

AGREEMENT FOR SALE

Project Name JP NORTH- ATRIA

Flat No. 2209 On 22 Floor in 3A Wing



76/5075

पावती

Wednesday, June 27, 2018

1:34 PM

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 6526 दिनांक: 27/06/2018

गावाचे नाव: धोडबंदर

दस्तऐवजाचा अनुक्रमांक: टनन4-5075-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: पारस कमलाकर नासरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:44 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

सह. दुय्यम निबंधक वर्ग-२

ठाणे क्र. ४

बाजार मुल्य: रु.3478000/-

मोबदला रु.5660840/-

भरलेले मुद्रांक शुल्क : रु. 339700/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003215672201819E दिनांक: 27/06/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 2200/-


मुळ दस्तऐवज परत मिळाला



27/06/2018

सूची क्र 2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 5075/2018

नोंदणी

Regn 63m

गावाचे नाव : घोडबंदर

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 5660840

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3478000



(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नं.2209, बाविसावा मजला, 3अ-विंग, जे.पी. नॉर्थ अँट्रीया बिल्डिंग, विनय नगर, आर.एन.अ. कॉम्प्लेक्स च्या पुढे, मिरा रोड पूर्व ता.जि. ठाणे. सदनिका क्षेत्र 32.31 चौ.मी. कार्पेट व 3.82 चौ.मी. कार्पेट बाल्कनी((Survey Number : 22/2/पे व इतर :))

(5) क्षेत्रफळ ,

1) 32.31 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-स्कायलार्क रिअल्टर्स प्रा.लि. चे अँथोराईज सिग्रेटरी लक्ष्मणनाथ योगी यांच्या तर्फे कु.मू. म्हणून लक्ष्मीनारायण शर्मा - वय:-62; पत्ता:-प्लॉट नं: 401-402 , माळा नं: चौथा मजला , इमारतीचे नाव: विराज टॉवर , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, डब्ल्यूईएच मेट्रो स्टेशन जवळ, रोड नं: अंधेरी पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAOCS9607A

2): नाव:-जे.पी. इन्फ्रा कन्स्ट्रक्शन्स प्रा.लि. चे अँथोराईज सिग्रेटरी लक्ष्मणनाथ योगी यांच्या तर्फे कु.मू. म्हणून लक्ष्मीनारायण शर्मा - वय:-62; पत्ता:-प्लॉट नं: 401-402 , माळा नं: चौथा मजला , इमारतीचे नाव: विराज टॉवर , ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, डब्ल्यूईएच मेट्रो स्टेशन जवळ, रोड नं: अंधेरी पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AADJ8396E

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

1): नाव:-पारस कमलाकर नासरे - - वय:-34; पत्ता:-, , केअर ऑफ नमिता हिंडे, एम.ई.एस. कॉलनी, 106/7, मिलेटरी कॅम्प, मथुरादास कॉलनी समोर, कलिना , सांताक्रूझ पूर्व मुंबई , विद्यानगरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400098 पॅन नं:-AHJPN1308C

2): नाव:-नमिता प. नासरे - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: केअर ऑफ नमिता हिंडे, एम.ई.एस. कॉलनी, 106/7, मिलेटरी कॅम्प, ब्लॉक नं: मथुरादास कॉलनी समोर, कलिना, रोड नं: सांताक्रूझ पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-ABVPH9077N

(9) दस्तऐवज करून दिल्याचा दिनांक 27/06/2018

(10) दस्त नोंदणी केल्याचा दिनांक 27/06/2018

(11) अनुक्रमांक, खंड व पृष्ठ 5075/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 339700

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

सह. दुय्यम निबंधक वर्ग-2
ठाणे क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2018-19

१. दस्तावाचा प्रकार - करारनामा भूखंड क्र 25 (ब)
२. सादरकर्त्याचे नाव - **पारस कमलाकर नासरे व इतर**
३. तालुका - ठाणे
४. गावाचे नाव - घोडबंदर
५. नगर भूमापन क्र./सर्व्हे क्र./अंतिम भूखंड क्र. - 22/2/पै व इतर १ / ११०
६. मूल्यदर विभाग/(झोन) :- यु- 2 उपविभाग - 8/34
७. मिळकतीचा प्रकार :- खुली जमीन, निवासी, कार्यालय, दुकान, औद्योगिक.
प्रति चौ.मी. दर:- 76500
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्र :- 32.31 कार्पेट/बिल्डअप चौ.मी./फूट
९. कार पार्किंग :- 0 गच्ची :- 3.62 पोटमाळा:-
१०. मजला क्रमांक :- बाविसावा उद्वाहन सुविधा:- आहे / नाही
११. बांधकाम वर्ष :- नवीन घसारा :-
१२. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक मूल्ये ज्यान्वये दिलेली घट / वाढ
१४. लिट्ट अँड लायसेन्स चे दस्त्यातील भाडे रक्कम :-
निवासी / अनिवासी अबांमत रक्कम / आगाऊ
कालावधी :-
१५. निर्धारित केलेले बाजारमूल्य :- 34,78,000/-
१६. दस्तातील दर्शविलेला मोबदला :- 56,60,840/-
१७. देय मुद्रांक शुल्क :- 3,39,700/- भरलेले मुद्रांक शुल्क :- 3,39,700/-
१८. देय नोंदणी फी :- 30,000/-

लिपिक

SELF ATTESTED

SELF ATTESTED

सह दुय्यम निबंधक

Signature

Signature



CHALLAN
MTR Form Number-6

SRN	MH003215672201819E	BARCODE		Date	27/06/2018-13:19:04	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name		THN4_THANE NO 4 JOINT SUB REGISTRA		Full Name		PARAS KAMLAKAR NASARE	
Location		THANE		Flat/Block No.		FLAT NO 2209, 3A WING, JP NORTH ATRIA	
Year		2018-2019 One Time		Premises/Building		GHODBUNDER MIRA ROAD EAST THANE	
Account Head Details		Amount In Rs.		Road/Street		GHODBUNDER	
0030046401 Stamp Duty		339700.00		Area/Locality		GHODBUNDER	
0030063301 Registration Fee		30000.00		Town/City/District		4 0 1 1 0 7	
				PIN		4 0 1 1 0 7	
				Remarks (If Any)		SecondPartyName=SKYLARK REALTORS PVT LTD-	
						<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ट.न.न.-४</p> <p>दस्त क्रमांक ५०६५ १२०१८</p> <p>२ / ११०</p> </div>	
Total		3,69,700.00		Amount In Words		Three Lakh Sixty Nine Thousand Seven Hundred Rupees Only	

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	00040572018062729142	CKG3116603
Cheque/DD No.				Date	RBI Date	27/06/2018-13:19:36	Not Verified with RBI
Name of Bank				Bank Branch		STATE BANK OF INDIA	
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.
 नोंदणी केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजां लागू आहे. नोंदणी न करावयाच्या दस्तावेजांी सदर चलन लागू नाही.

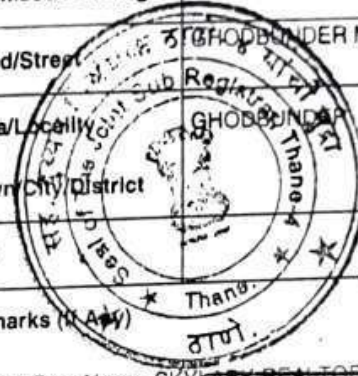
(Signature)
(Signature)



CHALLAN
MTR Form Number-6



GRN	MH003215672201819E	BARCODE	[Barcode]		Date	27/06/2018-13:19:04	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)					
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA		PAN No (If Applicable)					
Location	THANE		Full Name	PARAS KAMLAKAR NASARE				
Year	2018-2019 One Time		Flat/Block No.	FLAT NO 2209, 3A WING, JP NORTH ATRIA				
Account Head Details	Amount In Rs.		Premises/Building	GHODBUNDER MIRA ROAD EAST THANE				
0030046401 Stamp Duty	339700.00		Road/Street	GHODBUNDER MIRA ROAD EAST THANE				
0030063301 Registration Fee	30000.00		Area/Locality	GHODBUNDER				
			Town/City/District	Thane				
			PIN	4 0 1 1 0 7				
			Remarks (If Any)	Thane				
			SecondPartyName=SKY	CARK REALTORS PVT LTD				
			Amount In	Three Lakh Sixty Nine Thousand Seven Hundred Rupee				
			Words	s Only				
	3,69,700.00							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572018062729142	CKG3116603				
Cheque/DD No.	Bank Date	RBI Date	27/06/2018-13:19:36	Not Verified with RBI				
Name of Bank	Bank-Branch	STATE BANK OF INDIA						
Name of Branch	Scroll No. , Date	Not Verified with Scroll						
							Mobile No. :	9892951714



ट.न.न.-४
दस्त क्रमांक ५०६५ /२०१८
३ / ११०

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-76-5075	0001706184201819	27/06/2018-13:36:12	IGR116	30000.00
2	(IS)-76-5075	0001706184201819	27/06/2018-13:36:12	IGR116	339700.00
Total Defacement Amount					3,69,700.00

[Handwritten Signature]
Chande

ट.न.न.-४	
दस्ता क्रमांक	५०७५ / १२०१६
४	११७

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 27 day of June Two Thousand and Eighteen:

BETWEEN

SKYLARK REALTORS PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and also governed as per Companies Act, 2013 and having its registered office address at 401-402, 4th Floor, Viraj Towers, Western Express Highway, near WEH Metro Station, Andheri East, Mumbai 400093, hereinafter referred to as the "SRPL" or "Promoter" (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**;

AND

JP INFRA CONSTRUCTIONS PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and also governed as per Companies Act, 2013 and having its registered office address at 401-402, 4th Floor, Viraj Towers, Western Express Highway, near WEH Metro Station, Andheri East, Mumbai 400093, hereinafter referred to as the "JPIC" or "Promoter 2" or "Co-Promoter" (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 **SECOND PART**;

AND

(1) PARAS KAMLAKAR NASARE (2) NAMITA P NASARE Adult/Single Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having their address for the purpose of these presents at C/o, Namita Hinde, M.E.S. Colony, 106/7, Millatry Camp, Opp. To Mathurdas Colony, Kalina, Santacruz East, Mumbai - 400098 hereinafter referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s (his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **THIRD PART**.

The Promoter and the Allottee/s are hereinafter collectively referred to as "the Parties", and individually as a "Party".



1

WHEREAS:

A. The Promoter is undertaking development of the all those pieces and parcels of land admeasuring approximately 96,629.00 square meters in aggregate bearing the following Survey Numbers / Hissa Numbers, lying, being and situate at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation ("the Larger Land") in accordance with applicable laws (as amended / modified from time to time), including the provisions of the Development Control Regulations of Mira Bhayandar Municipal Corporation ("DCR") as applicable from time to time, in the manner as stated herein:

9888
9888
990

- (i) Survey No. 110 Hissa No. 1 (part) (admeasuring approximately 661.00 square meters),
- (ii) Survey No. 110 Hissa No. 2 (part) (admeasuring approximately 4149.00 square meters),
- (iii) Survey No. 110 Hissa No. 3 (admeasuring approximately 20.00 square meters),
- (iv) Survey No. 25 Hissa No. 1 (admeasuring approximately 3435.00 square meters),
- (v) Survey No. 26 Hissa No. 8 (part) (admeasuring approximately 70.00 square meters),
- (vi) Survey No. 26 Hissa No. 8 (part) (admeasuring approximately 129.00 square meters),
- (vii) Survey No. 26 Hissa No. 5 (part) (admeasuring approximately 4100.00 square meters),
- (viii) Survey Nos. 26 Hissa Nos. 9 (admeasuring approximately 1060.00 square meters),
- (ix) Survey No. 24 Hissa No. 3 (admeasuring approximately 19425.00 square meters),
- (x) Survey No. 22 Hissa No. 2 (admeasuring approximately 860.00 square meters),
- (xi) Survey No. 22 Hissa No. 5 (admeasuring approximately 2380.00 square meters),
- (xii) Survey No. 21 Hissa No. 2A (part) (admeasuring approximately 685.00 square meters),
- (xiii) Survey No. 21 Hissa No. 2B (part) (admeasuring approximately 6612.00 square meters),
- (xiv) Survey No. 112 Hissa No. 2 (part) (admeasuring approximately 4895.00 square meters),
- (xv) Survey No. 113 Hissa No. 2 (admeasuring approximately 911.00 square meters),
- (xvi) Survey No. 117 Hissa No. 1 (admeasuring approximately 810.00 square meters),



2

[Handwritten signatures and initials]

ट. नं. ४	Survey No. 33	Hissa No. 6 (admeasuring approximately 330.00 square meters),
४०६४	Survey No. 133	Hissa No. 8 (admeasuring approximately 1220.00 square meters),
९९०	Survey No. 133	Hissa No. 7 (admeasuring approximately 680.00 square meters),

- (ix) Survey No. 133 Hissa No. 7 (admeasuring approximately 680.00 square meters),
- (lxi) Survey No. 148 Hissa No. 7 (admeasuring approximately 1310.00 square meters),
- (lxii) Survey No. 132 Hissa No. 3 (admeasuring approximately 710.00 square meters),
- (lxiii) Survey No. 134 Hissa No. 3 (admeasuring approximately 860.00 square meters),
- (lxiv) Survey No. 148 Hissa No. 1 (admeasuring approximately 530.00 square meters),
- (lxv) Survey No. 127 Hissa No. 4 (admeasuring approximately 860.00 square meters),
- (lxvi) Survey No. 126 Hissa No. 6 (admeasuring approximately 300.00 square meters),
- (lxvii) Survey No. 135 Hissa No. 3 (part) (admeasuring approximately 149.00 square meters),
- (lxviii) Survey No. 127 Hissa No. 5 (admeasuring approximately 50.00 square meters),
- (lxix) Survey No. 116 Hissa No. 6 (admeasuring approximately 350.00 square meters),
- (lxx) Survey No. 133 Hissa No. 3 (admeasuring approximately 610.00 square meters),
- (lxxi) Survey No. 133 Hissa No. 4 (admeasuring approximately 430.00 square meters),
- (lxxii) Survey No. 125 Hissa No. 3 (admeasuring approximately 280.00 square meters),
- (lxxiii) Survey No. 134 Hissa No. 1 (admeasuring approximately 330.00 square meters); and
- (lxxiv) Survey No. 134 Hissa No. 4 (admeasuring approximately 350.00 square meters).



The Larger Land is more particularly described in the Part A of the First Schedule hereunder written and delineated with thick black coloured boundary line on the Plan annexed hereto and marked as Annexure "1".

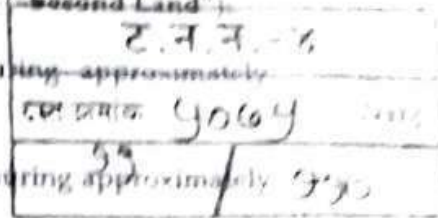
B. The Larger Land is owned in the following manner:

- (i) The Promoter is the owner of all those pieces and parcels of land admeasuring approximately 39,181.00 square meters in aggregate and bearing the following Survey Numbers / Hissa Numbers forming part of the Larger Land ("First Land"):

The First Land is washed with green colour on the Plan annexed hereto and marked as Annexure "1"

- (ii) SPH Agro Farms and Estates Private Limited ("SPH Agro") and Mr. Sadanand P. Hajare ("Sadanand") are the owners of all those pieces and parcels of land admeasuring approximately 5,246.00 square meters in aggregate and bearing the following Survey Numbers / Hissa Numbers, forming part of the Larger Land ("Second Land"):

- (a) Survey No. 2; Hissa No. 1 (admeasuring approximately 3435.00 square meters),
- (b) Survey No. 26 Hissa No. 8 (part) (admeasuring approximately 70.00 square meters), and
- (c) Survey Nos. 26 Hissa Nos. 9 (admeasuring approximately 1060.00 square meters)
- (d) Survey No. 110 Hissa No. 1 (part) (admeasuring approximately 661.00 square meters),
- (e) Survey No. 110 Hissa No. 3 (admeasuring approximately 20.00 square meters),



The Second Land is washed with blue colour on the Plan annexed hereto and marked as Annexure "1".

- (iii) JP Infra Constructions Private Limited i.e. the Co-Promoter is the owner of all those pieces and parcels of land admeasuring approximately 7,297.00 square meters in aggregate and bearing the following Survey Numbers / Hissa Numbers, forming part of the Larger Land ("Third Land"):

- (a) Survey No. 21 Hissa No. 2A (part) (admeasuring approximately 685.00 square meters), and
- (b) Survey No. 21 Hissa No. 2B (part) (admeasuring approximately 6612.00 square meters).

The Third Land is washed with magenta colour on the Plan annexed hereto and marked as Annexure "1".

- (iv) JP Infra Builders and Developers ("JPBD") is the owner of all those pieces and parcels of land admeasuring approximately 3,412.00 square meters in aggregate and bearing the following Survey Numbers / Hissa Numbers, forming part of the Larger Land ("Fourth Land"):

- (a) Survey No. 116 Hissa No. 2A (admeasuring approximately 1132.00 square meters),
- (b) Survey No. 116 Hissa No. 3 (admeasuring approximately 2280.00 square meters), and

The Fourth Land is washed with yellow colour on the Plan annexed hereto and marked as Annexure "1".

- (v) J P Infra Mumbai Private Limited ("JPIMPL") and Mrs. Sharda Jain are the joint owners, as tenants-in-common, with respect to all that piece and parcel of land admeasuring approximately 19,425.00 square

meters and bearing Survey No. 24 Hissa No. 3 forming part of the Larger Land ("the Fifth Land"). The Fifth Land is washed with red colour on the Plan annexed hereto and marked as Annexure "1".

(vi) The land admeasuring approximately 7,792.10 square meters bearing (i) Survey No. 21 Hissa No. 2A (part) (admeasuring approximately 685.00 square meters), (ii) Survey No. 21 Hissa No. 2B (part) (admeasuring approximately 6612.00 square meters), (iii) Survey No. 24 Hissa No. 3 (part) (admeasuring approximately 487.67 square meters), and (iv) Survey No. 22 Hissa No. 2 (part) (admeasuring approximately 7.43 square meters) are hereinafter collectively referred to as "the said Land". The said Land is more particularly described in the Part B of the First Schedule hereunder written and demarcated with thick yellow boundary on the Plan annexed hereto and marked as Annexure "1".

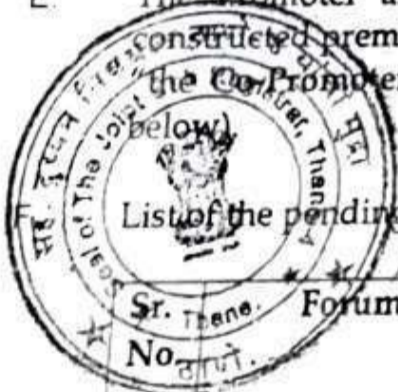
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(vii) The Promoter proposes to acquire / is in the process of acquiring ownership and/or development rights with respect to all those pieces and parcels of land admeasuring approximately 22,068.00 square meters forming part of the Larger Land ("Balance Land"). The Balance Land is more particularly described in the Part C of the First Schedule hereunder written and hatched with grey colour on the Plan annexed hereto and marked as Annexure "1".

C. Out of the Larger Land, land bearing (i) Survey No. 116 Hissa No. 2A (admeasuring approximately 1132.00 square meters), (ii) Survey No. 116 Hissa No. 3 (admeasuring approximately 2280.00 square meters), (iii) Survey No. 110 Hissa No. 3 (admeasuring approximately 20.00 square meters), (iv) Survey No. 110 Hissa No. 1(part) (admeasuring approximately 665.00 square meters) and (v) Survey No. 110 Hissa No. 2(part) (admeasuring approximately 4,149.00 square meters) are affected by orders passed under the provisions of Urban Land (Ceiling and Regulation) Act, 1976.

D. The manner in which the respective owner has purchased / acquired the ownership of the said Land and granted development rights, if any, with respect to their respective portion of the said Land to the Promoter, are duly set out in the said Title Certificate (as defined below).

E. The Promoter and the Co-Promoter are respectively entitled to certain constructed premises (hereinafter referred to as "the Promoter Premises" and "the Co-Promoter Premises" respectively) in the said Building (as defined below).



List of the pending litigation with respect to the Larger Land is as follows:

Sr. No.	Forum	Case No.	Parties
1	6th CJSD, Thane District Court	Spl. C.S.648/2007	Leelabai G. Patil v. Dnyaneshwar Shivram Patil & 10 Others
2	7th Joint Civil Judge Senior Division Thane District Court	Suit No. 203/2016	Shahnawaz S.Khan v. Parshuram Tare & 25 Ors.
3	Bombay High Court	Civil Writ Petition (St) No. 29313 of 2016	Shri John Titus Jerome D'souza and Ors. vs Smt. Florence D. Correa and Ors.

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4	Tahsildar Thane	Civil Complaint No. 39 of 2017	Smt. Usha Pandurang Tare vs Shri Ramesh Pandurang Tare & 11 Others
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G. Details of mortgage(s) with respect to the Larger Land (or part thereof) are as follows:

	Mortgagee	Lender	Documents of Mortgage/ Encumbrance	Date	Registration No.	Survey No/ Hissa No. of the Land
1	Catalyst Trusteeship Ltd	Piramal Finance Ltd	Indenture of Mortgage	15-May-17	BBE5-3004-2017	21/2A (Pt) 21/2B (Pt)

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The Promoter is vested with the right to develop the First Land to Fifth Land inter-alia by constructing new buildings thereon. The Promoter is in the process of acquiring / has acquired the right to own and / or develop the Balance Land inter-alia by constructing new buildings thereon. New buildings to be constructed by the utilization of the full and maximum development potential (both present and future) of the Larger Land are hereinafter for the sake of convenience referred to as "the New Buildings".

H. The Promoter is entitled to sell 'the Promoter Premises' and the Co-Promoter is entitled to sell 'the Co-Promoter Premises', in the New Buildings to be constructed on the said Land and, in accordance with the terms and conditions of the sanctions and approvals obtained / being obtained in relation to the same.

I. The Promoter is undertaking the development of the Larger Land in a phase-wise manner for a mixed-use project and in constructing a mixed-use project thereon in a phased manner in the following manner:

(i) On a portion of the said Land (forming part of the Larger Land) admeasuring approximately 1,859.22 square meters ("the Atria Land"), the Promoter is constructing a building called 'JP North Atria', comprising of 2 (two) wings viz., Wing 3A, Wing 3B each having ground floor comprising of part stilt and part commercial + 2 common podium + 3rd to 23rd upper floors (hereinafter for the sake of brevity referred to as "the said Building"). The Atria Land is shown in delineated with thick blue boundary on the Plan annexed hereto and marked as Annexure "1".

(ii) Though land bearing Survey No. 24 Hissa No. 3 (part) (admeasuring approximately 487.67 square meters) of which JPIMPL and Mrs. Sharda Jain are the owner, as set out in the Recital B(v) forms part of the said Land, no FSI there of is presently being used in the construction of the Real Estate Project and JPIMPL and Mrs. Sharda Jain have duly granted their consent for construction of the Real Estate Project on their portion of the Atria Land.

(iii) On the balance portion of the Larger Land, the Promoter proposes to construct other building/s which will inter-alia comprise of a mixed use of residential / commercial / other users, shopping complexes / malls, schools, retail shops, hotels, hospitals and such other users as may be permitted from time to time, in the manner the Promoter deems fit.

J. The development of the said Building known as 'JP North Atria' is a phase of the Whole Project (as defined below) and proposed as a "real estate project" by

the Promoter and will be registered as a 'real estate project' ("the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules").

Registration No. Pst/70000411 dated 8th August 2017, for the Project ("RERA Certificate"). The Authority has duly issued the Certificate of

Certificate of Allotment. A copy of the RERA Certificate is annexed hereto. / 2016

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The Allottee/s has / have, prior to the date hereof, examined a copy of the RERA Certificate and has / have caused the RERA Certificate to be examined in detail by his/her/their/its Advocates and Planning and Architectural Consultants. The Allottee has agreed and consented to the development of the Whole Project (as defined below). The Allottee has also examined all the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

L The Promoter is undertaking the development of the Larger Land in a phase-wise manner.

M The Allottee/s is/are desirous of purchasing residential premises / unit / shop bearing No. 2209 on the 22nd floor of the 3A Wing of the said Building (hereinafter referred to as the "said Premises") has / have approached the Promoter and requested the Promoter to allot to him/her/it/them the said Premises in the said Building more particularly described in the Second Schedule hereunder written.

N The principal and material aspects of the development of the Real Estate Project, are briefly stated below:

(i) The said Building is a part of the New Buildings.

(ii) The said Building shall inter alia comprise of 2 (two) wings viz., Wing 3A and Wing 3B each having ground floor comprising of part stilt and part commercial + 2 common podium + 3rd to 23rd upper floors, on the Atria Land forming part of the said Land.

(iii) By and under its Letter dated 9th August 2017, the Mira Bhayandar Municipal Corporation ("MBMC") has issued Intimation of Approval and Commencement Certificate for 2 (two) wings viz., Wing 3A and Wing 3B each having ground floor comprising of part stilt and part commercial + 2 common podium + 3rd to 23rd upper floors of the building known as 'JP North Atria' on the Atria Land. Copy of the said Intimation of Approval and the said Commencement Certificate dated 9th August 2017 is hereto annexed and marked as Annexure "3".

(iv) The Real Estate Project shall comprise of units / premises consisting of apartments, flat/s, shops, tenement/s and other units.

(v) On a portion of the the Larger Land admeasuring approximately 2,088.52 square meters ("the Estella Land") [which forms part of the land admeasuring approximately 19,425.00 square meters bearing Survey No. 24 Hissa No. 3 (part), forming part of the Larger Land ("Larger Estella Land")], the Promoter is constructing a building called 'JP North Estella', comprising of 4 (four) wings, each having stilt + 2 common podium + 3rd to 23rd upper floors (hereinafter for the sake of brevity referred to as "the Estella Building"). The Estella Land is shown in delineated with thick grey coloured boundary on the Plan

annexed hereto and marked as Annexure "1".

