

509/12738

पावती

Original/Duplicate

Monday, August 05, 2024

नोंदणी क्र.: 39म

3:11 PM

Regn.: 39M

पावती क्र.: 13533 दिनांक: 05/08/2024

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबई5-12738-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रोहन सुखटणकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

DELIVERED

एकूण:

रु. 31700.00

सह दुय्यम निबंधक, मुंबई-5

बाजार मूल्य: रु.21117283.75 /-

मोबदला रु.31982039/-

भरलेले मुद्रांक शुल्क : रु. 1919100/-

सह. दुय्यम निबंधक

मुंबई शहर क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824057411563 दिनांक: 05/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005918621202425M दिनांक: 05/08/2024

बँकेचे नाव व पत्ता:

DELIVERED



05/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 12738/2024

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	31982039
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21117283.75
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं. 303,3रा मजला,क्षेत्रफळ 796.995 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 83.755 चौ.फुट,टॉवर टी 01,आयलॅंड कोव,माहिम मुंबई 400016..सोबत पोडियम लेव्हल 2 मधील 1 सिंगल कार पार्किंग स्पेस नं 020,क्षेत्रफळ 13.75 चौ मी,इतर माहिती दस्तात नमुद केल्या प्रमाणे. ((C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ;))
(5) क्षेत्रफळ	1) 90.00 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:-श्री निधी कॉन्सेप्ट रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी रोशेल चॅटर्जी तर्फे कबुलीजबाबासाठी दिपक प्रधान वय:-62; पत्ता:-प्लॉट नं: ., माळा नं: पहिला मजला, , इमारतीचे नाव: गणेश भुवन, , ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, , रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी रोशेल चॅटर्जी यांच्यातर्फे कबुलीजबाबाकरीता दिपक प्रधान वय:-62; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: एल अँड टी हाऊस, , ब्लॉक नं: ., रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCL4977R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहन सुखटणकर वय:-45; पत्ता:-प्लॉट नं: 301 बिल्डिंग 2, , माळा नं: ., इमारतीचे नाव: मेहता पार्क, , ब्लॉक नं: ., रोड नं: पॅराडाईज सिनेमाजवळ, मागोजी कीर मार्ग, माहिम पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-ASUPS4233P 2): नाव:-शिल्पा सुखटणकर वय:-45; पत्ता:-प्लॉट नं: 301 बिल्डिंग 2, , माळा नं: ., इमारतीचे नाव: मेहता पार्क, , ब्लॉक नं: ., रोड नं: पॅराडाईज सिनेमाजवळ, मागोजी कीर मार्ग, माहिम पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-BDVPS5607L
(9) दस्तऐवज करून दिल्याचा दिनांक	05/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12738/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1919100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 05/08/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह दुय्यम निबंधक मुंबई ५

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Rohan Sukhatankar	eChallan	03006172024072900822	MH005918621202425M	1919100.00	SD	0003445125202425	05/08/2024
2		DHC		0824057411563	1700	RF	0824057411563D	05/08/2024
3	Rohan Sukhatankar	eChallan		MH005918621202425M	30000	RF	0003445125202425	05/08/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202408055543			05 August 2024 02:51:22 PM	
मूल्यांकनचे वर्ष	2024				
जिल्हा	मुंबई (मन)				
मूल्य विभाग	17-माहीम				
उप मूल्य विभाग	भुभाग दक्षिणेकडे शितलादेवी मंदिर मार्ग पुर्वेकडे पश्चिम रेल्वे लाईन, उत्तरेस व पश्चिमेस माहिम खाडी यामधील भुभाग				
सर्व्हे नंबर / व. भू. क्रमांक :	सि.टी.एस. नंबर#1500				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	95970	215620	247970	269530	215620
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	90 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वगीकरण-	1-आर सी सी	मिळकतीचे वय-	170 वर्षे	बांधकामाचा दर -
	उद्वाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	बांधीव
	रस्ता सन्मुख .				Rs.30250/-
	Sale Type - First Sale				
	Sale/Resale of built up Property constructed after circular dt.02/31/2018				
मजला निहाय घट्टवाढ	= 105% apply to rate = 226401				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((226401 * 95970) * (100 / 100)) + 95970)				
	= Rs.226401/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 226401 * 90				
	= Rs.20376090/-				
B) बंदिस्त वाहन तळाचे क्षेत्र	13.75 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.75 * (215620 * 25/100)				
	= Rs.741193.75/-				
Applicable Rules	= 10.3.16				
एकत्रित अंतिम मूल्य	मूल्यांकनपत्राचे मूल्य = तक्त्यानुसार मूल्य + मजला निहाय घट्टवाढ + उर्वरित मजलीचे मूल्य + उर्वरित मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीचा दर * खुल्या जमिनीचा क्षेत्र + बांधकामाचा मूल्य + बांधकामाचा मूल्य + बंदिस्त वाहनाची मूल्य + बंदिस्त वाहनाचा क्षेत्र = A + B + C + D + E + F + G + H + I + J = 20376090 + 0 + 0 + 0 + 741193.75 + 0 + 0 + 0 + 0 + 0 = Rs.21117283.75/-				

Home Print



920949 / 4
2024



CHALLAN
MTR Form Number-6



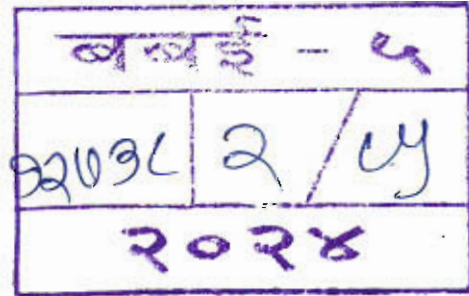
GRN	MH005918621202425M	BARCODE			Date	29/07/2024-15:07:19	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				BOM1_MUMBAI CITY 1 SUB REGISTRAR				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				1919100.00				
0030063301 Registration Fee				30000.00				
Total				19,49,100.00				
Payment Details				PUNJAB NATIONAL BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 03006172024072900822 300724M901541				
Name of Bank				Bank Date RBI Date 30/07/2024-15:04:50 Not Verified with RBI				
Name of Branch				Bank-Branch PUNJAB NATIONAL BANK				
				Scroll No. , Date Not Verified with Scroll				

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.



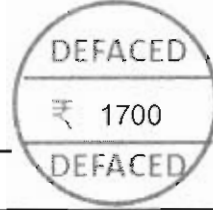


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0824057411563	Receipt Date	05/08/2024
-----	---------------	--------------	------------

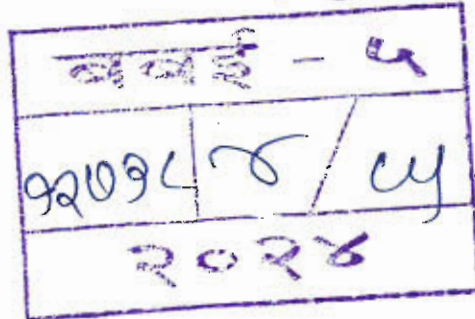
Received from DHC , Mobile number 0000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 12738 dated 05/08/2024 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	05/08/2024
Bank CIN	10004152024080510960	REF No.	421861082506
Deface No	0824057411563D	Deface Date	05/08/2024

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



AGREEMENT FOR SALE

Between

[SHREE NIDHI CONCEPT REALTORS PVT. LTD],
(LH Residential Housing Private Limited)

&

[Mr. Rohan Sukhatankar, Mrs. Shilpa Sukhatankar]
(The Allottee)

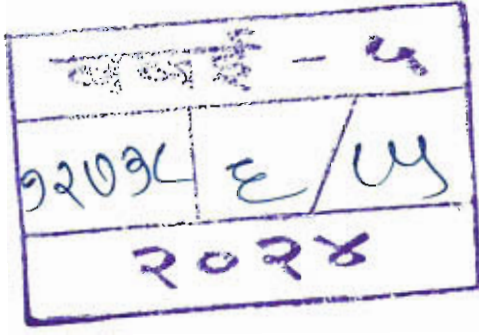
Apartment No. [303]

[3rd] Floor, Tower [T01]

↓ R. Sukhatankar
Shilpa



बल - ५	
१२०९४५	/ ५
२०२४	



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and entered into at Mumbai on this 05th day of August, 2024;

BETWEEN

SHREE NIDHI CONCEPT REALTORS PVT. LTD. (CIN: U45201MH2006PTC164533) (PAN: AAKCS2026H) a company incorporated under the Companies Act, 2013/1956 having its registered office at Ganesh Bhuvan, 1st Floor, R N 3, Road Number 2, Hindu Colony Dadar East, Mumbai 400 013, through its authorised signatory Rochelle Chatterjee duly authorized in this regard vide Board Resolution dated 23-Feb-24 (hereinafter referred to as "SNCRPL" which expression shall unless repugnant to the context be deemed to mean and include its successors in title and permitted assigns) of the **One Part**;

And

LH Residential Housing Private Limited, a company registered under the provisions of the Companies Act, 2013 having CIN No. U68100MH2023PLC407788, having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400 001, through its Authorized Signatory Rochelle Chatterjee, duly authorized in this regard vide Board Resolution dated 20-Apr-24 (hereinafter referred to as "L&T" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and assigns) of the **Second Part**.

AND

Mr. Rohan Sukhatankar PAN: ASUPS4233P, Mrs. Shilpa Sukhatankar, PAN: BDVPS5607L, an adult Indian Inhabitant, residing at 301 Bldg 2, Mehta Park, Near Paradise Cinema, Bhagoji Kir Marg, Mahim West, Mumbai - 400016, Maharashtra, India; hereinafter referred to as the "Allottee/s", (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to mean and include in case of individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns; in case of a company or companies, their respective successors and assigns; in case of a partnership firms or limited liability partnerships, the partners for the time being thereof, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last survivor; in case of a Hindu undivided families (HUF), the Karta and all coparceners, members of each of the HUFs from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns; in case of public charitable trusts, all trustees constituting the trusts for the time being and their permitted assigns; in case of private trusts/settlements, all trustees constituting the trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the **THIRD**

Handwritten signatures in blue ink.

PART.

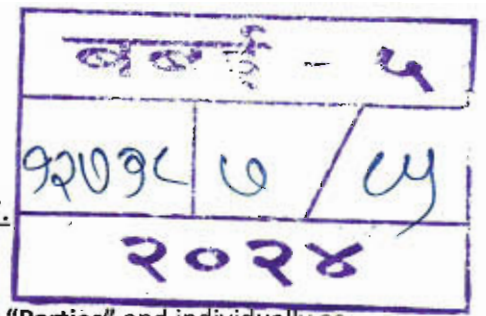
SNCRPL and L&T are hereinafter collectively referred to as "**the Developers**".

The Developers and the Allottee/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

- a) The Government of Maharashtra is the owner of land bearing C.S. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, admeasuring in the aggregate approximately 20,465.72 (Twenty Thousand Four Hundred and Sixty Five Point Seven Two) square meters, situated at village Mahim Mumbai 400 016, more particularly described in the **First Schedule** hereunder and shown in Red color boundary on the Plan annexed as "**Annexure A**" hereto (hereinafter referred to as "**Larger Land**").
- b) The Larger Land was occupied by certain tenants/occupants and is a "censused slum" in terms of the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("**SRA Act**"). The tenants/occupants therein formed the following three Co-operative Housing Societies (for the rehabilitation of the slums on the Larger Land as per the SRA Act) which are duly registered under the Maharashtra Co-Operative Societies Act, 1960, viz.,
- Navkiran Welfare SRA Co-operative Housing Society Limited.
 - New Janta Welfare SRA Co-operative Housing Society Limited; and
 - Hind Ekta SRA Co-operative Housing Society Limited
- (hereinafter collectively referred to as "**Slum Societies**"). and thereafter appointed SNCRPL as the promoter of the proposed slum rehabilitation scheme on the Larger Land.
- c) The Slum Societies appointed SNCRPL for implementation of the Slum Rehabilitation Scheme on the Larger Land and accordingly, the SRA issued in letter of intent in favour of SNCRPL for implementation of the scheme on the Larger Land and thereafter a revised letter of intent dated 18th December 2020, bearing reference No. SRA/Eng/2025/GN/STGL/LOI granting its in-principal approval therein ("**LOI**"). A copy of the LOI is annexed and marked hereto as "**Annexure B**".
- d) In terms of the LOI, SNCRPL shall construct buildings and rehabilitate the members of the Slum Societies on a portion of the Larger Land i.e., on an area admeasuring approximately 2,969 square meters only ("**The said Rehab Land**"), and on the balance portion of the Larger Land, SNCRPL shall be entitled to construct free sale buildings and shall be entitled to allot and sell the premises therein to any party or person at its sole and absolute discretion. The said Rehab Land is more described in the **Second Schedule** hereunder written and particularly shown as hatched in Blue color on the plan annexed hereto and marked as "**Annexure A**".

✓ ✓ [Signature] [Signature]



वर्ग - 4	
92084	6/10
२०२४	



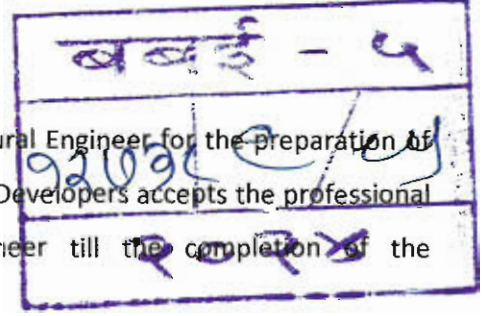
- e) The Larger Land comprises of certain areas to be handed over to the competent authorities. The area to be handed over to the competent authority out of the Larger Land is an area admeasuring approximately 5021 sq. mtrs. and which area has been identified and is more particularly shown in Grey color on the plan annexed hereto and marked as "Annexure A".
- f) Accordingly, SNCRPL is well and sufficiently entitled to construct free sale buildings along with the amenities and facilities therein on the balance portion of the Larger Land, i.e., on an area admeasuring approximately 6368 square meters. by utilization of the free sale component in a phase wise manner ("The said Free Sale Land"). The said Free Sale Land is more particularly described in the **Third Schedule** hereunder written and is more particularly hatched in orange color on the plan annexed hereto and marked as "Annexure A".
- g) By and under a Joint Development Agreement dated 7th March 2024 , registered with the Sub – Registrar of Assurances at Mumbai 2 bearing reference No. BBE2-5658-2024 ,executed by and between Shree Nidhi Concept Realtors Pvt. Ltd as SNCRPL therein of the One Part and LH Residential Housing Private Limited as L&T therein of the Other Part, SNCRPL granted development rights to L&T to construct and develop free sale building on the said Free Sale Land, for the consideration and on the terms and conditions stated therein (hereinafter referred to as the "said Joint Development Agreement").
- h) Accordingly, the Developers became well and sufficiently entitled to develop the said Free Sale Land and have proposed to develop the same in a phase wise manner and to utilize a total Floor Space Index including Fungible ("FSI") of 6.21 lakh sq. ft. equivalent to approximately 5.31 lakh square feet RERA Carpet Area on the said Free Sale Land.
- i) The Developers have proposed to construct a multi-story residential-cum-commercial-retail building known as "Island Cove" on the said Free Sale Land comprising of 2 (Two) Towers, namely "Tower 1" and "Tower 2", and both the two towers shall be having 3 levels of common basement, ground floor (commercial/retail premises plus residential car parking space) plus 5 level of podiums (comprising of partly stack/surface/tandem car parking space and partly of residential premises) plus a common amenity floor above the 5th level podium plus 1st to 28th habitable floors comprising of residential premises and 29th floor as an amenity floor in Tower "1" and 1st to 33rd habitable floors comprising of residential premises and 34th floor as an amenity floor in Tower "2" (hereinafter collectively referred to as "the Free Sale Building"). The Free Sale Building is more particularly depicted on the plan annexed hereto and marked as "Annexure A".
- j) The said Free Sale Land shall be developed and constructed by the Developer in various phases viz., Phase I will be comprising of Tower 1 and 2 and other phases will be comprising of other towers.
- k) The Developers have appointed Mr. Anand V. Dhokay of Messrs Anand V. Dhokay Architect &

AP

RSB

Designer, as their Architects and entered into a standard Agreement with them, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

- l) The Developers have appointed M/s. Mahimtura, as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developers accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- m) The Developers have informed the Allottee/s and the Allottee/s are aware that the development of the said Free Sale Land will be in phases and at present, the SRA has granted the Intimation of Disapproval/approval (IOD/IOA) bearing No. SRA/ENG/GN/STGL/0006/20080827/S-1 dated 7th March 2024 and has thereafter issued Commencement Certificate ("**CC**") bearing No. GN/STGOVT/0006/20080827/S-1 dated 12th February 2024 in respect of the redevelopment scheme on the Larger Land. Hereto annexed and marked as "**Annexure C**" and "**Annexure D**", is the copy of the IOA/IOD dated 7th March 2024 and the copy of the CC dated 12th February 2024 respectively.
- n) The Developers have registered the Phase I under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "**Act**") read with 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 (hereinafter referred to as the "**Rules**") with the Real Estate Regulatory Authority at Mumbai no **P51900046369**, authenticated copy is attached as "**Annexure E**" (hereinafter referred to as "**the Project**").
- o) The Developers have sole and exclusive right to sell the flats/shops/commercial units/car parking spaces in the Project and to enter into Agreement/s with the Allottee/s of such premises in the Project and to receive the sale consideration in respect thereof.
- p) On demand from the Allottee/s, the Developers have given inspection to the Allottee/s of all the documents of title relating to the Project and the plans, designs and specifications prepared by the Developer's Architects, Anand Dhokey, and of such other documents as are specified under the Act and the Rules and Regulations made thereunder.
- q) The authenticated copy of Certificate of Title issued by the attorney at law or advocate of the Developers and the authenticated copy of Property Card have been annexed hereto and marked as "**Annexure F**" and "**G**" respectively.
- r) The authenticated copies of the plans of the layout as proposed by the Developers, and according to which the construction of the buildings and open spaces are proposed to be provided for in the



FR
RSE
SE

Project, have been annexed hereto and marked as "Annexure H".

- s) The Developers have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the Free Sale Buildings.
- t) While sanctioning the aforesaid plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Developers while developing the said Free Sale Land and the Project and upon due observance and performance of which, the Completion or Occupancy Certificate in respect of the Project shall only be granted by the concerned local authority.
- u) The Developers have accordingly commenced construction of the Free Sale Building on the said Free Sale Land in accordance with the aforesaid proposed plans.
- v) The Allottee/s has/have applied to the Developers for allotment of Residential/Commercial/Retail Premises/Unit/Apartment more particularly, described in the **Fifth Schedule** hereunder in the Free Sale Building of the project known as "Island Cove" ("**The said Apartment**") forming part of the Project and car parking space(s) ("**Car Parking Space(s)**"), in the stack/surface parking/tandem car parking constructed on the said Free Sale Land and being more particularly described in the **Fifth Schedule** for a lumpsum consideration of Rupees as mentioned in Sixth Schedule and on the terms and conditions set out hereunder.

The Allottee/s is further desirous of using car parking space in the Project. Acceding to the aforesaid request of the Allottee/s, and pursuant to the discussions and negotiations between the Allottee/s and the Developer, the Allottee has requested the Developer for allotment of an car parking space and the Developer agrees to allot to the Allottee an car parking space more particularly stated in **FIFTH SCHEDULE** exclusively for the use of the Allottee/s's own vehicle and/or for parking guests/visitors' vehicle of such Allottee/s and for no other purpose whatsoever ("**Car Parking Space**"). The plans are annexed hereto and marked as "**Annexure K**" & "**Annexure L**". The Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the use of the said Car Parking Space by the Developer, from time to time. It is clarified that

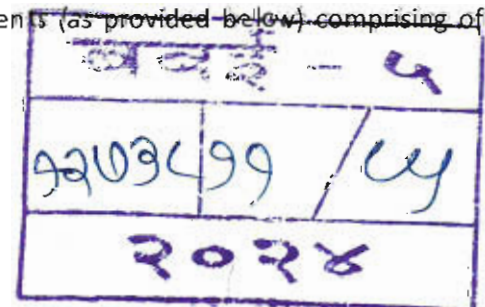
the Developer has provided a mandated reserved area of car parking for the visitors/guests of the allottees of the Project.

- x) The carpet area of the said Apartment is more particularly referred in Fifth Schedule and for the purpose of this Agreement, "**Carpet Area**" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and

exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment,

- y) The authenticated copies of the plans of the said Apartment agreed to be purchased by the Allottee/s, , have been annexed and marked as "**Annexure I**".
- z) The Developers have informed and the Allottees are aware about the following in respect of the development to be undertaken by the Developers on the said Free Sale Land:
- That the Developer shall be utilizing an aggregate FSI 6.21 lakh sq. ft. equivalent to approximately 5.31 lakh square feet RERA Carpet Area to construct and develop the Free Sale Building.
 - That the Free Sale Buildings have 3 (three) level of common basements having stack/surface/tandem car parking spaces which shall be for the exclusive use of the allottees of the residential premises of the Free Sale Buildings.
 - Ground floor of the Free Sale Building shall have commercial/retail units plus car parking space for the use of the occupiers for the residential premises of the Free Sale Buildings.
 - 1st to 5th level podium shall comprise of partly residential premises and partly of car parking spaces for the exclusive use of the allottees of the residential premises in the Free Sale Building.
 - A level above the 5th level podium shall comprise of a common floor for the Free Sale Building having amenities and facilities for the exclusive use of the allottees of the residential premises in the Free Sale Building ("**Amenity Floor**").
 - 1st to 27th floor (over and above the Amenity Floor) of Tower "1" of the Free Sale Building shall comprise of residential premises, thereafter the 28th floor, shall comprise of the residential premises as well as amenity premises and 29th floor as an amenity floor. The amenity area on the 28th floor and 29th floor shall be for the exclusive use of the allottees of the residential premises of the Free Sale Buildings to be constructed on the said Free Sale Land and Future Developments (defined below). Tower 1 shall also have certain refuge area as per statutory approval.
 - 1st to 33rd floor (over and above the Amenity Floor) of Tower "2" of the Free Sale Building shall comprise of the residential premises and thereafter 34th floor shall comprise of terrace/amenity premises, which shall be for the exclusive use of the allottees of the residential premises of the Free Sale Buildings to be constructed on the said Free Sale Land and Future Developments (defined below). Tower 2 shall also have certain refuge area as per statutory approval.
 - Presently the Developers have obtained IOA for Tower 1 upto 29th Floor and Tower 2 upto 27th floor and the IOA upto 34 floors for Tower 2 is yet to be obtained.
 - The Developers shall be constructing other tower on the said Free Sale Land and also on the adjacent portion of and parcels, Future Developments (as provided below) comprising of retail/commercial as well as residential premises.

Handwritten signatures and initials in blue ink.



