1.20 The Promoter has informed to the Allottee(s), the Promoter can amend/change modify any other Phase other than the Phase in which the Allottee(s) has Purchased the Apartment.
- 2.1.21 The Promoter has informed to the Allottee(s), the Promoter can modify/amalgamate any Apartment in the Phase in which the Allottee(s) has Purchased the Apartment by ensuring that the Allottee(s) Apartment is not affected with such amendments.

2.2 Based on the disclosures and information made by the Promoter, and under relevant provisions of RERA and/or MOFA,

- 2.2.1 The Allottee(s) confirms, and has unconditionally and irrevocably given consent to the Promoter that he has agreed to purchase the said Apartment considering the development of the said Sale Sub Plot Land in accordance with details given in Schedule 1 Part A to this Agreement and has further confirmed that he has no objection to the construction of the full potential of the FSI available in respect of the said Entire Land as disclosed in Schedule 1 Part A of this Agreement and has expressly given informed consent to the Promoter as required under Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules made thereunder (collectively referred to as MOFA) and also under Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder (collectively referred to as RERA). The said consent is also for varying, amending, altering or modifying any part of the said Building or construction of additional floor on the said Building, or construction of additional building(s) in the said Sale Sub Plot Land and/or the said Entire Land. The Allottee(s) is aware that the plans approved shall undergo changes, amendment, modification, alteration, variation, relocation, etc. in order to develop the said Entire Land including all the said Sale Sub Plot Land with the full potential of the said Entire Land and in accordance with the proposed development disclosed in the Schedule 1 Part A of this agreement. The Promoter shall be entitled to make any changes, amendment, modification, alteration, variation, relocation, etc in the Master Layout or in any of the Sub Plots. The Promoter shall also be entitled to relocate and/or realign open spaces, parking spaces, amenities, etc. The Promoter shall be entitled to realign utility and service connections. The Allottee(s) has given his unconditional and informed consent in favour of Promoter, under the provisions of MOFA and RERA for carrying out all or any of the aforesaid purposes. The Allottee(s) has made informed decision to purchase the said Apartment considering the aforesaid disclosure(s) made by the Promoter, and also based on aforesaid irrevocable consent given to the Promoter.
- 2.2.2 The Allottee(s) hereby gives his informed consent that the Promoter shall be entitled to revise, alter, amend or modify the location and the size of Master Layout Open Spaces. However the aggregate area of the Master Layout Open Spaces as detailed in Schedule 1 Part A to this agreement shall not be reduced while revising, altering, amending, or modifying the said Master Layout Open Spaces by the Promoter. The Allottee(s) hereby gives his informed consent that in order to construct the full development potential available at any time on the said Entire Land the Promoter shall be entitled to amend, modify and or vary the location of the Master Layout Open Spaces within the said Entire Land. The Allottee(s) hereby further gives his informed consent that the Promoter shall be entitled to divide the said Master Layout Open Spaces into several parcels being provided at several locations on the said Entire Land.
- 2.2.3 The Allottee(s) hereby gives his informed consent that the Promoter shall be entitled to revise, alter, amend or modify the location and / or reduce the size of Master Layout Open Spaces situated within the said Sale Sub Plot Land. However the aggregate area of open spaces in the Master Layout as detailed in Schedule 1 Part A to this agreement shall not be reduced within the Entire Land by the Promoter. The Allottee(s) hereby gives his informed consent that in order to utilize and construct the full development potential available at