- (vi) The 2 common podium of the said Building and the 2 common podium of the Estella Building are joint and common to said Building and Estella Building ("the said Common Podium"). The car parking spaces on the said Common Podium may be sold / allotted to the allottee/s of either the said Building and / or the Estella Building, at the sole discretion of the Promoter / Co-Promoter.
- (vii) The amenities, facilities, utility spaces, other spaces etc. as a setout in the Part B of the Third Schedule herein below written and such other amenities, spaces, units in the said Land and the Larger Estella Land and / or the structure constructed thereon as may be decided by the Promoter, shall be common areas, facilities and amenities for the said Building and the Estella Building and / or such other buildings on the Whole Project, as may be decided by the Promoter.
- (viii) Total FSI of 15,189.08 square meters has been sanctioned for consumption in the construction and development of the Real Estate Project. The Promoter proposes to eventually consume a further FSI of 15,979.32 square meters aggregating to a total FSI of 31,168.60 square meters in the construction and development of the Real Estate Project or to be used in the Larger Layout by the Promoter.
- (ix) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s are listed in Part A of the Third Schedule hereunder written ("Real Estate Project Amenities"). The Allottee/s and other allottee/s of the Real Estate Project shall be entitled to common areas, facilities and amenities setout in the Part B of the Third Schedule on a non-exclusive basis.
- (x) The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee/s are listed in the Fourth Schedule hereunder written ("Whole Project Amenities").
- (xi) The Promoter shall be entitled to put up hoarding / boards of its Brand Name, in the form of neon signs, MS letters, pylon and sun boards on the Real Estate Project and on the facade, terrace, compound wall and/or any other part of the Real Estate Project. The Promoter shall also be entitled to place, select and decide the hoarding / board sites.
- (xii) The details of the formation of the Society (defined below) and the conferment of title upon the Society with respect to the Real Estate Project are more particularly specified in Clauses 11 and 14 below.

The above details along with the annexures to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

O. The principal and material aspects of the development of the Larger Land ("Whole Project") as disclosed by the Promoter are briefly stated below:

- (i) The Whole Project is known as 'JP North'.
- (ii) The area of the Larger Land is approximately 96,629.00 square meters which is to be developed in a phase-wise manner. The Larger Land shall inter-alia comprise of buildings for residential / commercial / other users, shopping complexes / malls, schools, retail shops, hotels, hospitals and such other users as may be permitted from time to time.

- (iii) The total FSI of approximately 3,88,500.00 square meters is proposed to be utilized on the Larger Land.

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The Allottee/s has / have perused a copy of the proposed layout ("Disclosed Layout"), annexed to this Agreement as Annexure "4", which specifies the proposed location of the new / future / further buildings / towers to be constructed on the Larger Land, together with the proposed total FSI proposed to be utilized on the Larger Land ("Proposed Potential") and also the tentative locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces are proposed to be situate. A copy of the Disclosed Layout is annexed hereto and marked as Annexure "4".

- (v) The Promoter shall be entitled to put up hoardings / boards of its Brand Name, in the form of neon signs, MS letters, vinyl and sun boards on the Larger Land and on the façade, terrace, compound wall or other part of the buildings / towers as may be developed on the Larger Land from time to time. The Promoter shall also be entitled to place, select and decide the hoarding / board sites in its sole discretion.

- (vi) The Promoter and / or the Co-Promoter shall be entitled to confer / cause to confer title of particular building / tower to such Other Societies, as mentioned at Clauses 11 and 14 below.

- (vii) The details of the formation of the Apex Body and the conferment of title upon the Apex Body with respect to the Larger Land and all the common areas, facilities and amenities, basements, common podiums and other spaces and areas on the Larger Land are setout in Clause 11 and 14 below.

- (viii) The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenity. The Promoter shall have to determine and identify the portion and location of the Larger Land to be handed over for complying with the terms and conditions of the statutory approvals. Only the portion of the Larger Land left over after handing over the stipulated percentage, if any, to the MBMC or other statutory authority and/or developing the same as a public amenity, as applicable, would be available for transferring to the Apex



The nature of the development of the Larger Land will be phase-wise and would constitute a mixture of users as may be permissible under applicable law from time to time.

The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules.

- (xi) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required under applicable law from time to time.

The above details and further aspects of the proposed Future and Further Development of the said Larger Land, are available for inspection on the website of the Authority at <http://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate at Annexure "Z" hereto ("Proposed Future and Further Development of the said Larger Land").

- (xii) The Promoter has entered into standard agreement/s with a Licensed Surveyor

registered with the MBMC.

R. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Licensed Surveyor and the Structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Real Estate Project.

S. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed on the said Land and to enter into this Agreement with the Allottee/s of the said Premises to receive the Sale Consideration in respect thereof.

T. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the said Larger Land and the plans, designs and specifications prepared by the Promoter's Licensed Surveyors, Messrs Rajesh Khandeparkar (URBDES), and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter alia* the following:

- (i) All the title deeds, documents, etc., referred to in this Agreement.
- (ii) All the title deeds and documents in relation to the Larger Land.
- (iii) All the approvals and sanctions of all the relevant authorities issued till date for the development of the said Land including the layout plan, building plan, floor plan and the commencement certificate; and
- (iv) Copy of the Title certificate dated 29-July-2017 read with Corrigendum dated 16th October 2017 issued by M/s. Mukesh Jain & Associates, Advocates certifying the right/entitlement of the Promoter is annexed and marked as Annexure "5" hereto.
- (v) Copies of all deeds and documents as referred to in the said Title Certificate.
- (vi) The authenticated copies of the 7/12 Extracts of each of the lands forming part of the Larger Land are annexed hereto as Annexure "6" (collectively).
- (vii) The present Sanctioned Layout Plan of the Real Estate Project is annexed hereto and marked as Annexure "7". The present sanctioned floor plan with respect to the said Premises is annexed hereto and marked as Annexure "8".

U. The carpet area (as defined under RERA) of the said Premises is 32.31 square meters, equivalent to approximately 348 square feet.

V. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and only upon the due observance and performance of which the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.

W. Further, (i) the requisite approvals and sanctions for the development of the Real Estate Project from the competent authorities are obtained / being obtained and (ii) the approvals and sanctions from other relevant statutory authorities, are applied for and/or in the process of being obtained and/or have been obtained by the Promoter.

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X	The Promoter has accordingly commenced the construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and the approvals and permissions, as referred hereinabove.
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The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

- 2 The Promoter has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to purchase and acquire from the Promoter, the said Premises for an aggregate price of Rs.56,60,840.00 (Rupees Fifty Six Lakh(s) Sixty Thousand Eight Hundred Forty Only) ("Sale Consideration") and upon the terms and conditions mentioned in this Agreement. The Allottee/s agrees and confirms that the Sale Consideration agreed above is after taking into account all the benefits available and / or derived on account of transition to GST. Prior to the execution of these presents, the Allottee/s has / have paid to the Promoter a sum of Rs.5,60,423.00 (Rupees Five Lakh(s) Sixty Thousand Four Hundred Twenty Three Only), being part payment of the Sale Consideration of the said Premises agreed to be sold by the Promoter to the Allottee/s as advance payment (the payment and receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same doth forever release and discharge the Allottee/s forever).
- AA. Under Section 13 of RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee/s, i.e., this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- BB. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agree/s to purchase and acquire the said Premises

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



The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

The Promoter shall construct the Real Estate Project being the said Building known as 'JP North Atria' consisting of 2 (two) wings viz., Wing 3A and Wing 3B each having ground floor comprising of part stilt and part commercial + 3rd to 23rd upper floors, on the Atria Land, in accordance with the plans, designs and specifications as referred hereinabove and as approved by the MBMC and/or the other competent authorities from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee/s and which are listed in Part A of the Third Schedule hereunder written. The Allottee/s and other allottee/s of the Real Estate Project shall be entitled to common areas, facilities and amenities set out in the Part B of the Third Schedule on a non-exclusive basis.

PROVIDED THAT the Promoter shall have to obtain the prior consent, in writing, of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except any alteration or addition required by any Government authorities or due to change in law or any change as contemplated by any of the disclosures already made to the Allottee/s. Adverse effect for the purposes of this Clause shall mean a change

in the location of the said Premises within the Real Estate

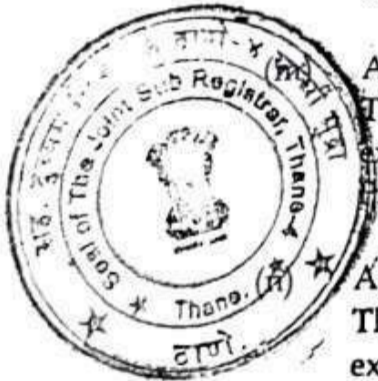
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3. **Purchase of the said Premises and Sale Consideration:**

- (i) The Allottee/s hereby agree/s to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee/s the Premises No. 2209 of the TYPE - 9 type admeasuring 32.31 square meters equivalent to 348 square feet carpet area as per RERA on the 22nd floor of the Wing "3A" in the Real Estate Project, i.e., the said Premises, as more particularly described in the **Second Schedule** and as shown on the floor plan annexed and marked **Annexure "8"** hereto, at and for the consideration of **Rs.56,60,840.00 (Rupees Fifty Six Lakh(s) Sixty Thousand Eight Hundred Forty Only)**. The said Premises shall contain the amenities within it as set out in the **Fifth Schedule** hereto. The Allottee/s agrees and confirms that the Sale Consideration agreed above is after taking into account all the benefits available and / or derived on account of transition to GST.
- (ii) The Promoter hereby agrees to allot to the Allottee/s; 0(NIL) parking spaces ("the said Car Parking Space"). The said Car Parking Space shall be allotted by the Promoter to the Allottee/s at any place in the Real Estate Project or the said Common Podium, at the sole discretion of the Promoter, on or around the Completion Date.
- (iii) The Allottee/s has paid before the execution of this agreement a sum of **Rs.5,60,423.00 (Rupees Five Lakh(s) Sixty Thousand Four Hundred Twenty Three Only)** as part consideration and hereby agrees to pay to the Promoter the balance amount of Sale Consideration of **Rs.51,00,417.00 (Rupees Fifty One Lakh(s) Four Hundred Seventeen Only)** in the following manner:
- (a) An amount of **Rs.28,36,081.00 (Rupees Twenty Eight Lakh(s) Thirty Six Thousand Eighty One Only)** (which does not exceed 60% of the Sale Consideration), is to be paid to the Promoter after the execution of Agreement and simultaneous with registration of this Agreement under the Registration Act 1908;
- (b) An amount of **Rs.1,69,825.00 (Rupees One Lakh(s) Sixty Nine Thousand Eight Hundred Twenty Five Only)** (which does not exceed 63% of the said consideration), is to be paid to the Promoter on completion of the 14th Floor Slab of the said Building or Wing of the said Premises;
- (c) An amount of **Rs.1,69,825.00 (Rupees One Lakh(s) Sixty Nine Thousand Eight Hundred Twenty Five Only)** (which does not exceed 66% of the said consideration), is to be paid to the Promoter on completion of the 17th Floor Slab of the said Building or Wing of the said Premises;
- (d) An amount of **Rs.1,13,217.00 (Rupees One Lakh(s) Thirteen Thousand Two Hundred Seventeen Only)** (which does not exceed 68% of the said consideration), is to be paid to the Promoter on completion of the 20th Floor Slab of the said Building or Wing of the said Premises;
- (e) An amount of **Rs.1,13,217.00 (Rupees One Lakh(s) Thirteen Thousand Two Hundred Seventeen Only)** (which does not exceed 70% of the said consideration), is to be paid to the Promoter on completion of all slabs of the said Building or Wing of the said Premises;

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- An amount of Rs.1,13,217.00 (Rupees One Lakh(s) Thirteen Thousand Two Hundred Seventeen Only) (which does not exceed 72% of the said consideration), is to be paid to the Promoter on completion of Internal Walls of the said Premises;
- An amount of Rs.1,41,521.00 (Rupees One Lakh(s) Forty One Thousand Five Hundred Twenty One Only) (which does not exceed 74.5% of the said consideration), is to be paid to the Promoter on completion of Lift wells, LMR of the said Building;
- (h) An amount of Rs.1,13,217.00 (Rupees One Lakh(s) Thirteen Thousand Two Hundred Seventeen Only) (which does not exceed 76.5% of the said consideration), is to be paid to the Promoter on completion internal finishing coat of the said premises;
- (i) An amount of Rs.1,13,217.00 (Rupees One Lakh(s) Thirteen Thousand Two Hundred Seventeen Only) (which does not exceed 78.5% of the said consideration), is to be paid to the Promoter on completion of Terrace Works of the said Building;
- (j) An amount of Rs.1,98,129.00 (Rupees One Lakh(s) Ninety Eight Thousand One Hundred Twenty Nine Only) (which does not exceed 82% of the said consideration), is to be paid to the Promoter on completion of External Plumbing, Flooring & Tiling, Lift Lobbies of the said premises;
- (k) An amount of Rs.1,41,521.00 (Rupees One Lakh(s) Forty One Thousand Five Hundred Twenty One Only) (which does not exceed 84.5% of the said consideration), is to be paid to the Promoter on completion of Terrace waterproofing, Door, Windows of the said premises;
- (l) An amount of Rs.1,13,217.00 (Rupees One Lakh(s) Thirteen Thousand Two Hundred Seventeen Only) (which does not exceed 86.5% of the said consideration), is to be paid to the Promoter on completion of Entrance Lobby of the said Building.



- An amount of Rs.1,69,825.00 (Rupees One Lakh(s) Sixty Nine Thousand Eight Hundred Twenty Five Only) (which does not exceed 89.5% of the said consideration), is to be paid to the Promoter on completion of Lifts Installation of the said Building.
- An amount of Rs.3,11,346.00 (Rupees Three Lakh(s) Eleven Thousand Three Hundred Forty Six Only) (which does not exceed 95% of the said consideration), is to be paid to the Promoter on completion of Staircase, C.P & Sanitary Fittings, Water Pumps, Electrical Fittings, Electro-Mechanical & Environment Req, Plinth Protection, Paving for Areas appertain to the said Building.
- (o) The balance amount of Rs.2,83,042.00 (Rupees Two Lakh(s) Eighty Three Thousand Forty Two Only) , is to be paid to the Promoter against and at the time of handing over of the possession of the Premises to the Allottee/s on/after receipt of the Occupation Certificate or Completion Certificate with respect to the Real Estate Project.

- (iv) The Promoter shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the Real Estate Project as

detailed in the Clause 3(iii) above (the payment at each stage is individually referred to as the "Installment" and collectively referred to as the "Installments"). The payment shall be made by the Allottee/s within 7 (seven) days of the Promoter making a demand for the payment of the Instalment, time being the essence of the contract.

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- (v) The payment by the Allottee/s in accordance with Clause 3(iii) is the basis of the Sale Consideration and is one of the principal, material and fundamental terms of this Agreement (time being the essence of this Agreement). The Promoter has agreed to allot and sell the said Premises to the Allottee/s at the Sale Consideration inter-alia because of the Allottee/s having agreed to pay the Sale Consideration in the manner more particularly detailed in the Clause 3(iii) hereunder written. All the Instalments payable in accordance with this Agreement with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s simultaneously on the execution of this Agreement.
- (vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the construction / development of the Real Estate Projects and/or with respect to the said Premises and / or the Car Parking Space). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein by whatsoever name / nomenclature and/or in relation to the said Premises and / or the said Car Parking Space, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.
- (vii) The Sale Consideration excludes all costs, charges and expenses including but not limited to stamp duty, registration charges, out-of-pocket expenses and / or incidental charges in connection with the documents to be executed for the sale of the said Premises and / or the said Car Parking Space including on this Agreement and expenses on all documents for sale and / or transfer of the said Premises and / or the said Car Parking Space, including applicable stamp duty and registration charges on this Agreement.
- (viii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.
- (ix) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Real Estate Project is complete and the Occupation Certificate is granted by the MBMC, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total Sale Consideration

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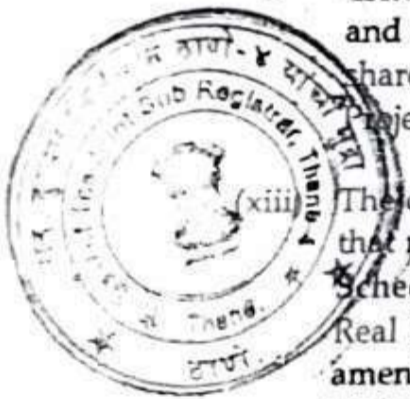
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payable on the basis of the carpet area of the said Premises, shall be calculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee/s within 45 (forty-five) days with an annual interest at the rate specified in the RERA Rules from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s towards the Sale Consideration, which shall be payable by the Allottee/s prior to taking possession of the said Premises. It is clarified that the payments to be made by the Promoter/ Allottee/s; as the case may be, under this Clause, shall be made at the same rate per square meter as agreed in Clause 3(i) above.

(x) The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

(xi) In addition to the carpet area of the said Premises, there are certain constructed areas free of FSI including cupboard(s), and enclosed balcony(s) admeasuring approximately 3.62 square metres, and shown on the plan annexed hereto and marked as Annexure "8" (hereinafter referred to as "the Additional Areas"). The Additional Areas shall be exclusive to the said Premises and shall be limited common areas and facilities.

(xii) In addition to the carpet area of the said Premises, there are certain common areas and facilities such as the refuge areas, staircases, corridors, passages, underground and overhead tanks, common entrances and exits of the building, meter room, other service areas, and certain other portions of the Real Estate Project necessary or convenient for its maintenance, safety, etc., in the Real Estate Project and the usage of the same shall be in common and a proportionate share of which can be attributed to the said Premises of the Real Estate Project.



(xiii) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s are listed in Part A of the Third Schedule hereunder written. The Allottee/s and other allottees of the Real Estate Project shall be entitled to common areas, facilities and amenities set out in the Part B of the Third Schedule on a non-exclusive basis. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee/s are listed in the Fourth Schedule hereunder written, which shall be completed at or around occupation certificate of the last real estate project in the Whole Project. The internal fittings, fixtures and amenities in the said Premises that shall be provided by the Promoter are listed in the Fifth Schedule hereunder written.

(xiv) The Promoter has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to acquire from the Promoter the said Premises on the basis of the carpet area only and the Sale Consideration agreed to be paid by the Allottee/s to the Promoter is agreed on the basis of the carpet area of the said Premises. The Sale Consideration is only in respect of the said Premises the Promoter has neither charged nor recovered from the Allottee/s any price or consideration for the additional areas and the common areas, amenities and facilities and that the additional areas and the common areas, amenities and facilities

shall be allowed to be used free of cost, without any price or consideration.

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(xv) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MBMC or other competent authority at the time of sanctioning of the said plans or thereafter and shall, before handing over possession of the said Premises to the Allottee/s, obtain from the MBMC or other competent authority, the Occupation Certificate in respect of the said Premises.

(xvi) Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the Premises and handing over the said Premises to the Allottee/s after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s are listed in Part A of the Third Schedule.

Similarly, the Allottee/s shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

(xvii) All payments shall be made by way of demand drafts/ pay orders/ account payee cheques/ RTGS/ ECS/ NEFT or any other instrument drawn in favour of / to the account of the Promoter set out in the Second Schedule hereunder written. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the said Premises and / or the said Car Parking Space, the Allottee/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse / pay all such amounts due and payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer drawn in favour of / to the account of the Promoter more particularly mentioned in the Second Schedule hereunder written. Any payments made in favour of / to any other account other than as mentioned in the Second Schedule shall not be treated as payments towards the said Premises and / or the said Car Parking Space. The Allottee/s shall satisfy the Promoter either through his/her/its/their banker's commitment or in such other manner as shall be determined by the Promoter with regard to the security for the payment of each instalment of the Sale Consideration. The Promoter shall be entitled to change the account (as set out in the Second Schedule) by giving a written notice to the Allottee/s to this effect in which case the payments of the amounts under this Agreement shall be made by the Allottee/s and / or the aforesaid financial institution in such new account.



(xviii) The Allottee/s is / are aware that the Allottee/s is / are required to deduct tax at source in accordance with the applicable rates as per the Income Tax Act, 1961 and the Allottee/s shall comply with the same.

(xix) The Allottee/s agrees and confirms that in the event of delay / default in making payment of GST, TDS or any such taxes or amounts under this Agreement as called upon by the Promoter, then without prejudice to any other rights or remedies available with the Promoter under this Agreement, the Promoter shall be entitled to adjust the said unpaid tax amount (along with interest payable thereon from the due date till the date of adjustment) against any subsequent amounts received from the Allottee/s and the Allottee/s shall forthwith pay the balance amount due and payable by the Allottee/s to the Promoter.

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Notwithstanding anything contained herein, each payment made by the Allottee/s shall be allocated at the discretion of the Promoter, first to the discharge of any damages, interest and then to the payment of any other amount due in terms hereof. It will be the sole discretion of the Promoter to appropriate any amounts received from the Allottee/s towards the payment of any Instalments of the Sale Consideration or any amount that may be owed by the Allottee/s to the Promoter.

4. FSL, TDR and development potentiality with respect to the Real Estate Project:

(i) The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the said Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed at Recitals above and the Allottee/s has / have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

5. FSL, TDR and development potentiality with respect to the Proposed Future and Further Development of the Larger Land / Whole Project:

(i) The Allottee/s hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project of the Larger Land (by utilization of the full development potential) and develop the same in phase-wise matter and undertake multiple real estate projects therein in the manner more particularly detailed in the Recitals above constituting the Disclosed Layout and the Proposed Potential and Allottee/s has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

6. Completion Date, Delays and Termination:

(i) The Promoter shall endeavour to complete the construction of the said Premises and obtain the Occupation Certificate from the MBMC for the said Premises by the date as more particularly mentioned in the Second Schedule hereunder written ("Completion Date"). Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Completion Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:



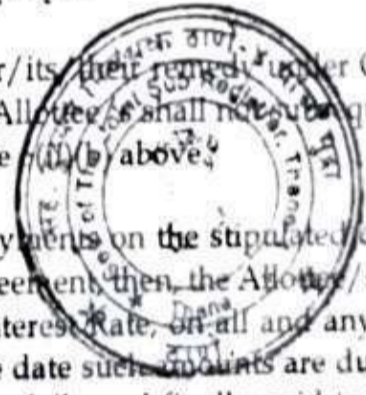
- (a) Any force majeure events;
- (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (c) Any stay order / injunction order issued by any Court of Law, competent authority, MBMC and/or statutory authority; and/or
- (d) Any delay in grant of approvals, sanctions, permissions, no objections, etc., for the reasons beyond the control of the Promoter;
- (e) Any other circumstances that may be deemed reasonable by the Authority.

(ii) If the Promoter fails to abide by the time schedule for completing the Real Estate Project and for handing over the said Premises to the Allottee/s on the Completion Date (save and except for the reasons as stated in Clause 5(i)), then the Allottee/s shall be entitled to either of the

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- (a) Call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice") to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon for every month of delay from the Completion Date ("Interest Rate") on the said Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee/s or
- (b) the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee/s Termination Notice"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest thereon at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this Clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the said Car Parking Space and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the said Car Parking Space in the manner it deems fit and proper.
- (iii) In case if the Allottee/s elects his/her/its ~~their remedy~~ under Clause 6(ii)(a) above then in such a case the Allottee/s shall not be entitled to the remedy under Clause 6(ii)(b) above.
- (iv) If the Allottee/s fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then the Allottee/s shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.
- (v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned at Clause 6(iv) above, and any other rights and remedies available to the Promoter, the Allottee/s committing three defaults in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including but not limited to his/her/its proportionate share of taxes levied by concerned local authority and other outgoings), shall constitute an event of default of the Allottee/s ("Event of Default").
- (vi) Upon occurrence of an Event of Default, the Promoter shall be entitled to at his own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s; Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this



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If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s; On the receipt of the Promoter Termination Notice by the Allottee/s; this Agreement shall stand terminated and cancelled.

(viii) On the termination and cancellation of this Agreement in the manner as stated in Clause 6(vii) above:

(a) The Promoter will be entitled to forfeit the following amounts ("Forfeiture Amount") as cancellation charges which the Allottee/s agree, confirm and acknowledge, constitute a reasonable genuine and agreed pre-estimate of damages that will be caused to the Promoter, and that the same shall be in the nature of liquidated damages and not penalty:

i. an amount equivalent to 10% (ten percent) of the Sale Consideration together with applicable taxes thereon;

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ii. in case of any brokerage being paid with respect to the booking or allotment of the said Premises, an amount equivalent to 12% (twelve percent) of the Sale Consideration together with applicable taxes thereon.

(b) The Promoter will refund the balance, if any, without interest only after deducting and/or adjusting from the balance amounts, GST and/or any other amount due and payable by the Allottee/s and/or paid by the Promoter in respect of the Sale Consideration.

(c) In case if the Promoter receives a credit/refund of the GST amount paid on this transaction from the statutory authorities, then in such a case the same shall be refunded by the Promoter to the Allottee/s without any interest thereon.



The Allottee/s shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever either against the Promoter or in respect of the said Premises or the said Car Parking Space or any part thereof or the common areas and facilities and limited common areas and every part thereof and the Promoter shall be entitled to deal with and dispose of same to any other person/s as the Promoter deems fit in its sole and absolute discretion without any further act or consent from the Allottee/s and/or any notice or reference to the Allottee/s.

7. Procedure for taking possession:

(i) Upon obtainment of the Occupancy Certificate from the MBMC or other competent authority and upon payment by the Allottee/s of the requisite Instalments of the Sale Consideration and all other amount due and payable in terms of this Agreement, the Promoter shall give possession of the said Premises to the Allottee/s in writing ("Possession Notice"). The Allottee/s agrees to pay the maintenance

charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 7 (seven) days of receiving the Occupancy Certificate of the Real Estate Project.

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- (ii) The Allottee/s shall take possession of the said Premises within 15 (fifteen) days from the date mentioned in the Possession Notice.
- (iii) Post receipt of the Possession Notice, the Allottee/s may undertake any fit out activities in the said Premises at his/her/its/their sole cost, expense and risk, after obtaining all the requisite approvals and permissions from the competent authorities and in accordance with the Fit-Out Guidelines (which shall be prepared by the Promoter which will be provided to the Allottee/s at the time of handing over possession of the said Premises) and after depositing Rs 50,000/- (Rupees Fifty Thousand Only) as an **Interest Free Building Protection Deposit** to secure compliance with the Fit Out Guidelines. This deposit will be refunded without interest one month after the successful completion of joint inspection of the Premise's Fit Out in accordance with the Fit-Out Guidelines. The Allottee/s is/are aware that the said refund shall be subject to deduction of amounts towards damages, if any, to the Real Estate Project and its common areas etc., and/or any neighbouring flats/premises in the Real Estate Project and/or the equipment's installed therein and subject to the debris being completely removed from the Real Estate Project and / or the Whole Project and shall be without prejudice to other rights and remedies which the Promoter is entitled to.
- (iv) Upon receiving the Possession Notice from the Promoter as per Clause 7(i) above, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s takes or fails to take possession of the Premises within the time provided in Clause 7(ii) above, such Allottee/s shall continue to be liable to pay advance maintenance charges and all other charges with respect to the Premises, as applicable and which shall fall due for payment from the date the actual possession of the said Premises is taken by the Allottee/s or within 15 (fifteen) days of the Possession Notice, whichever is earlier.
- (v) Within 15 (fifteen) days of the date mentioned in the Possession Notice or from the date the actual possession of the said Premises is taken by the Allottee/s, whichever is earlier, the Allottee/s shall be liable to bear and pay his/her/its/their proportionate share, i.e., in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and the Larger Land including *inter alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MBMC or other competent authority or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and advance maintenance of the Real Estate Project and/or the Larger Land. Until the Society is formed and the Society Transfer is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of advance outgoings as may be determined by the Promoter at its sole discretion.