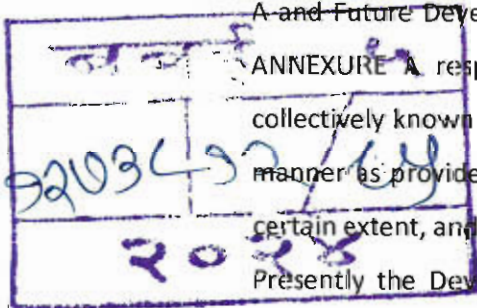
- The car parking spaces for the commercial/retail premises and visitors of Tower 1 and Tower 2 shall be provided in other phases to be constructed by the Developers on the said Free Sale Land and on the Future Developments and the allottees of the commercial/retail premises and their visitors (including visitors of residential premises) shall not be entitled to park their cars in the Project.
- There shall be 2 (two) capsule lift on the 29th floor of Tower 1 to reach to the 34th floor of the Tower 2.
- The Developers reserves the right to increase the floors/residential levels beyond 29 floors of Tower 1 and 34 floor of Tower 2, subject to the approvals from the Authorities. Accordingly the amenity floor on 29th floor in Tower 1 and on 34th Floor in Tower 2 may be shifted/ reallocated as per the planning. The Developers shall have the right to register with RERA, the apartments above 28 floors and 33 floors of the Project, either as a separate real estate project or as part of the Project, and the possession/completion date of such separate real estate project may be different date or same as that of the Project.
- It is agreed and clarified that occupiers of the commercial/retail premises of the Free Sale Building shall not be entitled to use any amenities and facilities of the Free Sale Building, save and except as specifically provided in this Agreement.

That the Developer may amalgamate adjacent plot bearing C.S. No.. 1500 (pt) and 2124 (pt) admeasuring approximately 874 sq. mtrs., C.S. No. 2116 (pt) admeasuring approximately 3822 sq. mtrs., and FP no. 772 to 778 and FP No 781 to 790 and CS no 1500 (pt) admeasuring approximately 5,280.61 sq. mtrs. (as shown as Future Development 1 hatched in light blue color on the plan annexed hereto at ANNEXURE A, Future Development 2 (including plot for proposed Hostel) hatched in light dark purple color on the plan annexed hereto at ANNEXURE

A and Future Development 3 hatched in light purple color on the plan annexed hereto at ANNEXURE A respectively and shown in the plan annexed hereto as "Annexure A", collectively known as "Future Development") with the Free Sale Land and develop it in the manner as provided herein below and accordingly the layout may be amended to such an certain extent, and accordingly the said Free Sale Land shall include the Future Development. Presently the Developers have obtained LOI dated 18th December 2020 for Larger Land

admeasuring 20,465.72 sq mtrs comprising of Free Sale Land (6,368 sq mtrs), Rehab Land (2,969 sq mtrs), Religious structure (205 sq. mtr. not forming part of the Sale Land) Future expansion (Plot across 13.4 m wide road) (3,822 sq. mtr), Future expansion proposed Tower 3 (2285 sq. mtr), Road and other services (4,816 sq. mtr). SNCRPL has submitted a proposal in respect of Future Development 3 and the LOI is expected to be issued in due course.

- The Future Development 1 and Future Development 3 shall comprise of commercial/retail premises and residential premises and Future Development 2 shall comprise of only commercial/retail premises and a hostel building and the amenities and facilities thereto as may be approved by the competent authority. The allottees of the residential premises of Future Development 1 and Future Development 3 shall be entitled to use and enjoy the amenities and facilities provided in the Project and the amenities and facilities to be provided in Future Development 1 and Future Development 3 shall be available for use for the



Handwritten signatures and initials in blue ink.

residential premises of the Project.

- That there are few religious structures on a portion of the Larger Land, however, it is not forming part of the Free Sale Land

- aa) 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.

- bb) Accordingly, the Developers are absolutely seized and possessed of, and well and sufficiently entitled to develop the said Free Sale Land in accordance with the recitals hereinabove.

- cc) Prior to the execution of these presents, the Allottee/s has/have paid to the Developers an amount towards part payment of the sale consideration of the said Apartment agreed to be sold by the Developers to the Allottee/s as advance payment, or Application Fee (the payment and receipt whereof the Developers both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Developers the balance of the sale consideration in the manner provided in Sixth Schedule.

- dd) Under Section 13 of the said Act, the Developers are required to execute a written Agreement for sale of the said Apartment with the Allottee/s, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

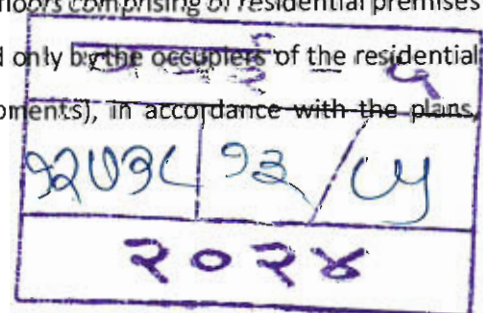
- ee) In accordance with the terms and conditions set out in this Agreement, and as mutually agreed upon by and between the Parties, the Developers hereby agree to sell, and the Allottee/s hereby agree(s) to purchase the said Apartment and the Car Parking Space (if applicable).

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

1. The Developers shall construct the Free Sale Building on the Free Sale Land i.e. the Project comprising of 2 (Two) Towers, namely "Tower 1" and "Tower 2" both the two towers shall be having 3 levels of common basement, ground floor (commercial/retail premises plus car parking spaces for residential premises) plus 5 level of podiums comprising of partly stack/surface/tandem car parking space and partly comprising of residential premises plus a common amenity floor above the 5th level podium plus 1st to 28th habitable floors comprising of residential premises in Tower "1" plus an amenity floor on 29th floor therein (to be utilized only by the occupiers of the residential premises in the Free Sale Building and Future Developments) and Tower "2" shall comprise of plus 1st to 33rd habitable floors comprising of residential premises plus an amenity floor on 34th floor therein (to be utilized only by the occupiers of the residential premises in the Free Sale Building and Future Developments), in accordance with the plans



Handwritten signatures in blue ink: 'RR', 'RBB', and 'SE'.



designs and specifications, as approved by the concerned local authority from time to time. The Developers reserves right to increase the floors/residential levels beyond 29th habitable floor and 34th floor of the Project, subject to the approvals from the Authorities and register the same either as a separate real estate project or as part of the Project, and the possession/completion date of such separate real estate project may be different date or same as that of the Project.

Provided that, the Developers shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the said Apartment of the Allottee/s, except any alteration or addition required by any Government authorities, or due to change in law.

2. The Allottee/s hereby agree/s to purchase from the Developers, and the Developers hereby agree to sell to the Allottee/s, Residential Premises / Commercial Unit / Apartment being more particularly described in the **Fifth Schedule** hereunder in the Phase **1** of the Free Sale Building of the project known as "**Island Cove**" (hereinafter referred to as "**the said Apartment**") as shown in the floor plan thereof, hereto annexed and marked as "**Annexure I-1**", and car parking space(s) more particularly described in **Fifth Schedule ("Car Parking Space(s))**". The plans are annexed hereto and marked as "**Annexure K**" & "**Annexure L**" constructed on the said building for a total consideration of Rupees more particularly referred Sixth Schedule including Rs.0/- (Rupees NIL only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities, which are more particularly described in the **Fourth Schedule** annexed herewith.



- 2.1 The Allottee/s shall not be allowed to allot/transfer/let-out said Car Parking Space to any party or person and the same shall always be considered as married to the said Apartment. The Allottee/s shall keep the Car Parking Space in the same condition as has been handed over by the Developers to the Allottee/s and in terms of sanctioned plan of the Project and shall not enclose or cover it in any manner. The Car Parking Space shall be used by the Allottee/s only for the purpose of parking its own light motor vehicle, and not for any other purpose.

- 2.2 The total aggregate consideration amount for the said Apartment and the Car Parking Space is more particularly provided in the Sixth Schedule ("**Total Consideration**").

- 2.3 The Allottee/s has/have paid, on or before execution of this Agreement, an amount as advance payment or application fee to the Developers, and hereby agrees to pay to the Developers the balance amount of Rupees more particularly referred Sixth Schedule in the manner more particularly provided in the Sixth Schedule.

- 2.4 The Developers have the discretion to raise invoices for the milestones which have been completed / achieved irrespective of sequences of the aforesaid milestones.

ht

RSR SR

2.5 The Allottee/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within 15 (fifteen) days of the Developers sending notice of the completion of each milestone. Intimation forwarded by Developers to the Allottee/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Allottee/s and the Allottee/s agree/s not to dispute the same. The Allottee/s hereby understand/s and agree/s that, save and except for the intimation from the Developers as provided under this Clause, it shall not be obligatory on the part of the Developers to send reminders regarding the payments to be made by the Allottee/s as per the payment schedule mentioned in this Clause, and the Allottee/s shall make all payment/s to the Developers on or before the due dates, time being the essence of this Agreement.

2.6 All payments to be made by the Allottee/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn as per the details more particularly provided in Fifth Schedule.

2.7 In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the said Apartment, the Allottee/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developers through an account payee cheque/demand draft drawn as per the details more particularly provided in Fifth Schedule.

2.8 The Total Price above excludes Taxes (consisting of tax paid or payable by the Developers by way of Value Added Tax, Service Tax, Goods and Services Tax ("**GST**"), Swachh Bharat Cess, any other Cess, or any other similar taxes which may be levied any time, hereinafter in connection with the construction of, and carrying out the Project payable by the Developer) up to the date of handing over the possession of the said Apartment.

2.9 For the purpose of this Agreement,

- "**GST**" means and includes any tax imposed on the supply of goods or services or both under GST Law.
- "**GST Law**" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- "**Cess**" shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law or any other Relevant Laws.

2.10 Taxes shall be payable by the Allottee/s on demand made by the Developers within 7 (seven) working days, and the Allottee/s shall indemnify and keep indemnified the Developers from and

2/2
RSG
SR

against the same, time being of the essence of this Agreement.

2.11 The Allottee/s is/are aware that the Allottee/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Allottee/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

2.12 The Total 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 Developers undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developers shall enclose the said notification/order/rule/regulation 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.

2.13 The Developers may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/s by discounting such early payments at **NIL** % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Developers.

2.14 It is hereby clarified that the foregoing rebate is subject to the Allottee/s complying with all its obligations under this Agreement including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developers shall not be subject to any change/withdrawal. The early payments received from the Allottee/s under this Clause shall be adjusted against the future milestone payment due and payable by the Allottee/s.

2.15 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/s is/are not honored for any reason whatsoever, then the same shall be treated as default under this Agreement and the Developers may at its option be entitled to exercise the recourse available thereunder. Further, the Developers may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter, no cheque will be accepted and payments shall be accepted through bank demand draft(s) only, subject to other rights available to Developers under the Law.

2.16 The Developers shall confirm the final carpet area that has been allotted to the Allottee/s after

the construction of the building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then Developers shall refund the excess money paid by the Allottee/s within forty-five days with annual interest at the rate specified in the 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 Developers shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 of this Agreement.

2.17 The Allottee/s authorizes the Developers 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 Developers may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Developers to adjust his payments in any manner.

3. The Developers hereby agree to observe, perform, and comply with all the terms, conditions, stipulations, and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans, or thereafter and shall, before handing over possession of the said Apartment to the Allottee/s, obtain from the concerned local authority Occupancy and/or Completion Certificates in respect of the said Apartment.

3.1 Time is of essence for the Developers as well as the Allottee/s. The Developers shall abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee/s and the Common Areas to the Association of the Allottees after receiving the Occupancy Certificate, or the Completion Certificate, or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developers as provided in Clause 1 hereinafter.

4. The Developers hereby declares that the Floor Space Index available as on date in respect of the said Free Sale Land is **52994** square meters only and Developers have planned to utilize additional Floor Space Index of 4728 sq mtrs by availing of fungible FSI on payment of premiums., The Developers may further propose to utilize any FSI available as incentive FSI, by implementing various schemes as mentioned in the Development Control Regulation, or based on expectation of increased FSI, which may be available in future, upon modification to Development Control Regulations, which are applicable to the Project. The Developers have disclosed the overall development to be undertaken by the Developers including on the Free Sale Land, and the Future Development, and the Allottee/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Developers by utilizing the proposed FSI, and on the understanding that the declared proposed FSI shall belong to the



Handwritten notes in a rectangular box: '52994' at the top, '4728' in the middle, and '2024' at the bottom.

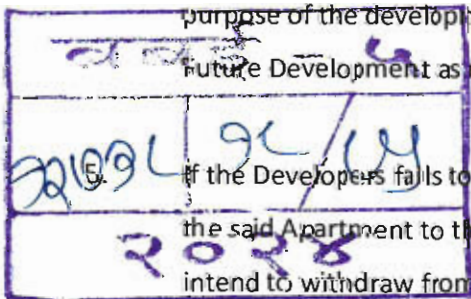
Handwritten signatures and initials in blue ink at the bottom of the page.

Developers only.

- 4.1 The Allottee/s acknowledge(s) that the Developers alone are entitled to utilize and deal with all the development potential of the said Larger Land and the Future Development including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the said Larger Land and the Future Development or elsewhere as may be permitted as per applicable laws.
- 4.2 The Allottee/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developers on the said Larger Land including the Free Sale Land and the Future Development.
- 4.3 Neither the Allottee/s nor any of the other purchasers of the apartment(s)/premises/units in the building being constructed on the said Free Sale Land nor the association / Apex Body / apex bodies to be formed of purchasers of apartment(s)/premises/units in the Project shall be entitled to claim any FSI and/or TDR howsoever available on the said Larger Land or the Future Development *inter alia* the said Free Sale Land. All FSI and/or TDR at any time available in respect of the said Larger Land or the Future Development *inter alia* the said Free Sale Land or any part thereof shall belong to the Developer, till the time the development of the said Larger Land or the Future Development *inter alia* the said Free Sale Lands contemplated by the Developers are completed by the Developers and the said Free Sale Land is conveyed to the association/ society in the manner set out herein below.



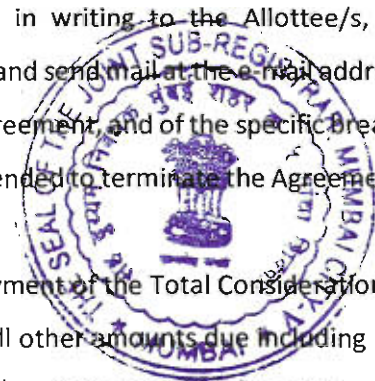
The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the said Larger Land or the Future Development *inter alia* the said Free Sale Land shall always be available to and shall always be for the benefit of the Developers and the Developers shall have the right to deal / use the FSI / TDR as it may deem fit. In the event of any additional FSI in respect of the said Larger Land or the Future Development *inter alia* the said Free Sale Land or any part thereof being increased as a result of any favourable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time hereafter, the Developers alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the said Larger Land or the Future Development as may be permissible.



5. If the Developers fails to abide by the time schedule for completing the Project and handing over the said Apartment to the Allottee/s, the Developers agree to pay to the Allottee/s, who does not intend to withdraw from the Project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s

agrees to pay to the Developers, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Developers under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Developer.

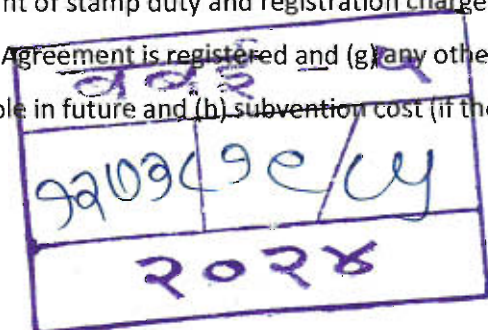
- 5.1 Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.
- 5.2 Without prejudice to the other rights of the Developers hereunder, the Developers shall in respect of any amounts remaining unpaid by the Allottee/s under this Agreement, have a first charge / lien on the said Apartment and the Car Parking Space(s) and the Allottee/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Allottee/s under this Agreement, to the Developers. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developers.
- 5.3 Without prejudice to the right of Developers to charge interest in terms of sub clause above, upon the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and upon the Allottee/s committing three defaults of payment of instalments, the Developers shall, at its own option, may terminate this Agreement.
- 5.4 Provided that, Developers shall give notice of fifteen days in writing to the Allottee/s, by Registered Post A. D. at the address provided by the Allottee/s and send mail at the e-mail address provided by the Allottee/s, of its intention to terminate this Agreement, and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement.
- 5.5 In the event if the Allottee/s commits three defaults in the payment of the Total Consideration in installment in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Allottee/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developers shall be entitled, without prejudice to other rights and remedies available to the Developers including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Allottee/s, to cancel/terminate the transaction. In case the Allottee/s fails to rectify the default within the aforesaid period of 15 days then the Developers shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy al(e) all taxes paid by the Developers to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the



ll

lll

ll



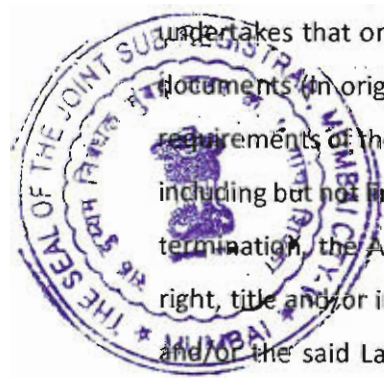
Allottee/s has opted for subvention plan) which the Developers may incur either by way of adjustment made by the bank in installments or paid directly by the Developers to the bank (i) stamp duty and registration charges on the Agreement for Sale, if paid by the Developers under any scheme and (j) No-cost EMI charges, if paid by the Developers under any scheme, (collectively referred to as the "Non-Refundable Amounts"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever within 15 (fifteen) days of the Allottee/s executing and registering the deed of cancellation or such other document and on sale of the said Apartment by the Developers to third party. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developers' right to forfeit and refund the balance to the Allottee/s and the Developers' right to sell/transfer the said Apartment including but not limited to Car Parking Space(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Allottee/s shall not have any right, title and/or interest in the said Apartment and/or Car Parking Space (s) and/or the Project and/or the said Free Sale Land and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Developers in any manner whatsoever. The Allottee/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

6. The fixtures and fittings, with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Developers in the said building and the said Apartment as are set out in "Annexure J", annexed hereto. The Allottee/s hereby confirms that the Allottee/s is/are satisfied about the specifications, fixtures and fitting mentioned in "Annexure J" and the same only shall be relied on by the Parties.

वसुदेव
 22/09/20/24
 2024

In the event, the Allottee/s intends to terminate this Agreement for reasons other than those attributable to the Developers' default, then the Allottee/s shall give a prior written notice ("Notice") of 60 (sixty) working days to the Developers expressing his/her/its intention to

terminate this Agreement. Upon receipt of the Notice for termination of this Agreement by the Developers, this clause shall be dealt with in accordance with this Agreement and the Developers shall be entitled to forfeit the Non- Refundable Amounts. The Allottee/s further agrees and



undertakes that on occurrence of such event of termination, the Allottee/s agrees to return all documents (in original) with regards to this transaction to the Developer, comply with all other requirements of the Developers as would be required for effective termination of this Agreement including but not limited to timely execution and registration of the Cancellation Deed. Upon such termination, the Allottee/s agree(s) and acknowledge(s) that the Allottee/s shall not have any right, title and/or interest in the said Apartment and/or Car Parking Space (s) and/or the Project and/or the said Land and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Developers in any manner whatsoever. Further, upon such termination, the Developers shall be entitled to deal with the said Apartment at its sole discretion.

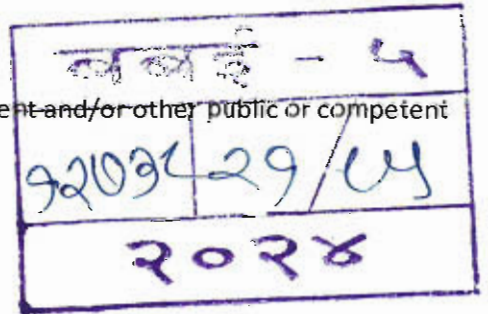
Handwritten signatures and initials in blue ink.

6.2 In the event the Allottee/s fails to execute and/or admit registration of the Cancellation Deed in the manner aforesaid, then, upon issuance of the termination notice by the Developer, this Agreement shall ipso facto stand terminated/cancelled for all intents and purposes, without any further recourse to any of the Parties.

7. The Developers shall offer possession of the said Apartment to the Allottee/s on or before **31st August 2028**, subject to the Allottee/s being in compliance of all its obligations under this Agreement including timely payments of the installment. If the Developers fail or neglect to give possession of the said Apartment to the Allottee/s on account of reasons beyond its control and that of its agents' control by the aforesaid date and subject to reasonable extension of time, the Developers shall be liable on demand (in writing by the Allottee/s) to refund to the Allottee/s the amounts already received by it in respect of the said Apartment with interest, at the same rate as may be mentioned in the clause 5 herein above from the date the Developers received the sum, till the date the amounts and interest thereon is repaid. Post such refund by the Developers to the Allottee/s, the Allottee/s agree(s) and acknowledge(s) that the Allottee/s shall not have any right, title interest in the said Apartment and/or the Project and/or the said Land, and the Developers shall be entitled to deal with the same at its sole discretion.

8. Provided that, the Developers shall be entitled to reasonable extension of time for offering possession of the said Apartment on the aforesaid date, if the completion of building in which the said Apartment is to be situated is delayed on account of -

- (i) War, civil commotion, or Act of God.
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



9. **PROCEDURE FOR TAKING POSSESSION**

9.1 The Developer, upon obtaining the Occupancy Certificate from the competent authority and subject to the Allottee/s being in compliance of this Agreement and payment of all the amounts to the Developers as per the Agreement, shall offer in writing the possession of the said Apartment, to the Allottee/s in terms of this Agreement to be taken within 15 (fifteen) days from the date of issue of such notice, and the Developers shall give possession of the said Apartment to the Allottee/s. The Allottee/s agree(s) to pay the maintenance charges as determined by the Developers or Association of Allottees, as the case may be. The Developers on its behalf shall offer the possession to the Allottee/s in writing, within 7 days of receiving the Occupancy Certificate of the said Apartment.

9.2 The Allottee/s shall take possession of the said Apartment within 15 days of the written notice from the Developers to the Allottee/s intimating that the said Apartment is ready for use and occupancy. The Allottee/s shall be deemed to have accepted the possession of the said Apartment on expiry of the aforesaid 15 days, in consonance with this Agreement, and shall thereafter, the

Handwritten signatures and initials in blue ink at the bottom of the page.

Allottee/s agree/s to pay the common area maintenance charges as mentioned in this Agreement to the Developers and/or Association of Allottee/s and/or Facility Management Agency appointed by the Developer, as the case may be. The Allottee/s expressly understands that from such date, the risk and ownership to the said Apartment shall pass and be deemed to have passed to the Allottee/s.

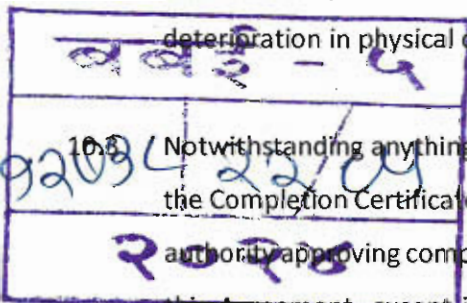
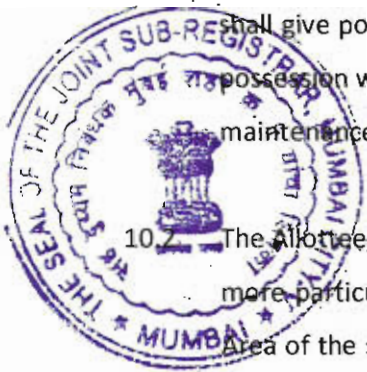
9.3 It is clarified that in the event, the Developers completes the construction of the said Apartment and obtains the occupation certificate/part occupation certificate, prior to the Possession Date as referred on the RERA portal for the present Project, as the case may be, then and in such an event, the Allottee shall be liable to take the possession of the said Apartment, without any protest, and shall be liable to make payment of the Consideration towards the said Apartments as per the timelines stipulated herein above.