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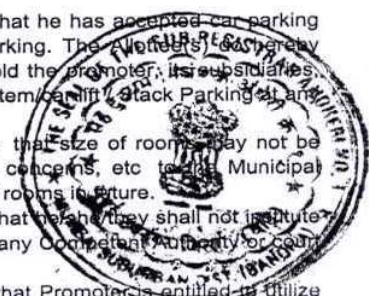
- any time on the said Entire Land the Promoter shall be entitled to amend, modify, vary the location or reduce the Master Layout Open Spaces within the said Sale Sub Plot Land provided the aggregate area of the Master layout open Space is not reduced in the Entire Land. The Allottee(s) hereby further gives his informed consent that the Promoter shall be entitled to divide the said Master Layout Open Spaces into several parcels being provided at several locations on the said Sale Sub Plot Land.
- 2.2.4 The Allottee(s) hereby gives his informed consent that the Promoter shall be entitled to revise, alter, amend or modify the location and the size of amenity spaces. However the aggregate area of the amenity spaces as detailed in Schedule 1 Part A to this agreement shall not be reduced while revising, altering, amending, or modifying the said amenity spaces by the Promoter.
- 2.2.5 The Allottee(s) hereby agrees, confirms and gives his informed consent that the Promoter is entitled to change the user in respect of any building which is being constructed on the said Sale Sub Plot Land or the said Entire Land.
- 2.2.6 The Allottee(s) hereby gives his informed consent to the Promoter that the Promoter shall be entitled to relocate and/or realigning of water, power, Sewage, telephone*, gas*, electricity and other services and utility connections and lines.
- 2.2.7 The Allottee(s) hereby gives his informed consent to the Promoter that the Promoter shall be entitled to relocate and/or realigning underground tanks, pump rooms, electrical receiving station, electrical sub Stations, electrical meter rooms, club house*, gymnasium* and such other amenity spaces and/or common facilities.
- 2.2.8 The Allottee(s) hereby gives his informed consent to the Promoter that the Promoter shall be entitled to revise, alter, amend, modify or vary the location of the access to the said building or to the said Sale Sub Plot.
- 2.2.9 The Allottee(s) confirms that he is informed about the recreation open space as required under development control rules is provided on the top of the podium. The Allottee(s) hereby agrees and gives his informed consent that the recreational open space required to be provided under Development Control Regulations be provided on the top of the podium and shall not be provided at the ground level.
- 2.2.10 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to revise the road network within the said Entire Land.
- 2.2.11 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to provide for Car Parking Space(s).
- 2.2.12 The Allottee(s) do hereby irrevocably agree and confirm with the Promoter(s) that he/she/they is/are fully aware that the Promoter will provide Parking Facility in the said Sale Sub Plot Land for the benefit of the Allottee(s) of the Apartment(s) and such Car Parking Space(s) will be given on license by the Promoter to the Allottee(s) at such location as may be available with the Promoter and which may be in any Building or Buildings or any space in the Car Parking Space(s) in the Sale Sub Plot Land and the Allottee(s) do hereby agree and confirm that he/she/they will have No Objection or dispute regards such grant of license to user of Car Parking Space(s) in any manner whatsoever.
- 2.2.13 The Allottee(s) hereby confirms and gives his/her/their express and irrevocable consent for the Promoter to Develop Public Parking or rental housing or affordable housing or transit accommodation or any other public amenities and hand over the same to the appropriate authorities or public body and grant title to such authority with either exclusive or non exclusive entry and exit and such area will not from part of any organization of the Prospective Allottee(s) of Premises in the said Building and Promoter shall be entitled to park and appropriated all the benefits in lieu of such amenity Space including but Not limited to any additional F.S.I. or development rights and utilize the said F.S.I. and/or development rights on the Master Layout and more particularly described in the Scheduled 1 Part A hereunder written or anywhere else in the Promoter may desires or deem fit without any further or other consent or concurrence of the Allottee(s).
- 2.2.14 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to amend or subdivide the said Entire Land or the said Sale Sub Plot Land from time to time.
- 2.2.15 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to consume and/or utilize whatever FSI which may be available in Future in respect of the said Entire Land and/or utilize the TDR allowed to be utilized on the said Entire Land. The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to consume and to Utilize any further or other F.S.I. allowed, sanctioned or introduced by the State of Maharashtra or by Municipal Corporation by change in law or Regulations as further floor or floors on the said Building, as further building(s)/Wing(s) on the said Sale Sub Plot Land as the Promoter may desire or deem fit.
- 2.2.16 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to relocate or revise the location of building line, ramp and access of the said building as the Promoter may desire or deem fit from time to time.
- 2.2.17 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to change user of any Apartment in the said Building or any of the building in the said Sale Sub Plot Land and to allow and permit such users in the said Building or any Building situated on the said Entire Land, as the Promoter may desire or deem fit from time to time.
- 2.2.18 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to make additions or alterations in the said Building/ Buildings/ Project by installing any ramp or ramps Or internal lifts within or between floor or floors, making voids, enclosing voids, providing special Exclusive lift or lifts for any



Handwritten text and stamps: '0324', '00', and a rectangular stamp with illegible text.


Handwritten signature and the printed text 'ALLOTTEE(S)' below it.