8. If within a period of 5 (five) years from the possession date mentioned in the Possession Notice, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the Real Estate Project or any defects

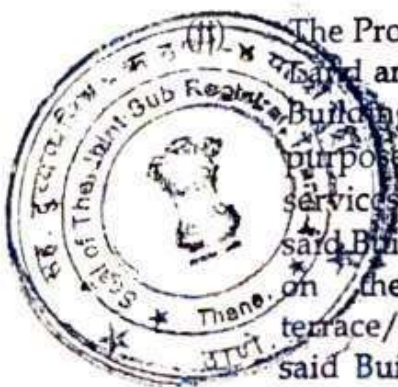
on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect (at actuals) in the manner provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the fault and/or negligence of the Allottee/s and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the Real Estate Project and/or the Whole Project and/or the Larger Land.

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9. The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for sanctioned purpose as per the latest approved plans. The Allottee/s shall use the Car Parking Space only for purpose of parking vehicle.

10. Facility Manager

(i) The Promoter has the right to enter into contract with any third party / agency for the purpose of maintenance and upkeep of the Real Estate Project and/or the Larger Land and/or the New Buildings, and such decision shall be final and binding until the Apex Body Transfer in respect of the Larger Land is executed in favour of the Apex Body. Thereafter, subject to the provisions of Clause 10(iii) below, the Society and/or the Apex Body, as the case may be, shall be entitled to undertake the maintenance of the Larger Land / the New Buildings or any part thereof in the manner it was handed over, save and except normal wear and tear thereof. The Society and/or the Apex Body, as the case may be, shall create and maintain a Sinking Fund for the purpose of maintenance and if the Society and / or the Apex Body, as the case may be, commits default, the Promoter shall have a right to rectify the default and recover the expenses from the Society and / or the Apex Body, as the case may be. The Promoter may also formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project and/or the Larger Land and the Allottee/s hereby agree and undertake to abide and follow and not to deviate from any of the provisions of such rules, regulations and bye-laws.



The Promoter shall have the right to designate any space on the Larger Land and/or the New Building and/or the said Land and/or the said Building or any part thereof to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the New Buildings and/or the said Building. The Promoter shall also be entitled to designate any space on the Larger Land or the said Land and/or in the terrace/basement/common podium of the New Buildings and/or the said Building to such utility provider, either on leave and licence or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the New Buildings and/or the said Building.

(iii) Notwithstanding any other provision of this Agreement, the Promoter has right to and shall be entitled to nominate any person ("Facility Manager") to manage the operation and maintenance of the New Buildings and/or the said Building, common amenities and facilities on the Larger Land and/or the said Land after during the development of the Larger Land. The Promoter has the authority and discretion to negotiate with such Facility Manager and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the Facility

Manager shall be borne and paid by the residents/ allottees / occupants of the premises in the New Buildings in the manner as may be determined by the Facility Manager and / or the Promoter, as part of the development and common infrastructure charges referred to herein in accordance with the term of this Agreement. Such charges may vary from time to time and the Allottee/s agrees that he/she/it/they shall not raise any dispute regarding the appointment of any such Facility Manager by the Promoter or towards the maintenance charges determined by such agency and / or the Promoter. It is agreed and understood by the Allottee/s that the cost of maintenance of the said Building shall be borne and paid by the Allottee/s of the said premises in the said Building alone.

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- (iv) The Allottee/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the Facility Manager, including without limitation, payment of the Allottee/s' share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Real Estate Project and/or the said Land and/or the said Building and/or the Larger Land and/or the New Buildings constructed thereon.

11. Formation of the Society and Other Societies:

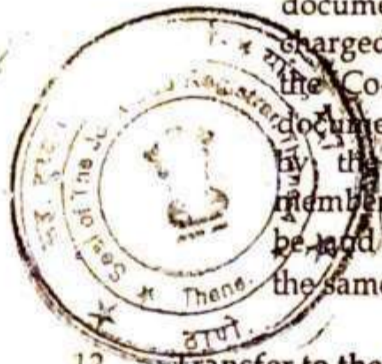
- (i) Upon 51% (fifty one percent) of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of units/premises in the Real Estate Project under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.
- (ii) The Allottee/s shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises/units in the Real Estate Project alone shall be joined as members ("the Society").
- (iii) For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s; so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- (iv) The name of the Society shall be solely decided by the Promoter.
- (v) The Society shall admit all purchasers of flats and premises in the Real Estate Project as members, in accordance with its bye-laws.
- (vi) The Promoter and the Co-Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any.

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ट.न.न.-४	(vii) Post execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
30	(viii) Post execution of the Society Conveyance, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter and the Co-Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body for the sale/allotment or transfer of the unsold premises in the Real Estate Project or in the Whole Project, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1,000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings.

(ix) Upon 51% (fifty one percent) of the allottees of premises/units in the other real estate projects to be developed on the Larger Land having booked their respective premises/units, the Promoter shall submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises in those particular real estate project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies"). The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises/units comprised in the other real estate projects comprised in the Larger Land shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.

(x) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates and Solicitors engaged by the Promoter and the Co-Promoter for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee/s, as the case may be and the Promoter and the Co-Promoter shall not be liable toward the same in any manner whatsoever.



12. Transfer to the Society and Other Societies:

(i) Within 3 (three) months from the date of issuance of the Full Occupation Certificate, the Real Estate Project with the common areas, facilities and amenities described in Part A of the Third Schedule hereunder written (save and except the said Common Podium) shall be transferred to the Society vide a registered indenture ("Society Transfer"). The Society shall be required to join in execution and registration of the Society Transfer. The costs, expenses, charges, levies and taxes on the Society Transfer and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, including any common areas facilities and amenities and the Promoter shall not be responsible for

the same, subject to the terms of this Agreement. The said Common Podium shall be transferred jointly to the said Society and the society formed for the Estella Building after completion of the Project and the real estate project with respect to the Estella Building.

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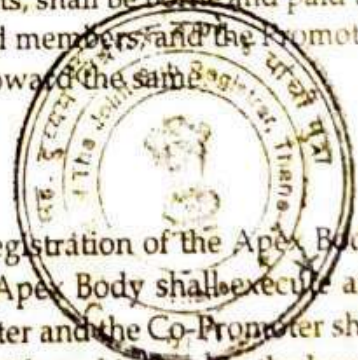
- (ii) The Promoter shall execute and register similar Other Societies with respect to their respective real estate projects and portions thereof.
- (iii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Society Transfer and the respective transfers to Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter and the Co-Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee/s; as the case may be, and the Promoter and the Co-Promoter shall not be liable toward the same.

13. **Formation of the Apex Body:**

- (i) Within a period of 3 (three) months of obtainment of the Occupation Certificate of the last real estate project in the layout of the Larger Land and the Whole Project, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").
- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter and the Co-Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter and the Co-Promoter shall not be liable toward the same.

14. **Title of the Larger Land to the Apex Body:**

- (i) Within a period of 3 (three) months of registration of the Apex Body, the Promoter, the Co-Promoter and the Apex Body shall execute and register an Indenture whereby the Promoter and the Co-Promoter shall transfer / cause to transfer all their right, title and interest in the Larger Land alongwith the right, title and interest of the other owners / developers in the Larger Land and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already transferred to the Society / Other Societies, in favour of the Apex Body ("Apex Body Transfer").
- (ii) The Apex Body shall be required to join in execution and registration of the Apex Body Transfer.
- (iii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter and the Co-Promoter for preparing, drafting and approving the Apex Body Transfer document and all such documents, as may be required in this regard, shall be borne and paid



by the Apex Body and its members, Promoter and the Co-Promoter shall not be liable toward the same.

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The Allottee/ shall, before delivery of possession of the said Premises, deposit the following amounts with the Promoter:
Rs. 700.00 (Rupees Seven Hundred Only) for share money, application fee of the Society and Apex Body;

- (ii) Rs. 25,000.00 (Rupees Twenty Five Thousand Only) for formation and registration of the Society and Apex Body;
- (iii) Rs. 66,528.00 (Rupees Sixty Six Thousand Five Hundred Twenty Eight Only) for deposit towards estimated advance 24 (twenty four) months contribution towards outgoings of Society and Apex Body;
- (iv) Rs. 75,000.00 (Rupees Seventy Five Thousand Only) towards other utility charges; and
- (v) Rs. 41,580.00 (Rupees Forty One Thousand Five Hundred Eighty Only) towards making available ground water and sustainable reuse thereof and all the expenses in relation to the same including approvals, charges, premises etc.

The above amounts are not refundable and no accounts and/or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter save and except amounts collected under Clauses 15(ii) and 15(iii) above and the same shall be binding on the Allottee/s and the Allottee/s undertakes not to contest the same. If, under some unforeseen circumstances, the requisite permissions for the ground water and sustainable re-use thereof scheme are not received, the Promoter upon completion of 1 year from date of Occupation, shall credit to the Allottee's maintenance account the amount collected towards the same as setout under Clause 15(vii) without any interest.

16. In addition, the Allottee/s shall also pay to the Promoter a sum of Rs. 25,000.00 (Rupees Twenty Five Thousand Only) for meeting all legal costs, charges and expenses including professional costs of the Attorney-at-Law / Advocates of the Promoter and the Co-Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/ Apex Body, for preparing the rules, regulations and bye-laws of the Society/ Apex Body, and, the cost of preparing and engrossing the Society Transfer, the Apex Body Transfer and other deeds, documents and writings.



17. The Promoter has informed the Allottee/s that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land. The Promoter has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s alongwith other purchasers of flats/units/premises in the Real Estate Project and/or on the Larger Land, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the purchasers of flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the Larger Land or any part thereof pipelines,

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underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, other connections, etc., belonging to or intended for any of the other real estate projects / wings / buildings / phases to be developed and constructed on any portion of the said Land.

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18 **Representations and Warranties of the Promoter:**

- (i) The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the said Title Certificate and subject to the RERA Certificate:
 - (a) The Promoter has a clear and marketable title to a portion of the said Land (which forms part of the First Land), and has the requisite rights to carry out the development on the said Land and also has actual, physical and legal possession of the said Land for the implementation of the Real Estate Project.
 - (b) The Co-Promoter is the owner of a portion of the said Land (which forms part of the Third Land) and have granted development rights in respect thereof in favour of the Promoter as more particularly set out in the said Title Certificate Annexed hereto at Annexure "5".
 - (c) The Promoter has lawful rights and the requisite approvals from the competent authorities to carry out the development of the Real Estate Project and shall obtain the requisite approvals from time to time to complete the development of the Real Estate Project;
 - (d) There are no encumbrances upon the Real Estate Project, except those disclosed to the Allottee/s;
 - (e) There are no litigations pending before any Court of Law in respect to the Real Estate Project, except those disclosed to the Allottee/s;
 - (f) All the approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project are valid and subsisting and have been obtained by following the due process of law. Further, all the approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project shall be obtained by following the due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and the common areas;
 - (g) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein may prejudicially be affected;
 - (h) The Promoter and/or the Co-Promoter have not entered into any agreement for sale and/or development agreement and/or any other agreement / arrangement with any person or party with respect to the said Land and the said Premises which will, in any manner, adversely affect the rights of the Allottee/s under this Agreement;
 - (i) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the



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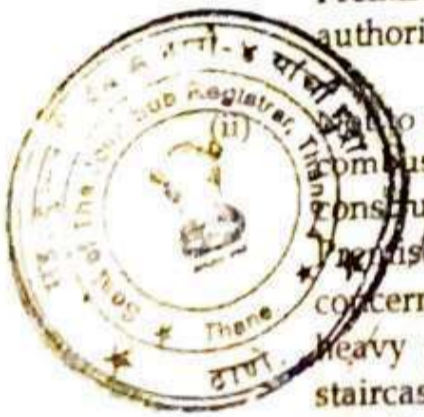
Allottee/s in the manner contemplated in this Agreement;

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At the time of execution of the Society Transfer, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas, facilities and amenities of the Real Estate Project as detailed in Part A of the Third Schedule hereunder written to the Society:

- (k) The Promoter and the Co-Promoter have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent authorities till the Society Transfer, and thereupon the same shall be proportionately borne by the Society; and
- (l) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Land / the Larger Land) has been received or served upon the Promoter and/or the Co-Promoter in respect of the said Land / the Larger Land and/or the Real Estate Project / Whole Project, except those disclosed to the Allottee/s.
19. The Allottee/s, with the intention to bring all the persons into whosoever's hands the said Premises and/or his/her/its/their rights, entitlements and obligations under this Agreement may come, hereby agree/s and covenant/s with the Promoter as follows:

- (i) To maintain the said Premises at the Allottee/s' own cost in good and tenantable repair and condition from the date the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or charge / alter or make any additions in or to the Real Estate Project in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and the Promoter.



(ii) To not store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or are likely to damage staircases, common passages or any other structure of the said Building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of the negligence or default of the Allottee/s in this regard, the Allottee/s shall be liable for the consequences of the breach.

- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises, which is contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the All

committing any act in contravention of the above provisions, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support, shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society.
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Land (if applicable) and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Land and/or the Real Estate Project in which the said Premises is situated.
- (vii) Pay to the Promoter, within 15 (fifteen) days of demand by the Promoter, his/her/its/their share of the security deposit demanded by the concerned local authority or Government or authority / body giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.
- (viii) Bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by any concerned local authority and/or government and/or other public authority on account of change of user of the premises by the Allottees for any purposes other than for purpose for which it is sold.
- (ix) Not to change the user of the said Premises without the prior written permission of the Promoter and the Society.
- (x) The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with the interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or the said Car Parking Space and/or his/her/its/their rights, entitlements and obligations under this Agreement until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee/s to the Promoter and the Co-Promoter under this Agreement are fully and finally paid together with the applicable interest thereon, if any, at the Interest Rate. In the event the Allottee/s is / are desirous of transferring the said Premises and/or the said Car Parking Space and/or his/her/its/their rights under this Agreement prior to making such full and final payment, then the Allottee/s shall be entitled to effectuate such transfer only with the prior written permission and after compliance of conditions of the Promoter.
- (xi) The Allottee/s shall observe and perform all the rules and regulations



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which the Society and the Apex Body may adopt at their inception and the additions, alterations or amendments thereof that may be made, from time to time, for the protection and maintenance of the Real Estate Project and the said Premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society / the Apex Body regarding the occupancy and use of the said Premises in the Real Estate Project and/or the said Car Parking Space and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- (xii) The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof.
- (xiii) Till the execution of the Apex Body Transfer in favour of the Apex Body, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land, the buildings / towers / units thereon, or any part thereof, to view and examine the state and condition thereof.
- (xiv) The said Building is currently known as 'JP North Atria' and the Promoter shall be entitled to formally re-name the said Building at a later date and which name shall not be changed by the Allottee/s and / or the Society and / or the Apex Body, as the case may be.
- (xv) The Whole Project is currently known as 'JP North' and the Promoter shall be entitled to formally re-name the Whole Project at a later date and which name shall not be changed by the Allottee/s and / or the Society and / or the Apex Body, as the case may be.
- (xvi) The Promoter shall be entitled to formally name / re-name the other buildings in the Whole Project at a later date and which name shall not be changed by the Allottee/s and / or the Society and / or the Other Societies and / or the Apex Body, as the case may be.



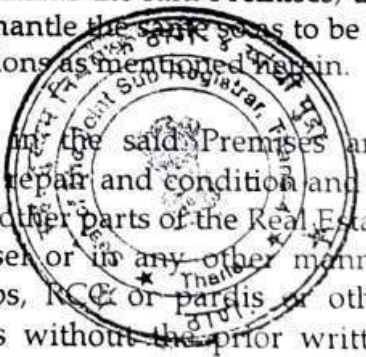
(xvii) It is agreed that the said Premises shall be of RCC structure with normal brick / block wall / dry wall with gypsum / putty / cement plaster. The Allottee/s hereby agree/s that the Promoter may, if required due to any structural reasons, convert any brick / block wall / dry wall in the said Premises into a load bearing RCC wall or vice versa and the Allottee/s hereby further agree/s and irrevocably consent/s not to dispute or object to the same. The Allottee/s, along with any and all allottees of the units / premises of the Real Estate Project, are strictly prohibited to make any structural changes internally in the concrete structure, i.e., walls, columns, beams and slabs, which may result in temporary and/or permanent changes and defects in the monolithic structure and may also have severe damaging consequences on the stability of the Real Estate Project. The said Premises shall contain the amenities within it as set out in the **Fifth Schedule** hereto. The Promoter shall not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and/or amenities in the said Premises or in the Real Estate Project.

- (xviii) The Allottee/s agree/s and covenant/s that the Allottee/s and/or any other person shall not load in the said Premises, either by way of fit-out or construction or in any other manner whatsoever, anything more than

what is prescribed in the Fit-Out Guidelines as described hereinbelow. The Allottee/s shall be responsible to apply for and obtain the permission of the concerned statutory authorities for such refurbishment / fit-out at his/her/its/their costs and expenses. Accordingly, the Promoter shall provide electrical, plumbing and drainage connectivity upto the said Premises and hand over the said Premises without any interior walls, flooring and finishes. The Allottee/s confirm/s that no structural changes and/or structural alterations of any nature whatsoever shall be made by the Allottee/s.

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The Allottee/s confirm/s that no structural changes and/or structural	

- (xix) Not to affix any fixtures or grills on the exterior of the Real Estate Project for the purposes of drying clothes or for any other purpose and undertake/s not to have any laundry drying outside the said Premises and the Allottee/s shall not decorate or alter the exterior of the said Premises either by painting and/or otherwise. The Allottee/s shall fix the grills on the inside of the windows only. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertake/s not to fix any grill having a design other than the standard design approved by the Promoter. If found that the Allottee/s has / have affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or that the Allottee/s has / have affixed a grill having a design other than the standard approved design, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his/her/its/their obligations as mentioned herein.
- (xx) Not to affix air conditioner/s at any other place other than those earmarked for fixing such air conditioner/s in the said Premises so as not to affect the structure, façade and/or elevation of the Real Estate Project in any manner whatsoever. The Allottee/s shall not install a window air-conditioner within or outside the said Premises. If found that the Allottee/s has / have affixed a window air conditioner or an outdoor condensing unit which projects outside the said Premises, the Allottee/s shall immediately rectify / dismantle the same so as to be in compliance with his/her/its/their obligations as mentioned herein.
- (xxi) To keep the sewers, drains and pipes in the said Premises and appurtenances thereto in good tenable repair and condition and in particular support, shelter and protect the other parts of the Real Estate Project and the Allottee/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, RCC or pardsis or other structural members in the said Premises without the prior written permission of the Promoter and/or of the Society and the Apex Body.
- (xxii) Not to make any alteration in the elevation and outside colour scheme of the paint and glass of the Real Estate Project and not to cover / enclose the planters and service slabs or any of the projections from the said Premises, within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardsis or other structural members in the said Premises, nor do / cause to be done any hammering for whatsoever use on the external / dead walls of the Real Estate Project or do any act to affect the FSI potential of the Real Estate Project and/or the Larger Land.
- (xxiii) Not to do or permit to be done any renovation / repair within the said Premises without the prior written permission of the Promoter. In the event of the Allottee/s carrying out any renovation / repair within the said Premises, without the prior written permission and/or in contravention of the terms of such prior written permission, as the case may be, then in such event the Promoter shall not be responsible for the



rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the Real Estate Project or any part thereof on account of such renovation / repair.

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(xxiv) Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoter and/or the said Society and/or the Apex Body, as the case may be, and of the MBMC and other concerned authorities.

(xxv) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises / said Building in any manner whatsoever.

(xxvi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Land and/or the said Land and the Real Estate Project and/or the New Buildings and shall segregate their every day dry and wet garbage separately to facilitate the recycling of the same by the Society.

(xxvii) Not to do or permit to be done any act or thing which may render void or violable any insurance of the said Land and/or the said Larger Land and/or the Real Estate Project and/or the New Buildings or any part thereof or whereby an increased premium shall become payable in respect of the insurance.

(xxviii) To abide by, observe and perform all the rules and regulations which the Society and/or the Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the Real Estate Project, the Whole Project and the said Premises therein and for the observance and performance of the building rules and regulations for the time being in force of the concerned local authority and of the Government and other public bodies and authorities. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Society and/or the Apex Body regarding the occupation and use of the said Premises in the Real Estate Project and the Allottee/s shall pay and contribute regularly and punctually towards the taxes, expenses and outgoings.



(xxix) Not to violate and to abide by all the rules and regulations framed by the Promoter / its designated Facility Manager and/or by the said Society and/or the Apex Body, as the case may be, for the purpose of maintenance and up-keep of the Real Estate Project and/or the Whole Project and in connection with any interior / civil works that the Allottee/s may carry out in the said Premises (the "Fit-Out Guidelines").

(xxx) The Allottee/s shall never, in any manner, enclose any flower beds / planters / ledges / pocket terrace/s / deck areas / ornamental projects / dry yards / service yards and other areas. These areas should be kept open and should not be partly or wholly enclosed, including installing any temporary or part shed or enclosure, and the Allottee/s shall not include the same in the said Premises or any part thereof and keep the same unenclosed at all times. The Promoter shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Allottee/s and also to recover the costs incurred for such demolition and reinstatement of the said Premises to its original state.

(xxxix) Shall not do, either by himself/herself/itself/themselves or any person claiming through the Allottee/s, anything which may be or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the Real Estate Project. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewerage line, water line, compound gate or any other facility provided in the Real Estate Project and/or the Whole Project.

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(xxxii) Shall not display at any place in the Real Estate Project and/or the Whole Project any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project and/or the Whole Project or the common areas therein or in any other place or on the window, doors and corridors of the Real Estate Project and/or the Whole Project.

(xxxiii) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the Real Estate Project or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever, save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter.

(xxxiv) Shall not park at any other place and shall park all vehicles in the said Car Parking Space only as may be permitted / allotted by the Promoter.

(xxxv) To make suitable arrangements for the removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises.

(xxxvi) The Allottee/s shall permit the Promoter and its surveyors, agents and assigns, with or without workmen and others, at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project. The Allottee/s is/are aware that the main water / drainage pipes of the Real Estate Project may pass through certain areas within the said Premises. The Allottee/s agree/s that he/she/it/they shall not undertake any civil works / fit out works in such areas within the said Premises and/or permanently cover / conceal such areas within the said Premises, nor shall they, in any manner, restrict the access to the water / drainage pipes and/or damage the water / drainage pipes, in any manner howsoever. The Promoter / the Facility Manager and/or their respective workmen, staff, employees, representatives and agents shall, at all times, be entitled to access such areas within the said Premises for the purpose of the maintenance, repair and upkeep of the water pipes and the Allottee/s hereby give/s his/her/its/their express consent for the same.

(xxxvii) The Allottee/s is/are aware and acknowledge/s that the Promoter and the Co-Promoter are entitled to sell, lease, sub-lease, give on leave and license basis or otherwise dispose of and transfer the units / premises, garages or other premises as herein stated comprised in the Real Estate Project and the Allottee/s undertake/s that he/she/it/they shall not be

entitled to raise any objection with respect to the same.

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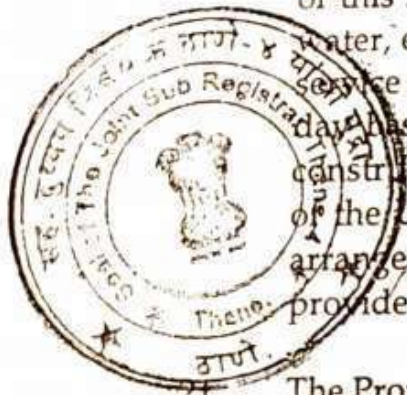
The Allottee/s is/are aware that the Promoter or its agents or contractors etc., shall carry on the work / balance of the other New Buildings with the Allottee/s occupying the said Premises. The Allottee/s shall not object to, protest or obstruct the execution of such work, on account of pollution or nuisance or on any other account, even though the same may cause any nuisance or disturbance to him/her/it/them. The Promoter shall endeavour to minimise the cause of the nuisance or disturbance. This is one of the principal, material and fundamental terms of this Agreement.

(xxxix) The Promoter shall have the exclusive right to control the advertising and signage, hoarding and all other forms of signage whatsoever within the Real Estate Project.

(xl) The Promoter shall be entitled to construct site offices / sales lounges in the Real Estate Project or any part thereof and shall have the right to access the same at any time, without any restriction whatsoever, irrespective of whether the Real Estate Project or any portion thereof is leased to the Society or to the Apex Body, as the case may be, until the entire development on the Larger Land / the said Land is fully completed.

(xli) The Allottee/s has been appraised of the terms and conditions of the Development Agreements (as defined herein) and the same shall be fully binding on the Allottee/s. Further, nothing as contained herein shall dilute / change / modify the extent of the rights, obligations and entitlements of the Promoter and the Co-Promoter inter-se as more particularly set out in the Recitals.

20. It is agreed that as and when the Promoter enters into agreements / arrangements with any person, or otherwise the Promoter is in a position to provide all the Utilities (as defined hereinafter) or any of them, then in that event the Allottee/s herein shall procure such Utilities only from the Promoter or any person as may be nominated by the Promoter in that behalf, as the case may be, and pay such amount as may be fixed by the Promoter or its nominee, to the Promoter or to its nominee, as the case may be. This term is the essence of this Agreement. For the purposes of this Clause, "Utilities" refers to gas, water, electricity, telephone, cable television, internet services and such other services of mass consumption as may be utilized by the Allottee/s on a day-to-day basis. It is further clarified that this Clause shall not be interpreted / construed to mean that the Promoter is obligated / liable to provide all or any of the Utilities, whether or not the Promoter has entered into agreements / arrangements with any person, or otherwise the Promoter is in a position to provide all the Utilities or any of them.