10. FAILURE OF ALLOTTEE/S TO TAKE POSSESSION OF THE SAID APARTMENT

10.1 Upon receiving a written intimation from the Developers as per clause 9, the Allottee/s shall take possession of the said Apartment from the Developers by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developers shall give possession of the said Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 9, such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

10.2 The Allottee/s shall in addition to the above, pay to the Developers holding charges at the rate of more particularly referred in the Seventh Schedule per month per square meter of the Carpet Area of the said Apartment ("**Holding Charges**") and applicable maintenance charges during the period of said delay the said Apartment shall remain locked and shall continue to be in possession of the Developers but at the sole risk, responsibility and cost of the Allottee/s in relation to its deterioration in physical condition.

10.3 Notwithstanding anything contained herein, it is agreed between the Parties that upon receipt of the Completion Certificate/Occupation Certificate, or any such certificate issued by the concerned authority approving completion of development, none of the Parties shall be entitled to terminate this Agreement, except in case of any default by Allottee/s after the intimation of receipt of Occupation Certificate. Further in case the Allottee/s fail/s to respond and/or neglect/s to take possession of the said Apartment within the aforementioned time as stipulated by the Developer, then the Developers shall also be entitled along with other rights under this Agreement, to forfeit/claim the entire Total Consideration towards the said Apartment and the Car Parking Space along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Allottee/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the said Apartment shall come to an end on the expiry of the time as stipulated by the Developers and that subsequent to the same, the Developers shall



Handwritten signature in blue ink.

Handwritten signature in blue ink.

not be responsible and/or liable for any obligation towards the Allottee/s for the possession of the said Apartment.

11. If, within a period of five years from the date of offering the said Apartment to the Allottee/s, the Allottee/s brings to the notice of the Developers any structural defect in the said Apartment or the building in which the said Apartment is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developers 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 Developer, compensation for such defect in the manner as provided under the Act. However, it is agreed that the Developers shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s and/or any other allottee of the Project and/or any other third party or person or on account of any force majeure events including on account of any redecoration / any other work undertaken by the Allottee/s of the Project. Further, Parties agree to appoint a third part expert, who shall be a nominated surveyor to be mutually appointed by the Parties, who shall then submit a report to state the defects in the said Apartment or the building, if any, and his report shall be final and binding upon the Parties.

11.1 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto, the Developers shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Allottee/s and the Allottee/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

12. The Allottee/s shall use the said Apartment, or any part thereof, or permit the same to be used only for purpose of residence. The Allottee/s shall use the Car Parking Space only for the purpose of keeping or parking vehicle.

13. The Allottee/s, along with the other Allottee(s) of the Apartments in the Building, shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Developers may decide, and for this purpose also from time to time, sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company, and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within seven days of the same being forwarded by the Developers to the Allottee/s, so as to enable the Developers to register the common organization of Allottee/s. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. Any delays in signing and handing over of documents by the Allottee/s to the Developers shall not constitute default of the Developers and the prescribed time period shall stand extended accordingly.



lt

RSS

RS

7203422/uy	
2028	

13.1 With a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in terms of this Agreement), the maintenance and management of the Project or certain restricted areas in the Project/Free Sale Building, without any reference to the Allottee/s and other occupants of the Project/Free Sale Building, even after formation of the Society/Association/Company/Apex Body/Apex Bodies on such terms and conditions as the Developers may deem fit and the Allottee/s hereby gives their unequivocal consent for the same. For these purposes the Developers may, in its discretion provide suitable provisions in the constitutional documents of the Society/Association/Company/Apex Body/Apex Bodies.

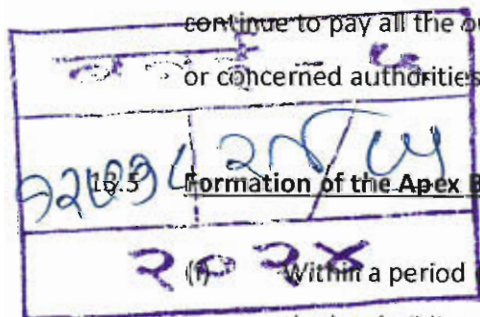
13.2 Make provisions for payment of outgoings/CAM to the Society/Association/Company/Apex Body/Apex Bodies for the purposes of maintenance of the building in which the said Apartment is located and the Project/Free Sale Building.

13.3 Except Car Parking Space(s) allotted by the Developers in accordance to this Agreement, the Allottee/s agree(s) and confirm(s) that all parking space(s) including open parking space(s) will be dealt with in accordance with the applicable laws. The Allottee/s hereby declares and confirms that except for the Car Parking Space(s) allotted by the Developer, the Allottee/s does not require any parking space/s including any right towards open parking space(s) and accordingly the Allottee/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the Project. The Allottee/s further agree(s) and undertake(s) that he/she/it/they shall have no concerns towards the identification and allotment/allocation of parking space(s) done by Developers/ association, at any time and shall not challenge the same anytime in future. The Allottee/s agree(s) and acknowledge(s) that Developer/the association shall deal with the parking space(s) in the manner Developer/association deems fit, subject to the applicable laws.

13.4 The Developers shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, initiate the transfer to the Society or Association or Limited Company all the right, title and the interest Developers in the said structure of the Building or Wing in which the said Apartment is situated. The Allottee/s hereby agree(s) and confirm(s) that till conveyance of the building and underlying land to the association/society/company, the Allottee/s shall continue to pay all the outgoings as imposed by Municipal Corporation of Greater Mumbai and / or concerned authorities and proportionate charges to the Developers from time to time.

13.5 Formation of the Apex Body:-

Within a period of 3 (three) months from the obtainment of the Occupation Certificate of the last building in the layout of the said Free Sale Land and the Future Development, the Developer shall submit application/s to the Competent Authority to form a federation of



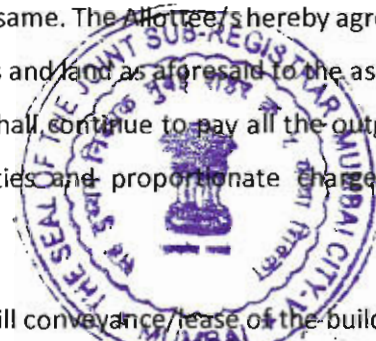
Handwritten signatures and initials in blue ink.

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 costs, 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, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Developer for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members / intended members, and the Developer shall not be liable towards the same.

13.6 Transfer of the said building and the said Free Sale Land:-

- The Allottee/s hereby acknowledge(s) and agree(s) that the Project is a part of a larger layout development and as such the Developer shall convey only the built-up area of the said Building (except the basement and podium), if permissible under law to the society/association formed of the individual building(s)/wing(s), which shall not be later than 3 (three) months from the date of completion of the said Building and receipt of occupation certificate in respect thereof OR handover all the Flats / units in the said building to respective purchasers/Allottees of the Building(s)/Wing(s) whichever is later.
- In case of land owned by Government Bodies including State Govt., MCGM, MHADA, MMRDA etc., the Chief Executive Officer of the Slum Rehabilitation Authority (“SRA”) shall pursuant to Section 15A of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 (“Slum Act”) and upon completion of the entire development of the said Larger Land including the completion of development on the additional land by utilizing the entire F5I/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time, lease the Larger Land including the said Free Sale Land but excluding land beneath the rehab building, buildable and non-buildable reservations to be handed over to the Authorities in favour of the Society/Apex Body formed of the association. The Allottee/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and land as aforesaid to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Developer from time to time.
- The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and underlying Land/Free Sale Land to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Developer from time to time.
- Accordingly, SRA shall execute Deed of Lease in favour of the Society/Apex Body after

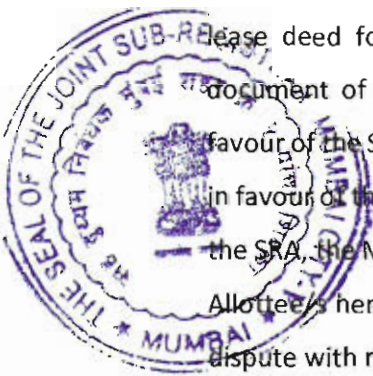


Handwritten signatures in blue ink, including initials 'FA', 'RSJ', and 'S3'.

वर्क - 4
9209424/04
2028

completion of the necessary formalities as contemplated under Section 15A of the Slum Act.

- Till a Lease as aforesaid and conveyance/lease of the Building on which the building in which Unit is situated is executed in favour of the society/ Apex Body or federation, the Allottee/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land/Larger Land or any part thereof to view and examine the state and condition thereof.
- It is clarified that the only obligation of the Developer in this regard shall be to make the requisite applications to the concerned authorities and to make reasonable endeavors for execution of the transfer as aforesaid in favour of the Society/Apex Body. The proposed lease deed and/or conveyance or other instrument of transfer in favour of the Society/Apex Body shall be in accordance with the applicable laws, provisions of the DCR and the policies pertaining to the redevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, as may be adopted from time to time by the SRA/Government of Maharashtra. All the costs, charges and expenses, penalties, goods and service tax and other central government/state government taxes imposed, including but not limited to stamp duty and registration fees in respect of such documents/instruments for effectuating the aforesaid transfer shall be borne and paid by the Society/Apex Body; and the Developer shall not be liable to bear and pay any amounts towards the same.
- The Allottee/s has/have understood the aforesaid scheme as envisaged by the Developer regarding the aforesaid transfer in favour of the Society/Apex Body; and the Allottee/s hereby agree/s and undertake/s with the Developer that the Allottee/s shall never hold the Developer responsible or liable if the concerned authorities do not execute or approve the lease deed for the aforesaid transfer in favour of the Society/Apex Body or any other document of transfer in respect of the building/Composite Building/free sale building in favour of the Society. Moreover, the execution of the documents for effectuating the transfer in favour of the Society shall be subject to such terms and conditions as may be prescribed by the SRA, the MCGM and/or any other concerned authorities and/or the Government and the Allottee/s hereby agree/s and undertake/s that the Allottee/s shall not challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature.



9209428/64
RORR

The Society shall admit all purchasers of Flats / units and premises in the said Tower/Wing as members, in accordance with its bye-laws.

The Developer may sell, transfer or assign all their rights, title and interest in the said Project (subject to the rights and interests created in favour of the Purchaser under this Agreement) including in respect of the unsold Flats/units in the said Building but without in any manner affecting the Purchaser's rights. The Purchaser/s hereby irrevocably and unconditionally declare/s, agree/s, undertake/s, covenant/s, confirm/s and assure/s that it shall not raise objection to the aforesaid right of the Purchaser in any manner;

Handwritten signatures and initials in blue ink at the bottom of the page.

13.7 The charges, costs, expenses for conveyance/assignment of leasehold rights, including but not limited to, Competent Authority Transfer Charge, or any other charge or taxes that may be levied due to this transaction by Competent Authority, Government or Quasi-Government, Judicial Or Quasi-Judicial Authorities, or any other charge for the transfer of the said plot on 'actual basis', shall be borne by the Allottee/s in proportion to his gross usable area, and that the Allottee/s shall come forward to accept conveyance of the said Free Sale Land in the name of the Society formed, within two (02) months from the date of intimation by the Developer. This amount is not included in the Agreement Value and shall be calculated and informed to the members of the Society/Association/Company/Apex Body after Occupancy Certificate.

13.8 The Allottee/s agree that within 15 days, after notice in writing is given by the Developers to the Allottee/s that the said Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Apartment) of outgoings in respect of the said Free Sale Land and Building/s namely local taxes, betterment charges or such other levies by the 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 maintenance of the said Free Sale Land and Building/s. Until the Society or Association or Limited Company is formed, and the said structure of the Building/s or Wings is transferred to it, the Allottee/s shall pay to the Developers such proportionate share of outgoings, as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined, the Allottee/s shall pay to the Developers provisional monthly contribution towards the maintenance of Building and the for common amenities as per the details more particularly provided in the Seventh schedule per month towards the outgoings, which shall be paid in advance for 12 months on/before possession of the said Apartment for the Building and 24 Months for the common amenities respectively . The amount so paid by the Allottee/s to the Developers shall not carry any interest and remain with the Developers until a Conveyance/Assignment of lease of the structure of the Building or Wing is executed in favour of the Society or a Limited Company as aforesaid. On such Conveyance/Assignment of lease being executed for the structure of the Building or Wing, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developers to the Society or the Limited Company, as the case may be.

14. The Allottee/s shall, on or before delivery of possession of the said Apartment make payment to the Developers of the amounts more particularly provided in Seventh Schedule.

15. The Allottee/s shall pay to the Developers an amount as more particularly provided in Seventh Scheule for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers in connection with formation of the said Society, or Limited Company, or Apex Body, or Federation, and for preparing its rules, regulations and by-laws, and the cost of preparing and engrossing the conveyance or assignment of lease.



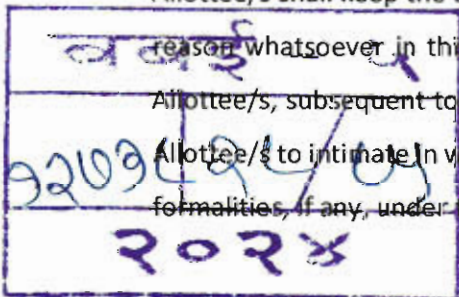
Handwritten signatures and initials in blue ink, including 'RR', 'RSG', and 'JG'.

बवई - 4	
9203220	/cy
2028	

16. At the time of registration of conveyance or Lease Assignment of the said Free Sale Land (including Future Development) together with structure of the Building or Wing of the Building, the Allottee/s shall pay to the Developer, the Allottees' share of Stamp Duty and Registration Charges payable, by the said Society or Limited Company on such Conveyance or Lease or any document or instrument of transfer in respect of the structure of the said Building/Wing of the Building. At the time of registration of Conveyance or Lease of the said Free Sale Land, the Allottee/s shall pay to the Developer, the Allottees' share of Stamp Duty and Registration Charges payable, by the said Apex Body or Federation on such Conveyance or Lease or any document or instrument of transfer in respect of the structure of the said Land to be executed in favour of the Apex Body or Federation.

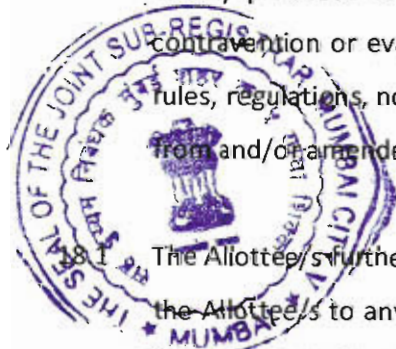
17. **FOREIGN EXCHANGE MANAGEMENT ACT**

17.1 The Allottee/s clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the said Apartment are made by non- resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Allottee/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable Land/ies in India and provide to the Developers with such permission/approvals/no objections to enable the Developers to fulfill its obligations under this Agreement. Any implications arising out of any default by the Allottee/s shall be the sole responsibility of the Allottee/s. The Developers accepts no responsibility in this regard and the Allottee/s shall keep the Developers fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Allottee/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate in writing to the Developers immediately and comply with all the necessary formalities, if any, under the Relevant Laws.



18. **ANTI-MONEY LAUNDERING**

The Allottee/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Allottee/s under this Agreement towards the said Apartment is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Anti Money Laundering").



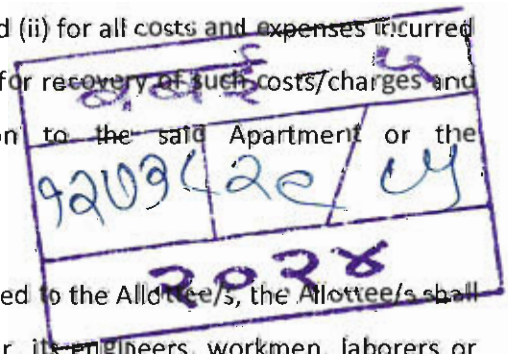
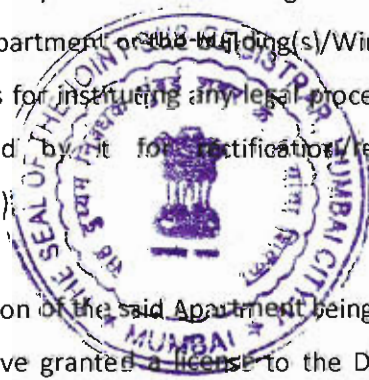
The Allottee/s further declare(s) and authorize(s) the Developers to give personal information of the Allottee/s to any statutory authority as may be required from time to time. The Allottee/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.

Handwritten signatures in blue ink at the bottom left of the page.

18.2 The Allottee/s further agree(s) and confirm(s) that in case the Developers become aware and/or in case the Developers are notified by the statutory authorities of any instance of violation of Anti-Money Laundering, then the Developers shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Allottee/s shall not have any right, title or interest in the said Apartment neither have any claim/demand against the Developer, which the Allottee/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Allottee/s shall be refunded by the Developers to the Allottee/s in accordance with the terms of this Agreement only after the Allottee/s furnishing to the Developers a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Allottee/s.

19. The Allottee/s agree(s) and undertake(s) that on receipt of possession, the Allottee/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association and without causing any disturbance, to the other purchasers of apartment(s)/premises/units in the Project. Without prejudice to the aforesaid, if the Allottee/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the said Apartment or the building, the Developers shall be entitled to call upon the Allottee/s to rectify the same and to restore the said Apartment and/or building to its original condition within 30 (thirty) days from the date of intimation by the Developers in that behalf. If the Allottee/s does not rectify the breach within such period of 30 (thirty) days, the Developers may carry out necessary rectification/restoration to the said Apartment or the building (on behalf of the Allottee/s) and all such costs/charges and expenses incurred by the Developers shall be adjusted from the fit-out deposit deposited by the Allottee/s with the Developer, in case such costs/charges and expenses incurred by the Developers are over and above the aforesaid fit-out deposit, then the same shall be reimbursed by the Allottee/s. If the Allottee/s fail(s) to reimburse to the Developers any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the said Apartment. The Allottee/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developers (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developers or which the Developers may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the said Apartment or the building(s)/Wing(s) and (ii) for all costs and expenses incurred by the Developers for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the said Apartment or the building(s)/Wing(s);

20. Upon the possession of the said Apartment being delivered to the Allottee/s, the Allottee/s shall be deemed to have granted a license to the Developer, its engineers, workmen, laborers or architects to enter upon the said Apartment by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the building or if necessary any part of the said Apartment provided the said Apartment is restored to the same



Handwritten signatures in blue ink at the bottom of the page.

condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Allottee/s or his agents and the Allottee/s shall reimburse and/or pay to the Developers or any other person the loss or damage suffered by them on account of the act of the Allottee/s or his agents. The Developers shall not be liable for any theft or loss or inconvenience caused to the Allottee/s on account of entry to the said Apartment as aforesaid. If the said Apartment is closed and in the opinion of the Developers any rectification or restoration is necessary in the interest of the building and/or purchasers therein, the Allottee/s consent(s) to the Developers to break open the lock on the main door/entrance of the said Apartment and the Developers shall not be liable for any loss, theft or inconvenience caused to the Allottee/s on account of such entry into the said Apartment.

21. **FACILITY MANAGEMENT COMPANY**

21.1 By executing this Agreement, the Allottee/s agree/s to the appointment of any agencies by the Developers ("**Facility Management Company**") to manage, upkeep and maintain the building and the Land, club house, meeting room, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developers may require to install, operate, and maintain common areas, amenities, common facilities, parking areas and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the building (including the Purchaser's proportionate share of the outgoings, as provided under this Agreement). It is hereby clearly clarified, agreed, and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association.

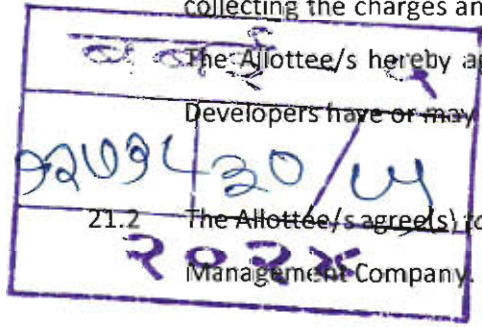
The Allottee/s hereby agree/s and confirm/s such agreement /contract/arrangement that the Developers have or may have to enter into with the Facility Management Company.

21.2 The Allottee/s agree(s) to pay the necessary fees as may be determined by the Developer/Facility Management Company.

21.3 The Allottee/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Building(s)/Wing(s) and use of the said Apartment by the Allottee/s for ensuring safety and safeguarding the interest of the Developer/Facility Management Company and other purchasers of apartment(s)/premises/units in the building(s)/Wing(s) and the Allottee/s also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Facility Management Company and other purchasers of apartment(s)/premises/units in this regard.

22. **REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER**

22.1 The Developers hereby represents and warrants to the Allottee/s as follows:



Handwritten signatures and initials in blue ink at the bottom of the page.

- i. The Developers have clear and marketable entitlement with respect to the said Free Sale Land; as declared in the Title Report annexed to this Agreement and has the requisite rights to carry out development upon the said Free Sale Land, and also has actual, physical and legal possession of the said Free Sale Land for the implementation of the Project;
- ii. The Developers have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project, and shall obtain requisite approvals from time to time, to complete the development of the Project;
- iii. There are no encumbrances upon the said Free Sale Land or the Project except those disclosed in the Title Report, if any;
- iv. There is no litigation pending before any Court of Law with respect to the said Free Sale Land or Project except those disclosed in the Title Report, if any;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Free Sale Land and said Building/Wing are valid and subsisting, and have been obtained by following the due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said Free Sale Land and said Building/Wing shall be obtained by following due process of law and the Developers have been and shall at all times, remain to be in compliance with all the applicable laws in relation to the Project, said Free Sale Land, Building/Wing and common areas;
- vi. The Developers have the right to enter into this Agreement and has neither committed nor omitted to perform any act or thing, whereby the right, title, and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Developers have not entered into any Agreement for Sale and/or Development Agreement, or any other Agreement/arrangement, with any person or party with respect to the said Free Sale Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;
- viii. The Developers confirm that the Developers are not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the Conveyance Deed of the structure to the Association of Allottees, the Developers shall handover lawful, vacant, peaceful, physical possession of the Common Areas of the Structure to the Association of the Allottees;

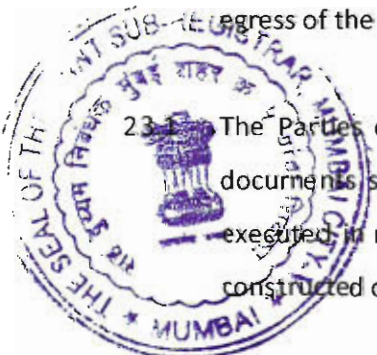


Handwritten signatures and initials in blue ink, including 'RBS' and 'S'.

वर्कडे - ५	
१२०९८३९/०५	
२०२४	

- x. The Developers 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 Project to the competent Authorities;
- xi. 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 Free Sale Land) has been received or served upon the Developers in respect of the said Free Sale Land and/or the Project, except those disclosed in the Title Report.