- specific floor or floors and allowing use of any podium or ramp or terrace on the top floor as the Promoter may desires or deem fit from time to time.
- 2.2.19 All the changes, amendments and modifications to the said Building(s) / Master Layout Plans which the Promoter may do or caused to be done from time to time before receipt of the Occupation Certificate or thereafter and before receipt of building Completion Certificate or thereafter are hereby irrevocably Approved, accepted and confirmed by the Allottee(s) and the Allottee(s) shall not take any Objection or dispute the same in any manner whatsoever at any time hereafter.
 - 2.2.20 The Allottee(s) has / have agreed with the Promoter that Promoter shall be entitled to increase the number of floors of the said building as they may desire or deem fit and Allottee(s) do hereby give his / her / their irrevocable and informed consent to the Promoter as contemplated under Section 7 and 7A of MOFA and also under section 14 of RERA.
 - 2.2.21 The Allottee(s) agrees, confirms and gives his informed consent that the Promoter shall be entitled to revise, alter, amend, modify, change or substitute Master Layout Plan, Sale Sub Plot Layout Plan and said Building Plan including the number of floors of the said Building in which Allottee(s) has / have agreed to purchase and acquire premises under this Agreement.
 - 2.2.22 Allottee(s) hereby confirms and gives his informed consent that Promoter shall be entitled to relocate/realign the water, power, sewage, telephone, gas, Electric substation and other service and utility connections and lines, overhead/underground tanks, pumps, Club House, recreation areas and all or any other areas, amenities and Common Facilities.
 - 2.2.23 The Allottee(s) hereby agrees, confirms and gives his informed consent that the Promoter shall be entitled to vary and change the time schedule for any building in the said Sale Sub Plot Layout or Master Layout except in respect of the said building.
 - 2.2.24 The Allottee(s) do hereby expressly and irrevocably accepts and confirms that the Building under reference does not comply with requirement of open spaces as per provisions of Development Regulations and plans have been approved by Municipal Corporation with grant of concession in open spaces and for that the Allottee(s) will not hold the Promoter / Municipal Corporation liable for the same in future.
 - 2.2.25 The Allottee(s) do hereby expressly and irrevocably agrees and confirms that he/she/they shall not raise any objection, claim, protest, grievance, etc or take out any legal proceedings before any court of law, or Competent Authority against any future development to be carried out by the Promoter or any neighborhood development which may be deficient in open spaces in future.
 - 2.2.26 The Allottee(s) do hereby expressly and irrevocably agrees and confirms that he has accepted car parking by way of mechanical car parking system and/or car lift and/or stack parking. The Allottee(s) do hereby expressly and irrevocably agrees and confirms that he/she/they will not hold the promoter, its subsidiaries, assigns or Municipal Corporation liable for failure of mechanical parking system/car lift / stack parking at any time.
 - 2.2.27 The Allottee(s) do hereby expressly and irrevocably agrees and confirms that size of rooms may not be adequate and he/she/they shall not institute any complains, grievances, concerns, etc to the Municipal Corporation or any Competent Authority or court for the inadequate sizes of rooms in future.
 - 2.2.28 The Allottee(s) do hereby expressly and irrevocably agrees and confirms that he/she/they shall not institute any complaints, grievances, concerns, etc to the Municipal Corporation or any Competent Authority or court for inadequate maneuvering of car in the Car Parking Space(s).
 - 2.2.29 The Allottee(s) do hereby expressly and irrevocable agrees and confirms that Promoter is entitled to utilize fungible FSI available on the said Entire Land, including on the said Sale Sub Plot Land and/or on the said Building Land.
 - 2.2.30 The Allottee(s) do hereby expressly and irrevocable agrees and confirms that Promoter is entitled to amend/change modify any other Phase other than the Phase in which the Allottee(s) has Purchased the Apartment.
 - 2.2.31 The Allottee(s) do hereby expressly and irrevocable agrees and confirms that Promoter is entitled to modify/amalgamate any Apartment in the Phase in which the Allottee(s) has Purchased the Apartment by ensuring that the Allottee(s) Apartment is not affected with such amendment
 - 2.3 The Allottee(s) do hereby expressly and irrevocably agree and confirm that all the consents given by him/her/them to the Promoter under clause of this agreement is irrevocable and informed consent as prescribed under various provisions of MOFA including under Section 7 and 7A of MOFA and/or under section 14 of RERA. The Allottee(s) hereby further agrees, undertakes, warrants and confirms that he/she/they shall not withdraw, cancel, revoke or challenge the aforesaid consent given by him/her/them to the Promoter at anytime hereafter in any manner whatsoever under any circumstances.