21. The Promoter and/or any professional agency appointed by it shall formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project and/or the New Buildings and/or the said Land and/or the Larger Land and the costs and expenses together with the applicable tax thereon for the same shall be borne and paid by the Allottee/s as may be determined by the Promoter and/or such professional agency.

22. The Allottee/s hereby nominate/s the persons as set out in the Second Schedule ("the said Nominee") as his/her/its/their nominee in respect of the said Premises. On the death of the Allottee/s, the said Nominee shall assume all the obligations of the Allottee/s under this Agreement or otherwise, and shall be liable and responsible to perform the same. The Allottee/s shall, at any time hereafter, be entitled to substitute the name of the said Nominee for the purposes herein mentioned. The Promoter shall only recognize the s

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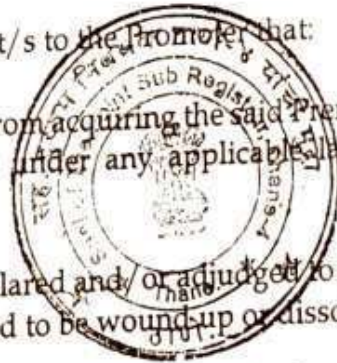
Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her/it/them in all matters pertaining to the said Premises. The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions, etc., of and/or by the said Nominee. The Promoter shall, at its discretion, be entitled to insist on a Probate / Succession Certificate / Letter of Administration and/or such other documents as the Promoter may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Promoter if any may be necessary and required by the Promoter.

to insist on a Probate and/or such other
documents as the Promoter may deem fit, from such nominee. The nominee would be required to give an indemnity bond indemnifying the Promoter if any may be necessary and required by the Promoter.
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23. It is agreed that the Allottee/s shall be entitled to avail a loan from a Bank and to mortgage the said Premises by way of security for the repayment of the said loan to such Bank only with the prior written consent of the Promoter. The Promoter will grant its no objection, whereby the Promoter will express its no objection to the Allottee/s availing of such loan from the Bank and mortgaging the said Premises with such Bank ("said No Objection Letter"), provided however, that the Promoter shall not incur any liability / obligation for the repayment of the monies so borrowed by the Allottee/s and/or any monies in respect of such borrowings, including the interest and costs, and provided that the mortgage created in favour of such Bank in respect of the said Premises of the Allottee/s shall not in any manner jeopardise the Promoter's right to receive the full Sale Consideration and other charges and to develop the balance of the Larger Land and such mortgage in favour of such Bank shall be subject to the Promoter's first lien and charge on the said Premises in respect of the unpaid amounts payable by the Allottee/s to the Promoter under the terms and conditions of this Agreement and subject to the other terms and conditions contained herein. The Promoter will issue the said No Objection Letter addressed to the Bank on the Bank and the Allottee/s undertaking to make the payment of the balance Sale Consideration of the said Premises directly to the Promoter as per the schedule of the payment of the Sale Consideration as set out hereinabove and such confirmation letter shall be mutually acceptable to the Parties hereto and to the said Bank.

24. The Allottee/s hereby represent/s and warrant/s to the Promoter that:

- (i) he/she/it/they is / are not prohibited from acquiring the said Premises and / or the said Car Parking Space under any applicable law or otherwise;
- (ii) he/she/it/they has / have not been declared and/or adjudged to be an insolvent, bankrupt, etc., and/or ordered to be wound-up or dissolved, as the case may be;
- (iii) no receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/its/their assets and/or properties;
- (iv) none of his/her/its/their assets / properties is/are attached and/or no notice of attachment has been received under any rule, law, regulation, statute, etc.;
- (v) no notice is received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/its/their involvement in any money laundering or any illegal activity and/or is / are declared to be a proclaimed offender and/or a warrant is issued against him/her/it/them;
- (vi) no execution or other similar process is issued and/or levied against him/her/it/them and/or against any of his/her/its/their assets and properties;



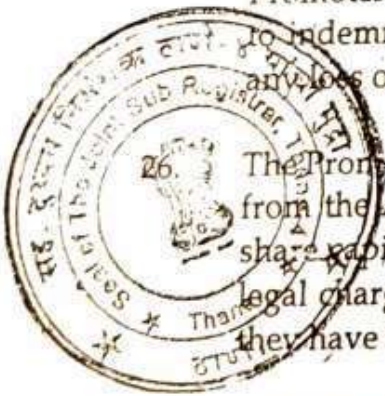
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(vii) he/she/it/they has / have not compounded payment with his/her/its/their creditors;

र.न.न. (vii)	he/she/it/they is / are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
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62/990 (ix)	he/she/it/they is / are not an undesirable element and will not cause nuisance and/or cause hindrances in the completion of the Real Estate Project and/or the Whole Project and/or at any time thereafter and will not default in making the payment of the amounts mentioned in this Agreement; and

(x) The Allottee/s is/are in a good financial position to pay the Sale Consideration and the Installments in the manner as stated in this Agreement, without any delay or default and shall, as and when called upon by the Promoter, provide such security as may be required by the Promoter towards the payment of the Sale Consideration and the Installments.

25. It is abundantly made clear to the Allottee/s who is/are or may become a non-resident / foreign national of Indian Origin during the subsistence of this Agreement that, in respect of all remittances, acquisitions / transfer of the said Premises, it shall be his/her/its/their sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable laws from time to time. The Allottee/s understand/s and agree/s that in the event of any failure on his/her/its/their part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/it/they alone shall be liable for any action under the Foreign Exchange Management Act, 1999 or any other statutory modifications or re-enactments thereto. The Promoter accepts no responsibility in this regard and the Allottee/s agree/s to indemnify and keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.



26. The Promoter shall maintain a separate account in respect of the sums received from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings and legal charges and shall utilize the amounts only for the purposes for which they have been received.

27. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Premises or the said Car Parking Space or the Real Estate Project or the Larger Land and/or any buildings / towers as may be constructed thereon, or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises and / or the said Car Parking Space hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the execution of the Society Transfer and the Apex Body Transfer, as the case may be.

28.

Mortgage or Creation of Charge:

(i) Notwithstanding anything contrary to the clauses contained herein or

in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in the future by the Promoter and / or the Co-Promoter) and notwithstanding the Promoter giving any no objection / permission for mortgaging the said Premises or creating any charge or lien on the said Premises and notwithstanding the mortgages / charges / liens of or on the said Premises, the Promoter shall have the first and exclusive charge on the said Premises and all the right, title and interest of the Allottee/s under this Agreement for the recovery of any amount due and payable by the Allottee/s to the Promoter under this Agreement or otherwise.

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(ii) The Allottee/s agree/s, acknowledge/s and undertake/s that the Promoter and the Co-Promoter are entitled to and has obtained / is in the process of obtaining loans from various banks and/or financial institutions and create such securities with respect to any and all of its right, title, benefits and interest in the Larger Land or any part thereof, as may be solely decided by the Promoter and the Co-Promoter, and the Allottee/s take/s notice that a no objection certificate may be required from such banks and financial institutions for the creation of any encumbrances on the said Premises. The Allottee/s agree/s and undertake/s to the same and further agree/s that the Allottee/s shall not create any encumbrances over the said Premises till such time that an no objection certificate in writing is received from such banks and financial institutions. The payments in relation to the purchase of premises / units need to be deposited by way of a cheque drawn in favour of "Skylark Realtors Private Limited JP North Atria RERA 100% Escrow Account" with HDFCBank.

(iii) After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has / have taken or agreed to take the said Premises. Provided however, that nothing shall affect the already subsisting mortgage / charge created over the said Premises in favour of Catalyst Trusteeship Ltd.

29. Binding Effect:

(i) Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter, the Co-Promoter or the Allottee/s until, firstly, the Allottee/s sign/s and deliver/s this Agreement with all the Schedules and Annexes thereto along with the payments due as stipulated in the Installments at Clause 3(iii) above, within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for the registration of this Agreement before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee/s fail/s to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar of Assurances for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, the application of the Allottee/s shall be treated as cancelled and all the sums deposited by the Allottee/s in connection therewith, including the booking amount, shall be returned to the Allottee/s without any interest or compensation whatsoever.

30. Entire Agreement:

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31. **Right to Amend:**

- (i) This Agreement may only be amended through the written consent of the Parties.

32. **Provisions of this Agreement Applicable to the Allottee/s Subsequent allottee/s:**

- (i) It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project and the Whole Project shall equally be applicable to and enforceable against any subsequent allottee/s of the said Premises in case of a transfer as the said obligations go along with the said Premises, for all intents and purposes.

33. **Severability:**

- (i) If any provision of this Agreement shall be determined to be void or unenforceable under RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed to be amended or deleted in so far as they are reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA or the Rules and Regulations made thereunder or the applicable laws, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of the execution of this Agreement.

34. **Method of Calculation of Proportionate Share:**



Wherever in this Agreement it is stipulated that the Allottee/s has / have to make any payment in common with the other allottees in Real Estate Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project.

35. **Further Assurances:**

- (i) All the Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm to or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

36. **Place of Execution:**

- (i) The execution of this Agreement shall be complete only upon its execution by the Promoter and the Co-Promoter, through their authorized signatories, at the Promoter's office or at some other place which may be mutually agreed between the Promoter, Co-Promoter and the Allottee/s. After this Agreement is duly executed by the

Allottee/s, the Promoter and the Co-Promoter of the execution hereof, the said Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances.

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37. Notices:

(i) All notices to be served on the Allottee/s, the Promoter and the Co-Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s, the Promoter or the Co-Promoter by courier or registered post A.D or notified email ID / under certificate of posting at their respective addresses specified in the **Second Schedule**. It shall be the duty of the Allottee/s, the Promoter and the Co-Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by registered post, failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter, the Co-Promoter or the Allottee/s, as the case may be.

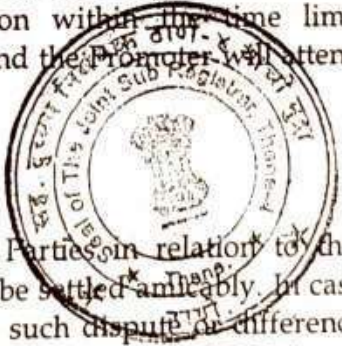
38. Joint Allottee/s:

(i) In case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her/it/them which shall, for all intents and purposes, be considered as properly served on all the Joint Allottees.

39. Stamp Duty and Registration:

(i) The Allottee/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all the documents for the sale and/or transfer of the said Premises and / or the said Car Parking Space, including applicable stamp duty and registration charges on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee/s' account.

(ii) The Allottee/s and/or the Promoter shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.



40. Dispute Resolution:




(i) Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of RERA and the Rules and Regulations thereunder.

41. Governing Law:

(i) This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Thane and the Courts of Law in Thane will have exclusive jurisdiction with respect to all the matters pertaining to this Agreement.

42. Permanent Account Number:

(i) The Permanent Account Number of the Parties are as set out in the **Second Schedule** hereunder written.

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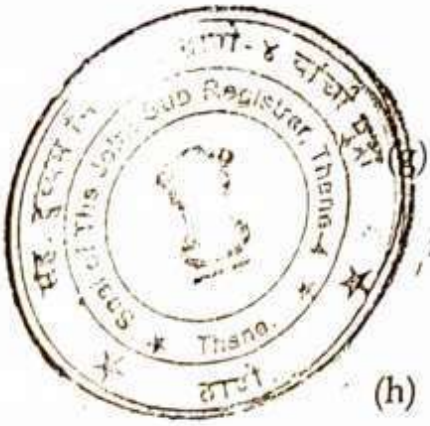
43. Interpretation:

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In this Agreement where the context admits: any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

- (b) any reference to the singular shall include the plural and vice-versa;
- (c) any references to the masculine, the feminine and the neuter shall include each other;
- (d) any references to a "company" shall include a body corporate;
- (e) the word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Thane, or any place where any act under this Agreement is to be performed;
- (f) the Schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any Schedules thereto. Any references to clauses, sections and schedules are to the clauses, sections and schedules of this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the clauses, sections and schedules in which the reference appears;

references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;



(h) the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;

(i) each of the representations and warranties provided in this Agreement is independent of the other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

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(j) in the determination of any period of days for the occurrence of an event or the performance of any act or thing, it shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a Business Day, then the period shall include the next following

Business Day;

(k) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words.

on or emphasis only and they take effect as, limiting the generality of any preceding words.

(l) references to a person (or to a word importing a person) shall be construed so as to include:

i. an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality / separate legal entity);

ii. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and

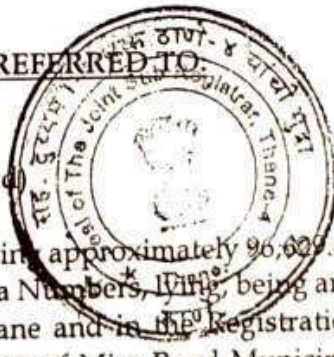
iii. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

(m) where a wider construction is possible, the words "other" and "otherwise" shall not be construed *ejusdem generis* with any foregoing words.

IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Thane in the presence of attesting witness, signing as such on the day first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO.

Part A
(Description of the Larger Land)



All those pieces and parcels of land collectively admeasuring approximately 96,609.00 square meters bearing following Survey Numbers / Hissa Numbers, being and situate at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation

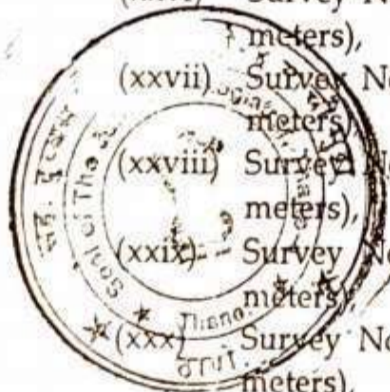
- (i) Survey No. 110 Hissa No. 1 (part) (admeasuring approximately 661.00 square meters),
- (ii) Survey No. 110 Hissa No. 2 (part) (admeasuring approximately 4149.00 square meters),
- (iii) Survey No. 110 Hissa No. 3 (admeasuring approximately 20.00 square meters),
- (iv) Survey No. 25 Hissa No. 1 (admeasuring approximately 3435.00 square meters),
- (v) Survey No. 26 Hissa No. 8 (part) (admeasuring approximately 70.00 square meters),
- (vi) Survey No. 26 Hissa No. 8 (part) (admeasuring approximately 129.00 square meters),
- (vii) Survey No. 26 Hissa No. 5 (part) (admeasuring approximately 4100.00 square meters),
- (viii) Survey Nos. 26 Hissa Nos. 9 (admeasuring approximately 1060.00 square meters).

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| (iv) | Survey No. 24 meters) | Hissa No. 3 (admeasuring approximately 19425.00 square |
| (v) | Survey No. 20 meters) | Hissa No. 2 (admeasuring approximately 860.00 square |
| (vi) | Survey No. 21 meters) | Hissa No. 5 (admeasuring approximately 2380.00 square |
| (vii) | Survey No. 21 meters) | Hissa No. 2A (part) (admeasuring approximately 685.00 square meters), |
- (viii) Survey No. 21 Hissa No. 2B (part) (admeasuring approximately 6612.00 square meters),
- (ix) Survey No. 112 Hissa No. 2 (part) (admeasuring approximately 4895.00 square meters),
- (x) Survey No. 113 Hissa No. 2 (admeasuring approximately 911.00 square meters),
- (xi) Survey No. 117 Hissa No. 1 (admeasuring approximately 810.00 square meters),
- (xii) Survey No. 117 Hissa No. 3 (admeasuring approximately 230.00 square meters),
- (xiii) Survey No. 117 Hissa No. 4 (admeasuring approximately 300.00 square meters),
- (xiv) Survey No. 117 Hissa No. 5 (admeasuring approximately 1600.00 square meters),
- (xv) Survey No. 117 Hissa No. 6 (admeasuring approximately 1540.00 square meters),
- (xvi) Survey No. 116 Hissa No. 1 (part) (admeasuring approximately 476.00 square meters),
- (xvii) Survey No. 116 Hissa No. 2A (admeasuring approximately 1132.00 square meters),
- (xviii) Survey No. 116 Hissa No. 3 (admeasuring approximately 2280.00 square meters),
- (xix) Survey No. 116 Hissa No. 4 (admeasuring approximately 2020.00 square meters),
- (xx) Survey No. 118 Hissa No. 2 (admeasuring approximately 2360.00 square meters),
- (xxi) Survey No. 118 Hissa No. 3 (admeasuring approximately 2280.00 square meters),
- (xxii) Survey No. 116 Hissa No. 5 (admeasuring approximately 1820.00 square meters),
- (xxiii) Survey No. 116 Hissa No. 7 (admeasuring approximately 400.00 square meters),
- (xxiv) Survey No. 125 Hissa No. 1 (admeasuring approximately 760.00 square meters),
- (xxv) Survey No. 118 Hissa No. 5 (admeasuring approximately 400.00 square meters),
- (xxvi) Survey No. 118 Hissa No. 4 (admeasuring approximately 2020.00 square meters),
- (xxvii) Survey No. 118 Hissa No. 7 (admeasuring approximately 250.00 square meters),
- (xxviii) Survey No. 118 Hissa No. 8 (admeasuring approximately 810.00 square meters),
- (xxix) Survey No. 124 Hissa No. 3 (admeasuring approximately 450.00 square meters),
- (xxx) Survey No. 125 Hissa No. 2 (admeasuring approximately 680.00 square meters),
- (xxxi) Survey No. 125 Hissa No. 4 (admeasuring approximately 1310.00 square meters),
- (xxxii) Survey No. 125 Hissa No. 6 (admeasuring approximately 990.00 square meters),
- (xxxiii) Survey No. 125 Hissa No. 5 (admeasuring approximately 530.00 square meters),



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- (xxxix) Survey No. 125 Hissa No. 7 (admeasuring approximately 1090.00 square meters),
- (xl) Survey No. 126 Hissa No. 1 (admeasuring approximately 560.00 square meters),
- (xli) Survey No. 126 Hissa No. 2 (admeasuring approximately 610.00 square meters),
- (xlii) Survey No. 126 Hissa No. 4 (admeasuring approximately 730.00 square meters),
- (xliii) Survey No. 126 Hissa No. 3 (admeasuring approximately 1290.00 square meters),
- (xliv) Survey No. 126 Hissa No. 5 (admeasuring approximately 1010.00 square meters),
- (xlv) Survey No. 116 Hissa No. 8 (admeasuring approximately 480.00 square meters),
- (xlvi) Survey No. 116 Hissa No. 9 (admeasuring approximately 350.00 square meters),
- (xlvii) Survey No. 128 Hissa No. 5A (admeasuring approximately 710.00 square meters),
- (xlviii) Survey No. 128 Hissa No. 5B (part) (admeasuring approximately 30.00 square meters),
- (xlix) Survey No. 127 Hissa No. 2 (admeasuring approximately 380.00 square meters),
- (l) Survey No. 127 Hissa No. 1 (admeasuring approximately 1470.00 square meters),
- (li) Survey No. 127 Hissa No. 3 (admeasuring approximately 480.00 square meters),
- (lii) Survey No. 134 Hissa No. 2 (admeasuring approximately 560.00 square meters),
- (liii) Survey No. 134 Hissa No. 8 (admeasuring approximately 400.00 square meters),
- (liv) Survey No. 134 Hissa No. 5A (admeasuring approximately 350.00 square meters),
- (lv) Survey No. 133 Hissa No. 1 (admeasuring approximately 1140.00 square meters),
- (lvi) Survey No. 133 Hissa No. 2 (admeasuring approximately 450.00 square meters),
- (lvii) Survey No. 133 Hissa No. 5 (admeasuring approximately 350.00 square meters),
- (lviii) Survey No. 133 Hissa No. 6 (admeasuring approximately 330.00 square meters),
- (lix) Survey No. 133 Hissa No. 8 (admeasuring approximately 1220.00 square meters),
- (lx) Survey No. 133 Hissa No. 7 (admeasuring approximately 680.00 square meters),
- (lxi) Survey No. 148 Hissa No. 2 (admeasuring approximately 1310.00 square meters),
- (lxii) Survey No. 132 Hissa No. 3 (admeasuring approximately 710.00 square meters),
- (lxiii) Survey No. 134 Hissa No. 3 (admeasuring approximately 860.00 square meters),
- (lxiv) Survey No. 148 Hissa No. 1 (admeasuring approximately 530.00 square meters),
- (lxv) Survey No. 127 Hissa No. 4 (admeasuring approximately 860.00 square meters),
- (lxvi) Survey No. 126 Hissa No. 6 (admeasuring approximately 300.00 square meters),
- (lxvii) Survey No. 135 Hissa No. 3 (part) (admeasuring approximately 149.00 square meters),
- (lxviii) Survey No. 127 Hissa No. 5 (admeasuring approximately 50.00 square meters),
- (lxix) Survey No. 116 Hissa No. 6 (admeasuring approximately 350.00 square meters),

777-8	approximately 560.00 square
11010	approximately 610.00 square
80	approximately 730.00 square



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2. (lxxv) -	Survey No. 133	meters),
3. (lxxvi) -	Survey No. 133	meters),
4. (lxxvii) -	Survey No. 125	meters),
5. (lxxviii) -	Survey No. 134	meters),
6. (lxxix) -	Survey No. 134	meters),

- 133 Hissa No. 3 (admeasuring approximately 610.00 square meters),
- 133 Hissa No. 4 (admeasuring approximately 430.00 square meters),
- 125 Hissa No. 3 (admeasuring approximately 280.00 square meters),
- 134 Hissa No. 1 (admeasuring approximately 330.00 square meters),
- 134 Hissa No. 4 (admeasuring approximately 350.00 square meters).

and bounded as follows:

- On the North : [110/1 (pt), 26/8(pt), 26/6, 26/3C, 26/4, 27/4, 24/2, 20/7, 20/6, 18 mtr DP Road
- by
- On the South : [132/5, 132/4, 132/2, 132/1, 148/3, 135/2
- by
- On the East by : [21/2A and 2B (pt), 22/1C, 22/3, 22/4, 23/1, 23/2, 23/3, 112/2(pt), 113/1, 113/2(pt), 114/6, 116/1(pt), 116/2B, 115, 115/5, 126/1, 126/5B, 129/1, 129/4, 129/13, 130, 60 mtr Wide DP Road
- On the West by : [135/3(pt), 135/6, 134/5, 134/6, 134/7, 123/9, 124/5, 124/4, 124/1, 124/2, 119/2, 118/1, 112/4, 112/1, 25/2, 110/2(pt), 18 mts wide road.

**Part B
(Description of the said Land)**

All those pieces and parcels of land collectively admeasuring approximately 7792.10 square meters bearing (i) Survey No. 21 Hissa No. 2A (part) (admeasuring approximately 685.00 square meters), (ii) Survey No. 21 Hissa No. 2B (part) (admeasuring approximately 6612.00 square meters), (iii) Survey No. 24 Hissa No. 3 (part) (admeasuring approximately 487.67 square meters), and (iv) Survey No. 22 Hissa No. 2 (part) (admeasuring approximately 7.43] square meters) of Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation and bounded as follows:

- On the North : [24/2, 20/7, 20/6
- by
- On the South : [22/5
- by
- On the East by : [21/2a and 2b (pt), 21/1c
- On the West by : [24/3 (pt)

**Part C
(Description of the Balance Land)**

All those pieces and parcels of land collectively admeasuring approximately 22,068.00 square meters bearing following Survey Numbers / Hissa Numbers, lying, being and situated at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation:

- (i) Survey No. 110 Hissa No. 2 (part) (admeasuring approximately 4149.00 square meters),
- (ii) Survey No. 26 Hissa No. 5 (part) (admeasuring approximately 4100.00 square meters),
- (iii) Survey No. 22 Hissa No. 5 (admeasuring approximately 2380.00 square meters),
- (iv) Survey No. 116 Hissa No. 5 (admeasuring approximately 1820.00 square meters),
- (v) Survey No. 116 Hissa No. 7 (admeasuring approximately 400.00 square meters),
- (vi) Survey No. 125 Hissa No. 1 (admeasuring approximately 760.00 square meters),

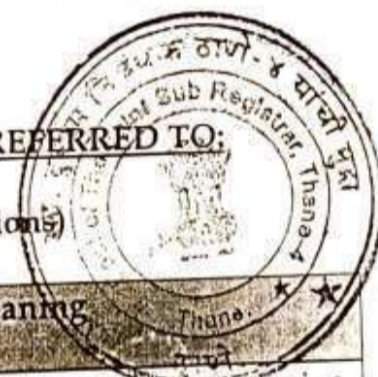


- (vii) Survey No. 125 Hissa No. 5 (admeasuring approximately 530.00 square meters),
- (viii) Survey No. 128 Hissa No. 5A (admeasuring approximately 710.00 square meters),
- (ix) Survey No. 128 Hissa No. 5B (admeasuring approximately 30.00 square meters),
- (x) Survey No. 127 Hissa No. 3 (admeasuring approximately 480.00 square meters),
- (xi) Survey No. 127 Hissa No. 5 (admeasuring approximately 50.00 square meters),
- (xii) Survey No. 134 Hissa No. 8 (admeasuring approximately 400.00 square meters),
- (xiii) Survey No. 133 Hissa No. 1 (admeasuring approximately 1140.00 square meters),
- (xiv) Survey No. 133 Hissa No. 2 (admeasuring approximately 450.00 square meters),
- (xv) Survey No. 148 Hissa No. 2 (admeasuring approximately 1310.00 square meters),
- (xvi) Survey No. 127 Hissa No. 4 (admeasuring approximately 860.00 square meters),
- (xvii) Survey No. 135 Hissa No. 3 (part) (admeasuring approximately 149.00 square meters),
- (xviii) Survey No. 116 Hissa No. 6 (admeasuring approximately 350.00 square meters),
- (xix) Survey No. 133 Hissa No. 3 (admeasuring approximately 610.00 square meters),
- (xx) Survey No. 133 Hissa No. 4 (admeasuring approximately 430.00 square meters),
- (xxi) Survey No. 125 Hissa No. 3 (admeasuring approximately 280.00 square meters),
- (xxii) Survey No. 134 Hissa No. 1 (admeasuring approximately 330.00 square meters); and
- (xxiii) Survey No. 134 Hissa No. 4 (admeasuring approximately 350.00 square meters).