23. The Parties confirm that the Developers reserves to itself the unfettered right to the full, free and complete right of way and means of access over the said Larger Land *inter alia* the Free Sale Land and the Project, with the authority to grant such rights to the Allottee/s and/or users of apartment(s)/premises/units in the building(s)/Wing(s) being constructed on the said Free Sale Land at all times and the right of access to the said Free Sale Land for the purpose of installing, repairing, maintaining and inspecting the club house and meeting room, and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Free Sale Land without in any way obstructing or causing nuisance to the ingress and egress of the Allottee/s /other occupants of apartment(s)/premises/units in the Project.



23. The Parties confirm that necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of said Apartment to be executed in respect of the sale/transfer of apartment(s)/premises/units in the buildings to be constructed on the said Free Sale Land. The Allottee/s hereby expressly agree/s to the same.

24. The Allottee/s himself/herself/themselves with the intention to bring all persons into whosoever has/have the said Apartment may come, hereby covenants with the Developers as follows: -

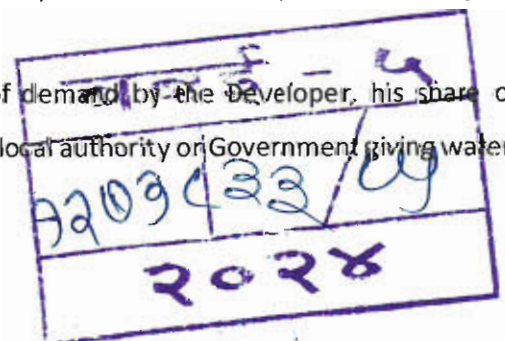


To maintain the said Apartment at the Allottee's own cost, in good and tenable repair and condition from the date on which the possession of the said Apartment is received, and shall not do, or suffer to be done anything in or to the building in which the said Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in, or to the building in which the said Apartment is situated and the said Apartment itself, or any part thereof, without the consent of the local authorities, if required.

- ii. Not to store in the said Apartment any goods which are of hazardous, combustible or dangerous nature, or are so heavy as to damage the construction or structure of the building in which the said Apartment 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 the staircases, common passages or any other structure of the building in which the said Apartment is situated, including entrances of the building in which the said Apartment is situated and in case any damage is caused to the building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii. To carry out at his own cost, all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Developers to the Allottee/s and, shall not do or suffer to be done anything in, or to the Building in which the said Apartment is situated or to the said Apartment, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish, or cause to be demolished, the said Apartment or any part thereof, nor at any time, make or cause to be made any addition or alteration of whatever nature in, or to the said Apartment, or any part thereof, nor any alteration in the elevation and external colour scheme of the Building in which the said Apartment is situated, and shall keep the portion, sewers, drains and pipes in the said Apartment 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 building in which the said Apartment is situated, and shall not chisel, or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Apartment without the prior written permission of the Developers and/or the Society or the Limited Company.
- v. Not to do, or permit to be done, any act or thing which may render void or voidable any insurance of the said Land and the Building in which the said Apartment 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 Apartment in the compound, or any portion of the said Land and the Building in which the said Apartment is situated.
- vii. That the dry and wet garbage shall be separated, and the wet garbage generated in the Project shall be treated separately Free Sale Land by the residents/occupants of the Project.
- viii. Pay to the Developer, within fifteen days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government giving water,



Handwritten signatures and initials in blue ink, including 'RR', 'RBB', and a stylized signature.

electricity, or any other service connection to the building in which the said Apartment is situated.

- ix. To bear and pay increase in local taxes, water charges, insurance, and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Allottee/s for any purposes other than the purpose for which it is sold.
- x. Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of apartment(s)/premises/units in the building or other occupants or users of the building, or visitors to the building, and also occupiers of any adjacent, contiguous or adjoining properties.
- xi. Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, parking space/s or other open spaces forming a part or appurtenant to the apartment/s in the building, without the prior written permission of the Developer/association/concerned authorities.
- xii. After possession of the said Apartment is handed over the Allottee/s, the Allottee/s may insure the said Apartment from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developers shall not be responsible for any loss/damage suffered thereafter.

xiii. The Allottee/s and/or the Developers shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.

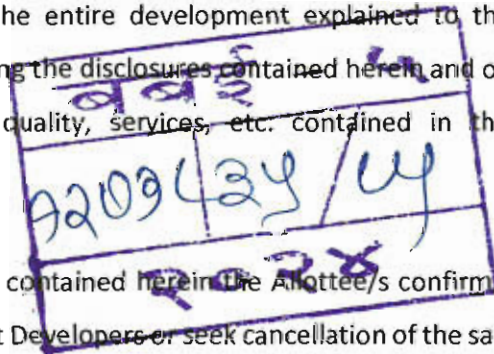
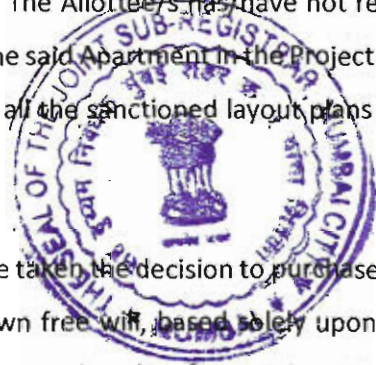
xiv. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Apartment, until all the dues payable by the Allottee/s to the Developers under this Agreement are fully paid up and without the prior consent of the Developer and the Allottee's shall pay, to the Developers, assignment/facilitation charges (being pre-determined facilitation and processing charges) calculated at 3% (Three per cent) of the Consideration of the said Apartment, at the on-going sale value or the resale value, whichever is higher, without demur and protest.

xv. The Allottee/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Apartments therein and for the

Handwritten signatures and initials in blue ink at the bottom of the page.

observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority, and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

- xvi. Till a conveyance of the structure of the building in which the said Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Developers and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Buildings or any part thereof, to view and examine the state and condition thereof;
- xvii. The Allottee/s agree(s) to use the said Apartment or any part thereof or permit the same to be used only for the purpose for which it has been approved. The Allottee/s further agree(s) to use the Car Parking Space only for the purpose of keeping or parking car its own car.
- xviii. The Allottee/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample apartment / mock apartment and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Allottee/s has/have not relied on the same for his/her/their/its decision to acquire the said Apartment in the Project and also acknowledges that the Allottee/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Project.
- xix. The Allottee/s undertakes that the Allottee/s has/have taken the decision to purchase the said Apartment in the Project out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Allottee/s by the Developers in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.
- xx. Save and except the information / disclosure contained herein the Allottee/s confirm/s and undertake/s not to make any claim against Developers or seek cancellation of the said Apartment or refund of the monies paid by the Allottee/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.

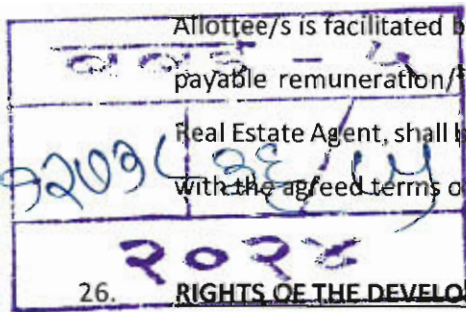


FR RSS JS

xxi. The Allottee/s agrees and undertakes that the Developers shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the said Apartment and/or Car Parking Space (s) by concerned authorities due to non-payment by the Allottee/s or any other apartment purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments. To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under this Agreement or as and when demanded by the Developer.

25. The Developers shall maintain a separate account in respect of sums received by the Developers from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or, towards the out-goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

25.1 In case the transaction being executed by this Agreement between the Developers and the Allottee/s is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Developer/Allottee/Both, as the case may be, in accordance with the agreed terms of payment.



26. **RIGHTS OF THE DEVELOPER**

26.1 Hoarding Rights

The Allottee/s hereby agrees that the Developers may and shall always continue to have the right to place/erect hoarding/s on the said Land, of such nature and in such form as the Developers may deem fit and the Developers shall deal with such hoarding spaces as its sole discretion until conveyance to the association and the Allottee/s agree/s not to dispute or object to the same. The Developers shall not be liable to pay any fees / charges to the association for placing / putting up the hoarding/s, provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developers and/or by the transferee (if any).



26.2 Retention

Subject to, and to the extent permissible under the applicable laws, the Developers may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ apartments in the Project which may be subject to different terms of use, including as a guest house / corporate apartments.

26.3 Unsold Apartment

i. All unsold and/or unallotted apartment(s)/premises/units, areas and spaces in the

A handwritten mark or signature in blue ink, possibly initials.

A handwritten signature or mark in blue ink.

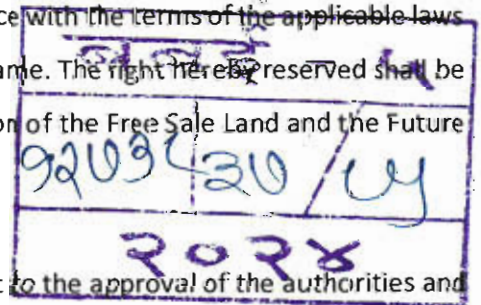
A handwritten signature or mark in blue ink.

building, including without limitation, car parking spaces and other spaces in the basement and anywhere else in the Project or the said Free Sale Land shall always belong to and remain the property of the Developers at all times and the Developers shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/premises / units and shall be entitled to enter upon the said Free Sale Land to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developers may deem necessary.

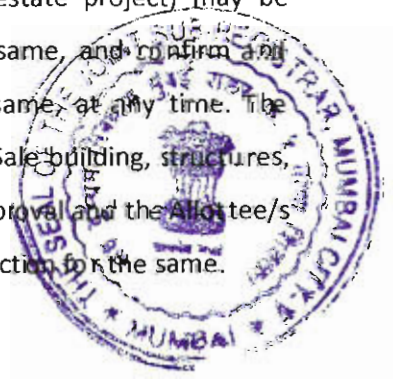
- ii. The Developers shall without any reference to the Allottee/s, association, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/premises/units and spaces therein, as it deems fit. The Developers shall be entitled to enter in separate agreements with the purchasers of different apartment(s)/premises/units in the Project on terms and conditions decided by the Developers in its sole discretion and shall without any delay or demur enroll the new Allottee/s as member/s of the association. The Allottee/s and / or the association shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developers shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association.

26.4 Additional Construction

The Allottee/s hereby agrees that the Developers shall be entitled to construct any additional area/structures over and above the Free Sale Building and the Future Development as the Developers may deem fit and proper and the Developers shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Allottee/s and/or the association, upon its formation/registration, as the case may be, in accordance with the terms of the applicable laws and the Allottee/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developers until the complete optimization of the Free Sale Land and the Future Development.



- 26.5. The Allottee/s hereby agrees that the Developers, subject to the approval of the authorities and the discretion of the Developers, the Developers shall be entitled to construct any additional area/structures/floors from over and above the Tower 1 and Tower 2 in different phases and the possession/completion date of such separate phase (separate real estate project) may be different date, and the Allottee/s agrees to the Developers for the same, and confirm and undertake that the Allottee/s shall not raise any objection for the same, at any time. The Allottee(s) hereby accepts and agrees that the total floors of the Free Sale building, structures, and/or floors may be lowered to any floor, subject to the authorities' approval and the Allottee/s agree, confirm and undertake that the Allottee/s shall not raise any objection for the same.



Handwritten initials 'HR' in blue ink.

Handwritten initials 'RBS' in blue ink.

Handwritten initials 'JS' in blue ink.

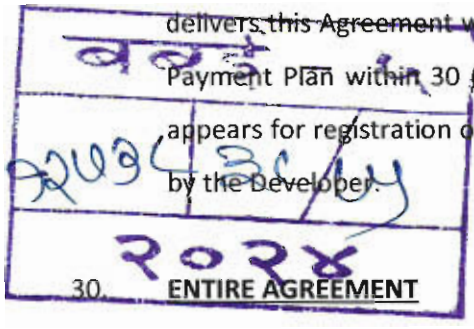
27. Nothing contained in this Agreement is intended to be, nor shall be construed as a grant, demise, or assignment in law, of the said Apartment and building or any part thereof. The Allottee/s shall have no claim, save and except in respect of the said Apartment hereby agreed to be sold to him and, all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Developer, until the said structure of the building is transferred to the Society/Limited Company or other body, and until the said Property is transferred to the Apex Body/Federation as hereinbefore mentioned.

28. **DEVELOPERS SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Developers executes this Agreement, he shall not mortgage or create a charge on the said Apartment, 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 taken or agreed to take such said Apartment.

29. **BINDING EFFECT**

Forwarding this Agreement to the Allottee/s by the Developers does not create a binding obligation on the part of the Developers or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Developer.



This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter thereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment. The Allottee/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developers and/or its agents to the Allottee/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allottee/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

Handwritten initials 'R V' in blue ink.

Handwritten signature in blue ink.

Handwritten signature in blue ink.

31. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

32. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S/ SUBSEQUENT ALLOTTEES**

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 Project shall equally be applicable to, and enforceable against, any subsequent Allottees of the said Apartment, in case of a transfer, as the said obligations go along with the said Apartment for all intents and purposes.

33. **SEVERABILITY**

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

34. **WAIVER**

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Allottee/s by the Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developers of any breach, violation, non-performance or non-compliance by the Allottee/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice the rights/remedies of the Developer.

35. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee(s) in the Project, the same shall be in proportion to the carpet area of the said Apartment to the total carpet area of all the apartments in the Project.

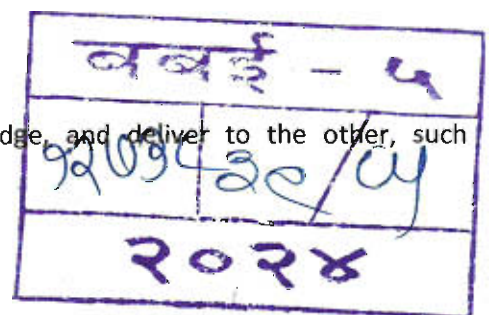
36. **FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge, and deliver to the other, such

HP

RSS

AS



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 or perfect any right to be created or transferred hereunder, or pursuant to any such transaction.

37. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Developers through its authorized signatory at the Developer's Office, or at some other place, which may be mutually agreed between the Developers and the Allottee/s and simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

The Allottee/s and/or Developers shall present this Agreement as well as the Lease Deed/ Conveyance at the proper registration office of registration within the time-limit prescribed by the Registration Act, 1908 and the Developers will attend such office and admit execution thereof.

38. **NOTICE**



38.1 That all notices to be served on the Allottee/s and the Developers as contemplated by this Agreement shall be deemed to have been duly served if delivered to the Allottee/s or the Developers by Registered Post A. D. and/or sent by mail on their notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee/s: Mr. Rohan Sukhatankar, Mrs. Shilpa Sukhatankar.

Allottee's Address: 301 Bldg 2, Mehta Park, Near Paradise Cinema, Bhagoji Kir Marg, Mahim West, Mumbai - 400016, Maharashtra, India

Notified Email ID: planetshil@gmail.com and rohanss@gmail.com

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

38.3 In case of more than one Allottee/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Allottee/s onto the above mentioned address or any address later notified by the first mentioned Allottee/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Allottee/s and the same shall fully and effectively discharge the Developers of its obligation in this regard.

39. **SATISFIED WITH THE DEVELOPER'S TITLE**

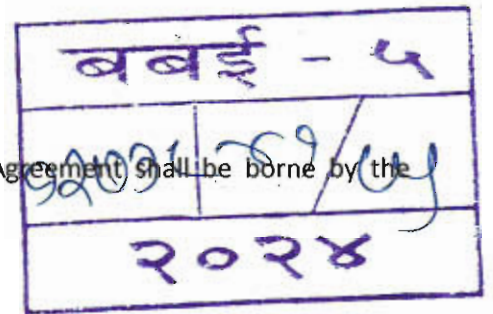
The Allottee/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Project and has expressly understood the contents, terms and conditions of the same and the Developers have entered into this Agreement with the Allottee/s relying solely on the Allottee/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Allottee/s to be observed, performed and fulfilled and complied with and therefore, the Allottee/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developers and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allottee/s.

40. **JOINT ALLOTTEES**

That in case there are Joint Allottees, all communications shall be sent by the Developers to the Allottee whose name appears first, and at the address given by him/her/them, which shall, for all intents and purposes, be considered as properly served on all the Allottees.

41. **STAMP DUTY AND REGISTRATION**

The charges towards Stamp Duty and Registration of this Agreement shall be borne by the Allottee/s.



42. **DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

43. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai Courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of



Handwritten signatures in blue ink at the bottom of the page.

Real Estate (Regulation and Development) Act, 2016 (“Act”) and the schedule Rules and Regulations made thereunder (“Rules and Regulations”) and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

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

THE FIRST SCHEDULE REFERRED HEREINABOVE

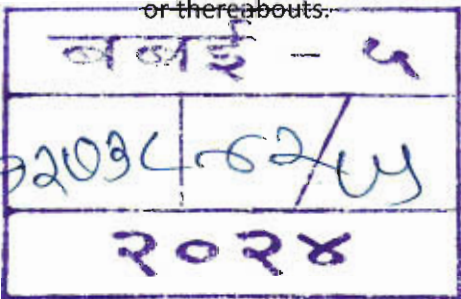
(Description of the Larger Land)

All land bearing C.S. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, admeasuring in the aggregate approximately 20,465.72 (Twenty Thousand Four Hundred and Sixty-Five Point Seven Two) square meters, situated at village Mahim Mumbai 400 016.

THE SECOND SCHEDULE REFERRED HEREINABOVE

(Description of the said Rehab Sale Land)

All that piece and parcel of land forming part of the Larger Land, admeasuring 2969 square meters only or thereabouts.



THE THIRD SCHEDULE REFERRED HEREINABOVE

(Description of the Free Sale Land)

All that piece and parcel of land forming part of the Larger Land admeasuring in the aggregate approximately 6368 Sq. Mtrs, which forms part of said Land and is hatched in Light Green colour on the plan annexed hereto and marked as **ANNEXURE “A”**.



THE FOURTH SCHEDULE REFERRED HEREINABOVE

(The said common area and facilities above referred to)

Project Name/Amenities
CLUB AREA
Gym
Meditation/Yoga Room/CrossFit
Dance Studio
Changing Room
Pillatte Zone
Billiards
Kids Activity zone

Handwritten signatures and initials at the bottom of the page.

Swimming Pool
Spa
Study Arena
Guest Room
Card Room/Games Room
Party Hall
Juice Bar & Restaurant
Mini Theater
SPORTS
Badminton Court
Squash Court
Next-Gen Amenities
Salon
Healthcare/Medical Room
Co-working pods
Business Centre
Library /Reading Room
Creche powered by Klay daycare
Pet Spa



बवई 4
2034-53/4
2028

THE FIFTH SCHEDULE REFERRED HEREIN ABOVE

(THE SAID APARTMENT ABOVE REFERRED TO)

Apartment bearing No. **303**, admeasuring about **74.043** Sq. Meters. of Carpet area equivalent to **796.995** sq. feet and Ancillary area **7.781** sq. mtrs. equivalent to **83.755** sq. feet on **03rd** Floor in Tower **T01** of the building known as "**Island Cove**" situated at Mahim Division, Mumbai - 400016 along with **1 SINGLE** car parking at **Podium 2** level car parking unit bearing No. **20** admeasuring **13.75** sq. mtrs. having **5.5** mtrs. Length **2.5** mtrs. Breadth **2.4** mtrs. Vertical Clearance. The plans are annexed hereto and marked as "**Annexure K**" & "**Annexure L**" of the project known as "**Island Cove**" which is constructed in or upon the above referred said Free Sale Building, which Apartment is shown on the Floor Plan thereof as "**Annexure I-1**".

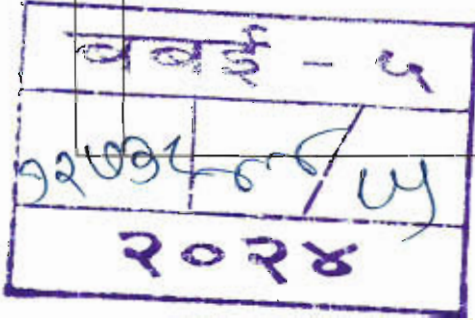
THE SIXTH SCHEDULE REFERRED HEREIN ABOVE

(Details of payments to be made by the Allottee/s, Payment Plans, etc.)

1	Consideration	Rs. 3,19,82,039/- (Rupees Three Crore Nineteen Lakh Eighty Two thousand Thirty Nine Only) excluding GST & other applicable tax.
2	Earnest Money/Part Payment	Rs. 31,77,723/- (Rupees Thirty One Lakh Seventy Seven thousand Seven hundred Twenty Three Only), being 9.9% of the Consideration (excluding GST & other applicable tax).
3	Balance Consideration	Rs. 2,88,04,316/- (Rupees Two Crore Eighty Eight Lakh Four thousand Three hundred Sixteen Only) excluding GST & other

RP RB JS

		applicable tax.
4	The Bank Account details of the Developer for the purpose of making payment by the Allottee/s	Payee Name: LH LNT ISLAND COVE T1 T2. Bank Name: ICICI Bank. Account No: 777705003281. IFSC Code: ICIC0001247.
5	Rebate for early payments at the sole discretion of the Developer	NIL% of equal Installments payable by the Allottee/s.
6	<u>Nominee</u>	<u>The Allottee/s hereby nominate/s the person.</u> <u>NAME OF NOMINEE: NIL</u> <u>ADDRESS OF NOMINEE: NIL</u> <u>RELATIONSHIP OF NOMINEE WITH THE ALLOTTEE/s: NIL</u> <u>PAN NO: NIL</u> <u>AADHAR CARD NO. OF NOMINEE: NIL</u>



Payment Plan (Clause 2.3)

SR No	Milestone Description	%	Amount
1	Earnest Money	10%	10,47,619.05
2	Balance Earnest Money		21,50,584.85
3	After Execution of Agreement or within 75 days of Booking	5%	15,99,101.95
4	On completion of Plinth	10%	31,98,203.90
5	On Completion of 2nd podium slabs	5%	15,99,101.95
6	On Completion of 1st floor slab	10%	31,98,203.90
7	On Completion of 7th floor slab	5%	15,99,101.95
8	On Completion of 14th floor slab	10%	31,98,203.90
9	On Completion of 21st floor slab	5%	15,99,101.95
10	On Completion of 28th floor slab	5%	15,99,101.95
11	On Completion of Terrace slab	5%	15,99,101.95
12	On Completion of Internal Walls, Internal Plaster, Floorings of the said apartment	5%	15,99,101.95
13	On Completion of External Plumbing and External Plaster, entrance lobby/s of the building or wing in which the said apartment is located and sanitary fittings of the said apartment	5%	15,99,101.95
14	On Completion of the electrical fittings, windows, doors of the said apartment, including staircases and lobbies upto the floor level of the said apartment	5%	15,99,101.95
15	On Completion of lifts, water pumps, electrical fittings, electro, mechanical and environment, requirements, entrance lobby/s, plinth protection, paving of areas appurtenant	10%	31,98,203.90
16	On receipt of Part OC / Occupation Certificate	5%	15,99,101.95
	Total		3,19,82,039.00

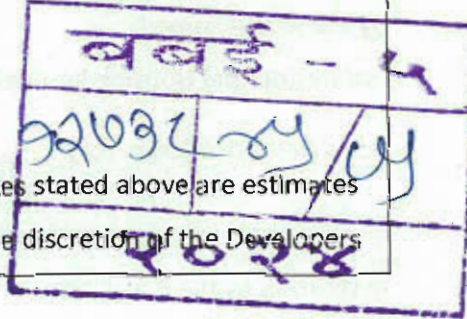
Handwritten signatures and initials in blue ink at the bottom of the page.