बदर - २

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 ALLOTTEE(S)

SCHEDULE - 1 Part "A" ABOVE REFERRED TO

(The Description of the Layout as proposed by the Promoter on the said "Entire Land" and the said "Sale Sub Plot Land")

Sr.No	DESCRIPTION	Entire Land	Sale Sub Plot Land
1	Area	4,976.00 sq.mts.	2,307.00 sq.mts
2	Aggregate area of recreation open space	186.89 sq.mts.	186.89 sq.mts.
3	Garden	0 sq.mts.	0 sq.mts.
4	Playground	0 sq.mts.	0 sq.mts.
5	Health Club (Located in PALMROSE - A WING)	-	196.10 sq.mts
6.	Area of MIDC Handover Sub Plot Land	2137 sq.mts	00 sq.mts
7	Area of Metro Sub Plot Land	532 sq.mts.	00 sq.mts
8	Area of Sale Sub Plot Land	2307 sq.mts	2307 sq.mts
8(a)	Basement(s)	-	0 No
8(b)	Stilt		
8(b)i	PALMROSE - A WING	-	1 No
8(b)ii	PALMROSE - B WING	-	1 No
8(c)	Podium(s)	-	1 Nos
8(d)	No of Buildings/Wings	-	2 Nos
9	No of floors sanctioned in each of the building		
9(a)	PALMROSE - A WING	-	11 Nos
9(b)	PALMROSE - B WING	-	11 Nos

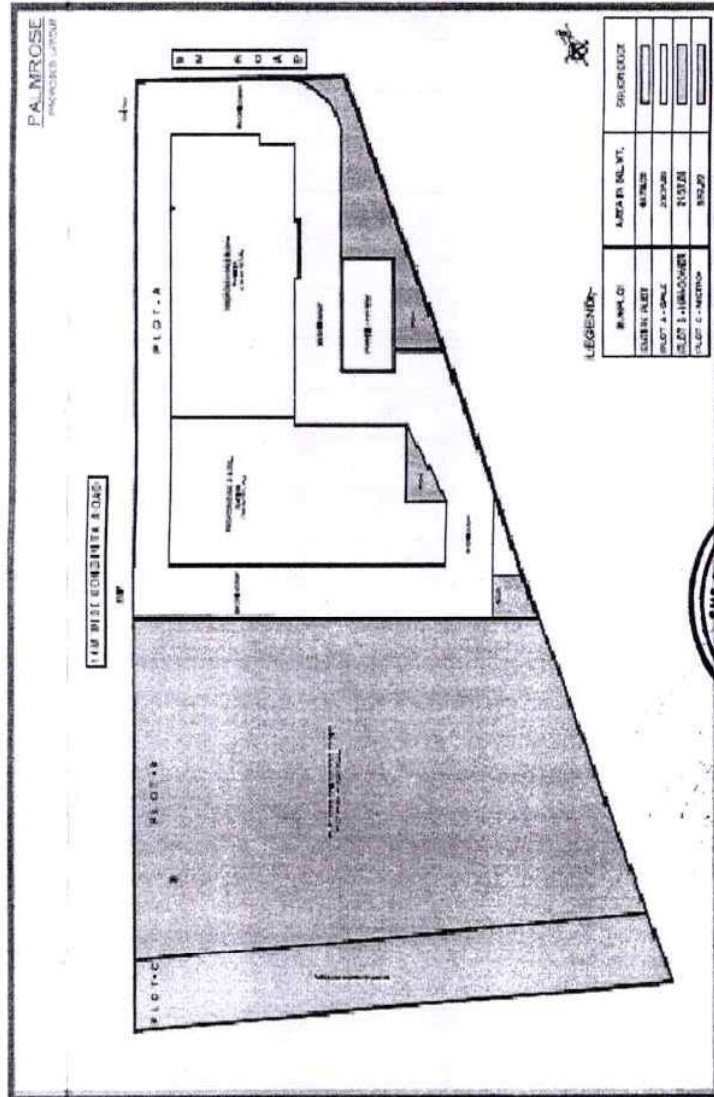


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(ALLOTTEE(S))

Schedule - 1 Part "A"
PROPOSED LAYOUT



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[Signature]
 ALLOTTEE(S)

SCHEDULE - 1 Part "B" ABOVE REFERRED TO

(The Description of the Layout as sanctioned on the said "Entire Land" and the said "Sale Sub Plot Land")

Sr.No	DESCRIPTION	Entire Land	Sale Sub Plot Land
1	Sanctioned FSI	6920.86 sq.mts.	6920.86 sq.mts
2	Health Club	196.10 sq.mts	196.10 sq.mts
3	Area of MIDC Handover Sub Plot Land	2137 sq.mts	-
4	Area of Metro Sub Plot Land	532 sq.mts.	-
5	Area of Sale Sub Plot Land	2307 sq.mts	2307 Sq.mtrs
6	Basement(s)	-	0 Nos.
7	Stilt		
7.i	PALMROSE - A WING	-	1 Nos
7.ii	PALMROSE - B WING	-	1 Nos
8	Podium(s)	-	1 Nos
9	No of Buildings	-	2 Nos
10	No of floors sanctioned in each of the building		
10(a)	PALMROSE - A WING	-	8 Nos
10(b)	PALMROSE - B WING	-	8 Nos