530.00 square meters
710.00 square meters
30.00 square meters

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:

(Meaning of the Terms and Expressions)



Serial No.	Terms and Expressions	Meaning
1.	The said Premises	Flat/Shop/Unit No. 2209 admeasuring approximately 32.31 square metres equivalent to approximately 348 square feet carpet area as per RERA on the 22nd floor of the Wing 3A of the Real Estate Project i.e. JP North Atria.
2.	The Sale Consideration	Rs.56,60,840.00 (Rupees Fifty Six Lakh(s) Sixty Thousand Eight Hundred Forty Only)
3.	Name of the Account for the Payment of the Sale Consideration	Name of Account: Skylark Realtors Private Limited JP North Atria RERA 100% Escrow Account Account No.: 57500000050896 Bank Name: HDFC Bank Branch: JVPD Juhu Vile Parle West
4.	Completion Date	31 st December 2020
5.	The said Nominee	Name: «Name_1» Relationship with Allottee/s: «Name_1»

[Handwritten signatures and initials]

6	Name, Address and E-mail of the Allottee/s for the Purposes of this Agreement	Address of the said Nominee: «Name 1» (1) PARAS KAMLAKAR NASARE (2) NAMITA P NASARE C/o, Namita Hinde, M.E.S. Colony, 106/7, Military Camp, Opp. To Mathurdas Colony, Kalina, Santacruz East, Mumbai - 400098
	Name, Address and E-mail of the Promoter for the Purposes of this Agreement	SKYARK REALTORS PRIVATE LIMITED sales@jpinfra.com 4th Floor, 401 - 402, Viraj Tower, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai - 400093.
8	Permanent Account Number	Promoter's PAN: AAOCS9607A Promoter 2 PAN No: AADCJ8396E Allottee/s' PAN: AHJPN1308C Co- Allottee/s' PAN: ABVPH9077N
9	Architects/Licensed Surveyor	Rajesh Khandeparkar, Licensed Surveyor; Urbdes, 437, Hind Rajasthan Building, Dadasaheb Phalke Road, Dadar E, Mumbai - 400014.
10	RCC Consultants	J+W Structural Consultants LLP, Sai Radhe, Office No. 201, 2nd Floor, Behind Hotel Le Meridien, 100-101, Kennedy Road, Pune - 411001.

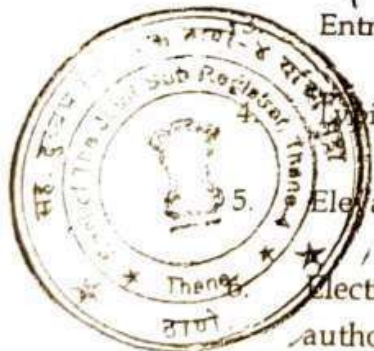
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योजना ५०६५
५२/११०

THE THIRD SCHEDULE ABOVE REFERRED TO:

Part A

(Description of Common Areas, Facilities and Amenities in the Real Estate Project)

1. External Paint: External grade paint.
 2. Water Tank: Overhead water tank will be provided.
- Entrance Lobby: Entrance Lobby Area on ground level.



Typical level Lift Lobby: Lift Lobby/Corridor at typical level.

Elevator: Thyssen Krupp/Kone/Schindler or equivalent.

Electrical Panel & Meter Rooms: as per requirement of regulatory authority.

Part B

(Description of the Common Areas, Facilities and Amenities for the said Building, the Estella Building and other building/s in the Larger Land i.e. Whole Project)

1. Water Tank: R.C.C. underground water tank with domestic tank, flushing tank & fire tank shall be provided.
2. Rain Water Harvesting: Optimum use of rain water rain harvesting system provided as per regulatory authority guidelines.
3. Substation: as per requirement of regulatory authority.

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4. Sewage Treatment Plant.
5. Organic Waste Composter.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Description of the Common Areas, Facilities and Amenities in the Larger Land i.e. Whole Project)

1. Recreation Amenity Open Space along with Clubhouse which includes the following:
 - a) Gym
 - b) Yoga
 - c) Café/Library
 - d) Indoor games (TT, carom, cards)
 - e) Guest Rooms
 - f) Banquet Hall
 - g) Mini Theater
 - h) Crèche
 - i) Spa/Sauna
 - j) Meeting room
 - k) Pool table
 - l) Squash court
2. Multipurpose outdoor court
3. Amphitheatre
4. Swimming Pool
5. Garden

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दस्तावेज क्रमांक	५०६५ / १२०१६
५३	११०

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Description of the amenities, fittings and fixtures in the said Premises)

1. Flooring: Vitrified flooring (600 x 600mm tiles) in living room, bedroom, passage & in kitchen.
2. Door: Wooden door frame, door shutter with laminate finish (granite door frame in toilet).
3. Windows: Powder-coated/Anodized aluminum sliding windows.
4. Kitchen Platform: Granite kitchen platform with stainless steel sink, ceramic wall tiles 2' above platform.
5. Toilet/Bathroom: Concealed plumbing pipes with Jaguar or equivalent C.P. fittings, Simpolo or equivalent sanitary ware. Adequate plumbing points with geyser point.
6. Wiring: Concealed wiring with good quality switches (GM or equivalent). Provision of telephone point in living room and bedroom.
7. Internal Paint: Acrylic Emulsion in all rooms.



A

Agarwal
Alind

SIGNED, SEALED AND DELIVERED by the within named Promoter, i.e., SKYLARK REALTORS PRIVATE LIMITED, through its Authorised Signatory MR. LAXMANNATH YOGI

ट.न.न.-४
युवु 12026
५४ / ९९०



For Skylark Realtors Pvt. Ltd.

Laxmannath
Authorised Signatory

in the presence of ...

1. *[Signature]*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED by the within named Promoter 2, i.e., J P INFRA CONSTRUCTIONS PRIVATE LIMITED, through its Authorised Signatory MR. LAXMANNATH YOGI



J.P. INFRA CONSTRUCTIONS PVT. LTD.

Laxmannath
Authorised Signatory



in the presence of ...

1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED by the within named ALLOTTEE/S PARAS KAMLA KAR NASARE

[Signature]



NAMITA P NASARE

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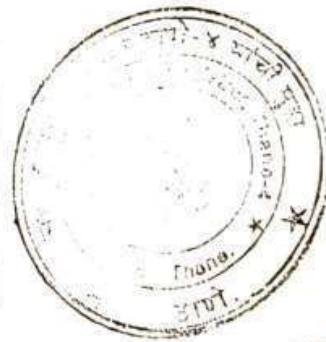


through its Authorised Signatory/Partner
Mr./Mrs. NIL
in the presence of

1. *P. Patil*
2. *[Signature]*

ट.न.न.-४	
दस्तावेज क्रमांक	५०६५ / २०१८
५५	९९०

RECEIVED of and from the within named
Allottee/s; the sum of Rs.5,60,423.00
(Rupees Five Lakh(s) Sixty Thousand Four
Hundred Twenty Three Only) towards
Installments mentioned at Serial No. 1 and
2 of the **Second Schedule** hereinabove
written paid by him/her/it/them to the
Promoter, as mentioned below.



Sr. No.	Cheque No.	Date	Bank Name / UTR No.	Amount in Rs.
1	Online Payment	21.04.2018	Online Payment	9,259.00
2	000040	25.04.2018	HDFC Bank Ltd.	95,571.00
3	354282	24.05.2018	State bank of India	4,55,593.00
			TOTAL	5,60,423.00

We Say Received
For the Promoter

[Signature]
Authorised Signatory/ies

Witness:

- 1) *P. Patil*
- 2) *[Signature]*

8-8-8	
5064	Annexure "1"
52/990	Annexure "2"
Annexure "3"	

List of Annexures

- : Plan of the Larger Land
- : Copy of the RERA Certificate
- : Copy of the Intimation of Disapproval and the Commencement Certificate
- : Disclosed Layout
- : Copy of the said Title Certificate and Corrigendum
- : Authenticated Copies of the 7/12 Extracts
- : Sanctioned Layout Plan
- : Copy of the Sanctioned Floor Plan of the said Premises



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प्लान नम्बर	५०६५
५६	११०

18.00 Mtr. Wide D. P. Road

1103



18.00 Mtr. Wide D. P. Road

Proposed 60.00 Mtr. Wide D. P. Road

- FIRST LAND
- SECOND LAND
- THIRD LAND
- FIFTH LAND
- BALANCE LAND
- ATRIA LAND
- ESTELLA LAND





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पदा क्रमांक	५०६५ / १२०१६
	५८ / ११०

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 P51700004117

Project: Jp North Atria, Plot Bearing / CTS / Survey / Final Plot No.: Survey Hissa No 24-3 pt 21-2A 21-2B 22-2 pt at vil Ghodhbunder Dist and Tal Thane - 401107 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107.

1. **Skylark Realtors Private Limited Company** having its registered office / principal place of business at Tehsil **Andheri, District: Mumbai Suburban, Pin: 400093.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

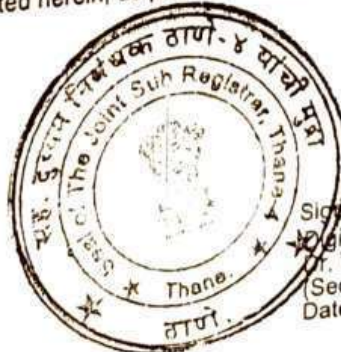
OR

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

- The Registration shall be valid for a period commencing from 08/08/2017 and ending with 31/12/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

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



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 8/8/2017 3:19:32 PM

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

Dated: 08/08/2017

Place: Mumbai

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प).
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - 401 101



जा.क्र. मिभा / मनपा / नर / 9177 / 2017 / 1

दिनांक - 14/07/2017

ट.न.न.-४
कसत क्रमांक ५०७५ / १२१६
५९ / ११०
- घोडबंदर

अधिकार पत्रधारक - मे. स्कायलार्क रियलटर्स प्रा.लि.
द्वारा- सल्लागार अभियंता - मे. अबिडीज

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे सर्वे क्र./ हिस्सा क्र. मौजे घोडबंदर, स.क्र. 21/2ए(पै.), 21/2बी(पै.), 22/2.5 24/3, 25/1, 26/8(पै).9, 110/1पै., 112/2पै., 113/2पै., 116/1,8,9 117/1,3,4, 5,6, 118/2,3,4,5,7,8, 125/2,4,5,6,7, 126/1 ते 5, 127/1,3,5, 133/1,2,7, 134/2 5अ.8, 148/2 या जागेत नियोजित बांधकामास सुधारीत नकाशे मंजूरीसह बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ :-
- 1) आपला दि.14/07/2017 व दि.25/07/2017 चा अर्ज.
 - 2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. यु.एल.सी./टिए/घोडबंदर/एसआर-30/42, दि.20/12/2010 अन्वयेचे पत्र व यु.एल.सी. विभागाकडील कलम 10(3) 10(5) ची कार्यवाही झालेली नसलेबाबत रु.500/- चे दि.9/05/2017 रोजीचे बंधपत्र
 - 3) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र. महसूल/क-1/टे-7/एनएपी/एसआर-126/93 दि.29/10/1993,
 - 4) तहसीलदार, ठाणे यांचेकडील पत्र क्र. महसूल/क-1/टे-2/जमिनबाब/कावि-8502/एसआर-तह-85/2016 दि.06/06/2016, महसूल/क-1/टे-2/जमिन बाब/कावि/8504/एसआर तह 84/2016 दि.06/06/2016, महसूल/क-1/टे-2/जमिनबाब/कावि-7513/एसआर-76/2016, दि.01/06/2016 अन्वये विनिश्चिती दाखला
 - 5) तहसीलदार, ठाणे यांचेकडील पत्र क्र. महसूल/क-1/टे-2/जमिनबाब/कावि/12517/2017, दि.31/07/2017 अन्वयेचा रुग्णतरीस कर भरणा दाखला.
 - 6) पर्यावरण विभागाचे पत्र क्र.एफ.नं./2016-18/11 दि.18/06/2015 अन्वये नाहरकत दाखला
 - 7) शासनाचे NBWL या विभागाचे पत्र क्र. FNO6-14/2016 WL Dt. 15/03/2016 अन्वये नाहरकत दाखला.
 - 8) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/207/2017-18, दि.13/06/2017 अन्वये प्राथमिक नाहरकत दाखला.
 - 9) या कार्यालयाचे पत्र क्र. मनपा/नर/5290/2016-17, दि.31/03/2017 अन्वये सुधारीत नकाशे मंजूरीसह बांधकाम परवानगी.
 - 10) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/1532/2017-18 दि.14/07/2017 अन्वये नकाशे मंजूरी.

ट.न.न.-४	
उम्र क्रमांक	५००५
इमारत प्रकार	२१अ
६०	११०
इमारत प्रकार	२३
इमारत प्रकार	४अ, ४बी, ४सी, ४डी व कलम हाऊस करिता जोत्याचा मर्यादित

बांधकाम प्रारंभपत्र :-

बी च्या जोत्याच्या मर्यादित सुधारीत नकाशे मंजूरीसह) 2बी, 2सी, 2डी, 3अ, 3बी साठी सुधारीत नकाशे मंजूरीसह) (इमारत प्रकार ४अ, ४बी, ४सी, ४डी व कलम हाऊस करिता जोत्याचा मर्यादित)

महाराष्ट्र पादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व मुंबई पालिक महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदास महानगरपालिका क्षेत्रातील मौजे - घांडबंदर सि.स.नं./सर्व क्र./हिस्सा क्र. मीजे घोडबंदर. स.क्र. 21/2ए(पै.), 21/2बी(पै.), 22/2.5 24/3, 25/1, 26/8(पै.)9, 110/1पै., 112/2पै., 113/2पै., 118/1.8,9, 117/1.3,4, 5,6, 118/2.3,4,5,7,8, 125/2.4,5,6,7, 126/1 ते 5, 127/1.3,5, 133/1.2,7, 134/2.5अ.8, 148/2 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावित होणा-या बांधकामास रस्ते संलग्नित ठेवणे व वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांनी राहिल. याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यांवर्ये मारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.



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महानगरपालिकेकडे सादर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपर रद्द करण्याची कार्यवाही यातील बांधकाम करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९६६ च्या तरतूदीनुसार प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.

- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- २) मंजूर बांधकाम नकाशे व प्रारंभपरवातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २०) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stillt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २१) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बांधित होणारे क्षेत्र ५०२०.१७ चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त घटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहित ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर बांधकाम व धारकास स्विकारता येणार नाही.
- २२) मंजूर बांधकाम नकाशातील १५.०० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'नाहरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकाम प्रारंभ करणे बंधनकारक आहे.
- २४) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- २५) पुनर्विकास / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पूर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.
- २६) या मंजूरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतूदीनुसार विहित कालावाधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.

मनपा/नर/1532/2017-18

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- 27) सदरच्या आदेशातील पत्रधारक, बांधकाम पर्यवेक्षक, वास्तुशास्त्रज्ञ याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 28) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.09/05/2017 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 29) इमारत प्रकार 4अ,4बी,4सी,4डी व क्लब हाऊससाठी यापूर्वी पत्र क्र. मनपा/नर/1532/2017-18, दि.14/07/2017 अन्वये मंजूर केलेल्या नकाशाप्रमाणे व इमारत प्रकार 1अ,1बी,2अ,2बी,2सी,2डी,3अ,3बी साठी यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	1अ	1		
2	1बी	1	स्टिल्ट + 1	274.35
3	2अ	1	स्टिल्ट + 1	274.35
4	2बी	1	स्टिल्ट + 1,2पोडिमय + 3 ते 23	6911.29
5	2सी	1	स्टिल्ट + 1,2पोडिमय + 3 ते 23	7365.70
6	2डी	1	स्टिल्ट + 1,2पोडिमय + 3 ते 23	5241.15
7	3अ	1	स्टिल्ट + 1,2पोडिमय + 3 ते 23	4856.59
8	3बी	1	पार्ट तळ 1,2पोडियम + 3 ते 23	7935.86
9	4अ	1	पार्ट तळ + 1,2पोडियम + 3 ते 23	7241.41
10	4बी	1	पार्ट तळ + पार्ट 1,2पोडियम + 3 ते 23	8824.85
11	4सी	1	पार्ट तळ + पार्ट 1,2पोडियम + 3 ते 23	8824.85
12	4डी	1	पार्ट तळ + पार्ट 1,2पोडियम + 3 ते 23	8824.85
13	क्लब हाऊस	1	Free of FSI	---
एकूण बांधकाम क्षेत्र				75400.10 चौ.मी.



30) यापूर्वी पत्र क्र. मिभा/मनपा/नर/5209/2016-17, दि.31/03/2017 अन्वये इमारत प्रकार 1अ,1बी,2अ,2बी,2सी,2डी,3अ व 3बी च्या मर्यादीत क्षेत्रात आलेली मंजूरी रद्द करण्यात येत आहे.

31) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

32) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

33) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.

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- 34) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामागील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- 35) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- 36) इमारत प्रकार 4अ,4बी,4सी व 4डी च्या जोत्याच्या दाखल्यापूर्वी व क्लब हाऊसचे बांधकाम प्रत्यक्ष जागेवर सुरु करणेपूर्वी विकास योजना रस्त्याने बाधीत क्षेत्र नागरी सुविधा क्षेत्र (Amenity Open Space) व आ.क्र. 325 (बगीचा) ने बाधीत सर्व जागांखालील क्षेत्र नोंदणीकृत करारनाम्यासह मिरा भाईदर महानगरपालिकेस हस्तांतरीत करून सदर जागांची मालकी महसूल अभिलेखी मिरा भाईदर महानगरपालिकेच्या नावे झालेबाबतचे निर्विवाद 7/12 उतारे तसेच स.क्र. 22/2 साठी रुपांतरीत कराचा भरणा केलेबाबतची पावती सादर करणे आपणावर बंधनकारक राहिल.
- 37) पुढील 90 दिवसात (3 महिन्यात) विषयांकित एकत्रित जागेकरिता शासनाचे पर्यावरण विभागाकडील सुधारीत नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- 38) शासन निर्देश क्र. TPS-1816/CR-443/16/RP Directives/UD-13, dt.13/04/2017 मधील अटीशर्तीचे पालन करणे बंधनकारक राहिल.
- 39) भोगवटा दाखलापूर्वी प्रस्तावाखालील जागेबाबत मा. जिल्हाधिकारी, ठाणे यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- 40) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 41) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 42) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता व क्लेसिंग महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 43) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 44) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 45) मंजूर विकास नियंत्रण नियमावलीमधील तरतूदीप्रमाणे आवश्यक वृक्ष लागवड करणे बंधनकारक राहिल.
- 46) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.

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म. न. न. १०६७
२५ / २०२०

- 47 सदर प्रकल्पासाठी निर्माण होणा-या घनकच-याची विन्हेवट लावण्यासाठी घनकचरा व्यवस्थापन आणि मत्तनिस्सारण करणेची सर्वस्वी जबाबदारी विकासकाची राहिल.
- 48) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

जा.क्र. मनपा / नर / १९३४ / २०२० - १९

दि. ०२/०९/२०२०

आयुक्त

मिरा भाईदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

१) विभाग प्रमुख

अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग

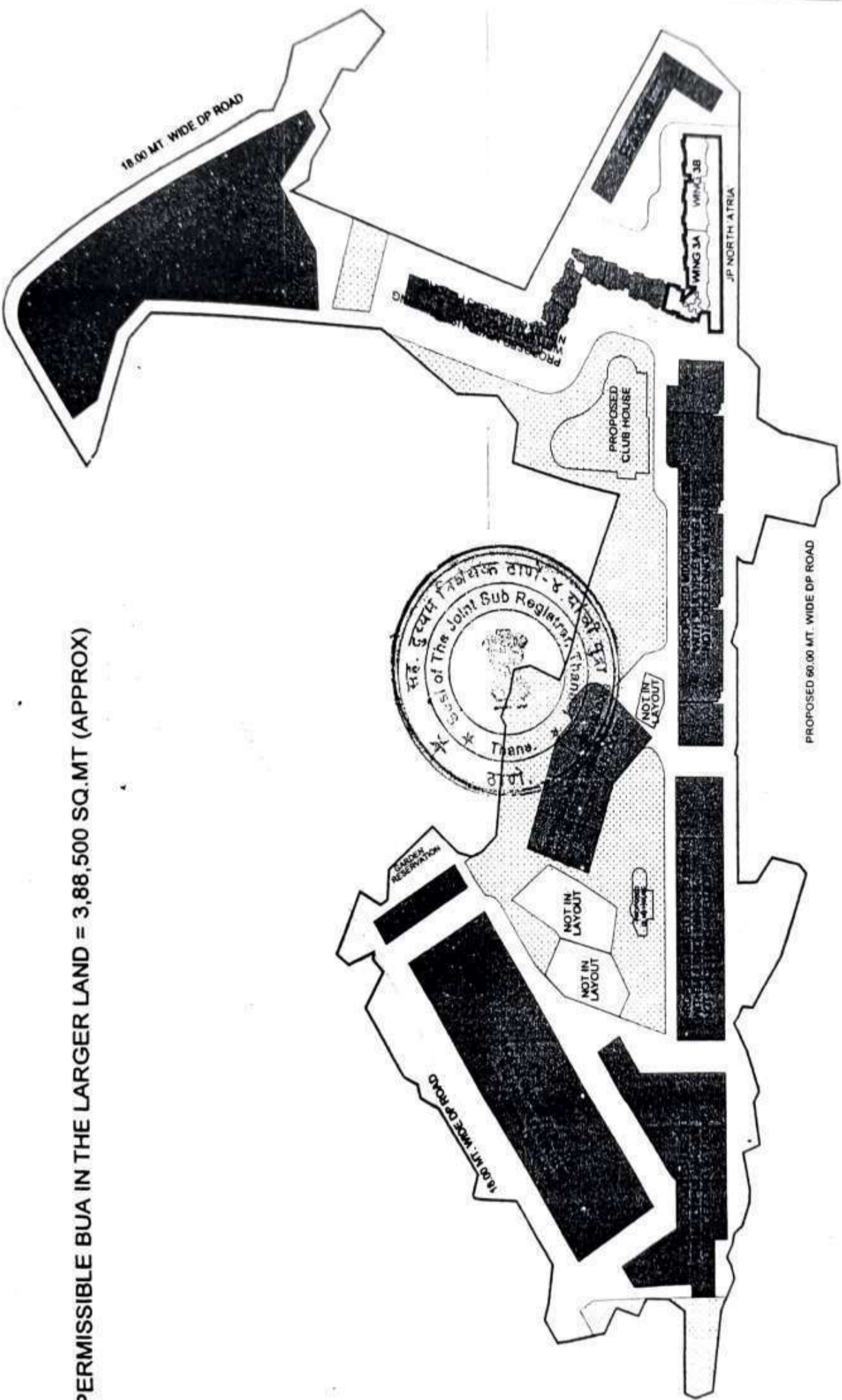
२) कर निर्धारक व संकलक अधिकारी

कर विभाग



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प्लान क्रमांक	५०७५ / १२०११
९९	११०

MAXIMUM PERMISSIBLE BUA IN THE LARGER LAND = 3,88,500 SQ.MT (APPROX)



Mukesh Jain
Khatodiya
Kundhani
Mukesh Jain

ट.न.न.-४
दस्तावेज क्रमांक ५०६५ १२०१८
६६० / ११०
MUKESH JAIN & ASSOCIATES

108, 107 & 106, ...
100, ...
Bandra Kurla Complex, ...
Mumbai - 400 050
Phone: ...

TO WHOMSOEVER IT MAY CONCERN

CORRIGENDUM

This is with reference to our Title Certificate dated 29th July, 2017, wherein we have certified the title of our clients, namely **SKYLARK REALTORS PRIVATE LIMITED** having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 ("**the Developer**") in respect of the said Lands i.e **All THAT** pieces and parcels of land bearing (i) Survey No. 21/2A (part) admeasuring 685 sq. meters (ii) Survey No. 21/2B (part) admeasuring 6612 square meters, (iii) Survey No. 22/2 (part) admeasuring 850 sq. meters & (iv) Survey No. 24/3 admeasuring 19425 sq. meters, all situated at Village Ghodbunder, Taluka & District Thane. It is to be informed to all concern that there has been an inadvertent error in writing the foot print area of land underneath of the Building.

Hence, the following correction may please be noted by all the concern,

CORRECTION



"The lands underneath of the said Building having an aggregate area admeasuring 2899.79 sq mtrs out of the said Lands" placed in third line from the bottom of clause no. 5 at page no. 3 may please be read as "**The lands underneath of the said Building having an aggregate area admeasuring 1859.22 sq mtrs out of the said Lands**"

Place: Mumbai
Dated: 16th October, 2017

Mukesh Jain
Advocate

Mukesh Jain
Khatodiya
Kundhani
Jain

MUKESH JAIN & ASSOCIATES

ट.न.न.-४
दस्ता क्रमांक ५०७५ / २०१६

Advocate

406 & 407, A-Wing, Emerald, Bandra
Opp. BKC, Bandra (E),
Bandra Kurla Complex, Thane
Tel: 022-2541-1111
Email: jain@mjain.com

TITLE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of lands bearing (i) Survey No. 21/2A (part) admeasuring 685 sq. meters (ii) Survey No. 21/2B (part) admeasuring 6612 square meters, (iii) Survey No. 22/2 (part) admeasuring 860 sq. meters & (iv) Survey No. 24/3 admeasuring 19425 sq. meters, all situated at Village Ghodbunder, Taluka & District Thane (collectively hereinafter referred to as the said "Lands").