THE SEVENTH SCHEDULE REFERRED HEREINABOVE

(The Allottee/s shall, on or before delivery of possession of the said Apartment make following payment. Clause 14)

- (i) Rs. 600/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. NIL/- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. NIL/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. NIL- for deposit towards provisional monthly contribution towards outgoings of Society or Association or Limited Company/Federation/ Apex body.
- (v) Rs. NIL/- for Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs. NIL/- for deposits of electrical receiving and Sub Station provided in Layout.
- (vii) Rs. NIL/- for club house membership.
- (viii) Rs. NIL/- refundable interest free security deposit for carrying out fit-out work in the said Apartment.
- (ix) Rs. NIL/- for document handling charges.

The Allottee/s agree/s, confirm/s and acknowledges that all the charges stated above are estimates and tentative and are subject to change, without notice and at the sole discretion of the Developers



Holding Charges (Clause 10.2)

Allottees to pay to the Developers holding charges at the rate of Rs. NIL/- per month per square meter of the Carpet Area of the said Apartment



Outgoing Charges (Clause 13.8)

The Allottee/s shall pay to the Developers provisional monthly contribution of **Rs. 6,365/- (Rupees Six Thousand One Hundred Sixty Five Only)** per month towards the outgoings for maintenance of Building in advance for 12 months on/before possession of the said Apartment and **Rs. 147,959/- (Rupees One Lakh Forty Seven Thousand Nine Hundred Fifty Nine Only)** towards the outgoings for common amenities in advance for 24 Months for the common amenities.

Legal Charges in connection with formation of the said Society, or Limited Company, or Apex Body, or Federation (Clause 15)



The Allottee/s shall pay to the Developers a sum of Rupees NIL/- for meeting all legal costs, charges, and expenses, including professional costs of the Attorney-at-Law/Advocates of the Developers in

Handwritten initials and signature in blue ink. The initials are 'A A' and the signature is 'RSS' followed by a flourish.

connection with formation of the said Society, or Limited Company, or Apex Body, or Federation, and for preparing its rules, regulations and bye-laws, and the cost of preparing and engrossing the conveyance or assignment of lease

SIGNED AND DELIVERED by the)
within named **SNCRPL,**
Through its Constituted Attorney)
LH Residential Housing Private Limited)

in the presence of ...)



1. 
2. 

) )
) )



SIGNED AND DELIVERED)
By the within named)
"LH Residential Housing Private Limited")
by its Authorized Signatory)

authorized by the Resolution)
dated **20-April-24**)
passed by its Board of Directors)
In the presence of)

1. 
2. 

) )
) )



बजई - ५
२०२४/०६/०९
२०२४



SIGNED & DELIVERED BY THE WITHIN NAMED "ALLOTTEE/S"

1) Mr. Rohan Sukhatankar

2) Mrs. Shilpa Sukhatankar



In the presence of

- 1.
- 2.



२०२४ - ५	
१२०९४००/५५	
२०२४	

ANNEXURE - A



- DP ROAD
- LARGER LAND
- REHAB LAND
- SALE PLOT
- FUTURE DEVELOPMENT 01
- FUTURE DEVELOPMENT 02
- FUTURE DEVELOPMENT 03

MAHIM PLOT LAYOUT



वर्क - 4
 320948/04
 2028



Handwritten signature and initials in blue ink.

ANNEXURE - B

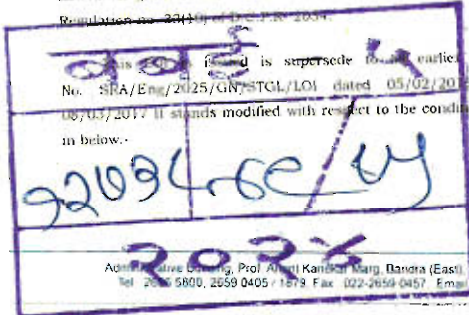

SLUM REHABILITATION AUTHORITY
 No.: SRA/Eng/2025/GN/STGL/LOI
 Date: 18 DEC 2020

1. **Architect** : Shri. Anand V. Dhokay of
M/s. Anand V. Dhokay Architect & Designer,
F-63 "Palm Acres", Mahatma Phule Road, Mulund,
East, Mumbai - 400081.
2. **Developers** : M/s Shree Nidhi Concept Realtors PVT. LTD.
Onkar House, Off Eastern Express Highway,
Opp Sion Chunabhatti Signal, Sion (East),
Mumbai-400 022.
3. **Society** 1. Navkiran Welfare SRA Co.Op. Hsg. Soc. (Ltd)
2. New Janta SRA Co.Op. Hsg. Soc. (Ltd)
3. Hind Ekta S R A. Co.Op. Hsg. Soc. (Ltd)
- Sub:** Proposed S.R. Scheme on C. S. No 1500(Pt), 2116(Pt), 2124(Pt) of village Mahim, Mumbai-16 for "Navkiran Welfare SRA Co.Op. Hsg. Soc. (Ltd), New Janta SRA Co Op. Hsg. Soc. (Ltd), Hind Ekta S R A Co.Op. Hsg. Soc. (Ltd)"

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by Architect, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent** for grant of FSI 4.97 (Four Point Nine Seven only) in accordance with Regulation no. 22(1)(b) of R.R. 2004.

This LOI is supersede the earlier LOI issued under No. SRA/Eng/2025/GN/STGL/LOI dated 05/02/2019, 22/06/2016 & 06/03/2017. It stands modified with respect to the conditions mentioned here in below:-



Administrative Building, Prof. Atal Bihari Vajpayee Marg, Bandra (East), Mumbai - 400 051
Tel: 2659 5800, 2659 0405 / 1873 Fax: 022-2659 0457 E-mail: info@sra.gov.in

SRA/Eng/2025/GN/STGL/LOI

1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible hutments etc. The parameters shall be got revised from time to time.

Sr. No.	Description	Now proposed (In sq.mt)
1	Area of plot	20465.72
i	Area affected due to CRZ	0.00
2	Plot area after deduction of plot in abeyance (1-i)	20465.72
3	Deductions of Area under DP road:	
a)	Area under 13.40m. wide D.P Road	3459.75
b)	Area under 10.36m. wide D.P Road	651.51
c)	Area under combined Reservation Rehabilitation and Resettlement Facilities +Municipal Facilities +Scrap Yard + Public Convenience + Solid Waste Management Facilities	400.00
d)	Area under DOS 1.4	696.91
e)	Total Deductions (a+b+c+d)	5208.17
4	Net Area Of Plot (2-3e)	15257.55
5	Additions For Floor Space index	
a	100% of 3e	5208.17
6	Total Area (4+5)	20465.72
7	Proposed Rehab HUA	40751.07
8	Area under Common passages, Society office, Amenities	14212.15
9	Total Rehab Component	54963.22
10	Sale Component ratio as per LR/RC ratio as per DCPR 2034	1.10
11	Sale Component (9 x 10)	60459.54
12	Sale in situ	60459.54
13	Total BUA generated on site (7 + 11)	101210.61
14	Floor Space Index Sanctioned for Scheme.	4.95
15	No. of slum dwellers to be accommodated (1115 R + 13 R/C + 12 Commercial + 07 Ex. Amenities & 33 Other Amenities.	1296 Nos
16	Provisional PAP to be provided (Total Tenements 1263 = 804 Eligible Tenements)	459 Nos

2. This LOI is issued on the basis of documents submitted by the Architect. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court / HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under provision of IPC 1860 and Indian Evidence Act.1872.

2

SRA/Eng/2025/GN/STGL/LOI

3. **Details of Ownership**
The ownership of the land on plot bearing C.S No. 1500(Pt), 2116(Pt), 2124(Pt) of village Mahim, vests with State Government Land.
4. **Details of Access:-**
The plot under reference derived its access from proposed 13.40mts. and 10.36 mtr wide D.P. Road
5. **Details of D.P. remarks:-**
As per RDDP 2034.
The land under reference is situated in "Residential Zone-R", it is reserved for RR 2.1+ This includes principal reservation of Rehabilitation and Resettlement (RR 2.1) and five ancillary reservations namely, Disaster Management Facilities (RD 3.1), Municipal facilities (RMS1.3), Scrap (RMS 3.3), Public convenience (RSA 6.3) & Solid waste management Facilities (RMS3.1) and buildable reservation of college DE 2.1). It is also affected by D.P. Roads having width of 13.40mts. and 10.36mts.
6. If the land is owned by Government or public body the Developer/owner shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued u/no. TPB/4308/897, 145/08/UD-11 of 10/04/2008 in respect of Slum Rehabilitation schemes being undertaken on public land belonging to Govt./Municipal/MHADA and as per the stages as mentioned in the Govt. Order u/no. 33 इमुनं ३३८ इमुनं ३३८ दिनांक ०२/०७/२०१० and as per Circular no.114 dated 19/07/2010.
7. The Developer shall pay to Govt. or MCGM or to all concerned Competent Authority, all the fees, charges, royalties premium etc. in accordance with prevailing rules and Regulations, laws & acts, as applicable and levied by them
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges at the rate of 2% of Ready Recknor rate as prevailing on the date of issue of LOI per Sq.m. or such an amount as may be decided by GOM from time to time shall be paid to the Slum Rehabilitation Authority for built up area over and above the Zonal basic FSI excluding fungible Compensatory area, for Rehabilitation and free Sale Components, as decided by the Authority or as revised by Competent Authority from time to time prevailing on the day of grant of IOA.
9. The Developer shall hand over PAP tenements if any within three months after grant of OCC, generated in the S.R. Scheme after finalization of eligibility, before granting OCC to Sale building. The said PAP tenements as mentioned in salient features condition no. 3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.m. free of cost.

SRA/Eng/2025/GN/STGL/LOI

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

The Amenity Tenements of Anganwadi/Balwadi as mentioned in salient features condition no. 3 above shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per Circular no. 129, Welfare Centre, Society Office as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society or for specific purpose only, within 30 days from the date of issue of OCC. Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developers

11. The Developer shall rehabilitate all the additional hutment dwellers if retained eligible in future till issue of C.C. to last Sale building in the layout by the competent Authority, after amending plans wherever necessary or as may be directed.

12. The Developer shall submit required various NOCs including S.E.A.A. (EIA) as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme

13. If it is noticed that less land premium is charged then the difference in premium paid and calculated as per the revised land rate shall be paid by the developer as per policy.

14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below:-

Plot area up to 4,000 sq.mt.	— 36 months.
Plot area between 4,001 to 7,500 sq.mt.	— 60 months.
Plot area more than 7,500 sq.mt.	— 72 months

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

15. The developer shall register society of all Eligible slum dwellers to be rehoused under Slum Rehabilitation Scheme within six months after granting occupation to the respective rehab building

1



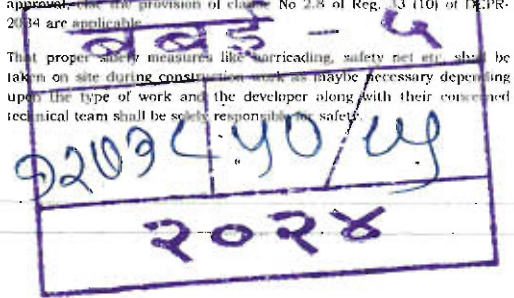
Handwritten signatures and initials at the bottom of the page, including 'R/S', 'P/S', and 'S/S'.

SRA/Eng/2025/GN/STGL/LOI

16. The Developer and chief promoters shall submit the duly notarized Indemnity Bond on Rs 220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
18. A) The chief promoter of the society and Developer shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such newspapers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. The IOA/Building plans will be approved in accordance with the Development Control and Promotion Regulations-2034 and prevailing rules, policies and conditions at the time of approval.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.
22. That you shall submit NOC from MOEF for environmental clearance before granting C.C. beyond construction area adm 20,000 sq.mt.
23. That you shall submit plot demarcation and Remarks/NOC/ concurrence before issue to Plinth CC to sale building, from the competent Authority i.e. MCGM regarding development of buildable reservations/designations etc. if any incorporated in Sanctioned Revised D.P -2034 before approval of the plans for buildable reservation. Further, the Amenity as per the provisions of Regulation no. 14 shall be developed and handed over to MCGM/Competent Authority.

SRA/Eng/2025/GN/STGL/LOI

24. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage which it is insisted upon by the concerned Executive Engineer
 - i. A.A & C.G./North Ward
 - ii. H.E. NOC.
 - iii. CFO NOC.
 - iv. Tree Authority.
 - v. Dy.Ch.E (SWD) -City
 - vi. Dy.Ch.E.(S.P.P & D) - City
 - vii. Dy.Ch.E.(Roads) - City
 - viii. Civil Aviation Authority.
 - ix. NOC from Electric Supply Co.
 - x. PCO NOC.
25. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
26. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future till C.C. to last sale building in the layout by the competent Authority, after amending plans wherever necessary or as may be directed.
27. The Developer/Chief Promoter shall register society of all eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme after finalizing the allotment of Project Affected Persons (PAP) if any and within six months after occupation of respective rehab building by the Competent Authority they shall be accommodated as members of registered society.
28. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of concerned ward to assess the property tax.
29. If the land under this scheme is belonging to Govt./MHADA/ MCGM, the Public Authority is requested to grant NOC for the Slum Rehabilitation Scheme within a period of 60 days from the date of intimation of this approval, else the provision of clause No 2.8 of Reg. 33 (10) of D.C.P.R. 2034 are applicable.
30. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as may be necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for the safety.



SRA/Eng/2025/GN/STGL/LOI

31. That you shall rehouse the eligible slum dwellers as per the list certified by the Adm. Collector by allotting them residential tenements of carpet area of 27.88 sq.mt. and/or residential-cum-commercial of carpet area of 27.88 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 Sq.mt., whichever is less, free of cost and constructing the same as per building specifications/norms/building bye-laws.
32. That you shall submit the P. R. Cards with area mentioned in words duly certified by Superintendent of Land Records for amalgamated / subdivided plots before obtaining C.C. for last 25% of built up area.
33. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per Regulation No. 37 (24) of D.C.P.R. 2034, prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to provide possession of holding in phase programme as per removal/cleaning of structures on plot before obtaining C.C. for last 25% of built up area.
34. That you shall accommodate the huts getting out along the boundary of the plot demarcated by the staff of the City Survey office.
35. That the rehabilitation component of scheme shall include
 - a) 1118 Residential Tenements
 - b) 128 Commercial Tenements
 - c) 10 R/C Tenements
 - d) 07 Religious Structures
 - e) 05 Balwadi
 - f) 05 Welfare Center
 - g) 05 Additional Amenities-I
 - h) 05 Additional Amenities-II
 - i) 12 Society Office
 - j) 01 Community HallAmenity tenements to be handed over to Society to use for specific purpose only.
36. That the layout R.G. shall be duly developed before obtaining occupation for last 25% of built up area.
37. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect/Site supervisor/Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., Occupation to the buildings in the scheme.

SRA/Eng/2025/GN/STGL/LOI

38. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of any deviation in the area of the plot during plot demarcation by D.D.L.R./City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot.
39. This Letter of Intent gives no right to avail of extra FSI granted under Regulation no. 33 (10) of D.C.P.R. 2034, upon land, which is not your property.
40. That the letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect/Developer or Owner are found to be fraudulent/misappropriated.
41. That you shall pay development charges separately for sale built up area as per provisions as per cl.124 E of M.R. & T.P. Act. 1969.
42. That the lease agreement with the land owning Authority shall be executed before obtaining for occupation permission before obtaining C.C. for last 25% of built up area.
43. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
44. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
45. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab/composite building and Sr. No in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
46. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.



Handwritten signatures and initials at the bottom of the page.

47. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dated 14/10/2004.
48. High Rise Rehab Building .
- That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation/ supervision completion of S.R. Scheme.
 - The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
 - That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C
 - The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.)/E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
 - That the developer shall install firefighting system as per requirements of C.F.O and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.
Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
 - That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer/educational institute.
49. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.

100% shall ensure that water connection to the rehab building is obtained within one month from date of occupation Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.

2028

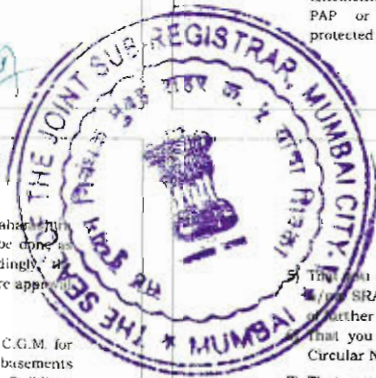
would be done as per policy decided by the Government of Maharashtra for slum dwellers from other areas and its distribution may be done as per policy decided by Government of Maharashtra. Accordingly, the scheme parameters shall be revised as per final eligibility before approval of last sale building in the S.R. Scheme.

- That you shall submit remarks from M & E Department of M.C.G.M. for adequacy of artificial light and ventilation required for the basements before issue of Plinth C.C to the Rehab Buildings & Sale Buildings under reference
- That you shall submit the NOC from Urban Development department of Government Of Maharashtra before starting actual construction for the proposed Religious Structures on site.
- That you shall hand over the Road Set back to MCGM free of cost and free of encumbrance before obtaining CC to last 25% of the BUA or as directed by SRA
- The final outcome of the order of Dy. Collector Mumbai-City regarding the ownership disputes with Bombay Xaverian Corporation Pvt. Ltd. as per his compliant letter dtd 18/03/2020 will be binding on developer and in the event of the adverse order developer revise the LOI suitable with the revised parameters as per final order of Collector Mumbai-City, and submit NOC from Collector, Mumbai-City for proposed development on C.S. No.2116 before issue of Plinth CC to Sale Building under reference
- That you shall pay necessary charges as per DCPR 2034.
- That you shall submit the remark of Status of road from A.E.(Maintenance),G/N before plinth CC to sale building.

Additional LOI conditions:

- That you shall execute standard format of individual agreement to be submitted to SRA as per Circular No.SRA/LA/DESK-1/T.L.2/450 dtd. 26/04/2016.
- That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA
- As per the Circular No.137, you shall pay charges of identity card of eligible slum dwellers/tenantry.
- As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA policy.

- That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period.
- That you shall obtain NOC from electric supply company regarding size and location of substation and Meter Room before Further CC to Rehab building.
- That you shall submit CFO NOC for substation before granting Plinth C.C. to sale building in scheme
- That you shall submit NOC from E.E. (T & C) of MCGM for parking layout CFO MCGM, Ch.Eng. (SWD) & Ch.Eng. (M & E) on podium basement before plinth Further CC to Rehab building.
- That you shall submit Registered Undertaking for not misusing
1) Entrance lobby, 2) The greater height of stilt except for the purpose of stack parking 3) Stilt/Podium for car parking 4) Demolish the plinth if required as per CFO NOC 5) The toilet proposed for rehab commercial shops before plinth C.C. to the respective buildings and 7) For tripartite agreement with society 8) Part Terrace 9) Refuse Area etc. as stated in respective condition.
- That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA)
- That you shall submit the 51% irrevocable written agreements of eligible slum dwellers with Annexure-II and certified slum plan before Further CC to rehab buildings in the layout.
- That S.R. Scheme has been approved taking all slum dwellers into consideration as per certified slum plan and Draft Annexure-II, and per provisions of Cl. 3.12 (C) of Regulation no. 33(10) of DCPR-2034, if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum Rehabilitation Scheme then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of rehabilitating non-protected occupants before 1st January 2011. Thereafter remaining tenements if any, shall be used for the purpose of transit tenements or PAP or for pavement dwellers in slum rehabilitation area or non-protected occupants 1st January 2011 from other slums and distribution



- That you shall pay the non-refundable Legal charges as per office order SRA/LA/Office Order/126/2016 dtd. 22/02/2016 before issuance of further approvals.
That you shall construct tenements in shear wall technology as per Circular No.154.
- That you shall submit Eligibility of the undecided tenements before asking plinth C.C. to last Sale Building and accordingly the LOI parameters shall get revised.
- That you shall pay the labour cess charges as per Circular No.130 dated 30/11/2011.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the D.C. Regulations 2034, amended up-to date, in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) approved Revised LOI)

[Handwritten initials and signatures]

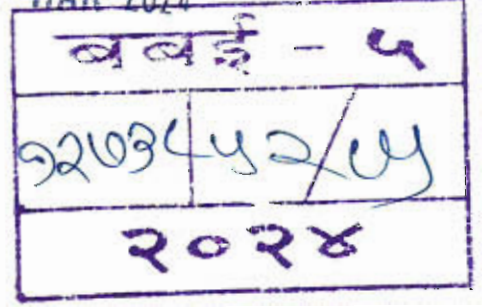
ANNEXURE - C



No. : SRA/ENG/GN/STGL/0006/20080827/S-1

Date : - 7 MAR 2024

To,
Shri. Anand V. Dhokay of
M/s. Anand V. Dhokay Architect & Designer,
F-63, Palm Acres,
Mahatma Phule Road, Mulund(E).,
Mumbai-400 081.



Sub: Approval of Amended Plans for Sale Building No.1 of the S.R. Scheme on C. S. No.1500(Pt.),2116(Pt.),2124(Pt.) of village Mahim, Mumbai-16 for "Navkiran Welfare SRA Co.Op. Hsg. Soc. (Ltd),

Ref : Your application dated 04/03/2024

Gentleman,

With reference to the above amended plans submitted by you for the Sale Building No.1 are hereby approved by this office subject to following conditions :-

1. That conditions of Revised LOI under No. SRA/ENG/2025/GN/STGL/LOI, 05/02/2016, 08/03/2017 and 18/12/2020 shall be complied with.
2. That conditions of IOA under No SRA/ENG/GN/STGL/0006/20080827/S-1 dated 22/12/2020 and dated 30/01/2024 shall be complied with.
3. That you shall submit the revised Structural Designs and Calculations
4. That revised drainage approval shall be obtained as per the amended plans before asking further CC to said building.
5. That you shall submit NOC from CFO before asking CC beyond 32 mtr. to said building as per proposed amended plan.

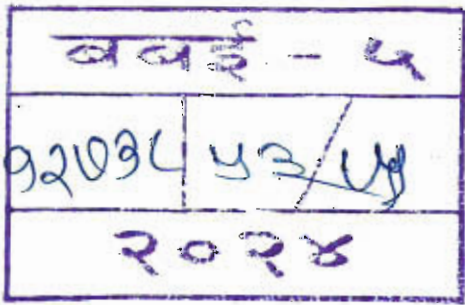
SRA/ENG/GN/STGL/0006/20080827/S-1

6. That you shall get the project/building registered with Maharashtra Real Estate Regulatory Authority in compliance with Real Estate (Regulation and Development) Act, 2016.
7. That you shall submit Remark for parking layout from E.E (T&C) of MCGM before asking the Full CC to said building under reference as per proposed amended plan.
8. That you shall submit NOC from M & E Department of M.C.G.M. for adequacy of artificial light and ventilation required for the basement before full CC to building under reference
9. That you shall submit NOC from High Rise Committee before asking further CC beyond 120.00 mtr. as per amended plan for Tower-2 to building under reference.
10. That the plans of balance fungible floors i.e. 28th to 34th Upper Floor of Tower-2 of Sale Building No. 1 will be issued only after payment of fungible premium.
11. That the final plan mounted on canvas shall be submitted before asking for OCC permission.