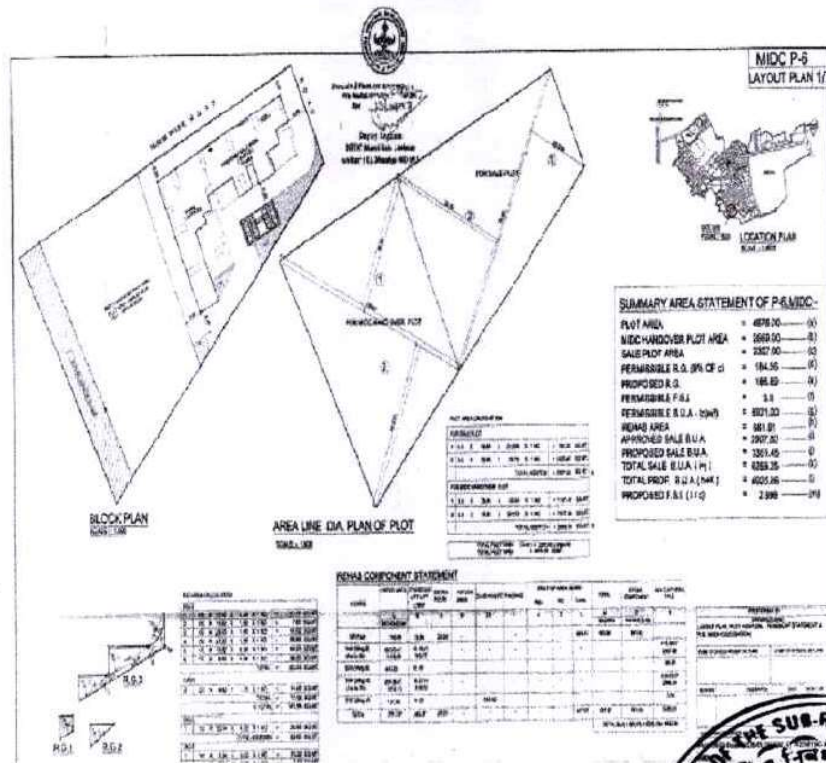


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[Handwritten Signature]

 ALLOTTEE(S)

**Schedule - 1 Part "B"
SANCTIONED LAYOUT**



The above consent is given by me at our own will and without any coercion or pressure from any person or persons and of any kind or nature whatsoever and I hereby further agree and confirm that I shall not interfere with your rights by raising any dispute in that regard.

Thanking you,
Yours truly, _____

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[Signature]

ALLOTTEE(S)

DECLARATION

MR. DHONDIBA SURYABHAN MADNE, , an adult Indian Inhabitant(s), residing at S/O SURYABHAN MADNE,WARD NO 3,BEHIND POLICE STATION,PAHAD GALLI,UMRI,NANDED,MAHARASHTRA-431807,MUMBAI,MAHARASHTRA,INDIA- 431807, do hereby state and declare on solemn affirmation that although I/we conduct my/our affairs and follow English language, I/We have read out and understood each and every terms and conditions of the above Agreement for Sale and all other documents which are required to be signed by me in support thereof, in my/our own language. I/We have understood my obligations and duties under the Agreement for Sale and I shall abide by the same at all times. I/We hereby acknowledge, confirm and declare that I/We have understood and agree to the terms and conditions of this Agreement for Sale and all other documents signed by me/us in support thereof.

Signature of the Allottee(s)

Date:

31/01/2020



93218 08/03/20

[Signature]
ALLOTTEE(S)

घोषणापत्र

मी काळुराम काशीबल याद्वारे घोषित करतो की, दुय्यम निबंधक-अंधेरी -1

यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. हिन वहीन देवरास व इ. यांनी दि. 17-11-2017

के.सी. सिंगे. शेला पाटील

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला

आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

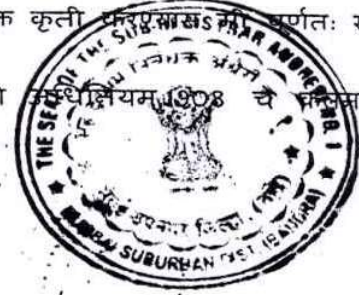
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही

मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले

नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती पूर्णतः सक्षम

आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 च्या कलम 82

अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक. 31/1/2020

कुलमुखत्यारपत्रधारकाचे नाव

Xohimur
व सही

घोषणापत्र - १		
१३२५	२०	२३६
२०२०		



Friday, November 17, 2017
11:19 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 15179 दिनांक: 17/11/2017

गावाचे नाव: मोगरा
दस्तावेजाचा अनुक्रमांक: वदर1-12913-2017
दस्तावेजाचा प्रकार: कुलमुढत्यारपत्र
सादर करणाऱ्याचे नाव: हिल न्यू वेन्चर्स ग्रुप ए च्चे ऑथोरिज्ड सिग्रेटी श्वेता पाटील --
नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 12

₹. 100.00
₹. 240.00

₹. 340.00

एकूण:

आपणास मूळ दस्त अंभनेल प्रिंट, सूची-२ अंदाजे
11:25 AM ह्या वेळेस मिळेल.


दुय्यम निबंधक, अंधेरी-१

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भारतले मुद्रांक शुल्क: ₹. 500/-

देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

देयकाचा प्रकार: By Cash रक्कम: ₹ 240/-

सह. दुय्यम निबंधक, अंधेरी क्र.-१
मुंबई उपनगर जिल्हा



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON: 18.11.2017

वस्तु
324/er 932
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CHALLAN
MTR Form Number-6

GRN	MH007304089201718E	BARCODE	Date		16/11/2017-17:44:07	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			PAN No.(If Applicable)			
Location	MUMBAI			Full Name	HILL VIEW VENTURES		
Year	2017-2018 Onb Time			Flat/Block No.	Flat No. 114, Rehab Building No.9,		
Account Head Details			Amount In Rs.	Premises/Building			
0030045501	Sale of NonJudicial Stamp		500.00	Road/Street	Mogra Village, CTS, No.354, Shivaji Nagar,		
				Area/Locality	Jogeshwari (East), Mumbai		
				Town/City/District			
				PIN	4 0 0 0 5 0		
				Remarks (If Any)	SecondPartyName=Mr Anil Kamble And Other-		
Total			500.00	Amount In Words	Five Hundred Rupees Only		
Payment Details	MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN	Ref. No.	0230004201111538956 501775551	
Name of Bank				Bank Date	RBI Date	16/11/2017-17:45:19 Not Verified with RBI	
Name of Branch				Bank-Branch	BANK OF MAHARASHTRA		
				Scroll No. , Date	Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सादर चालन केवल दृष्टान्त निबंधक कार्यालयत ओदणी करावयाच्या दस्तांसाठी लागू आहे. ओदणी न करावयाच्या दस्तांसाठी चालन लागू नाही.

Shwetapant

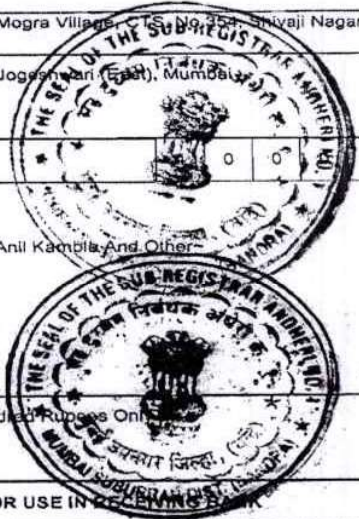
9374 ee 73E

बदर - १		
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Print Date 16-11-2017 05:45:27		



CHALLAN
MTR Form Number-6

GRN	MH007304089201718E	BARCODE	[Barcode]		Date	16/11/2017-17:44:07	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				BDR1_JT SUB REGISTRAR ANDHERI NO 1		Payer Details		
Location				MUMBAI		Full Name		
Year				2017-2018 One Time		HILL VIEW VENTURES		
Account Head Details				Amount In Rs.		Flat/Block No.		
0030045501 Sale of NonJudicial Stamp				500.00		Flat No. 114, Rehab Building No.9,		
						Premises/Building		
						Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						SecondPartyName=Mr Anil Kamble And Other		
						Amount In		
				500.00		Words		
						Five Hundred Rupees Only		
Payment Details				BANK OF MAHARASHTRA		FOR USE IN		
Cheque-DD Details						Bank CIN		
						Ref. No.		
						02300042017111638958 501775551		
Cheque/DD No.						Bank Date		
						RBI Date		
						16/11/2017-17:45:19 Not Verified with RBI		
Name of Bank						Bank-Branch		
						BANK OF MAHARASHTRA		
Name of Branch						Scroll No. , Date		
						Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तासारी वापर आहे. नोंदणी न करता येईल. दस्तासारी केवळ चलन लागू नाही.