This is to certify that under instructions of our clients, SKYLARK REALTORS PRIVATE LIMITED having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 ("the Developer"), we have investigated its right & interest in respect of the development rights of the said Land or ground more particularly described in the Schedule hereunder written and certify the right & interest of our clients in respect thereof as follows:

1. Title flow is as under;



a. Vide Indenture of Conveyance dated 1st July 2015 registered at the Sub-Registrar of Assurances, Thane under serial no. TN-7/4556/2015 on 1st July 2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 21/2A(pt.) admeasuring 685 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane in favour M/s J P Infra Constructions, a partnership firm registered under the Indian Partnership Act, 1932 having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 ("the Firm") which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein [hereinafter referred to as the said "First Land"];



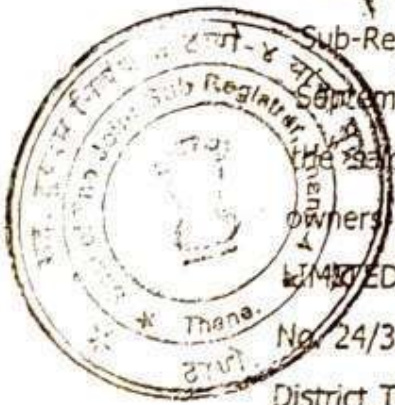
ट.न.न.-४	
दस्तावेज क्रमांक	५०७५ / २०१६
६६	११०

MUKESH JAIN & ASSOCIATES
advocates

b. Vide Indenture of Conveyance dated 1st July 2015 registered the Sub-Registrar of Assurances under serial no. TNN-7/4557/2015 dated 1st July 2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 21/2B(pt.) admeasuring 6612 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane in favour of the said Firm which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein [hereinafter referred to as the said "**Second Land**"];

c. Vide Indenture of Conveyance dated 6th August, 2016 registered the Sub-Registrar of Assurances under serial no. TNN-4/3687/2016 dated 6th August, 2016 ("**Conveyance of Skylark**"), the vendors therein with the confirmation of the Confirming Party, granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 22/2 admeasuring 860 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane in favour of our clients i.e SKYLARK REALTORS PRIVATE LIMITED, which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein [hereinafter referred to as the said "**Third Land**"]; &

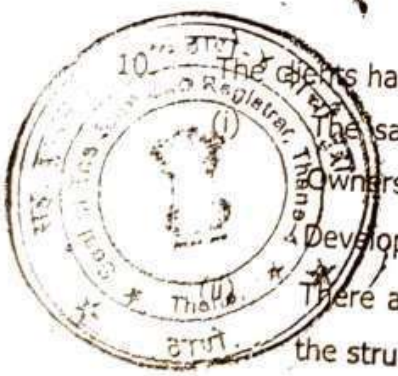
d. Vide Development Agreement dated 5th September, 2014 registered before the Sub-Registrar of Assurances under serial no. TNN-4/5181/2014 dated 5th September, 2014 read with subsequent documents (hereinafter referred to as the said "**Development Agreement No.1**") executed by and between the owners mentioned therein and our clients i.e SKYLARK REALTORS PRIVATE LIMITED, the owners therein granted development rights of land bearing Survey No. 24/3 admeasuring 19425 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane in favour of our clients for consideration and upon detailed terms and conditions set out therein inter alia including the right to develop the land with the adjoining lands/project, which is more particularly described in the **Schedule** [hereinafter referred to as the said "**Fourth Land**"].



2. The said M/s J P Infra Constructions has been converted into a private limited company namely **J P Infra Constructions Private Limited** as per the provisions of the Companies Act, 2013 vide Certificate of Incorporation dated 21.11.2016 issued by Registrar of Companies, Central Registration Centre.
3. Vide Development Agreement dated 28th June, 2017 registered before the Sub-Registrar of Assurances under serial no. TNN-12/1754/2017 dated 28th June, 2017 (hereinafter referred to as the said "Development Agreement No.2") executed by and between **J P Infra Constructions Private Limited** and our clients i.e. **SKYLARK REALTORS PRIVATE LIMITED**, the said **J P Infra Constructions Private Limited** granted development rights of the said First Land and Second Land in favour of our clients for consideration and upon detailed terms and conditions set out therein inter alia including to club the land with the adjoining lands/project.
4. In the above premises, our clients became entitled to (i) develop the First Land & Second Land as per the said Development Agreement No.2 (ii) develop the said Third Land as the owner thereof & (iii) develop and club part of said Fourth Land or part thereof as per the said Development Agreement No.1 inter alia with the First, Second and Third Land.
5. Mira Bhayander Municipal Corporation (MBMC) sanctioned the layout plan and has issued the CC bearing No.Ja.Kra/Mi.Bha/Mnapa/Nar/573/2016-17 dated 11/05/2016, which was amended vide the revised CC bearing No. Ja. Kra/Mi. Bha/Mnapa/Nar/2311/2016-17 dated 11/08/2016, last being vide the revised CC bearing No. Ja. Kra/Mi. Bha/Mnapa/Nar/1532/2017-18 dated 14/07/2017 inter alia for construction of Building No. 3 comprising of two wings viz. A & B wings of part stilt + part ground + 2 podium levels (1st & 2nd floors) + 3rd to 23rd upper floors collectively "JP North - Atria" (hereinafter referred to as the said "Building") which is a part of a larger layout of other buildings approved for construction on other adjoining plots of lands. The lands underneath of the said Building having an aggregate area admeasuring 2899.79 sq mtrs out of the said Lands as is more set out in the approved plans dated 14/07/2017.

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6. The said First Land and Second Land have been mortgaged in favour of Catalyst Trusteeship Limited as per the terms of Indenture of Mortgage dated 15th May, 2017 registered with the Joint Sub-Registrar of Assurances, Mumbai City-5 at Sr. No. BBE-5/3004/2017.
7. The said Third and Fourth Land have been mortgaged in favour of Catalyst Trusteeship Limited (formerly known as GDA Trusteeship Limited) as per diverse deeds and documents.
8. We have caused to be taken searches in the office of the Sub Registrar of Assurances in respect of the Scheduled Property. We have also caused to be inserted public notice in local newspapers. We have not received any third party claim whatsoever in respect thereof.
9. The client has furnished to us Declaration cum Indemnity stating that there is no subsisting encumbrance, lien, charge or adverse interest of any nature whatsoever with respect to the said Lands save and except as stated hereinabove.



10. The clients have also informed us that:
 (i) The said Lands are in the sole and exclusive possession of the respective Owners as the owners thereof subject to rights and entitlements of the Developer.
 (ii) There are no lessees or tenants or licensees with respect to the said Lands, the structures standing thereon or any part thereof; and
 (iii) There are no disputes/litigations with respect to the said Lands.

11. We have perused the copies of the documents of title relating to the said Lands. We have relied upon information given to us by our clients from time to time.

12. In the light of the above, it is stated that the right and interest of our clients namely, SKYLARK REALTORS PRIVATE LIMITED being the development rights of the said



MUKESH JAIN & ASSOCIATES

अवकाश
दस्तावेज क्रमांक 50604
2022
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Development Agreement

First Land, Second Land & Fourth Land arising out of the Development Agreement No. 2 & 1 respectively and as Owner of Third Land is unencumbered and marketable subject to subsisting charge in favour of Catalyst Trusteeship Limited (formerly known as GDA Trusteeship Limited) and obligations towards the Owners under the said Development Agreement No. 2 & 1 and right & interest of buyers of various flats in the Project.

THE SCHEDULE REFERRED HEREINABOVE (said Lands/Property)

First Land

ALL THAT piece and parcel of land bearing Survey No. 21/2A (part) admeasuring 685 sq. meters lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra.



Second Land

ALL THAT piece or parcel of land admeasuring, bearing Survey No. 21/2B(part) admeasuring 6612 square meters lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra.

Third Land

ALL THAT piece or parcel of land admeasuring bearing Survey No. 22/2 admeasuring 860 sq. mtrs lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra



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Fourth Land

ALL THAT piece or parcel of land admeasuring bearing Survey No. 24/3 admeasuring 19425 sq. mtrs lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra

Place: Mumbai

Date: 29th July, 2017



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दस्त क्रमांक ५०७५
७४/११७

गाय नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि गोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,
१९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- घोडबंदर तालुका :- ठाणे जिल्हा :- ठाणे दिनांक :- ०८/०६/२०१७ पर्यंत अद्ययावत

शेतीचे स्थानिक नाव	क्षेत्र आकारआणे पै पो.ख.फे.फा	खाते क्रमांक
उपविभाग २१/२/अ भोगवटादार वर्ग-१	भोगवटादाराचे नाव	
क्षेत्र एकक हे.आर.चौ.मी	मे. आर एन ए. बिल्डसचे ०.०२.४००.७५ (२७३३)	४४१, [८८८], ९१५
जिरायत ०.०९.२५	मागिदार सारंगा अगरवाल (२७३३)	कुळाचे नाव इतर अधिकार
बागायत -	[मे.जे.पी इन्फ्रा डेव्हलपर्स चे ०.०६.८५०.५६] (१८२७)	इतर [मे. आर एन ए. बिल्डस चे
तरी -	भागीदार [विजय जैन] (१८२७)	भागिदार अनिल कुमार अगरवाल] (१८२७)
वरकस -	-----सामाईक क्षेत्र-----	[यांचा र. रु. ८ लाखांना
इतर -	मे. जे. पी. इन्फ्रा. कन्स्ट्रक्शन ०.०६.८५०.५६ (१८२७)	विकास कराराचा बोजा] (१८२७)
एकूण क्षेत्र ०.०९.२५	चे भागीदार विजय जैन	इतर [दि इस्टेट इनक्व्हेस्टिगोन क.लि.] (२५३३)
पोटखराब (लागवडीस अयोग्य)		
वर्ग (अ) -		
वर्ग (ब) -		
एकूण पो ०.००.००		
ख		
आकारणी ०.७५		
जुडी किंवा विशेष आकारणी		
	(१७०),(३०४),(३३२),(५०४),(७०७),(८०८),(८१०),(८१२),(९६९).	



6/16/2017

ट.न.न.-४	
दस्त क्रमांक	YOUY 12016
UY	990

(११९५), (१२५५), (१३६७), (१५२९), (१७३५), (१८२७),
(२०३३), (२१११), (२८८२)

सीमा आणि भुमापन विद्हे

गाव नमुना बारा
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

दिनांक:- ०८/०६/२०१७ पर्यंत

गाव: घोडबंदर

तालुका: ठाणे

जिल्हा: ठाणे

		पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील		जल सिंचनाचे साधन	क्षेत्र
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		स्वरूप	क्षेत्र			
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र								स्वरूप	क्षेत्र	
		जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित					
२०१४-१५	खरीप										पडळ	०.०९२५		
२०१५-१६	खरीप										पडळ	०.०९२५		
२०१६-१७	खरीप										पडळ	०.०९२५		

तलाठी ~~सहा~~ घोडबंदर
ता. - ठाणे, जि. ठाणे.



ट.न.न. - ४	
दस्ता क्रमांक	५०७५ / २०१८
८०९	११७

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव : घोडबंदर

तालुका :- ठाणे

जिल्हा :- ठाणे

दिनांक :- ०८/०६/२०१७ पर्यंत प्रत्येक

नट क्रमांक व भुधारणा पद्धती उपविभाग	भोगवटदाराचे नांव	क्षेत्र आकारआणे । पो.ख. फे.फा	खाते क्रमांक
२१/२/ब भोगवटादार वर्ग - १			
क्षेत्र एककहे.आर.चौ.मी	[मे. आर एन ऐ. बिल्डर्स चे भागिदार	०.३५.५३३.००] (२८९८)	[४४३], [८८८], ९००, ९१५ कुळाचे नाव
जिरायत १.०९.६५	[अनिल कुमार अगरवाल] (२८९८)	इतर अधिकार
बागायत -	[मे.जे.पी इन्फ्रा डेव्हलपर्स चे भागीदार] (१८२८)	इतर
तरी -	[विजय जैन] (१८२८)	मे. आर एन ऐ. बिल्डर्स चे भागिदार अनिल कुमार अगरवाल (१७३०)
वरकस -	-----सामाईक क्षेत्र-----		यांचा र.रु. १२५०००००/- चा
इतर -	मे.आर.एन.ए. कॉर्प प्रा.लि.	०.३५.५३३.०० (२८९८)	विकास कराराचा बोजा. (१७३०) इतर
एकुण क्षेत्र १.०९.६५	मे. जे. पी. इन्फ्रा. कन्स्ट्रक्शन चे भागीदार विजय जैन	०.६६.१२५.५९ (१८२८)	[दि.इस्टेट इनक्वेस्टमेंट कं.लि.](२५३३)
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ) -			
वर्ग (ब) -			
एकुण पो ०.००.००			
ख			
आकारणी ८.५९			
जुडी किवा- विशेष आकारणी			
	(११९५),(१३६७),(१३६८),(१५२९),(१८२८),(२७३२),(२७७७).		सीमा आणि भुमापन विन्ने



6/16/2017

ट.न.न.-४	
दस्तावेज क्रमांक	५०७५ / २०१६
६००	११०

गाव नमुना बारा
अधिकार अभिलेख पत्रक

दिनांक: ०६/०६/२०१७ रोजी सादर सादर
मिशनर जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम

२९)

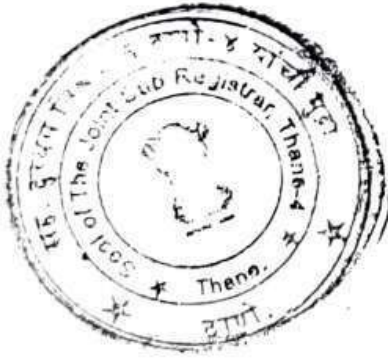
गाव: घोडबंदर

तालुका: ठाणे

जिल्हा: ठाणे

पिकाखालील क्षेत्राचा तपशील											निर्भळपिकाखालील		जल सिंचनाचे साधन	मोटा
मिश्र पिकाखालील क्षेत्र							निर्भळ पिकाखालील क्षेत्र				लागवडीसाठी उपलब्ध नसलेली जमीन			
मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
२०१४-१५	खरीप									पडळ	१.०१६५			
२०१५-१६	खरीप									पडळ	१.०१६५			
२०१६-१७	खरीप									पडळ	१.०१६५			

तलाक़ी ~~सहा~~ घोडबंदर
ता. - ठाणे, जि. ठाणे.



ट.न.न.-४

दस्तावेज क्रमांक १०७५ १३१६

७८ / ११७

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरक्षित ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

तालुका :- ठाणे

जिल्हा :- ठाणे

घोडबंदर

प्लॉट क्रमांक व भुधारणा पद्धती ल्पदिभाग	भोगवटदाराचे नांव	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
२२/२ भोगवटदार वर्ग - १			
शेतीचे स्थानिक नांव			
क्षेत्र एकक हे.आर.चौ.मी	हिराजी शिवराम किणी - जमनाबाई शिवराम किणी - कमलाकर शिवराम किणी - केदारनाथ शिवराम किणी - -----सामाईक क्षेत्र----- ०.०८.६०९.३९	(१६३०) (१६३०) (१६३०) (१६३०)	३७२ कुळाचे नाव इतर अधिकार तुकडा इतर दि.इस्टेट इनव्हेस्टमेंट कं.लि. (१९९५)
जिरायत ०.०८.६०			
बागायत			
तरी			
वरकस			
इतर			
एकुण क्षेत्र ०.०८.६०			
पोटखराब (लागवडीस अयोग्य)			
वर्ग (अ)			
वर्ग (ब)			
एकुण पो ख			
आकारणी ९.३९			
जुडी किया विशेष आकारणी			सीमा आणि भुमापन तिन्हे (३०४),(३१३),(३३२),(८०८),(८१०),(९७४),(१९९५)



6/19/2017

ट.न.न.-४	
प्लॉट क्रमांक	५०७५
८०९	११०

गाव नमुना बारा
अधिकार अभिलेख पत्रक
(तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम

गा. घोडबंदर

२९)
तालुका: ठाणे

जिल्हा: ठाणे

वर्ग	हंगाम	पिकाखालील क्षेत्राचा तपशील							निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र		निर्भळ पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र							
जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
									पडळ	०.०८६०	
	खरीप								पडळ	०.०८६०	
	खरीप								पडळ	०.०८६०	
	पदरीप										

तलाठी सिद्धा घोडबंदर
ता. - ठाणे, जि ठाणे



ट. न. न. नं. ४
 ए. नं. ५००५
 (० / ११०)

गाव नमुना सात

अधिकार अभिलेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवत्ता (तयार करणे व सुस्थितीत ठेवणे) विधान
 १९७१ यातील नियम ३, ५, ६ आणि (६))

घोडबंदर तालुका - ताणे जिल्हा - ठाणे जिल्हा - ठाणे

शेतीचे स्थानिक नाव	क्षेत्र आकारआणे वी पो.ख. फे. फा	खाते क्रमांक
शेतीचे स्थानिक नाव रूपविभाग २४/३ भोगवटादार वर्ग - १	भोगवटादाराचे नाव	
क्षेत्र एकक हे. आर. चौ. मी	विजय जैन	०.९९.३८९.८० ०.०५.७० (२७५८)
जिरायत १.८८.५५	मे. श्री. वृंदा इंटरप्रायजेसचे	११०, १११
बागायत -	भागीदार सुधाकर एम. शेटी	कुळाचे नाव
तरी -	हेमलता एस शेटी	इतर अधिकार
वरकस -		
इतर -		
एकूण क्षेत्र १.८८.५५		
पोटखराब (लागवडीस अयोग्य)		
वर्ग (अ) ०.०५.७०		
वर्ग (ब) -		
एकूण पो ०.०५.७०		
ख		
आकारणी १९.५९		
जुडी किंवा विशेष आकारणी		
	(३०४), (३३२), (८१०), (११४६), (११४९), (११९५), (१५२०), (१५९९),	सीमा आणि भुनापन विवर



ट.न.न.-४	
क.सं. ५००५	(२०१८)
७	११०

(२२०५), (२२२२), (२२२५), (२७१४), (२७५७), (२७५८), (२८५८)

गाव नमुना वारा
अधिकार अभिलेख पत्रक

दिनांक:- ०८/०६/२०१७ पर्यंत अद्ययावत

जमीन मालसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम

२९)

तालुका: ठाणे

जिल्हा: ठाणे

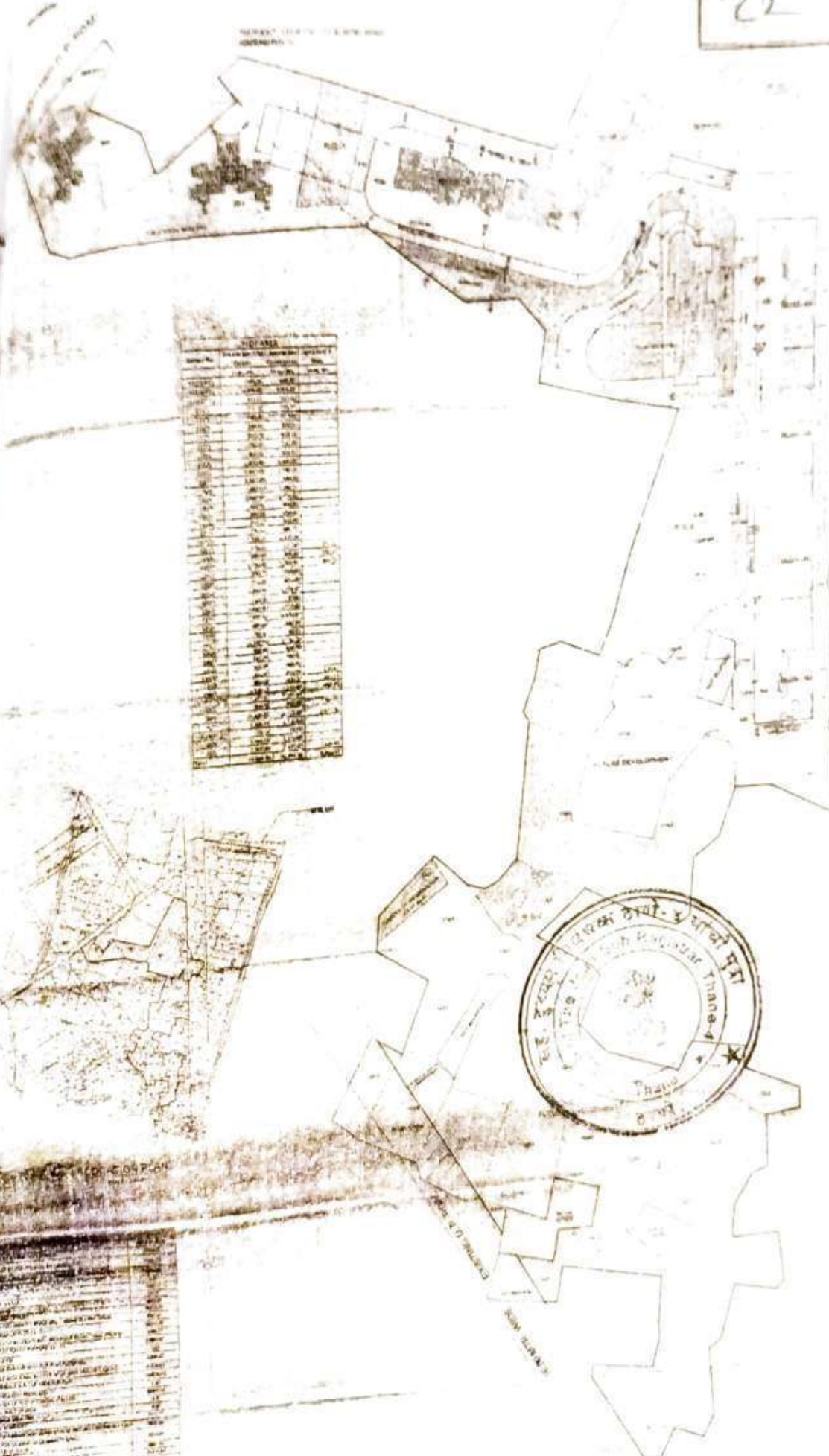
जिल्हा: ठाणे

वर्ष	हंगाम	पिकाखालील क्षेत्रांना तपशील									निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत			घटक पिके व			जल सिंचित	अजल सिंचित	पिकांचे नाव			
		क्रमांक	प्रत्येकाखालील क्षेत्र										
जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र				
२०१४-१५	खरीप										अकृषिक वापर	१.८८५५	
२०१५-१६	खरीप										अकृषिक वापर	१.८८५५	
२०१६-१७	खरीप										अकृषिक वापर	१.८८५५	

तालुका: ठाणे
जिल्हा: ठाणे
ता. - ठाणे, जि. ठाणे.



४.३.३-४	
सम. सं. सं.	५०६५/१९९४
८२	९९०



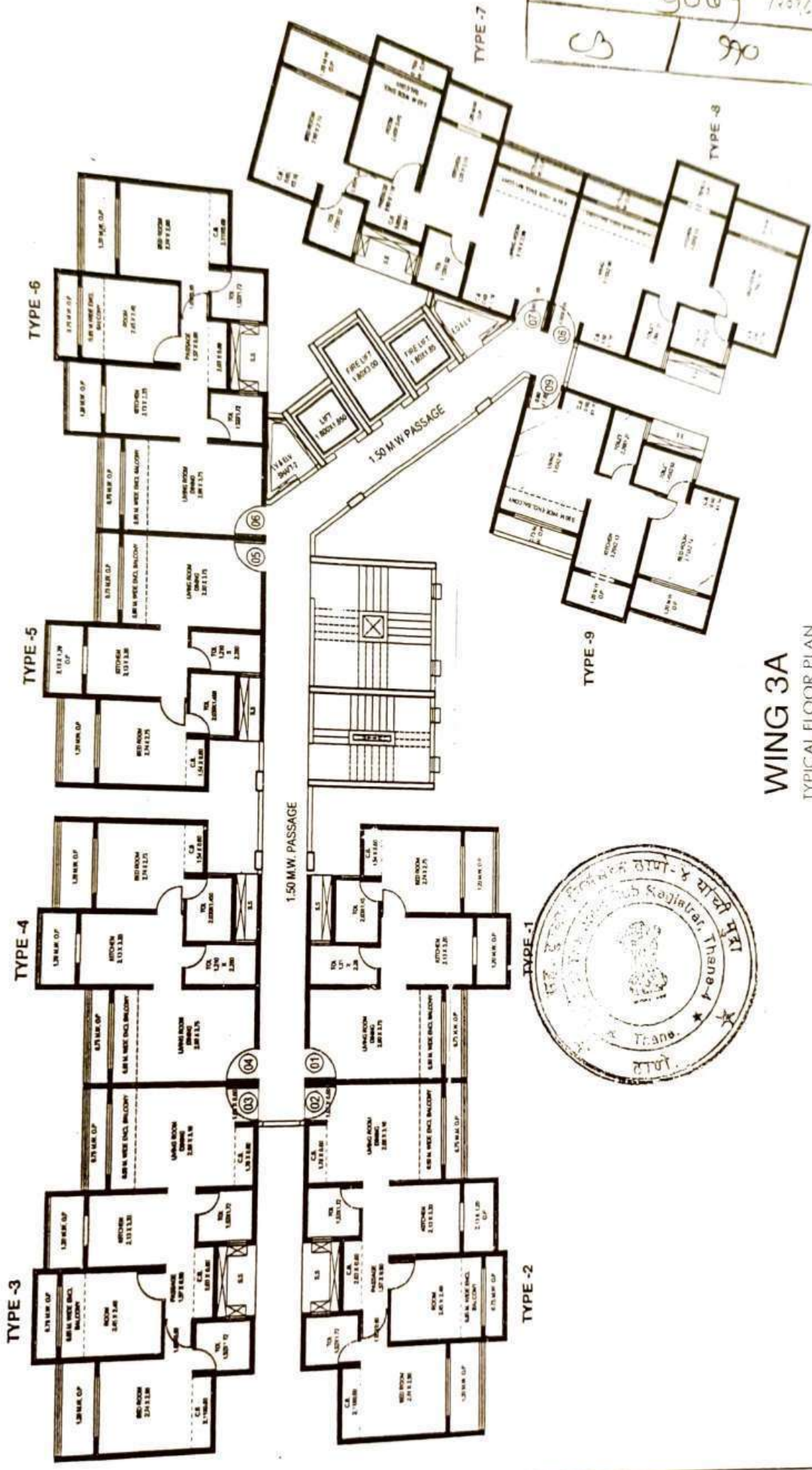
Sl. No.	Room Name	Area (sq. ft.)	Remarks
1	Room 1	100	
2	Room 2	120	
3	Room 3	150	
4	Room 4	180	
5	Room 5	200	
6	Room 6	220	
7	Room 7	250	
8	Room 8	280	
9	Room 9	300	
10	Room 10	320	
11	Room 11	350	
12	Room 12	380	
13	Room 13	400	
14	Room 14	420	
15	Room 15	450	
16	Room 16	480	
17	Room 17	500	
18	Room 18	520	
19	Room 19	550	
20	Room 20	580	
21	Room 21	600	
22	Room 22	620	
23	Room 23	650	
24	Room 24	680	
25	Room 25	700	
26	Room 26	720	
27	Room 27	750	
28	Room 28	780	
29	Room 29	800	
30	Room 30	820	
31	Room 31	850	
32	Room 32	880	
33	Room 33	900	
34	Room 34	920	
35	Room 35	950	
36	Room 36	980	
37	Room 37	1000	
38	Room 38	1020	
39	Room 39	1050	
40	Room 40	1080	
41	Room 41	1100	
42	Room 42	1120	
43	Room 43	1150	
44	Room 44	1180	
45	Room 45	1200	
46	Room 46	1220	
47	Room 47	1250	
48	Room 48	1280	
49	Room 49	1300	
50	Room 50	1320	
51	Room 51	1350	
52	Room 52	1380	
53	Room 53	1400	
54	Room 54	1420	
55	Room 55	1450	
56	Room 56	1480	
57	Room 57	1500	
58	Room 58	1520	
59	Room 59	1550	
60	Room 60	1580	
61	Room 61	1600	
62	Room 62	1620	
63	Room 63	1650	
64	Room 64	1680	
65	Room 65	1700	
66	Room 66	1720	
67	Room 67	1750	
68	Room 68	1780	
69	Room 69	1800	
70	Room 70	1820	
71	Room 71	1850	
72	Room 72	1880	
73	Room 73	1900	
74	Room 74	1920	
75	Room 75	1950	
76	Room 76	1980	
77	Room 77	2000	
78	Room 78	2020	
79	Room 79	2050	
80	Room 80	2080	
81	Room 81	2100	
82	Room 82	2120	
83	Room 83	2150	
84	Room 84	2180	
85	Room 85	2200	
86	Room 86	2220	
87	Room 87	2250	
88	Room 88	2280	
89	Room 89	2300	
90	Room 90	2320	
91	Room 91	2350	
92	Room 92	2380	
93	Room 93	2400	
94	Room 94	2420	
95	Room 95	2450	
96	Room 96	2480	
97	Room 97	2500	
98	Room 98	2520	
99	Room 99	2550	
100	Room 100	2580	