Yours faithfully,

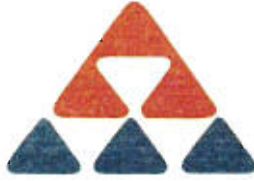


Executive Engineer- G-N
Slum Rehabilitation Authority





ANNEXURE - D



DEVELOPER COPY

Sr. No. 698

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO GN/STGOVT/0006/20080827/S-1

COMMENCEMENT CERTIFICATE

12 FEB 2024

To,
M/s. Shree Nidhi Concept Realtors Pvt. Ltd.
Omkar House, Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion (East), Mumbai-400 022.

Sale Building No.01

Sir,

With reference to your application No. 1674 dated 24/12/2019 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---
C.T.S No. C.S. No. 1500(pt.), 2116(pt.) & 2124(pt.) of Village Mahim, Mumbai-400 016 For: Navkiran Welfare SRA CHS, New Janta SRA CHS and Hind Ekta SRA CHS

of viage Mahim T.P.S No. ---
ward G/N Situated at ---

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/2025/GN/STGL/LOI dt 18/12/2020
IOA/U/R No. GN/STGOVT/0006/20080827/S1 dt 22/12/2020
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall from part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
4. This permission does not entitle you to develop land which does not vest in you or in your invention or the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year and such extended period shall be in no case exceed three years provided further that such lapses shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. Dinesh D. Mahajan
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level including 3 level basement.
as per amended plan dated 30/01/2024.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

AT 188 22

ANNEXURE - E



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 :
P51900046369

Project: **Island Cove, Plot Bearing / CTS / Survey / Final Plot No.: 1500 Part, 2116 Part, 2124 Part Village Mahim at Mumbai City, Mumbai City, Mumbai City, 400016;**

1. **Lh Residential Housing Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.**

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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

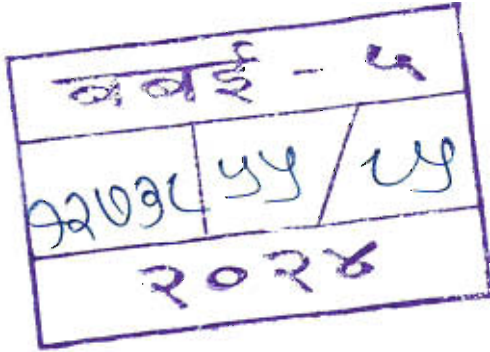
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

- The Registration shall be valid for a period commencing from **22/06/2022** and ending with **31/08/2028** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 04-04-2024 17:38:12



Dated: 04/04/2024

Place: Mumbai

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

OR

RSS

SR

ANNEXURE - F

FORMAT - A
(Circular No. 28/2021)

To **MahaREERA**,
E-Block, 7th Floor,
Housefin Bhavan,
Bandra Kurla Complex,
Bandra East,
Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the land bearing Cadastral Survey No. 1500 (pt.), 2116 (pt.), 2124 (pt.) admeasuring about 20,465.72 sq. mtrs. lying and being situated at the Mahim Division, Mumbai - 400016 ("said Property")

We have investigated the title of the said Property at the request of **LH Residential Housing Private Limited** and in pursuance thereof have perused the following documents i.e.:-

- 1) Description of the Property
- 2) Development Agreements dated 17.10.2006
- 3) Public Notices dated 06.05.2023
- 4) Property Register Cards
- 5) 7/12 Extract
- 6) Title Search Report dated 03.06.2023
- 7) Development Agreement dated 07.03.2024
- 8) Power of Attorney dated 07.03.2024

On a perusal of the aforementioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that the **Shree Nidhi Concept Realtors Private Limited** is entitled to joint development rights in respect of the said Property, and is duly authorized to implement the Slum Rehabilitation Scheme vis-à-vis the said Property, under the provisions of regulation 33(10) of the DPCR-2034 read with the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971. Moreover, the title of **Shree Nidhi Concept Realtors Private Limited** as well as **LH Residential Housing Private Limited** to the development rights and/or the FSI generated from the implementation of the Slum

Page 1 of 4

FORMAT - A
(Circular No. 28/2021)

Rehabilitation Scheme (inclusive of both, the Rehab and Sale component) on the said Property, is clear, marketable and without any encumbrances.

By virtue of the Joint Development Agreement dated 07.03.2024 between **LH Residential Housing Private Limited** and **Shree Nidhi Concept Realtors Private Limited** registered at the office of the Sub Registrar, Mumbai 2 and bearing registration no. 5658 of 2024, **LH Residential Housing Private Limited** and **Shree Nidhi Concept Realtors Private Limited** have obtained development rights over the said Property.

Owner of the Land:


- 1) Government of Maharashtra - Cadastral Survey No. 1500; the said plot falls within the Garden Scheme of the Mahim Division
- 2) Government of Maharashtra - Cadastral Survey No. 2116
- 3) Government of Maharashtra - Cadastral Survey No. 2124

The report reflecting the flow of the title of **Shree Nidhi Concept Realtors Private Limited** as the Developer of the said Property is enclosed herewith as Annexure - I.

Encl: Annexure - I

Advocate

Date: 14.03.2024



THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-V

Page 2 of 4

FORMAT - A
(Circular No. 28/2021)

ANNEXURE - I

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr. No.

- 1) Search Report of the past 50 years with respect to the said Property, taken from the Office of Sub-Registrar of Assurance, by the Search Clerk Mr. Ganesh Y. Gawde.
- 2) The Ownership of the Plot bearing C.S. No. 2124 vests with the Government of Maharashtra
- 3) The Ownership of the Plot bearing C.S. No. 1500 vests in the Government of Maharashtra and by various Deeds, Resolutions and Orders passed by the State Government, portions of the said Plot have since been transferred to:
 - (a) Municipal Corporation of Greater Mumbai
 - (b) Been declared as a Protected Forest under the provisions of Section 29 of the Indian Forest Act, 1927
 - (c) Acquired for Road Widening
- 4) The Ownership of the Plot bearing C.S. No. 2116 vests in the Government of Maharashtra and by various Deeds, Resolutions and Orders passed by the State Government, portions of the said Plot have since been transferred to:
 - (a) Municipal Corporation of Greater Mumbai
 - (b) Bombay Xavierians Corporation Pvt. Ltd.
- 5) Portions of the said Property, admeasuring 20,465.72 sq. mtrs., is occupied by slum dwellers who have formed themselves into **Navkiran**, **New Janta** and **Hind Ekta CHS** respectively.
- 6) The said Societies have each entered into separate Development Agreements and Power of Attorneys, all dated 17.10.2006, in favour of **Shree Nidhi Concept Realtors Private**

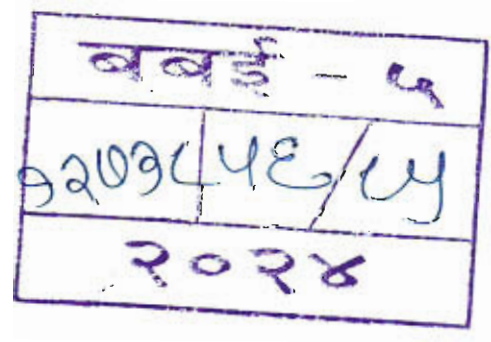
Page 3 of 4

Limited, in order to carry out and implement the Slum Rehabilitation Scheme in respect of the said Property.

- 7) The said **Shree Nidhi Concept Realtors Private Limited** have entered into a Joint Development Agreement and Power of Attorney, both dated 07.04.2023 with **LH Residential Housing Private Limited**, in order to implement the Slum Rehabilitation Scheme in respect of the said Property and effectively utilize the FSI generated therefrom.

Date: 14.03.2024

Advocate

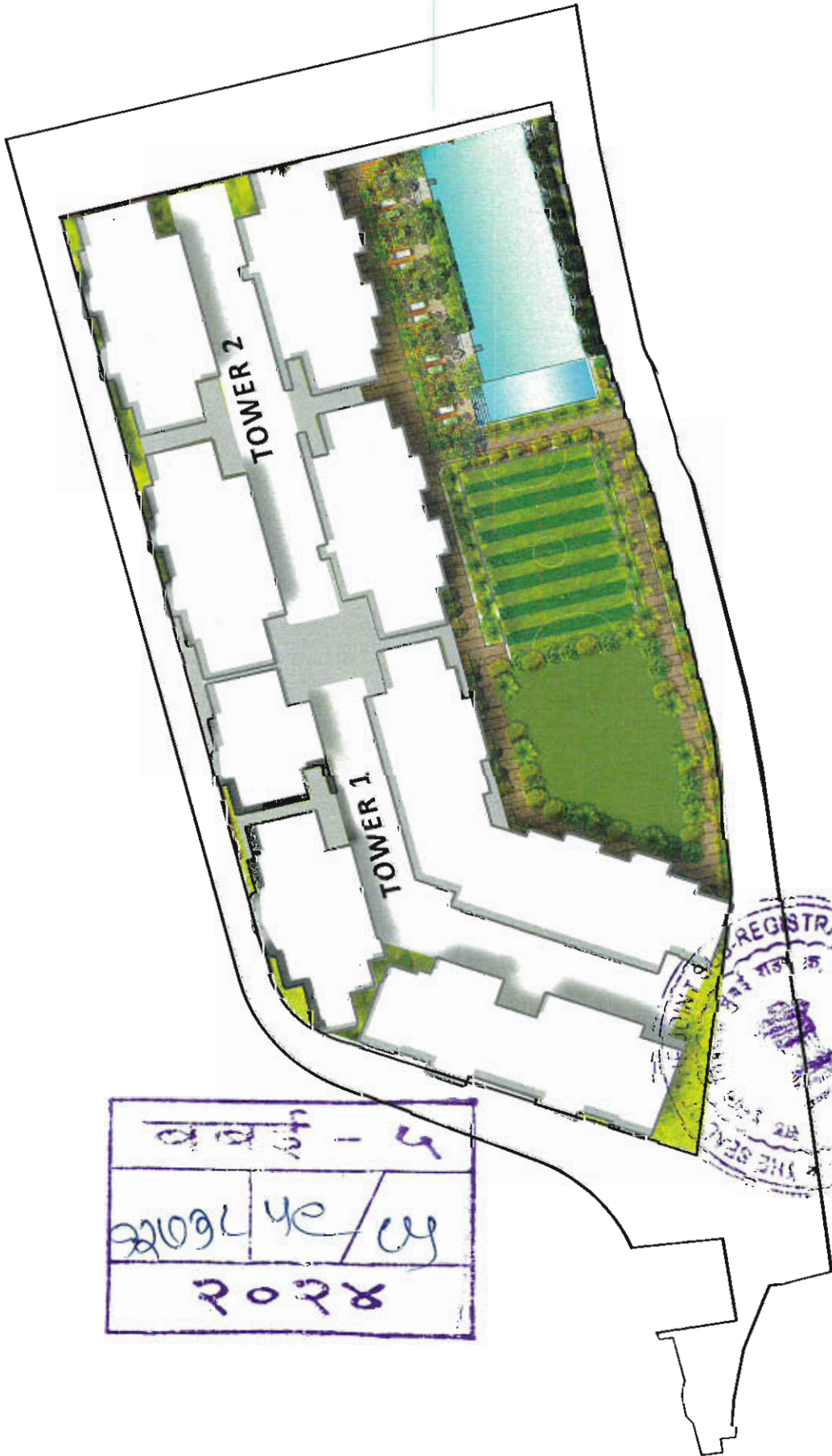
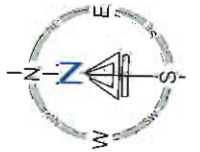


Page 4 of 4

Handwritten signatures and initials at the bottom of the page.

ANNEXURE - H

MAHIM PLOT LAYOUT



4 - 4	
2209L	40/09
2028	

RP RPS SS

ANNEXURE - I

TOWER-1 TYPICAL FLOOR PLAN (2ND TO THE 18TH TO 47TH FLOOR TO 51ST & 52ND FLOOR)

TOWER-1 TYPICAL STRUCTURAL PLAN

SALE DEED - 1
REGISTERED UNDER
DATE: 27 MAR 2024

FOR TYPICAL CALCULATION

Sl. No.	Particulars	Area (sq. ft.)	Rate (₹/sq. ft.)	Amount (₹)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

वर्क - 4
92094 E0/04
2024

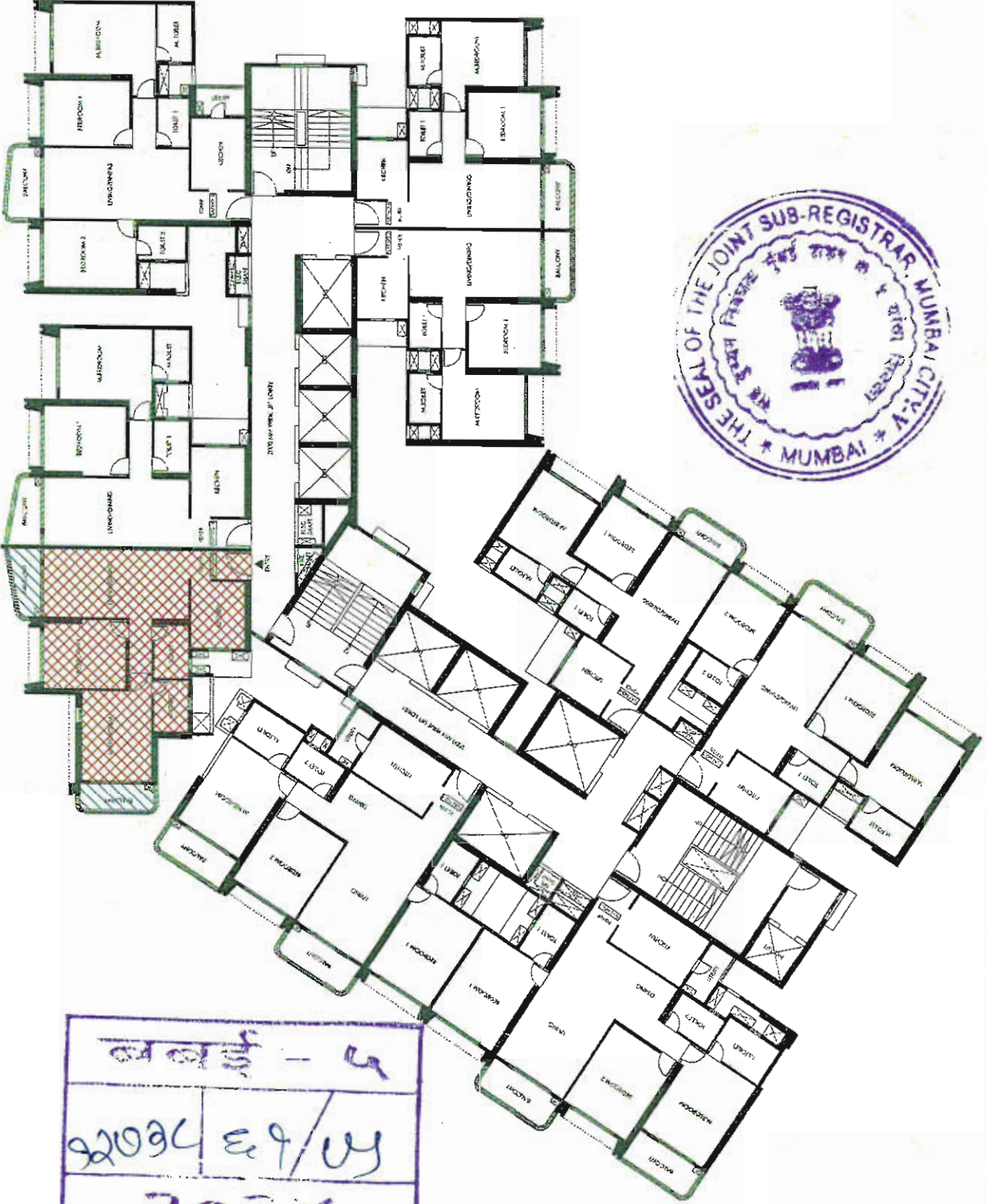
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY - V
जुई राह क. 4 गुणत
मुंबई शहर क. 4 गुणत
MUMBAI

ANAND V. DUBEY

RR SE

RSS

ISLAND COVE, MAHIM
Annexure II - Floor plan of said unit



2020C E9/04
RORX
वॉल्यूम - 4



TOWER A 2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 27TH FLOOR (TYPICAL)

UNIT NO 03

N

FLOOR NO

3rd

UNIT NO : 3

RR

RSS

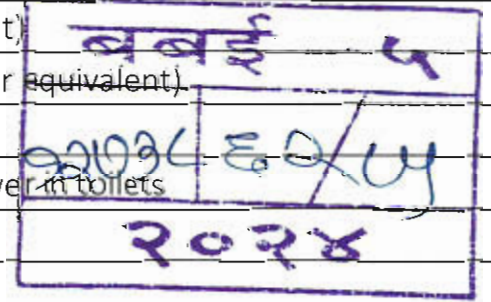
RR

RSS

RR

ANNEXURE - J

Sr.No.	Specifications of Apartment
1	Natural Imported Marble flooring in living, dining, passage.
2	Vitrified tiles Flooring in Kitchen and all Bedrooms (Kajaria/Nitco/Orient Bell/RAK or equivalent make)
3	Vitrified tiles - Dado above Kitchen platform up to two feet height (Kajaria/Nitco/Orient Bell/RAK or equivalent make)
4	Quartz platform, stainless Steel sink in the kitchen (FRANKE / FUTURA/ HAFELE or Equivalent make)
5	Vitrified tiles in toilet flooring and dado (Kajaria/Nitco/Orient Bell/RAK Or Equivalent make)
6	Sanitary ware and CP fittings in toilets of reputed brands. (Grohe/American Standard/Kohler or Equivalent make)
7	Toilet shower area -Glass partition in Master toilet. Mirror above wash basin in toilets
8	Powder Coated Aluminium windows.
9	Wooden frames for main door, bedrooms and toilet doors and flush door shutters.
Facilities in Apartment	
10	Water inlet and outlet provisions and one electric point each for Washing machine and dishwasher in kitchen.
11	Exhaust Fan in toilets (Havells /Bajaj /Usha /Khaitan or equivalent make).
12	Video Door Phone (Zicom / Honewell/ Onetouch or Equivalent)
13	Concealed flushing cistern in toilets (Grohe/ Kohler/ Gebrit or Equivalent)
14	Intercom facility
15	Split AC in living / dining room (Blue star/ Toshiba/ Daikin/ Carrier/ LG/ Samsung/ Hitachi Or Equivalent)
16	Geyser in toilets (Bajaj/ Havells/ Racold or equivalent)
17	Water purifier: (AO Smith/ Eureka Forbes/ Livpure or equivalent).
18	Internet and FTTH- Fibre to the Home provision.
19	Hot & Cold-water provision in Wash Basin and Shower in toilets
20	Under Slung Drainage system in Toilets.
Specifications & Facilities of Common Area	
21	Passenger Elevators of reputed brand - (OTIS/ Fujitec/ Toshiba/ Hitachi/ Schindler/ Thyssenkrupp or Equivalent)
22	Firefighting system with Hydrant & Sprinklers
23	CCTV Camera at tower entrance / exit and inside lifts
24	Power backup for lift and emergency lighting
25	Vitrified flooring in Typical Lobby Area (Kajaria/Nitco/Orient Bell/RAK make or equivalent)
26	DGVT Tile Flooring in Entrance Lobby (Kajaria/Nitco/Orient Bell/RAK or equivalent make)
Common Amenities for Entire project	
27	Rainwater Harvesting System
28	STP treated water for landscaping and flushing







LEFT

BLANK

INTENTIONALLY

बबई - ५	
१२०३५३/५	
२०२४	



ANNEXURE - K

SCALE BLDG. - 1
TOWER - 1 & 2
SHEET NO - 07/28

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Amount (Rs.)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

PROFORMA - II

POINTS OF CHECK APPROVED BY THE ARCHITECT
 IN THIS DRAWING PLAN
 DATE: 27 MAR 2024

PROPOSED S.R. SCHEME ON PLOT BEARING C.S. NOS. (MORTGAGE) (114) (PTD),
 21.24 OF MAHARAJA DIVISION (MUMBAI) - 400 BLDG FOR NAVSARAN CH-OF-TRST
 SAC (PROPT) NEW JANTA CO-OP HSG. SOC. (PROPT) BOND UKTA CO-OP
 HSG. SAC (PROPT)

STAMP OF DATE OF APPROVAL OF PLANS

APP. NO.	SCALE	DATE	ISSUED BY	CHECKED BY
	AS BIDDING			

NAME AND SIGNATURE OF OWNER
 M/S. SHREE NIMH CONCEPT REALTORS (PVT.) LTD.

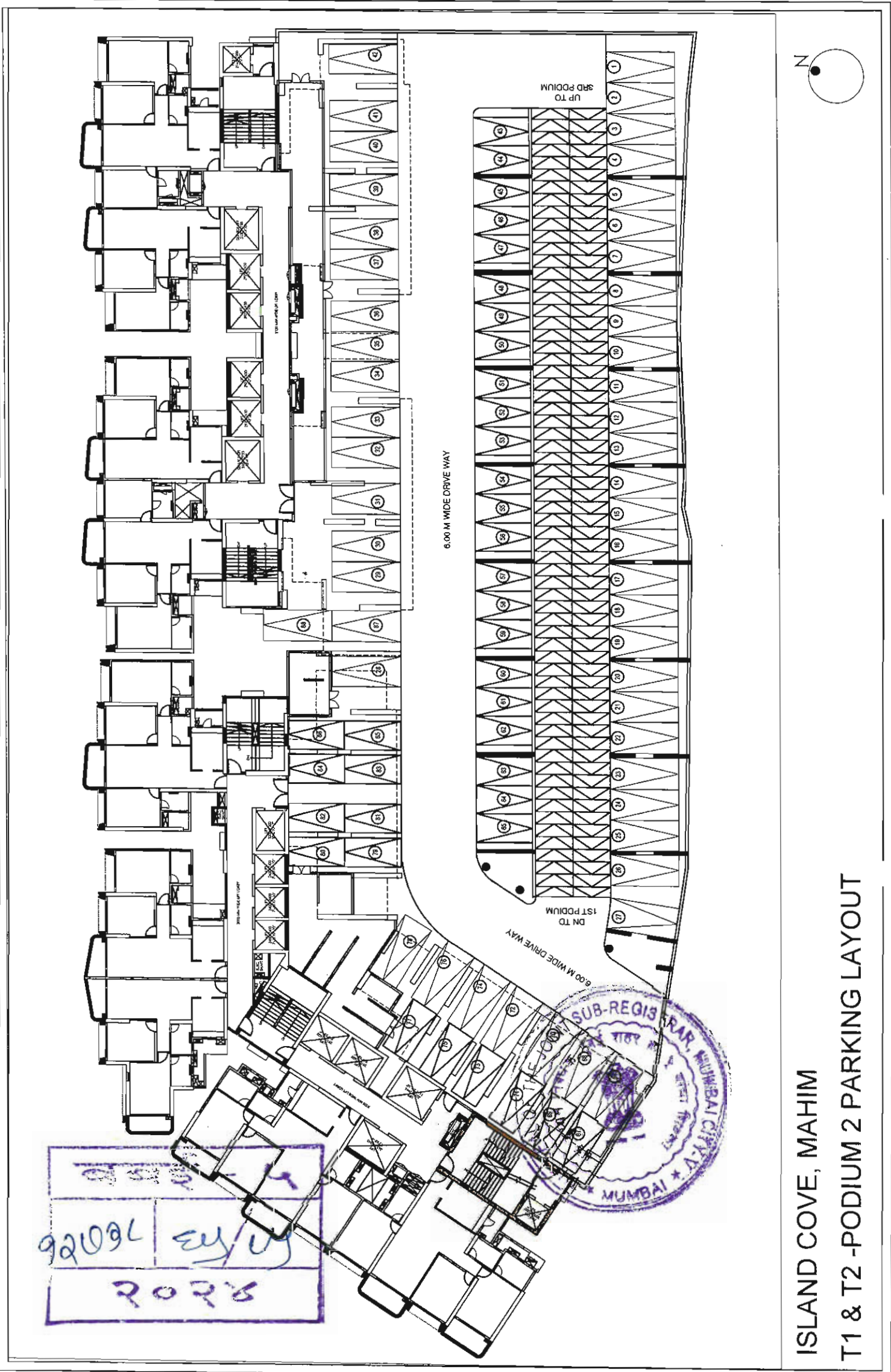
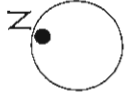
NAME & ADDRESS OF ARCHITECT
 ANAND V. DHOKAY
 ARCHITECT AND DESIGNER
 7/61, 'WALM ADLER' CHS, BHAYINDRA PALLE ROAD, WELING EAST, MUMBAI - 400011

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Amount (Rs.)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Amount (Rs.)
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Amount (Rs.)
1
2
3
4
5

ANNEXURE-L



ISLAND COVE, MAHIM
T1 & T2 -PODIUM 2 PARKING LAYOUT

Handwritten signatures and initials in blue ink at the bottom of the page.