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 2017

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	(IS)-322-12913	0004065265201718	17/11/2017-11:11:41	IGR186	500.00
Total Defacement Amount					500.00

Shwetapati

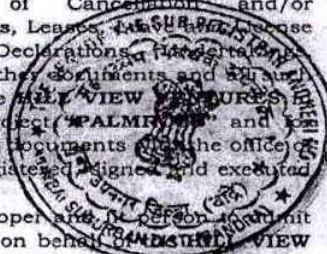
324 900 11-2017 11:11:43
 Page 1/1

POWER OF ATTORNEY

TO ALL TO THOM THESE PRESENTS SHALL COME. We, (1) Ms. Shweta Patil (2) Ms. Madhavi Degaonkar, (hereafter referred to as "Group A") all adults, Indian Inhabitants authorised signatories of HILL VIEW VENTURES (a partnership firm) having its registered office address at, Flat No. 114, Rehab Building No.9, Mogra Village, CTS, No.354, Shivaji Nagar, Jogeshwari (East), Mumbai - 400060, SEND GREETINGS;

WHEREAS:

- a. **HILL VIEW VENTURES** (a partnership firm having its registered office address at Flat No. 114, Rehab Building No.9, Mogra Village, CTS, No.354, ShivajiNagar, Jogeshwari (East), Mumbai - 400060 is developing the land (hereinafter referred to as the "Said Scheme")
- b. By a Authority Letter dated 11.09.2017 the said **HILL VIEW VENTURES** have appointed us as its Authorised Signatory i.e. anyone signatories from **Group A** jointly and/or severally to act for them including execution of various documents on behalf of the **HILL VIEW VENTURES** whose main business activities are of development, maintenance and sale of real estate properties and other allied activities;
- c. Due to exigencies of work and being constantly pressed for time, the Partner(s) have vide the aforesaid Authority Letter appointed us as its authorized signatories to execute, admit execution and register various deeds, documents writings etc as may be necessary and called for in connection of selling the Apartments/Units in the project "**PALMROSE**" (more particularly described in the Schedule hereunder written) and appear before the Sub-Registrar of Assurances office, or any other competent Authority and do the needful. We further state that vide the same Authority Letter, we have been authorized to delegate and appoint Constituted Attorneys to admit execution of such writings executed by us being the Attorneys of the **HILL VIEW VENTURES** for registration of such writings interalia, deeds, documents, Agreements for Sale, Contracts, Indentures, Conveyances, Re-conveyances, Deeds of Confirmation, Deeds of Cancellation and/or Rectification/modification, Settlement, Deeds, Release Deeds, Leases, Leave and License Agreements, Mortgage Deeds, Lispendens, charges, Declarations, Undertakings, statements, forms, receipts, discharges, writings and any other documents and all such deeds and documents etc. executed by us on behalf of the **HILL VIEW VENTURES** and to appear before the various Allottee(s) of Apartments/Units in project "**PALMROSE**" and to execute and register the said deeds, agreements and other requisite documents in the office of the Sub-Registrar of Assurances and to receive the duly registered signed and executed documents.
- d. It is therefore required that we execute and authorize a proper person to admit execution of the various writings referred to above for and on behalf of **HILL VIEW VENTURES**, before the concerned Sub-Registrar of Assurances, having authority. We are therefore desirous of appointing some fit and proper person to be our Power of Attorney holder and therefore we do hereby authorize severally any one of Mr. Anil Kamble or Mr. Kaluram Kashiwale, to be our true and lawful Attorneys (hereinafter referred to as the **Said Attorneys**);



NOW KNOW YE AND ALL THESE PRESENTS WITNESSETH THAT WE, (1) Ms. Shweta Patil (2) Ms. Madhavi Degaonkar, (hereafter referred to as "Group A") acting under the Letter of Authority stated in Recital A above, do hereby nominate, constitute and appoint severally any one of Mr. Anil Kamble or Mr. Kaluram Kashiwale, to be our true and lawful Attorneys (hereinafter referred to as the said Attorneys) for us and on our behalf and in our name to do all or any of the following acts, deeds and things, that is to say:

- 1. To appear before and lodge for registration with the Registrar/Joint Registrar/Sub-Registrar of Assurances or any other registering authority or official empowered to register the documents of registerable nature, all or any such deeds, documents, Agreements for Sale, Sale Deed, Supplementary Agreement, Power of Attorneys, Addendum Agreement Contracts, Indentures, Conveyances, Re-conveyances, Deeds of Confirmation, Deeds of Cancellation and/or Rectification/modification, Settlement Deeds, Release Deeds, Leases, Leave and License Agreements, Mortgage Deeds, Lispendens, charges, Declarations, Undertakings, Applications, statements, forms, receipts, discharges, writings and any other documents and all such Deeds and documents etc. of whatsoever nature which are/will be executed by us.
- 2. To admit execution of all such deeds and documents enumerated in clause 1 above which are executed/will be executed by us whether jointly or severally, before the said registering officials as stated in clause 1 above.
- 3. To receive back from the concerned registering officials such of those documents as enumerated in clause 1 above, duly registered together with index-11 and certified copies thereof.

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4. To pay for and incur all such charges and expenses as are regulated for registering or otherwise of all or any of those documents during the course or registration and subsequently.
5. To do all or any of the acts incidental or in connection therewith necessary for registration of such documents in our name and on our behalf.
6. And we do hereby agree to ratify and confirm all or any of the aforesaid acts and deeds done or performed by our said Attorneys by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

(The said Property- " Palmrose")

ALL THAT piece and parcel of Land or ground situated and lying at C.T.S. NO.42 of Village Kondivita, Taluka Andheri, B.S.D. M.I.D.C. Andheri (E) admeasuring approximately 4976.00 square meters or thereabout and follows

that it is to say:-

On or towards North	:	Road No 19
On or towards South	:	CTS 42 (pt)
On or towards East	:	CTS 42 (p)
On or towards West	:	Kondivita Road (14m wide)

IN WITNESS WHEREOF (1) Ms. Shweta Patil (2) Ms. Madhavi Degaonkar (hereafter referred to as "Group A") have set and subscribed our respective hands and signature hereunto on this 17th day of NOV, 2017.

SIGNED AND DELIVERED)

By the withinnamed)

(1) Ms. Shweta Patil)



(1) Ms. Madhavi Degaonkar)

fore me
I do hereby agree to act as Power of Attorney Holder

(1) Mr. Anil Kamble

(3) Mr. Kaluram Kashiwale

in the presence of)

2.

बदर - १ ४		
१२८१३	२	११

बदर - १	
१३२५	१०२१३५
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Hill View Ventures

Flat No. 114, Rehab Building No. 9 Mogra Village, CTS, No.354, Shivaji Nagar, Jogeshwari (East),
Mumbai-400060.

TO WHOMSOEVER IT MAY CONCERN

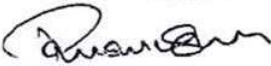
We, hereby would like to confirm that Mr. Rushank Vyomesh Shah, Mr. Khilen Vyomesh Shah, Mr. Kushal Hemant Shah, Mr. Aakash Patel and Mr. Ayush Patel are Partners of Hill View Ventures a 'Partnership firm' having its registered office Flat No. 114, Rehab Building No. 9 Mogra Village, CTS, No.354, Shivaji Nagar, Jogeshwari (East), Mumbai-400060 whose main business activities are of development, maintenance and sale of real estate properties and other allied activities.

We the undersigned due to exigencies of work and being constantly pressed for time, do hereby give limited authority to Ms. Shweta Sushil Patil and Ms. Madhavi Degaonkar as authorized signatories of the Partnership firm to sign, execute, admit execution and register various deeds, documents writings etc as may be necessary and called for in connection of selling the Apartments/Units in project called as "PALMROSE" located at Junction of Kondivita Road & Road No. 19, Next to Hotel Suncity Residency, MIDC, Andheri , Mumbai - 400 093 being developed by the partnership firm and to do all such acts, deeds and things as may be considered necessary to give effect to the said authority.

The aforementioned concerned persons are further authorized to delegate, appoint and authorize Mr. Kaluram Kashiwale or Mr. Anil Kamble for the sole purpose of admission of completed deeds, documents and agreement of sale on behalf of partnership firm and of registering the said deeds, agreements and other requisite documents with the office of the Sub-Registrar of Assurances and to receive the duly registered signed and executed documents therefrom.

Thanking You,

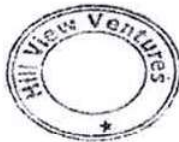
Your Faithful Partners,
For HILL VIEW VENTURES


Mr. Rushank Vymoesh Shah


Mr. Khilen Vyomesh Shah


Mr. Kushal Hemant Shah

11 SEP 2017



बंदर - १		
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