Sl. No.	Room Name	Area (sq. ft.)	Remarks
101	Room 101	2600	
102	Room 102	2620	
103	Room 103	2650	
104	Room 104	2680	
105	Room 105	2700	
106	Room 106	2720	
107	Room 107	2750	
108	Room 108	2780	
109	Room 109	2800	
110	Room 110	2820	
111	Room 111	2850	
112	Room 112	2880	
113	Room 113	2900	
114	Room 114	2920	
115	Room 115	2950	
116	Room 116	2980	
117	Room 117	3000	
118	Room 118	3020	
119	Room 119	3050	
120	Room 120	3080	
121	Room 121	3100	
122	Room 122	3120	
123	Room 123	3150	
124	Room 124	3180	
125	Room 125	3200	
126	Room 126	3220	
127	Room 127	3250	
128	Room 128	3280	
129	Room 129	3300	
130	Room 130	3320	
131	Room 131	3350	
132	Room 132	3380	
133	Room 133	3400	
134	Room 134	3420	
135	Room 135	3450	
136	Room 136	3480	
137	Room 137	3500	
138	Room 138	3520	
139	Room 139	3550	
140	Room 140	3580	
141	Room 141	3600	
142	Room 142	3620	
143	Room 143	3650	
144	Room 144	3680	
145	Room 145	3700	
146	Room 146	3720	
147	Room 147	3750	
148	Room 148	3780	
149	Room 149	3800	
150	Room 150	3820	
151	Room 151	3850	
152	Room 152	3880	
153	Room 153	3900	
154	Room 154	3920	
155	Room 155	3950	
156	Room 156	3980	
157	Room 157	4000	
158	Room 158	4020	
159	Room 159	4050	
160	Room 160	4080	
161	Room 161	4100	
162	Room 162	4120	
163	Room 163	4150	
164	Room 164	4180	
165	Room 165	4200	
166	Room 166	4220	
167	Room 167	4250	
168	Room 168	4280	
169	Room 169	4300	
170	Room 170	4320	
171	Room 171	4350	
172	Room 172	4380	
173	Room 173	4400	
174	Room 174	4420	
175	Room 175	4450	
176	Room 176	4480	
177	Room 177	4500	
178	Room 178	4520	
179	Room 179	4550	
180	Room 180	4580	
181	Room 181	4600	
182	Room 182	4620	
183	Room 183	4650	
184	Room 184	4680	
185	Room 185	4700	
186	Room 186	4720	
187	Room 187	4750	
188	Room 188	4780	
189	Room 189	4800	
190	Room 190	4820	
191	Room 191	4850	
192	Room 192	4880	
193	Room 193	4900	
194	Room 194	4920	
195	Room 195	4950	
196	Room 196	4980	
197	Room 197	5000	
198	Room 198	5020	
199	Room 199	5050	
200	Room 200	5080	

ट.न.न.-४

दास क्रमांक ५०७५ / १२०१८
७३ / ११०



WING 3A

TYPICAL FLOOR PLAN
3RD TO 7TH, 9TH TO 12, 14TH TO 17TH, 19TH TO 22ND FLOOR





ट.न.न.-४
दस्तावेज क्रमांक ५०६५ /२०१८
८८ / ११०

SKYLARK REALTORS PVT. LTD. 4th Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai - 400093
 T: +91 022 4241 5678 | F: +91 022 4241 5679 | E: info@jpinfra.com | W: www.jpinfra.com | CIN: 45200MH2010PTC029032

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SKYLARK REALTORS PVT LTD HELD ON 22ND AUGUST 2017 COMMENCING AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 04TH FLOOR, 401-402 VIRAJ TOWER, WESTERN EXPRESS HIGHWAY, NEAR WEH METRO STN, ANDHERI EAST, MUMBAI-400093


The Company has entered and/or shall be entering into agreement with various purchasers for acquisition of Land by way of execution of Agreement of Sale in J P North Atria Project for the land situated at JP North, Village Ghodbunder Mira - Bhayander District Thane and for that purpose, it has been proposed to authorize Mr. Laxminath Yogi to execute and sign all documents, including but not limited to the Agreement for Sale, Power of Attorney etc. and to attend the office of Sub-Registrar and admit execution of the Agreement for Sale in this regard on behalf of the company.

After some discussion, the Board passed the following resolution, unanimously: -

"RESOLVED THAT Mr. Laxmannath Yogi, Authorized Signatory of the Company be and is hereby authorized to sign/execute and present the Agreement for Sale before the Sub-Registrar of Assurance and admit execution thereof for and on behalf of the Company.

RESOLVED FURTHER THAT Mr. Laxmannath Yogi, Authorized Signatory of the Company be and is hereby authorized to do all other acts, things, deeds and matter as may be required from time to time in connection with the registration of the aforesaid Agreements.

RESOLVED FURTHER THAT the Company do hereby agree to ratify all acts, deeds, matters and things done by Mr. Laxmannath Yogi in the above connection.

For Skylark Realtors Pvt Ltd
 For Skylark Realtors Pvt. Ltd.

 Director
 Name: VIJAY JAIN
 DIN: 00087563





ट.न.न.-४	
दस्तावेज क्रमांक	५०७५ / १०१६
५	११६

J.P. INFRA CONSTRUCTIONS PVT. LTD. 4th Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East) - 400 093
 T: +91 022 4241 5678 | F: +91 022 4241 5679 | E: info@jpinfra.com | W: www.jpinfra.com | CIN: U45500MH2016PTL282200

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF J. P. INFRA CONSTRUCTION PRIVATE LIMITED HELD ON 22ND AUGUST 2017 COMMENCING AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 04TH FLOOR, 401-402 VIRAJ TOWER, WESTERN EXPRESS HIGHWAY, NEAR WEH METRO STN. ANDHERI EAST, MUMBAI-400093

The Company has entered and/or shall be entering into agreement with various purchasers, for acquisition of Land by way of execution of Agreement of Sale in J P North Atria Project for the land situated at JP North, Village Ghodbunder Mira - Bhayander District Thane and for that purpose, it has been proposed to authorize Mr. Laxminath Yogi to execute and sign all documents, including but not limited to the Agreement for Sale, Power of Attorney etc. and to attend the office of Sub-Registrar and admit execution of the Agreement for Sale in this regard on behalf of the company.

After some discussion, the Board passed the following resolution, unanimously: -

"RESOLVED THAT Mr. Laxmannath Yogi, Director of the Company be and is hereby authorized to sign/execute and present the Agreement for Sale before the Sub-Registrar for Assurance and admit execution thereof for and on behalf of the Company.:

RESOLVED FURTHER THAT Mr. Laxmannath Yogi, Director of the Company be and is hereby authorized to do all other acts, things, deeds and matters as may be required from time to time in connection with the registration of the aforesaid Agreements.

RESOLVED FURTHER THAT the Company do hereby agree to ratify all acts, deeds, matters and things done by Mr. Laxmannath Yogi in the above connection.

For J. P. Infra Construction Private Limited

Laxmannath

Director
 Name: LAXMANATH YOGI
 DIN: 06755873





CHALLAN
MTR Form Number-6

ट.न.न.-४
Form 3937 17/11/2017
Payer Details 66 / 990

MH006876728201718E		BARCODE	Date: 03/11/2017
Department: Inspector General Of Registration		Type of Payment: Stamp Duty, Registration Fee	
Office Name: THN7_THANE NO 7 JOINT SUB REGISTRAR		TAX ID (If Any)	PAN No. (If Applicable): AADCJ8395E
Location: THANE		Full Name: JP INFRA CONSTRUCTIONS PVT LTD	
Year: 2017-2018 One Time		Flat/Block No.: JP NORTH PROJECT	Premises/Building
Account Head Details		Road/Street: GHODBUNDER ROAD MIRA ROAD EAST	
0030046401 Stamp Duty	Amount In Rs. 500.00	Area/Locality: THANE	
0030063301 Registration Fee	Amount In Rs. 200.00	Town/City/District	
Total		PIN: 4 0 1 1 0	Remarks (If Any): PAN2=AMLPS... Second Party Name: LAXMINARAYAN SHARMA
Amount In Words: Seven Hundred Rupees Only		Seal of Joint Sub-Registrar, Thane - 10	
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN: 58103332017110313725	Ref. No.: 58103332017110313725
Cheque/DD No.		Bank Date: 03/11/2017-15:52:25	RBI Date: 03/11/2017-15:52:25
Name of Bank		Bank-Branch: IDBI BANK	
Name of Branch		Scroll No., Date: 100, 06/11/2017	

DEFACED
₹700.00
DEFACED

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. चर्दर चलन केवल दुर्यम निबंधक कार्यालय नोंदणी करतयाच्या दस्तासाठी लागू आहे. नोंदणी न करतयाच्या दस्तासाठी चर्दर चलन लागू नाही.

ट.न.न.-१०
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-393-9317	0003856500201718	06/11/2017-17:15:13	IGR122	200.00
2	(IS)-393-9317	0003856500201718	06/11/2017-17:15:13	IGR122	500.00
Total Defacement Amount					700.00

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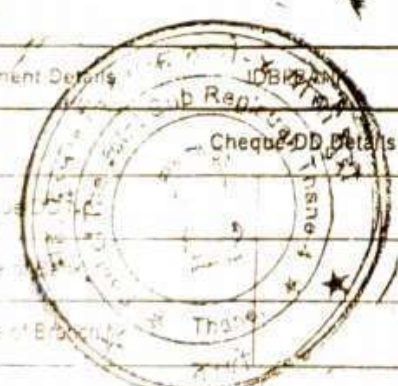
लक्ष्मी नारायण

ट.न.न.-४
 लक्ष्मी नारायण २०१६
 ८८ / ११०

CHALLAN
 MTR Form Number-6

Date: 03/11/2017-15:51:17		Form ID: 4871	
Barcode: [Barcode]		Payer Details	
Department: Inspector General Of Registration		TAX ID (If Any)	
Stamp Duty		PAN No (If Applicable)	AADCJ8398E
Registration Fee		Full Name	JP INFRA CONSTRUCTIONS PVT LTD
Name: THANE NO 1 JOINT SUB REGISTRAR		Flat/Block No.	JP NORTH PROJECT
Location: THANE		Premises/Building	
Period: 2017-2018 One Time		Road/Street	GHODBUNDER ROAD MIRA ROAD EAST
Account Head Details		Area/Locality	THANE
Stamp Duty	500.00	Town/City/District	
Registration Fee	200.00	PIN	4 0 1 1 0 7
Total		Amount In Words	Seven Hundred Rupees Only
Payment Details		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	69103332017110313726
		Ref. No.	141455984
		Bank Date	03/11/2017-15:52:25
		RBI Date	Not Verified with RBI
		Branch	IDBI BANK
		Scroll No. , Date	Not Verified with Scroll

Remarks (If Any)
 PAN2=AMU29394TH-SecondPartyName=LAXMINARAYAN SHARMA-



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 हा चालन नोंदणी करताना केवळ उपरोक्त कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Signature

लक्ष्मी नारायण

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SPECIFIC POWER OF ATTORNEY

[Handwritten signature]

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, LAXMANNATH YOGI, age _____ years, an Adult, Indian Inhabitant, having my office at S/H No. 24/IP, 24 Ghodbunder Village, Mira Road East, Thane 401107, SEND GREETINGS:

WHEREAS:

- i. (a) JP Infra Constructions Private Limited; a company duly incorporated under the Companies Act, 1956 and also governed by the Companies Act, 2013, having its registered office address at 401-402, 4th Floor, Viraj Towers, Western Express Highway, Andheri (East), Mumbai - 400 093 and (b) JP Infra Builders and Developers Private Limited; a company duly incorporated under the Companies Act, 1956 and also governed by the Companies Act, 2013, having its registered office address at 401-402, 4th Floor, Viraj Towers, Western Express Highway, Andheri (East), Mumbai - 400 093 (hereinafter referred to as the "said Companies") are engaged in the business of real estate development and are developing and constructing various residential and/or commercial flats in accordance with the rules and regulations of the Real Estate (Regulation and Development) Act, 2016 ("RERA Act") as well as the Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules") and other applicable laws (as amended/ modified from time to time) including the provisions of the Development Control Regulations of Mira Bhayander Municipal Corporation ("DCR MBMC") as applicable from time to time in a phase wise manner, on the land which is lying, being and situate at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation ("MBMC") (hereinafter referred to as "JP North Flats").



[Handwritten signature]
21/12/2023

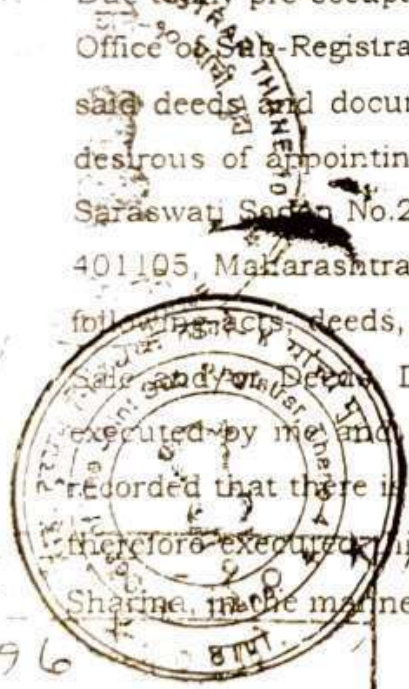
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९० / ११०

The said Companies have and/or shall enter into various Agreement for Sale for the Flats / Shops / Offices and any other premises in the building/s are and/or being constructed on the said land which is lying, being and situate at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District Thane and now within the limits of MBMC.

The Board of Directors of the said Companies have, vide its Board Resolution hereto annexed and marked as "Annexure 1" are the true copy of the Board Resolutions, authorised me to execute various Agreement for Sale for the Flats / Shops / Offices in the building/s with various purchasers as well as executing of several Deeds, Declarations, Indemnities, Affidavits, Power of Attorney and other documents from time to time for registration purposes with the Registrar of Assurances of the respective jurisd

tion and also take various steps, actions and do all such things as may be desired and/or required for having the said deeds and documents registered with the respective jurisdiction Registrar of Assurances.

Due to my pre-occupation with other matters, I am unable to attend personally the Office of Sub-Registrar of the respective jurisdiction for the purposes of having the said deeds and documents executed by me registered and for that purpose I am desirous of appointing Mr. Laxminarayan Sharma, having his address at A-203, Saraswati Sadan No.2, Navghar Road, Near S.R. Classes, Bhayander East, Thane - 401105, Maharashtra to be my lawful attorney to do for me and on my behalf the following acts, deeds, matters and things for registration of various Agreement for Sale and/or Deeds, Declarations, Indemnities, Affidavit or any other document/ executed by me and completing the registration formalities and it is hereby also recorded that there is no monetary consideration payable to the Attorney and have therefore executed this Specific Power of Attorney in favour of Mr. Laxminarayan Sharma, in the manner aforesaid



NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH, that I
LAXMANNATH YOGI, the Director of the said Companies, vide the said Board

Resolution which is more particularly marked and annexed as "Annexure 1", do hereby appoint, nominate and constitute the said Mr. Laxminarayan Sharma having his address at A-203, Saraswati Sadan No.2, Navghar Road, Near S.R. Classes Bhayander East, Thane - 401105, Maharashtra to be my true and lawful Attorney (hereinafter referred to as "the said Attorney/s") for myself and in my name and on my behalf to attend and appear before the concerned Sub-Registrar of Assurances or any other Officer or Authority appointed under the Indian Registration Act XVI of 1908 ("said Act") or any other Act for the time being in force, to execute and perform the following acts, deeds, matters and things, that is to say:

(Handwritten signature)

1. To approach, represent or appear in person before the Sub Registrar of Assurances and/ or any other concerned Sub-Registrar appointed under the said Act or any other Act for the time being in force and to present the said Agreement for Sale and/or Deeds, Declarations, Indemnities, Affidavit or any other documents executed by me as the authorised representative of the said Companies in respect of various units in the building/s constructed and/or being constructed and any other Deeds, Undertakings, Affidavits, Indemnity Bonds, Declaration and other documents etc. and to identify my signature and admit execution of such original document/s signed by me and on my behalf to do all acts, deeds, matters and things necessary in connection therewith.

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2. To present for registration any such documents or instruments which hereafter be made or executed or signed as aforesaid;

3. To comply with the registration formalities including payments to be made, acceptance of receipts, to apply for certified copies and to receive the same;

4. To receive back the Original Sale Deed/ Conveyance/ Agreements and any other documents from the Sub-Registrar or any other Competent Authority and to pass valid receipt for the same in respect of any property/properties/premises and also to comply with all formalities connected therewith;

5. To do all such acts, deeds and things as may be necessary for the and effectual execution of the powers hereby conferred by me on the said Attorney/s respectively

AND I hereby declare that all deeds, matters and thing which shall by my said Attorney/s be done for the aforesaid purposes shall be as valid and effectual to all intents and purpose whatsoever as if the same had been done in my own proper person.

AND I hereby undertake at all times to satisfy and confirm whatsoever my said Attorney/s shall lawfully do or cause to be done in or concerning the premises by virtue of this Power of Attorney.



[Handwritten signature]

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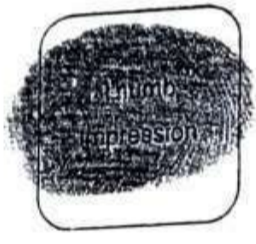
IN WITNESS WHEREOF I have hereunto set and subscribed my hands at Mumbai
this 6th day of ~~October~~ ^{Nov} 2017

SIGNED AND DELIVERED)
by the within named)
EXECUTOR)
LAXMANNATH YOGI)

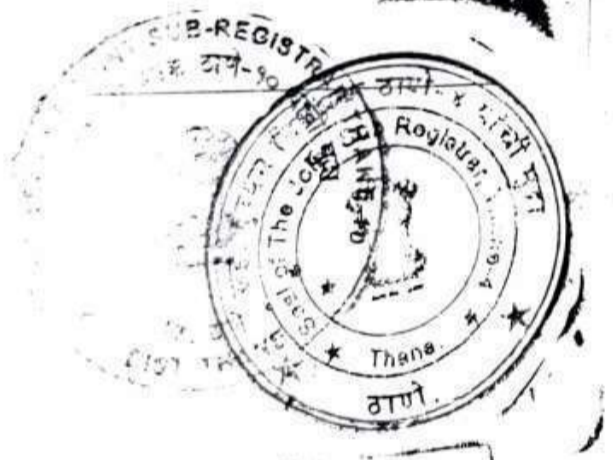


Laxmannath

I Accept)
LAXMINARAYAN)
SHARMA)



लक्ष्मीनारायण



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J.P. INFRA CONSTRUCTIONS PVT. LTD. 4th Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai - 400093
T: +91 022 4241 5678 | F: +91 022 4241 5679 | E: info@jpinfra.com | W: www.jpinfra.com | CIN: U45500MH2016PTC297716

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF J. P. INFRA CONSTRUCTIONS PRIVATE LIMITED HELD ON FRIDAY 03RD NOVEMBER 2017 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 04TH FLOOR, 401-402 VIRAJ TOWER, WESTERN EXPRESS HIGHWAY, NEAR WEH METRO STN, ANDHERI EAST, MUMBAI-400093

Handwritten notes: 9064 12022, 2990

The Company has entered and/or shall be entering into agreement with various purchasers for acquisition of Land by way of execution of Agreement of Sale in JP North Atria Project for the land situated at JP North, Village Ghodbunder Mir - Bhayander District Thane and for that purpose, it has been proposed to authorize Mr. Laxmannath Yogi to execute and sign all documents, including but not limited to the Agreement for Sale, Power of Attorney etc. Due to pre-occupation with other matters, Mr. Laxmanath Yogi is unable to attend the registration of the documents with the Sub-Registrar Office. It has therefore been proposed that Mr. Laxminarayan Sharma, (POA of Mr. Laxmannath Yogi) shall attend the office of Sub-Registrar and admit execution of the said documents. After some discussion, the Board passed the following resolution, unanimously. After some discussion, the Board passed the following resolution, unanimously: -

"RESOLVED THAT Mr. Laxmannath Yogi, Director of the Company be and are hereby severally authorized to sign and execute the Indenture of Conveyance, Agreement for sale, Power of Attorney, matters related to society formation, etc for and on behalf of the Company and generally to do all acts, deeds and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid Resolution."

RESOLVED FURTHER THAT Mr. Laxminarayan Sharma authorized Signatory vide Power of Attorney dated 03.11.2017 (POA of Mr. Laxmannath Yogi) & registered with the office of Sub-Registrar of Assurances is hereby authorized to attend the Office of the Sub-Registrar for registration of Indenture of Conveyance for and on behalf of Mr. Laxmannath Yogi.

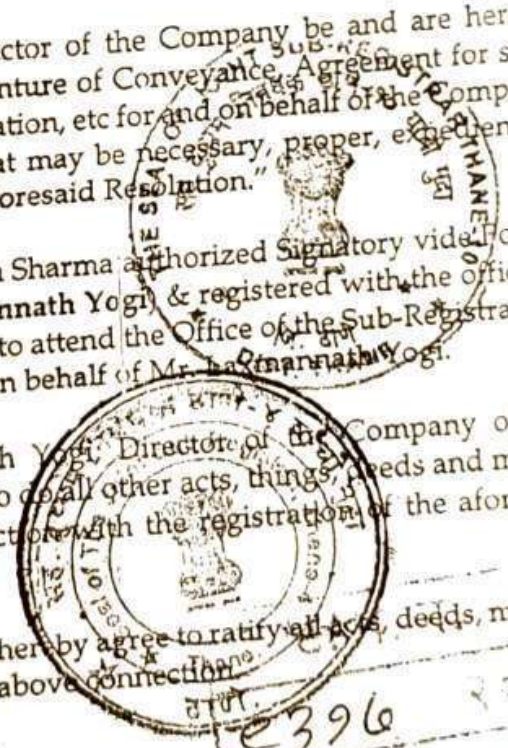
RESOLVED FURTHER THAT Mr. Laxmannath Yogi, Director of the Company of the Company be and is hereby severally authorized to do all other acts, things, deeds and matter as may be required from time to time in connection with the registration of the aforesaid Agreements.

RESOLVED FURTHER THAT the Company do hereby agree to ratify all acts, deeds, matters and things done by Mr. Laxmannath Yogi in the above connection.

For J. P. Infra Constructions Private Limited

Laxmannath

Director
Name: Laxmannath Yogi
DIN: 06755873



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Meter No: **८३३-४**
 Multiplying Factor: **40**
 Date: **१०/०९/२०१७**
RELIANCE 7990

Estella



Your Electricity Bill for - SEP-17

BILL OF SUPPLY
 Account No: 152253129
 Bill No: 10165218831
 Name: SESHASAL PRIVATE LIMITED
 Address: 31, NO. 24, 1ST FLR, 2 MILE, MIDC, BUNDER, SAMOLE, TL, MIDC, BUNDER, VILAGE, (WEST, ROAD, EAST), S. S. ONE, 10/4, SILVER, SARTHA, THANE, 401107

Bill Date: 07-10-2017

Bill amount payable: 119740.00
 Previous balance: 0.00
 Total amount payable: 119740.00

Round off bill payable: 119740.00
 Total amount payable: 119740.00

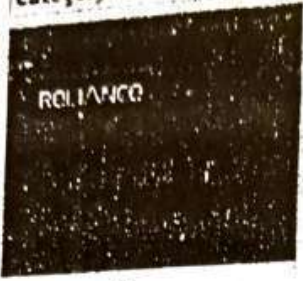
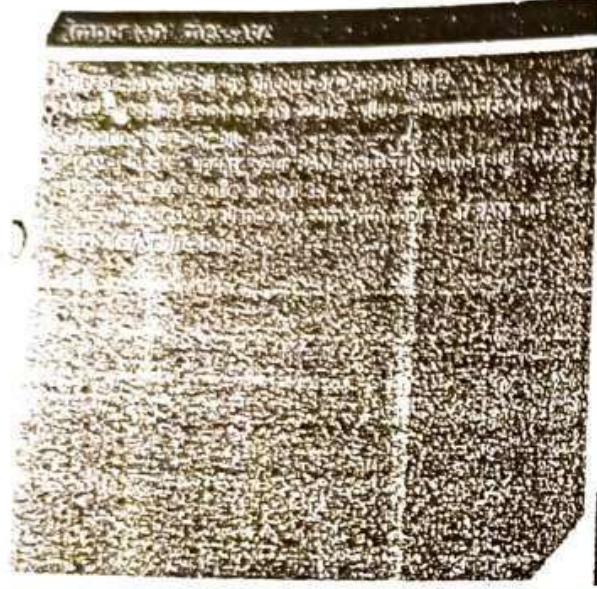
Total amount payable: 119740.00
 Total amount payable: 119740.00

Payable until one month after due date, thereafter interest applicable as per MERC tariff order.