- N. As per clause 4 of the Joint Development Agreement, we have agreed to execute in favour of L&T an irrevocable power of attorney to undertake and carry out development of the Project on the Sale Land and also to market and sale L&T Premises and to enable L&T to perform all its obligations and exercise/enjoy all its entitlements as stated under the JDA including right to step in and complete the Scheme including Rehab Component in case of delay or default for inefficiency on the part of SNPRPL containing, inter alia, powers and authorities in respect of the development of the Sale Land and Rehab Land (said Land/said Project), and accordingly we are executing this Irrevocable Power of Attorney in favour of L&T, acting through any of its authorized representatives, to act for and on our behalf and in our name to do all acts, deeds, matters and things relating to the development of the said Land, in the manner hereinafter appearing:
- O. Capitalized terms used in this Power of Attorney and not defined herein shall have the meaning ascribed to such terms in the Joint Development Agreement.
- P. The Joint Development Agreement, being the principal instrument employed in respect of the aforesaid transaction, has been duly stamped with the requisite ad-valorem stamp duty prescribed under Article 5(g-a)(i) of Schedule-I to the Maharashtra Stamp Act, 1958, and accordingly, this Power of Attorney has been duly stamped with fixed stamp duty of Rs. 500/- (Rupees Five Hundred Only) in accordance with Article 48(g) of Schedule-I to the Maharashtra Stamp Act, 1958.

Development and acquisition, utilisation and consumption of the Aggregate Development Potential (as defined and described in the Joint Development Agreement) and to fulfill and comply with all the terms and conditions thereof and/or for and in respect of the development of Phase wise Development/Free Sale Development or any part(s) thereof as aforesaid, and for these purposes to sign, execute and register and admit execution (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things as may be required by the Attorney/s to fully and effectually undertake the development of the Phase wise Development/Free Sale Development as aforesaid

- (2). To make, sign, execute, submit, address, and register (if required) any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, to or before the Central Government (in all its Ministries and Departments, including the Ministry of Environment & Forests, the Railway Ministry and Authorities, the Defense Ministry and Authorities, and the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division, Mumbai Airport, and the Airports Authority of India, the International Civil Aviation Organisation ("ICAO")), or the State Government of Maharashtra (in all its Ministries and Departments, including the Ministry of Environment & Forests), the Collector of Mumbai and other Revenue Authorities and officers, the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the SRA, Thane Municipal Corporation ("TMC") and all the concerned offices and departments of the TMC, MHADA, the Town Planning Authorities, the Chief Fire Officer and other concerned Fire Brigade Authorities, the Maharashtra State Electricity Board, Adani Electricity Mumbai Limited, Tata Power Limited, Bombay Suburban Electric Supply, the Mahanagar Telephone Nigam Limited (hereinafter referred to as "MTNL"), the Competent Authority or Authorities under the Urban Land (Ceiling and Regulations) Act, 1976 (since repealed), Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and Taxes, Commissioner of Police, the Pollution Control Boards, Environmental and Ecological Authorities, the City Survey & Land Records Authorities, Utility service providers and all other development authorities, and/or any other government, semi-government, and any other appropriate Government or Local Authority or other Competent Authority or Authorities or local or public body of persons (hereinafter collectively referred to as the "Authorities") whatsoever may be necessary to carry out and/or implement any of the provisions of law.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, SHREE NIDHI CONCEPT REALTORS PVT. LTD. (CIN: U45201MH2006PTC164533) (PAN: AAKCS2026H) a company incorporated under the Companies Act, 2013/1956 having its registered office at Ganesh Bhuvan, 1st Floor, R N 3, Road Number 2, Hindu Colony Dadar East, Mumbai 400 013 ("SNCRPL"), (hereinafter referred to as "SNCRPL"), do hereby nominate, constitute and appoint the said LH Residential Housing Limited, a company registered under the provisions of the Companies Act, 2013 having its registered office at L&T House, Estate, Mumbai 400 001, acting herein through any of its authorised representatives (from time being and from time to time), each one of them severally, to be our true and lawful attorney (hereinafter referred to as the "Attorneys"), to do, execute and perform all such acts, deeds, matters and things, for us, in our name, and/or in its/their name/s, and for all or any of the following acts, deeds, matters and things, and to exercise all the following powers, authorities and discretions, in respect of the Sale Land in terms of the Joint Development Agreement, that is:-

- (1). To correspond and deal with and/or to appear and represent us before all concerned government, semi-government, local and public bodies and authorities, including the SRA, if required, in all matters and work, and to procure, apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of Phase wise Development/Free Sale Development, the development of the Phase wise Development/Free Sale

To make, sign and submit to the SRA, and all concerned officers and departments of the MCGM and the Authorities, building plans, layout plans, sub-division plans, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the Free Sale Buildings, and to have the same approved and sanctioned, and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by the Attorney in accordance with the Joint Development Agreement, and to apply to the SRA, MCGM and/or other concerned authorities for and obtain Intimation/s of Approval, Commencement

Certificate, Occupancy and Completion Certificate and such other certificates and no objection certificates which may be necessary for commencing, carrying out and completing the development of the Phase wise Development or part/s thereof and the building constructed thereon.

- (4). To deposit amounts, as may be required, with the SRA, MCGM, Civil Aviation Department, Collector and/or any other authority in connection with any of the aforesaid and in respect of the Phase wise Development; and to apply for and receive refund of the deposit so made and to sign and give all effectual and valid receipts and discharges for the same;

whichever, presently due and payable or which may hereafter become due and payable, in respect of or on account of the Sale Land, and to apply for and obtain reduction in and/or refund of the amounts thereof. To deal, correspond with, and to appear and represent us before the Authorities, bodies and persons for the purpose of determining, fixing, revising and/or reviewing the rateable, capital, and/or other value/s of the Sale Land, and the rents, rates, taxes, cesses, N. A. assessments and other assessments, land revenue, and all other charges, levies, dues, payments and outgoings whatsoever payable now or hereafter in respect thereof. To make, sign, execute, register and file all necessary letters, forms, undertakings, declarations, affidavits, indemnities, representations, petitions, complaints, applications, and other documents, pleadings and writings, and to arrive at any arrangements, compromises or settlements with the concerned Authorities in respect thereof, and if the Attorney so deems fit and proper, then to dispute or challenge any values, rates, rents, utility services, taxes, cesses, N. A. assessments and other assessments, land revenue and all other charges, levies, dues, payments and outgoings whatsoever, which may be fixed, determined, charged, levied, and/or imposed, or proposed or sought to be fixed, determined, charged, levied, and/or imposed, by any of such Authorities.

- (5). To have the Sale Land/Plot (as defined in the Joint Development Agreement), surveyed by the City Survey & Land Records Authorities, the MCGM, and/or other concerned Authorities, and to get demarcated and certify the boundaries and areas thereof, and also of the portion/s of the Sale Land which may now or hereafter be notified for, designated as, and/or affected by any set-back, reservation, acquisition, and/or requisition, as also portion/s thereof which may now or hereafter be affected by statutory amenity space/s, and to finalise the areas thereof, and for these purposes, to sign and execute all necessary applications, plans, forms, letters and other documents and writings whatsoever as may be required by the City Survey & Land Records Authorities, the Collector, the TMC and all other Authorities concerned.

- (6). To surrender, hand over and/or transfer to the MCGM, the Collector, and/or any other Authority concerned, the portion/s of the Sale Land which may now or hereafter be notified for, designated as, and/or affected by any set-back, reservation, acquisition, requisition, and/or amenity space, whether under the sanctioned Development Plan of Greater Mumbai, or otherwise howsoever, and thereupon to carry out and effect the necessary amendments and mutations in the records of the aforesaid authorities and the City Survey & Land Records Authorities, and to apply for and obtain from the TMC, the Collector, and/or such other Authorities, the compensation and solatium in lieu thereof, whether by way of money, compensatory floor space index, development rights, transferable development rights and/or any other benefits or advantages, and otherwise howsoever, and to utilise, appropriate and deal with the same in the construction upon and development of the Sale Land, and/or otherwise as may be deemed fit and proper, and to transfer or utilise the same, as may be legally permissible. For the purposes thereof to deal, correspond with and appear and represent us before the Authorities concerned, including the MCGM, the Collector and the City Survey & Land Records Authorities, and to sign, execute, register, submit and file all necessary applications, claims, forms, statements, declarations, affidavits, agreements, indemnities, plans, pleadings, proceedings and other documents, papers and writings whatsoever, and to do and perform all other necessary acts, deeds, things and matters.

- (8). To apply for and/or have suspended or disconnected any or all service and utility connections installed in respect of the Sale Land or any part/s thereof, including water, electricity, gas and telephone connections, and for such purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to sign, execute and submit to the SRA, MCGM, Adani Electricity Mumbai Limited, Tata Power Limited and/or any other concerned electricity and power providers, MTNL, and/or any other concerned telephone and telecommunications services providers, Mahanagar Gas Limited, and all other concerned service and utility providers and suppliers and Authorities, all necessary applications, forms, indemnities, undertakings, affidavits, declarations, documents and writings, and to pay all charges, fees, premia, deposits, amounts and levies whatsoever thereon, and to obtain refund thereof.

- (7). To deal, correspond with, and to appear and represent us before the Collector and other Revenue Authorities, the MCGM and SRA in and before all its concerned departments and officers, including the Assessor & Collector of Municipal Rates & Taxes, Utility service providers and all other Authorities concerned, in respect of, and to pay and discharge all rents, utility bills, rates, taxes, cesses, N. A. assessments and other assessments, land revenue, and all other charges, levies, dues, payments and outgoings

To deal, correspond with and to appear and represent us before the concerned electricity/power providers (including, but not limited to, Adani Electricity Mumbai Limited) and/or any other public or private body, authority, and/or person, for the purpose of shifting or relocating any existing electricity sub-station/s or distribution lines on the Sale Land, and/or for obtaining electricity and power lines, cables and connections during the course of construction and development for and in respect of the buildings to be constructed thereon, and to do and perform all necessary acts, deeds, matters and things for the same, including to construct and install or permit to be constructed and installed new electricity sub-station/s, and/or distribution kiosk/s on the Sale Land, and to hand over and/or transfer (by way of sub-lease, licence or otherwise) or otherwise, to the concerned electricity/power providers (including, but not limited to, Adani Electricity Mumbai Limited), and/or such other public or private body, authority, and/or person (as the case may be), the portion/s of the Sale Land whereon the same is/are constructed and installed, in such manner and on such terms, conditions, covenants and provisions as may be required by or agreed upon by the Attorney, and for these purposes, to cancel, terminate, vary, and/or amend any agreements, deeds, documents, and/or writings which may have been executed herebefore in respect of any existing electricity sub-station/s or distribution kiosk/s on the Sale Land, and to sign, execute, register (if required) and submit all necessary

Handwritten notes and stamps on page 6. Includes a table with handwritten entries '444', '2028', and '2028'. A large circular stamp of the Joint Sub-Registrar, Mumbai City is visible.

applications, forms, statements, affidavits, declarations, undertakings, indemnities, agreements, sub-lease, and/or licence documents, and other deeds, documents, instruments and writings, and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.

- (10) To deal and correspond with, and represent us before, any owners or occupiers of adjoining lands or properties, in relation to any joint or common covenants affecting the Sale Land and such adjoining lands and properties.
- (11) To enter into any arrangements, agreements or understandings with the owners and/or occupiers of any other adjoining or neighbouring lands and properties, including in respect of boundary walls of the Sale Land, if any, owned by and/or shared with such owners and occupiers, including the demolition, repairs or re-construction thereof, and/or for acquiring such or rights and/or easements, in, through, over and/or in respect of adjoining and/or neighbouring lands and properties, and/or for any other purpose whatsoever, and to do and perform all or any of the aforesaid in such manner, for such consideration and on such other terms, conditions, covenants and provisions as the Attorney may think fit and proper but without adversely affecting the Sale Land, and/or the development thereof, and/or the Aggregate Development Potential, and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to enter into, sign, seal, execute and register (if required) all necessary agreements, deeds, documents, instruments, assurances and writings whatsoever.
- (12) To do and perform all acts, deeds, matters and things necessary for the protection and preservation of the Sale Land, and for securing and safeguarding the Sale Land including (but not limited to): (i) appointing and engaging security guards in respect thereof, and/or by installing security equipment, (ii) by strengthening, constructing, and/or reconstructing the boundary walls and fences thereof, (iii) effecting insurance in respect of the building, in such manner as the Attorney may deem fit and proper, and, (iv) to remove, and/or have removed encroachments (if any) from the Sale Land, and for such purposes, to deal with, correspond with, and/or to negotiate with the occupants (if any) thereof, and/or to initiate such action in law against them as necessary, and/or required, at the discretion of the Attorney;
- (13) To ask, demand, sue for, recover and receive of and from all persons, all claims, dues and all other sums of money whatsoever and howsoever payable, effects, things and properties, now owing or payable or to become owing and payable hereafter in respect of the Sale Land, and/or the buildings to be constructed thereon, or any part/s thereof, and to sign, execute and pass receipts and discharges for and in respect of the same.
- (14) For the purposes hereof, and/or in respect of, and/or in connection with any matters or things relating to the Sale Land, and/or the construction and development to be effected thereupon, including for the purposes of recovery or enforcement of any debt, sum of money, right, title, benefit, interest, property, claim, and/or demand whatsoever, now owing, due or payable, or to become owing, due or payable, in any manner, by any person/s, by any means or on any account whatsoever, in respect of the Sale Land, and/or the construction and development to be effected thereon, to accept service of any writ, summons or other legal process or notice and to issue acknowledgements for and to reply to the same, and to commence, institute,

prosecute, conduct, continue, resist, oppose and defend any and all suits, actions, complaints, petitions, and/or other legal, judicial and quasi-judicial proceedings whatsoever including the Pending Proceedings and Future Proceedings (as defined in the Joint Development Agreement), and by or against any person/s whomsoever, including the Authorities and (for these purposes, to appear before and to represent us in all courts, tribunals, administrative and quasi-judicial bodies and authorities whatsoever (civil, revenue and criminal) and all officers whomsoever, including before all authorities and officers of or under the Authorities, and such suits, actions, complaints, petitions and/or proceedings to refer to arbitration, withdraw, settle, compromise, adjust, compound, abandon, submit to judgment/execution, discontinuance or become non-suited therein, and also to take such other proceedings, including proceedings in execution, attachment, distress, distraint and otherwise in pursuance of any decrees, orders, awards or otherwise, for the purposes herein mentioned or otherwise, and to appoint, engage and/or retain, on such terms and conditions as the Attorney shall think fit, advocates, solicitors and legal advisors for the purposes aforesaid, and from time to time to remove them and appoint others in his/her/their place, and to pay their fees, remuneration, costs, charges and expenses, as the Attorney shall think fit, and for all or any of the purposes aforesaid, to give, tender and furnish evidence (oral or written), and to make, draw, sign, seal, execute, endorse, affirm, verify, declare, deliver and file all necessary appearances, Vakalatnamas, authorizations, warrants, plaints, complaints, writ petitions, review, reference and revision applications and petitions, and all other petitions and pleadings, applications, notices, defences, written statements, appeals, undertakings, statements, accounts, declarations, affidavits, consent terms and other documents, papers and writings whatsoever, as the Attorney shall think fit and proper. It is hereby clarified that all and whatsoever the Attorney are authorised and empowered to do, execute and perform by virtue of the powers, authorities and discretions hereinabove contained in this clause, the Attorney shall be authorised and empowered to do, execute and perform in respect of: (i) any public interest litigations and other suits, actions and proceedings, and any appeals and/or other proceedings and matters arising therefrom and/or consequent thereto and/or related thereto, that are or may be filed/initiated by third parties against any of the Authorities, including the SRA, the Government and State of Maharashtra and the TMC, in respect of the development of the Sale Land, and/or the utilization of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder, and to the extent applicable (hereinafter referred to as "RERA"), including to prepare all information, documents, records, writings, plans, forms, letters, declarations, agreements for sale etc., to be furnished, provided and submitted to the concerned Real Estate Regulatory Authority (hereinafter referred to as the "RERA Authority") and to be uploaded on the website of the RERA Authority and to sign and execute

- (16) To deal with and pay the brokerage costs and charges in respect of the units constructed in Phase wise Free Sale Development.
- (17) To do all such acts, deeds, matters and things as may be required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder, and to the extent applicable (hereinafter referred to as "RERA"), including to prepare all information, documents, records, writings, plans, forms, letters, declarations, agreements for sale etc., to be furnished, provided and submitted to the concerned Real Estate Regulatory Authority (hereinafter referred to as the "RERA Authority") and to be uploaded on the website of the RERA Authority and to sign and execute

necessary declarations, applications, papers, writings, deeds, instruments and documents and to appear and make representations before RERA Authority as and when necessary and required to do so

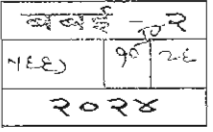
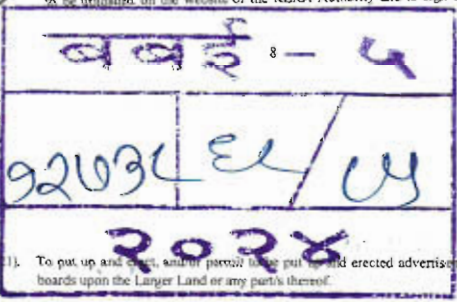
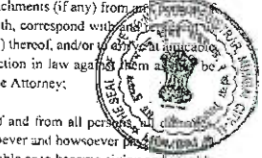
- (15) In accordance with the Joint Development Agreement to allow, sell and transfer the Aggregate Premises (as defined and described in the Joint Development Agreement) and the Car-parking Spaces (as defined and described in the Joint Development Agreement) and join us as party to any or all of the letters, writings, memorandums, agreements (including agreements for sale), and other documents to be entered into and executed by L&T in respect of the allotments and sales, or other alienation by L&T of the Aggregate Premises (as defined and described in the Joint Development Agreement), and/or as may be required, or prescribed under the provisions of the RERA and to sign and execute such agreements (including agreements for sale), letters, writings, etc., for and on our behalf, and to have the same registered and admit execution thereof on our behalf, and also to enforce the terms, conditions and provisions of such agreements, letters, writings, etc., and/or to terminate and cancel the same, and/or to charge, collect, receive, and appropriate the sale proceeds in accordance with the Joint Development Agreement, the entire consideration and other monies, deposits, contributions, charges, taxes and benefits which may be received by or accrue in respect thereof, and/or thereunder, and to give and pass receipts and discharges for the same, for and in our name, and to hand over and deliver the quiet, vacant, and peaceful physical possession of the Aggregate Premises (as defined and described in the Joint Development Agreement), and the Car-parking Spaces (as defined and described in the Joint Development Agreement) to the allottees, purchasers and acquirers thereof, as and when the same are ready and for these purposes, to do, execute and perform all necessary acts, deeds, things and matters, as the Attorney may deem fit and proper in its sole, absolute and unfettered discretion.
- (19) To cause the lease/sub-lease and/or transfer/assignment of the Rehab Plot and the Sale Land from time to time in accordance with law in favour of the co-operative housing society/ies formed/to be formed of the slum dwellers and the allottees and purchasers/ sub-lessees of the Phase wise Premises (as defined and described in the Joint Development Agreement) respectively and to undertake and do all such acts, deeds, things and matters as may be required in this regard and to execute, sign, seal, execute, endorse, affirm, verify, declare, deliver and file all necessary appearances, Vakalatnamas, authorizations, warrants, plaints, complaints, writ petitions, review, reference and revision applications and petitions, and all other petitions and pleadings, applications, notices, defences, written statements, appeals, undertakings, statements, accounts, declarations, affidavits, consent terms and other documents, papers and writings, as may be required to be done by and/or on behalf of the Attorney and/or any other person/s, as deemed necessary by the Attorney, and to take such other proceedings, including proceedings in execution, attachment, distress, distraint and otherwise in pursuance of any decrees, orders, awards or otherwise, for the purposes herein mentioned or otherwise, and to appoint, engage and/or retain, on such terms and conditions as the Attorney shall think fit, advocates, solicitors and legal advisors for the purposes aforesaid, and from time to time to remove them and appoint others in his/her/their place, and to pay their fees, remuneration, costs, charges and expenses, as the Attorney shall think fit, and for all or any of the purposes aforesaid, to give, tender and furnish evidence (oral or written), and to make, draw, sign, seal, execute, endorse, affirm, verify, declare, deliver and file all necessary appearances, Vakalatnamas, authorizations, warrants, plaints, complaints, writ petitions, review, reference and revision applications and petitions, and all other petitions and pleadings, applications, notices, defences, written statements, appeals, undertakings, statements, accounts, declarations, affidavits, consent terms and other documents, papers and writings whatsoever, as the Attorney shall think fit and proper. It is hereby clarified that all and whatsoever the Attorney are authorised and empowered to do, execute and perform by virtue of the powers, authorities and discretions hereinabove contained in this clause, the Attorney shall be authorised and empowered to do, execute and perform in respect of: (i) any public interest litigations and other suits, actions and proceedings, and any appeals and/or other proceedings and matters arising therefrom and/or consequent thereto and/or related thereto, that are or may be filed/initiated by third parties against any of the Authorities, including the SRA, the Government and State of Maharashtra and the TMC, in respect of the development of the Sale Land, and/or the utilization of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder, and to the extent applicable (hereinafter referred to as "RERA"), including to prepare all information, documents, records, writings, plans, forms, letters, declarations, agreements for sale etc., to be furnished, provided and submitted to the concerned Real Estate Regulatory Authority (hereinafter referred to as the "RERA Authority") and to be uploaded on the website of the RERA Authority and to sign and execute

- (18) To put up and erect, and/or permit to be put up and erected advertisement and sign boards upon the Larger Land or any part/s thereof.
- (22) If as a result of any changes or amendments to any existing statutes, laws, codes, rules, regulations, and/or notifications, and/or any new statutes, laws, codes, rules, regulations, and/or notifications being passed or brought into force, the Sale Land, and/or the buildings to be constructed thereon or any part/s thereof, and/or the Free Sale Development, is/are affected in any manner, then to comply with the provisions of such statutes, laws, codes, rules, regulations, and/or notifications (as the case may be) in all respects as regards the same, and to do, execute and perform all acts, deeds, things and matters required thereunder in respect of the same, including to sign, execute, affirm, verify, submit, file, and/or register all applications, statements, forms, returns and other papers, writings and documents, and to apply for and obtain all necessary approvals, permissions, sanctions, exemptions, orders, clearances and no objection certificates and other certificates in respect of the Sale Land, and/or the development thereof and/or the alienation or disposal thereof or any part/s thereof.
- (23) Pursuant to surrendering, handing over and transferring any portion/s of the Sale Land to the TMC, the Collector, and/or any of the other Authorities, and/or if and as may be required by any of the Authorities, and/or as may be required or deemed fit by the Attorney, and/or for any other reason whatsoever, to effect, carry out and complete any mutations, and/or amendments in respect of the Sale Land, or any part/s thereof, in the records of any of the Authorities concerned, including the TMC, the Collector, and the City Survey & Land Records Authorities. For the purposes of this clause, to do, execute and perform all necessary acts, deeds, things and matters, including to deal and correspond with and to appear and represent us before the Authorities concerned, and to sign, execute, endorse, register (if required) and submit all letters, applications, forms, plans, declarations, affidavits, representations, undertakings, indemnities, and other papers, documents and writings whatsoever, and to pay all necessary fees, premia, deposits, charges and other amounts thereof.