Month	Units Consumed	Rate	Month
6704	40.00	AUG-17	
8101	40.00	JUL-17	
10553	40.00	JUN-17	
10517	40.00	MAY-17	
10110	40.00	APR-17	
13132	40.00	MAR-17	
9665	40.00	FEB-17	
11861	40.00	JAN-17	
11525	40.00	DEC-16	
1195	40.00	NOV-16	
2592	40.00	OCT-16	

File Distribution No: NORTH/N23-BHAINDAR (E)/33/N61
 Cycle No: 33
 Tariff: LT II (C)
 Type of Supply: LT

PAN: AAAA1111A
 GSTIN:
 Category: COMMERCIAL



JOINT SUB

Units consumed including peak hour units:
 SEP-17: 8720
 SEP-16: 10154
 Total: 18874

Sh Shri:ath Kasi
 Sr Exec Vice President
 (For Reliance Infrastructure Ltd.)

1800-200-3030 toll free no. for power outage (24 hours)
 3030 3030 for all other queries (24 hours)

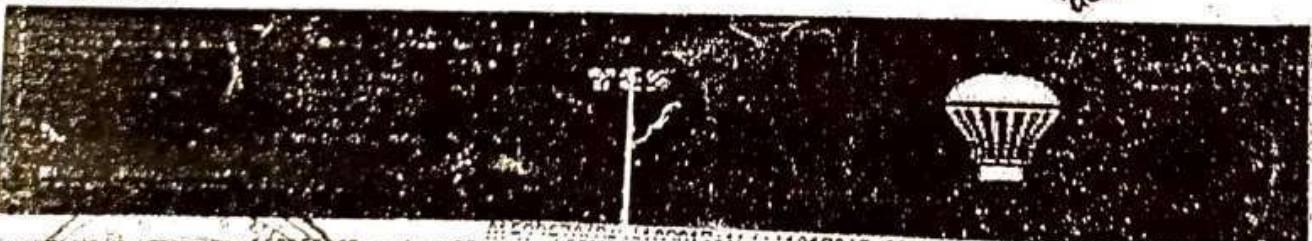
www.relianceenergy.in

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):

1) 369 D. S. V. Road, Kandivalli (W), Mumbai 400 067 (I) Rav Raj Residency, Pawan Putra,
 Near Phatak, Bhainder (East), Thane 401 105. Email: energy.helpdesk@relianceada.com

Only for grievances, unresolved by IGRC reach Consumer Grievance Redressal Forum at E-4, MIDC, Andheri (E),
 Mumbai 400 093 Tel: 3009 4247, E-mail: consumer_forum@cgfrinfra.org, website: cgfrinfra.org

CONSOLIDATED STAMP DUTY PAID BY ORDER NO. MUDRANK A. M. S. 2016 / 3061 C. R.770/M-1 dated 30.11.2016



Please quote your account no. 152253129, cycle no 33 and book no 61 in all your correspondence.
 For Advertising on this Bill: Email: info@sessaasal.com



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 ८ - २३

Category	Reading	Present	Previous
Meter No.		L984972	
Multiplying Factor		40	
Reading		4543.50	
Consumption (kWh)		4325.51	
Reading		8719	
Consumption (kWh)		874.39	
Reading		831.67	
Consumption (kWh)		1708	
Reading		881.32	
Consumption (kWh)		838.59	
Reading		1709	
Consumption (kWh)		656.51	
Reading		631.19	
Consumption (kWh)		1012	
Reading		0.962	
MD(KVA)		38.48	
Reading		0.962	
MD(KVA)		38.48	
Reading		1106.06	
Consumption		1052.38	
Reading		2147	
Consumption		2147	

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 e396 2020
 e - 93

Peak Demand is 40.00 KVA 40% of Contract demand.

Meter reading date : 01-10-2017	Contract Demand : 100.00KVA	Load Factor : 0.0000%
Previous meter reading date : 01-09-2017	Demand for penalty : 0.00KVA	Average Power Factor : 97.10%

Category	Amount
Electrical Energy (HSN Code 27160000)	
Demand/fixed charge	9600.00
Wheeling Charges	13777.60
Regulatory Asset Charge	9679.20
Energy charge	66272.00
TOD 9 Hrs to 12 Hrs energy charge	854.50
TOD 18 Hrs to 22 Hrs energy charge	1709.00
TOD 22 Hrs to 06 Hrs energy charge	759.75Cr
Fuel Adj. Chg. (FAC)	37.35Cr p/unit
Penalty for exceeding contract demand	0.00
Power Factor (PF) penalty/incentive	1957.51Cr
Government Electricity Duty	21.00%
Mah.Govt.Tax on sale of electricity	24.04p/unit
Current month's bill amount(A)	118568.29
Others/LF Incentive	0.00
Delayed Payment Charge (DPC) levied	1172.86
Incentive on payment mode	0.00
Interest on arrears	0.00
Adjustments	1172.86
Net other charges in current bill (B)	119741.15
Total current month charges (A+B)	93832.69
Previous month's bill amount	93830.00
Payment received up to 05-10-2017	0.00
prompt payment discount	2.69
Net previous balance (C)	119743.84
Total bill amount (A+B+C)	0.00
Amount deferred	1482.10
DPC payable after due date	121225.94
Total bill amount with DPC	



Collection Outlets - Pay at convenient location

Authorized bank branches, Easy Bill outlets, MINBill power stations, Reliance Energy drop boxes at housing societies, KYPAK drop boxes, offices and Reliance Communication drop boxes, Reliance Energy counters.

Internet/Autodebit - pay with click of a button

- Pay by credit card on our website www.rinfra.com.
- Choose net banking by HDFC/ICICI/UTI
- Bill junction, bill desk, visa bill payor for Cash Card
- Earn interest of 7% per annum by choosing YDS payment options
- Any dishonored cheque will result in payment of bills by Debit for subsequent 3 months
- Attract a penal amount of ₹250 per bill

Points to remember while paying your bill

- Receipt of payment made by cheque is subject to realisation.
- Payment received after 05-10-2017 not accounted. Produce receipt at counter for acceptance of next amount.
- Avail prompt payment discount of 1% on Monthly Bill Amount only by paying within seven days from the date of bill.

All units	340	7.00	1.00	1.11
06:00 to 09:00 Hrs		0.00		
09:00 to 13:00 Hrs		0.30		
13:00 to 18:00 Hrs		0.00		
18:00 to 22:00 Hrs		1.00		
22:00 to 06:00 Hrs		4.70		

*In case Rescheduled Demand exceeds Contract Demand additional charge @100% of Demand Charge will be levied for the excess Demand over Contract Demand.

Electricity Duty as per Govt. of Maharashtra Notification No. ELD.2015/CR 21/REG-1 of 13-04-2015. Tax on sale of Electricity as per Govt. of Maharashtra Notification No. SRA- 2015/CR-48/REG-1 of 21-4-2015.

Your unpaid Security Deposit (SD)



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 90 - 93

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5064
९९ / ११०

Business Mohan Gade
 DOB: 04/11/1989
 MALE
 5437 1835 2665



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

LAXMI NARAYAN SHARMA
 MAM CHAND SHARMA
 10/06/1956
 Permanent Account Number
 AMLPS3941H

Signature

लक्ष्मीनारायण

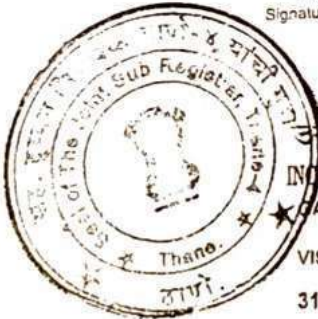
आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

LAXMI NNATH YOGI
 BHIMNATH HIRNATH YOGI
 10/07/1975
 Permanent Account Number
 ACBPY7775R

Signature

Signature



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

JANESH VISHNU BERDE
 VISHNU KISAN BERDE
 31/08/1990
 Permanent Account Number
 AYIPB2946A

Signature

ट. न. न. - १०
e396 २०१७
१० - १३

393/9317

सोमवार, 06 नो

दस्ता कर्मांक: २

बाजार मूल्य:

भरलेले मुद्रांक

नोंदणी फी मार्फत

1) Fee Adjust

ड. नि. सह. ड. नि.

अ. क्र. 9317 वर

रोजी 5:07 म.नं.

Signature

दस्ता हजर करवावया

Joint Sub Registrar

दस्ताचा प्रकार:

मुद्रांक शुल्क: (4)

शिक्का क्र. 1 06

शिक्का क्र. 2 06

वदर दस्ता

असलेल्या

आहे, द

साक्षीदा

तपासली

मालकी

कबुली

393/9317

सोमवार, 06 नोव्हेंबर 2017 5:23 म.नं.

दस्त गोषवारा भाग-1

टनन10 99193
दस्त क्रमांक 9317/2017

दस्त क्रमांक: टनन10 /9317/2017

टनन-8
दस्त क्रमांक Yoley
६० / ११०

बाजार मूल्य: रु. 01/-

मोबदला रु 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. टनन10 यांचे कार्यालयात

पावती:11001

पावती दिनांक 06/11/2017

अ. क्रं. 9317 वर दि.06-11-2017

सादरकरणाऱाचे नाव: जे पी इन्फ्रा कम्युटकशन्स प्रा ली च सन्तान लक्ष्मणनाथ योगी

रोजी 5:07 म.नं. बा. हजर केला.

नोंदणी फी रु 200.00
दस्त हाताळणी फी रु 260.00
पृष्ठांचो संख्या: 13

एकुण: 460.00

Nasrath

दस्त हजर करणाऱ्याची सही:

[Signature]
Joint Sub Registrar Thane 10

[Signature]
Joint Sub Registrar Thane 10



दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकारचे

शिक्का क्रं. 1 06 / 11 / 2017 05 : 07 : 45 PM ची वेळ: (सादरकरण)

शिक्का क्रं. 2 06 / 11 / 2017 05 : 09 : 12 PM ची वेळ: (फा)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या सादर नोंदणीच्या अन्वये सादर केलेला आहे, दस्तावेजात नोंदणी करणारा व्यक्ती, साक्षीदार व स्पष्टपणे नोंदणी करणाराची सत्यता तपासली जाईल. नोंदणी करणाराच्या कायदेशीर मालकी इत्यादी बाबत कोणताही विवादक व कबुलीधारक, हे संपूर्णपणे जबाबदार राहतील.

Nasrath

लक्ष्मीनारायण

ट.न.न.-४

दस्तावेज नं. 10/9317/2017

दिनांक 10/09/2017 10:33 PM

दस्तावेजों का भाग-2

दस्तावेज नं. 10/9317/2017

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव जे पी इण्डिया कंसल्टिंग प्रा. लि. चे संचालक
 लक्ष्मणराव शोशी
 पत्ता प्लॉट नं. ऑफिस रु. 401/402, माळा नं.
 चवथा प्रजला, इमारतीचे नाव विगाज टॉवर, ब्लॉक
 नं. सेक्टर नं. एम्प्लेस हायवे निअर इन्फ्यू इ एच मेट्रो
 स्टेशन रोड नं. अंधेरी ईस्ट मुंबई, महाराष्ट्र, मुंबई.
 पिन नंबर AADCJ8396E

पक्षकाराचा प्रकार
 कुलमुखत्यार देणार
 वय -42
 स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



Laxmally

2. नाव लक्ष्मीनारायण - शर्मा
 पत्ता प्लॉट नं. ए-203, माळा नं. - इमारतीचे नाव:
 मरुवती नदन नं. 2, ब्लॉक नं. नवघर रोड, निअर
 एस आर. क्लामीस, रोड नं. भायंदर ईस्ट, ठाणे
 महाराष्ट्र, ठाणे.
 पिन नंबर: AMLPS3941H

पॉवर ऑफ अटॉर्नी
 होल्डर
 वय :-61
 स्वाक्षरी:-



लक्ष्मीनारायण

दस्तावेज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 शिक्का क्र. 3 ची वेळ: 06 / 11 / 2017 05 : 21 : 21 PM

ओळख -

खालील डसम अग्रे निवेदीत करतात की ते दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

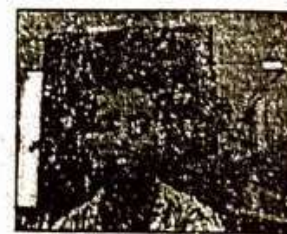
छायाचित्र

अंगठ्याचा ठसा

1. नाव गणेश बेडे
 वय 26
 पत्ता शॉप नं. 1, वृंदावन विल्डिंग, ऐवरशाईन नगर, मालाड
 वेस्ट, मुंबई
 पिन कोड: 400064

स्वाक्षरी

Ganesh Bede



2. नाव रमेश - गाडगे
 वय 27
 पत्ता शॉप नं. 1, वृंदावन विल्डिंग, ऐवरशाईन नगर, मालाड
 वेस्ट, मुंबई
 पिन कोड: 400064

स्वाक्षरी

Ramesh Gadage



शिक्का क्र. 4 ची वेळ: 06 / 11 / 2017 05 : 22 : 33 PM

शिक्का क्र. 5 ची वेळ: 06 / 11 / 2017 05 : 22 : 42 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 10

EPayment Details.



Summary-2(दस्त गोषवारा भाग - २)

९३१०
१३ - १३

sr. Epayment Number
1 MH006876728201718E

Defacement Number 9099 12096
0003856500201718E

ट.न.न.-४	
ee	१३.७ 2017

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प्रमाणित करण्यात येते की, सदर दस्त क्रमांक
९३१० मध्ये १३ पाने आहेत
पुस्तक क्रमांक १३ वर नोंदला
दिनांक १/११/२०१७

सह. दुय्यम निबंधक वर्ग २ ठाणे क्र. १०



घोषणापत्र

ट.न.स.-४
दस्तावेज क्रमांक ५०७५ १२१८
१०० / १३०

मी/आम्ही **लक्ष्मीनारायण शर्मा** या द्वारे घोषित करतो कि

दुय्यम निबंधक **ठाणे-** यांचे कार्यालयात **करारनामा** या

शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **श्री.**

लक्ष्मणनाथ योगी व इतर यांनी दि. ०६/११/२०१७ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही, सादर दस्त नोंदणीस सादर

केला आहे. निष्पादित करून कबुलीजबाब दिला आहे. सादर

कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेला नाही

किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल

ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती

करण्यास आम्ही. पूर्णतः सक्षम आहे. सादरचे कथेचीचे आढळून

आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वयेने शिक्षेस आम्ही

पात्र राहनार याची मला जाणीव आहे.



SELF ATTESTED

लक्ष्मीनारायण

Signature

कुलमुखत्यारपत्रधारकाचे नाव व सही

घोषणापत्र

ट.न.न.-४	
दस्त क्रमांक	५०७५ / २०१८
१००	११०

मी/आम्ही **लक्ष्मीनारायण शर्मा** या व्दारे घोषित करतो कि
दुय्यम निबंधक **ठाणे-** यांचे कार्यालयात **करारनामा** या
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **श्री.**

लक्ष्मणनाथ योगी व इतर यांनी दि. ०६/११/२०१७ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही, सादर दस्त नोंदणीस सादर
केला आहे. निष्पादित करून कबुलीजबाब दिला आहे. सादर
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेला नाही
किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तित्पैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल
ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती
करण्यास आम्ही. पूर्णतः सक्षम आहे. सादरचे कथक कथक आढळून
आल्यास, नोंदणी अधिनियम १९०८ चे कलम २ अन्वये शिक्षेस आम्ही
पात्र राहनार याची मला जाणीव आहे.

SELF ATTESTED

लक्ष्मीनारायण
Signature

कुलमुखत्यारपत्रधारकाचे नाव व सही

हमीपत्र

ट.न.न.-४
दस्तावेज क्रमांक ५०७५ /२०१८
१०१ / ११०

मी/आम्ही पारस कमलाकर नासरे व इतर याद्वारे घोषित करतो की दुय्यम निबंधक ठाणे- ४ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. स्कायलार्क रिअल्टर्स प्रा.लि. व इतर यांनी मला दस्तातील मिळकती शिवाय आच्छादित अथवा खुले वाहनतळ विकलेले/घेतलेले आहे/नाही. सदरचे कथन बरोबर असून चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ अन्वये होणाऱ्या परिणामास मी पात्र राहिन याची मला/आम्हाला जाणीव आहे.

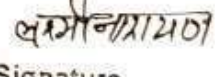
SELF ATTESTED


Signature
लिहून घेणार

SELF ATTESTED


Signature

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Signature
लिहून देणार



घोषणापत्र / शपथपत्र

ट.न.न.-४	
दस्तावेज क्रमांक:	१०६५ / १२०१६
१०२	११७

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्राक नियंत्रक, म. रा. पूर्ण पणे दिनांक ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिप्रेत शोध घेतलेला आहे. दस्तातील लिहून देणारे / कुलमुखत्यारधारक हे खरे असून यांनी आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदा/कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे, व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निष्ठापनेस दस्तऐवजामधील मिळकतीचे मालक/ कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाबाबत जबाबदारी हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.



एखावर मिळकतीविषयी सध्या होत असलेली फसवणूक/ बसवटीकरण/ संग्रहण व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र / शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायद्यानुसार मुद्राक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील घेणारे व देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही व भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

SELF ATTESTED

[Signature]

Signature

लि. देणार

SELF ATTESTED

[Signature]

Signature

लि. देणार

SELF ATTESTED

[Signature]

Signature

शासन निर्णय क्रमांक प्रमुख 614/ 345/ प्र.क्र. 7 /18 -अ

दिनांक 09 मार्च 2015 ट.न.न.-४
दस्त क्रमांक 4064 /2018
903 / 990

प्रपत्र - ब

स्वयं साक्षात्कनासाठी स्वयं घोषणापत्र (Self Declaration)



मी/आम्ही देणार श्री/श्रीमती/मेसर्स स्कायलार्क रिअल्टर्स प्रा.लि. चे अॅथोराईज सिग्नेटरी
लक्ष्मणनाथ योगी व इतर यांचे तर्फे कु.मू. म्हणून लक्ष्मीनारायण शर्मा
राहणार:- 401-402, विराज टॉवर, अंधेरी पूर्व मुंबई -400093
वय वर्ष:- 62 आधार क्रमांक असल्यास :-..... व्यवसाय:-

मी/आम्ही देणार श्री/श्रीमती/मेसर्स 1) पारस कमलाकर नासरे - 34 वर्षे
2) नमिता प. नासरे - 37 वर्षे

राहणार:- केअर ऑफ नमिता हिंडे, एम.ई.एस.कॉलनी, 106/7, मिलेटरी कॅम्प, मथुरादाम कॉलनी समोर, कलिना
सांताक्रुझ पु. मुंबई - 400098
वय वर्ष:- - आधार क्रमांक असल्यास :-.....



याद्वारे घोषित करतो/करते की, मी/आम्ही स्वयं साक्षात्कित (Self Attested) केलेल्या प्रती या मूळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम 1908 किंवा संबंधित कायद्यानुसार स्पष्टीकरण खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहिल याची मला पूर्ण जाणीव आहे. यामध्ये दस्त लिहून देणार किंवा दस्त लिहून घेणार आम्ही सर्वस्वी जबाबदार राहू तसेच यामध्ये कुठलाही कन्सल्टन्सी अथवा दस्त नोंदणी करून देणारा व शासकीय कर्मचारी जबाबदार राहणार नाही.

SELF ATTESTED

लिहून देणार सही/-

लक्ष्मीनारायण शर्मा

Signature

SELF ATTESTED

लिहून घेणार सही/-

Signature

ठिकाण: भाईदर

दिनांक: 27/06/2018

SELF ATTESTED

Signature



ट.न.न.-४	
एम.एम.ए.	१०७१ १०७२
१०४	११०



SELF ATTESTED

महेश शर्मा

Signature



ट.न.न.-४	
पल.सं.न.	५०७५ १२०१८
९०५	९९०



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
TAX DEPARTMENT

नामिता प. नासरे
NAMITA P. NASARE

आयकर खाते क्रमांक
TAX ACCOUNT NUMBER

808982819901

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
TAX DEPARTMENT

पारस कमलाकर नासरे
PARAS KAMLAKAR NASARE

आयकर खाते क्रमांक
TAX ACCOUNT NUMBER

27/12/1984

AHJPN1308C

ट.न.न.-४

दस्तावेज क्रमांक 2064 12016

906 / 990

भारत सरकार
Government of India

नामिता पारस नासरे
Namita Paras Nasare

जन्म तारीख / DOB : 25/03/1981

स्त्री / Female

8089 8281 9901

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार

Government of India

नॉदविण्याचा क्रमांक / Enrollment No.: 0000/00349/12428

आधार - सामान्य माणसाचा अधिकार

SELF ATTESTED

Signature

To,
पारस कमलाकर नासरे
Paras Kamlakar Nasare
C/O, Namita Hinde
M.e.s Colony 106/7
Military Camp
Opposit To Mathuradas Colony
Mumbai
Vidyanagar, Mumbai
Maharashtra 400085
8080853085



Ref: 1279 / 18W / 80181 / 50725 / P

SB5111736FH

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
TAX DEPARTMENT

प्रासद कान्ताराम गोलप
PRASAD KANTARAM GHOLAP

आयकर खाते क्रमांक
TAX ACCOUNT NUMBER

808982819901

आपला आधार क्रमांक / Your Aadhaar No. :

3047 8463 4186

माझे आधार, माझी ओळख

SELF ATTESTED

Signature

भारत सरकार
Government of India

पारस कमलाकर नासरे
Paras Kamlakar Nasare

जन्म तारीख / DOB : 27/12/1984

पुरुष / Male

SELF ATTESTED

Signature

3047 8463 4186

माझे आधार, माझी ओळख

MAHARASHTRA MOTOR VEHICLE REGISTRATION DEPARTMENT

DOI No. MH04 20110055922
Valid Till: 01-08-2031 (NT)

DOI: 02-08-2011

AUTHORISATION TO DRIVE FOLLOWING
OF VEHICLES THROUGHOUT INDIA

GOV DOI
MCWG 01-09-2011

DOB: 05-11-1993 BG

MR. MITUL PATIL
MR. PRAMOD PATIL
MR. SHYAM NAGAR, RAI VILLAGE, UTTAM ROAD,
MUMBAI, (W), THANE

Signature/Thumb Impression of

SELF ATTESTED

Signature

ट.न.न.-४	
पस्त क्रमांक	५०७५ १२०१८
१०७	११०



Summary I (GoshwaraBhag-1)

76/5075
बुधवार, 27 जून 2018 1:35 म.नं.

दस्त गोश्वारा भाग-1

दस्ता 306/220
दस्त क्रमांक 5075/2018

दस्त क्रमांक: दस्ता 4 /5075/2018

बाजार मूल्य: रु. 34,78,000/- मोबदला रु. 56,60,840/-

भरलेले मुद्रांक शुल्क: रु. 3,39,700/-

दु. नि. सह. दु. नि. दस्ता 4 यांचे कार्यालयात
अ. क्र. 5075 वर दि. 27-06-2018
रोजी 1-22 म.नं. वा. हजर केला.

पावती 6526

पावती दिनांक 27/06/2018

सादरकरणाचे नाव पारम कमलाकर नामरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठाची मर्यादा 110

एकुण: 32200.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 4

Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 27 / 06 / 2018 01 : 22 : 28 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 06 / 2018 01 : 24 : 48 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

टनन 4 90E/390
दस्त क्रमांक 5075/2018

दस्त क्रमांक : टनन 4/5075/2018
दस्ताचा प्रकार :- करारनामा

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | प्रगळ्याचा ठसा |
|----------|--|--|-----------|----------------|
| 1 | नाव: पारस कमलाकर नासरे - -
पत्ता: - , केअर ऑफ नमिता हिंडे, एम.ई.एस. कॉलनी, 106/7, मिलेटरी कॅम्प, मधुरादास कॉलनी समोर, कलिना, सांताक्रूझ पूर्व मुंबई, विद्यानगरी, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: AHJPN1308C | लिहून घेणार
वय :- 34
स्वाक्षरी:- | | |
| 2 | नाव: नमिता प. नासरे - -
पत्ता: प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: केअर ऑफ नमिता हिंडे, एम.ई.एस. कॉलनी, 106/7, मिलेटरी कॅम्प, ब्लॉक नं: मधुरादास कॉलनी समोर, कलिना, रोड नं: सांताक्रूझ पूर्व मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर: ABVPH9077N | लिहून घेणार
वय :- 37
स्वाक्षरी:- | | |
| 3 | नाव: स्कायलार्क रिअल्टर्स प्रा. लि. चे अंधोराईज सिग्रेटरी लक्ष्मणनाथ योगी यांच्या तर्फे कु.मू. म्हणून लक्ष्मीनारायण शर्मा -
पत्ता: प्लॉट नं: 401-402, माळा नं: चौथा मजला, इमारतीचे नाव: विराज टॉवर, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, डब्ल्यूईएच मेट्रो स्टेशन जवळ, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर: AAOC9607A | लिहून देणार
वय :- 62
स्वाक्षरी:- | | |
| 4 | नाव: जे.पी. इन्फ्रा कन्स्ट्रक्शन्स प्रा. लि. चे अंधोराईज सिग्रेटरी लक्ष्मणनाथ योगी यांच्या तर्फे कु.मू. म्हणून लक्ष्मीनारायण शर्मा -
पत्ता: प्लॉट नं: 401-402, माळा नं: चौथा मजला, इमारतीचे नाव: विराज टॉवर, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे, डब्ल्यूईएच मेट्रो स्टेशन जवळ, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर: AADCJ8396E | लिहून देणार
वय :- 62
स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 27 / 06 / 2018 01 : 27 : 11 PM

ओळख:-
खालील दसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्याना ब्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-------------------|-----------|---------------|
| 1 | नाव: मितुल पाटील - -
वय: 25
पत्ता: भाईदर प. ता. जि. ठाणे
पिन कोड: 401101 | स्वाक्षरी | | |
| 2 | नाव: प्रसाद घोलप - -
वय: 32
पत्ता: भाईदर प. ता. जि. ठाणे
पिन कोड: 401101 | स्वाक्षरी | | |



स्वाक्षरी
(Signature)

स्वाक्षरी
(Signature)

शिक्का क्र. 4 ची वेळ: 27 / 06 / 2018 01 : 28 : 14 PM

शिक्का क्र. 5 ची वेळ: 27 / 06 / 2018 01 : 28 : 25 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 4

EPayment Details

Sr. Epayment Number
1 MH003215672201819E

Defacement Number
0001706184201819

5075/2018

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दस्तावेज क्रमांक	५०७५ / २०१८
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प्रमाणित करण्यात येते की,
द. क्र. ५०७५ / २०१८ मध्ये
९९० पाने आहेत.
सदर दस्त पुस्तक ९ वर नोंदला

सह. ड्युटी निबंधक ठाणे क्र. ४
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