- (24) To do and perform all acts, deeds, matters and things, including to execute all documents, deeds and writings, that may be required or necessary for effectuating and implementing the purposes herein mentioned or those incidental or related thereto, and to do, execute and perform all acts, deeds, matters and things which may be required to be carried out for the betterment of Phase wise Development and the buildings to be constructed therein in respect of the Entire Project;

- (20) To comply with all the terms and conditions of the deed of lease/deed of sub-lease executed in favour of the co-operative housing society/ies formed/to be formed of the slum dwellers and allottees and purchasers of the Phase wise Premises (as defined and described in the Joint Development Agreement) respectively, as the case may be, and to make regular payment of rent, utility bills and all taxes and outgoing as required thereunder.

- (26) To deal and interact with the Aggregate Slum Dwellers and the Slum Societies and shall ensure their compliance with the terms and conditions, of the Joint Development Agreement and the agreements executed and/or to be executed between the individual slum dwellers and us, as well as Applicable Law, if required;
- (27) For the purpose of the Joint Development Agreement, and/or of these presents, and/or for any other purpose related, and/or incidental to the same, to make, enter into, endorse, execute, sign, seal and deliver, and/or to present and lodge for registration, before the concerned Sub-Registrar/s of Assurances, and to sign and execute



Handwritten signatures and initials: 'R', 'PSS', 'SS'.

and to complete the registration of, all letters, plans, forms, applications, agreements, indentures, representations, undertakings, indemnities, declarations, affidavits, receipts, returns, statements, and other contracts, assurances, instruments, deeds, documents and writings whatsoever, including any deeds, documents, instruments and writings whatsoever which have been or may hereafter be entered into and executed by us with or in favour of the Attorney, or otherwise howsoever, and also to submit the same to the TMC, and/or any of the other Authorities, as may be required or deemed fit by the Attorney.

(28). For the purposes of these presents, to engage, retain, employ, and/or appoint architects, engineers, designers, surveyors, advocates, solicitors, accountants, contractors, and all other consultants, professionals, experts and persons as may be required, and to pay their fees, remuneration, costs, charges and expenses.

(29). To exercise the powers and authorities herein in respect of the Sale Land (as defined and described in the Joint Development Agreement) and do, execute and perform all acts, deeds, matters and things and to deal with and represent us before all concerned authorities and bodies including the SRA in respect of matters concerning the entire slum rehabilitation scheme for the purposes and objects set out in clause ___ of the Joint Development Agreement including but not limited to the following powers and authorities:

(a). to obtain all necessary no objection certificates, consents, approvals, from the SRA and/or Maha RERA and/or any other concerned Authorities in respect of the development of the Rehab Plot and/or Sale Land;

(b). to sign and execute all documents, deeds, applications, forms, writings, undertakings, indemnities etc. and to submit the same and to deal with and represent us before the SRA and/or Maha RERA and/or other concerned authorities in respect of the development of the Rehab Plot and/or Sale Land;

(c). to represent us before and deal with the slum rehabilitation scheme and all other concerned authorities and bodies, in all matters concerning the slum rehabilitation scheme and the compliance with the terms, conditions and approvals of all LOI and Revised LOI (as defined in the Joint Development Agreement) and other approvals and permissions issued in respect thereof with a view to ensure that the same is undertaken and completed in accordance therewith;

(d). To deal with and settle all the eligible, ineligible slum dwellers and all other occupants and hutments, as per Annexure-II on the Rehab Plot (as defined in the Joint Development Agreement), if required. To verify the eligibility and non-eligibility of the Slum Dwellers in accordance with the SRA rules, and relocate all the Aggregate Slum Dwellers (as defined in the Joint Development Agreement), occupants and hutments to a transit accommodation during the development and construction of the Rehab Buildings, if required.

(e). and/or the above purposes to correspond with and represent us before all persons, parties, authorities, government authorities, the slum rehabilitation authorities and to do, execute, and perform without limitation, all acts, deeds, matters and things as may be necessary and required in respect thereof, in the sole and unfettered discretion of our Attorney, at our entire risk and costs in all respects.

(30). It is expressly clarified that the rights and entitlements granted to L&T under this Irrevocable Power of Attorney shall not in any way derogate from or dilute our obligations to fulfill and comply with all its' obligations under the Joint Development Agreement.

(31). This Power of Attorney is irrevocable and is executed in pursuance of the Joint Development Agreement under which substantial, good and valuable consideration has been paid by L&T to us.

Generally, to do and perform all acts, deeds, matters and things necessary for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect to the Joint Development Agreement and the development of the Sale Land, as amply, fully and effectually in all respects as we could ourselves do and perform if these presents had not been made.

AND WE HEREBY CLARIFY, AGREE, CONFIRM AND DECLARE THAT:-

The powers, authorities and discretions hereby given, conferred and granted shall not be limited or restricted to such acts, deeds, things, matters and transactions as are herein expressly mentioned, but the same are intended to extend and shall in all cases extend to all other acts, deeds, things, matters and transactions not herein precisely or specifically mentioned or defined, which in the course of the development of the Sale Land, and/or in the course of any matter and/or transaction relating, incidental, and/or concerning thereto, and/or in the course of exercising or availing of their rights, interests, and/or benefits under, incidental and/or pursuant to the Joint Development Agreement, and/or their powers, authorities and discretions herein given, granted and conferred, may by the Attorney be deemed to be requisite or expedient to be done, executed or performed.

(a). All and whatsoever that shall be lawfully done, executed, and/or performed by the Attorney under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us



The powers, authorities and discretions hereby given and granted to and conferred upon the Attorney, shall be exercised by them in accordance with the provisions of law in force at the time being and from time to time.

AND IT IS FURTHER AGREED AND CONFIRMED THAT, this Power of Attorney executed in favour of our said attorney on a specific understanding and condition that all the costs, charges and expenses and liabilities arising out of these presents and incidental to all the acts, deeds matters or things done or caused to be done by our said attorney in or about the exercise of any of the powers conferred upon them and as contained herein shall be borne and paid by our said attorney alone and we shall not be held responsible for the same and our said attorney shall indemnify and keep indemnified ourselves and our estates and effects from and against the payment of the aforesaid costs charges and expenses and



48	2	
488	92	26
2028		



48	2	
488	92	26
2028		



चवई - 4
22034/ee/uy
2028

from and against any and all charges and expenses that may be caused to us or our estate by reason of our attorney doing or causing to be done any acts, deeds, matters and things by virtue of these presents.

We hereby Declare And Confirm that these presents shall be binding upon our successors.

And We Hereby Agree And Undertake to ratify and confirm all and whatsoever that the Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.

And We Hereby Agree Declare And Confirm that this Power of Attorney and all the powers, authorities and discretions contained herein, are given for consideration as recorded in the Joint Development Agreement and hence this Power of Attorney is coupled with interest, and shall be irrevocable and shall not be cancelled, terminated or countermanded under any circumstances prior to completion of the development of the Entire Project (as defined in the Joint Development Agreement).

WITNESS WHEREOF we SNCRPL, have set our respective hands and seals at Mumbai on the ___ day of 2024.



13/04/24

13/04/24

48	2	
488	92	26
2028		



The Schedules Having been Referred To

(Description of Larger Land)
Mahim Estate, C.M. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, Mumbai, which aggregate approximately 20,463.72 (Twenty Thousand Four Hundred and Sixty Three) square meters, situated at village Mahim Mumbai 400 016.

SECOND SCHEDULE
(Description of Sale Land)

Plot bearing C.M. Numbers 1500(Part), 2116(Part) and 2124(Part) of Mahim Division, Mumbai, which aggregate approximately 10553.22 Sq. Mtrs. which forms part of said Land and as marked in Turquoise colour on the plan annexed hereto and marked as ANNEXURE 'A'.

Signed And Delivered)
for and on behalf of the withinnamed)
within named SNCRPL, by the)
hand of its duly authorised signatory)
Mr. Pratik Ashwani Pawar)
Mr./Ms./Mrs)
Authorised by the Resolution)
Dated 20/11/24)
Passed by its Board)
in the presence of ...)
(1) Amit Pawar)
(2) Swapnali Venguskar)



Accepted by the withinnamed)
Attorney)
SIGNED AND DELIVERED by the)
within named LH Residential Housing)
Limited, by the)
hand of its duly authorised signatory)
Mr. Uday Chavan)
who has been authorised)
by a resolution of the Board of Directors)
of SNCRPL passed on 23/02/24)
in the presence of ...)



in the presence of)
(1) Amit Pawar)
(2) Swapnali Venguskar)

48	2	
488	92	26
2028		

Handwritten signatures and initials in blue ink.

SHREE NIDHI CONCEPT REALTORS PRIVATE LIMITED

Regd. Office: B-6-6-A, Floor-Grd Plot-1A, B, Basant Court, Swami Vallabhdas Marg, Sadhana Vidyalaya, Sion Mumbai-400022
Tel No. 8828839643

E-mail - Nirmalakain55@gmail.com

CIN - U45201MH2006PTC164533

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF SHREE NIDHI CONCEPTS REALTORS PRIVATE LIMITED ("COMPANY") IN THEIR MEETING HELD ON THURSDAY, 15TH FEBRUARY, 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT B-6-6-A, FLOOR-GRD PLOT-1A, B, BASANT COURT, SWAMI VALLABHDAS MARG, SADHANA VIDYALAYA, SION MUMBAI - 400022 COMMENCED AT 12:30 P.M. CONCLUDED AT 12:45 P.M.

ITEM NO. 6. AUTHORITY SIGN, EXECUTE AND DELIVER IRREVOCABLE POWER OF ATTORNEY ("POA") IN FAVOUR OF LH RESIDENTIAL HOUSING LIMITED FOR MAHIM PROJECT

The Chairman informed the Board that it was proposed to authorise Mrs. Nirmala Jain and/or Mrs. Neetu Bagrecha, Directors of the Company and/or Mr. Kiran Bhagawat and/or Mr. Pritesh Dawda and/or Mr. Nitin Chavan, Authorised Signatories of the Company to sign, execute and deliver Irrevocable Power of Attorney in favour of LH Residential Housing Limited for Mahim Project. The Chairman then placed before the Meeting, the Draft of the POA.

The Board considered the same and passed the following resolution:

RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded to authorize Mrs. Nirmala Jain and/or Mrs. Neetu Bagrecha, Directors of the Company and/or Mr. Kiran Bhagawat and/or Mr. Pritesh Dawda and/or Mr. Nitin Chavan, Authorised Signatories of the Company to sign, execute and deliver Irrevocable Power of Attorney in favour of LH Residential Housing Limited for Mahim Project.

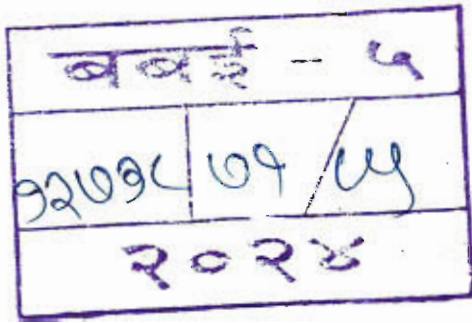
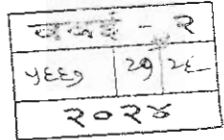
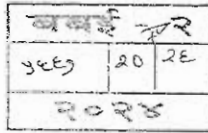
RESOLVED FURTHER THAT Mrs. Nirmala Jain and/or Mrs. Neetu Bagrecha, Directors of the Company and/or Mr. Kiran Bhagawat and/or Mr. Pritesh Dawda and/or Mr. Nitin Chavan, Authorised Signatories of the Company be and is hereby authorized for and on behalf of the Company to sign, execute and deliver the POA and such other ancillary documents including amendments, modification, rectifications etc thereto from time to time, if any and if required, to appear, represent before the Office of Registrar or Sub-Registrar of Assurances for the purpose of registration of the POA and such other ancillary documents including amendments, modifications, rectifications etc. thereto from time to time, if any and to delegate any of the aforesaid powers to their Constituted Attorney(s) and to do all such acts, deeds, matters and things which may deem necessary, incidental, pertinent or desirable in this respect.

RESOLVED FURTHER THAT a certified true copy of this resolution issued under signature of any of the Directors of the Company be submitted to whomsoever it may concern."

//CERTIFIED TRUE COPY//
FOR SHREE NIDHI CONCEPT REALTORS PRIVATE LIMITED

NEETU BAGRECHA
DIRECTOR
DIN: 08907423

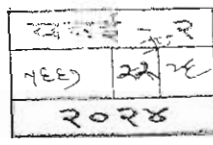
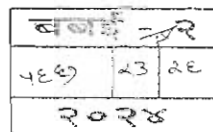
DATE: 02/03/2024
PLACE: MUMBAI



 Anil Suresh Pawar जन ललित/DOB: 16/05/1981 पुरुष / MALE	Address: C/10/101 Sunnaji Nagar, L/04, Hanisha Cooperative Society, Plot 07, Sector 15B, Behind Hyde Park Society, Dharur, Kharghar, Rajghar, Maharashtra - 410210
9811 0004 0696	9811 0004 0696
माझे आधार, माझी ओळख	



 Deepanshu Sameer Vengotekar १६/०५/१९८१ पुरुष / MALE	Address: C/O: Sachin Anand Harcourt 421, Tularam Park, Jini Durbhavi Street Near KSA Road, Shree Nagar, Gandhari - 11th Floor, Thane, Maharashtra - 401100
2266 2664 1186	2266 2664 1186
माझे आधार, माझी ओळख	



AT [Signature] [Signature] [Signature]



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) Mr. Santosh Kumar Agarwal – Head - Finance 2) Mr. Bharat Rastogi – Joint General Manager (Finance & Accounts) 3) Ms. Rochelle Chatterjee – Head CRM & Facility Management 4) Mr. Hareesh Kumar – Head CRM 5) Mr. Anil Ajmera – Assistance General Manager (Finance & Accounts) 6) Ms. Sandhya Nair – Assistance General Manager (CRM) authorized representatives of LH Residential Housing Private Limited ("the said Company") appointed vide Board Resolution dated 20th April 2024 ("said Resolution") passed by the said Company having its Registered Office at L&T House, Ballard Estate, N.M. Road, Mumbai 400 001; SEND GREETINGS:

WHEREAS the said Company is developing a Residential Project to be undertaken on land bearing C.S. Numbers 2500(Part), 2116(Part) and 2124(Part) of the said City and District of Mumbai and measuring in the aggregate approximately 20,465.72 (Twenty Thousand Four Hundred Sixty Five Point Seven Two) square meters, situated at Village Malad (East) in the said City and District of Mumbai known as "Island Cove" ("the said Project").

AND WHEREAS the said Company is desirous of selling / transferring the residential premises and retail units / premises and any other premises constructed / to be constructed, in the said Project, to prospective purchasers / transferees, for which the said Company is required to appoint officers to execute documents.

AND WHEREAS the said Company has vide Board Resolution dated 20 April 2024 authorized each of us to severally sign and execute documents, for sale / transfer of residential units / premises and other premises constructed / to be constructed, in the said Project, to intending purchasers / third parties (copy of the said Board Resolution is annexed herewith). The said Company vide the said Board Resolution has further authorized us to nominate officers of the said Company, to appear before the Registrar of Assurances to admit execution of the documents on behalf of the said Company

५

२०२४

२०२४

We do hereby ratify and confirm that all acts, deeds and things done by our said attorney/s shall be deemed to have been done and things done by our said attorney/s shall be deemed to have been done by us or by us or by our said attorney/s shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, we have executed this Power of Attorney on this 23 day of April 2024.

SIGNED AND DELIVERED

by the within named Donor/s

(1) Mr. Santosh Kumar Agarwal – Head (Finance)
For LH Residential Housing Private Limited

(2) Mr. Bharat Rastogi
Joint General Manager (F&A)
For LH Residential Housing Private Limited

(3) Ms. Rochelle Chatterjee
Head CRM & Facility Management
For LH Residential Housing Private Limited

(4) Mr. Hareesh Kumar – Head CRM
For LH Residential Housing Private Limited

५

२०२४

२०२४

AND WHEREAS it is not possible for us to personally attend the office of Sub Registrar of Assurances for the purpose of registration of documents

NOW KNOW YOU ALL THESE PRESENTS WITNESSETH that We, do hereby nominate, constitute and appoint following persons, having being employed with Larson & Toubro Ltd., having their office at CRM Office, Ground Floor, A. M. Nalk Tower, L&T Campus, Gate No. 3, Jogeshwar – Vikhroli Link Road (JVLR), Powai, Mumbai 400 072 and its registered office at L&T House, Ballard Estate, N.M. Road, Mumbai 400 001, to be our true and lawful Attorney/s for us and in our names and on our behalf, for appearing before the Registrar / Sub Registrar of Assurances to admit execution of the documents executed by us, jointly and/or severally, and to do or cause to be done all or any of the following acts, deeds, matters and things so long as they are in employment / engagement with the Company and/or L&T Group

५

२०२४

२०२४

- Mr. Deepak Pradhan – Consultant (Business Development)
- Mr. R.K. Vishwanathan – Consultant (Business Development)
- Ms. Sapna Bangera – Senior Manager
- Mr. Ching Chavda – Manager
- Mr. Aditya Kulkarni – Manager
- Ms. Sushila Shetye – Assistant Manager

- To lodge and present the documents executed by us in the office of Registrar of Assurances in respect of the said Project
- To appear before the Sub Registrar of Assurances to admit execution of the documents and on our behalf and take all effective steps in the matter of registration of the documents
- To pay necessary fees and charges for the purpose of registration of documents
- To collect and receive the original / certified true copies / photocopies of documents, instruments, agreements, writings, etc. executed and registered, from the office of Sub Registrar, the Registrar of Assurances or any other Officer/s.
- As our lawful attorney/s to do all such acts, deeds, things and give statements necessary for effective registration of the documents
- AND GENERALLY to do and execute all acts, deeds, matters and things, in and about the said flat, requisite as fully and effectively as we, ourselves could do in our own proper person.



For LH Residential Housing Private Limited

(6) Ms. Sandhya Nair
Assistant General Manager – CRM
For LH Residential Housing Private Limited

In the presence of:

1) _____

2) _____

We Accept (Attorney Holders)

in the presence of:

1) Deepak Pradhan
Consultant – Business Development

2) R.K. Vishwanathan
Consultant – Business Development

3) Sapna Bangera
Senior Manager - CRM



4) Chirag Chavda
Manager - CRM



5) Aditya Kulkarni
Manager - CRM

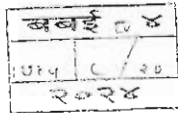


6) Sachin Shetty
Asst. Manager - CRM



In the presence of:

1) Ramkant Thakur
2) Deepak Kumar



LH Residential Housing Private Limited (Formerly known as LH Residential Housing Limited)

COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LH RESIDENTIAL HOUSING PRIVATE LIMITED ON SATURDAY, 20TH APRIL 2024, CERTIFIED UNDER SECTION 21 OF THE COMPANIES ACT, 2013

TO AUTHORIZE OFFICIALS FOR EXECUTION & REGISTRATION OF CUSTOMER SALES AGREEMENT FOR COMPANY'S PROJECT AT MAHIM

RESOLVED THAT the following officers of L&T Group, so long as they remain in the employment of L&T Group of Companies, be and are hereby severally authorized

Name	Designation
Mr. Santosh Kumar Agarwal	Head - Finance, L&T Realty
Mr. Elnur Rafislogi	Joint General Manager - F&A
Mr. Rochelle Chattrajee	Head - CRM & Facility Management
Mr. Harish Kumar	Head - CRM
Mr. Amit Ajmera	Assistant General Manager - F&A
Ms. Saridhya Nair	Assistant General Manager - CRM

to do or cause to be done, for and on behalf of and in the name of the Company all or any of the following acts, deeds and things:-

- To sell / transfer flats / offices / other tenements in the buildings constructed / to be constructed in the Company's project at Mahim ("Said Property") on the terms and conditions mentioned in the documents for the Sale / Transfer including the Agreement for Sale.
- To sign and execute all documents ancillary and incidental to and necessary for the completion of transactions mentioned hereinabove including but not limited to Allotment Letters, Notices, Payment Receipts, Possession Letters, etc.,
- To represent the Company before any Registrar or Sub-Registrar of Assurances to present and lodge Agreements for Sale, Deed of Transfer, Sale Deed or any other deeds, documents, writings, etc., for registration in favour of the purchasers/ transferees and for this purpose to appear before the Registrar and / or the Sub Registrar of Assurances to admit execution of the aforesaid documents.
- To ~~execute~~ Powers of Attorney on behalf of the Company and to nominate officers of the Company or Parent Company, so long as they remain in the employment of L&T Group of

Registered Office: L&T House, Harbour Road, Mumbai - 400 011
Tel: 022-47523436 Fax: 022-47523435



GOVERNMENT OF INDIA MINISTRY OF CORPORATE AFFAIRS

ROC Mumbai
100 Everest Building, Mumbai, Everest 100, Mahim Drive, Maharashtra, 400002, India

Certificate of Incorporation consequent upon conversion to private company

Corporate Identity Number: U68100MH2023PTC0407768

IN THE MATTER OF LH RESIDENTIAL HOUSING LIMITED

I hereby certify that LH RESIDENTIAL HOUSING LIMITED which was originally incorporated as THIRTY FIRST DAY IN JULY TWO THOUSAND TWENTY THREE under Companies Act, 2013 as LH RESIDENTIAL HOUSING LIMITED and upon an application made for conversion into private company under Section 18 of the Companies Act, 2013 and approval of Central Government specified in writing having been obtained issued by the ROC Mumbai vide SNL AD-1170723 dated 24/11/2023 the name of the said company in this day changed to LH RESIDENTIAL HOUSING PRIVATE LIMITED

Given under my hand at Mumbai this FOURTH day of DECEMBER TWO THOUSAND TWENTY THREE

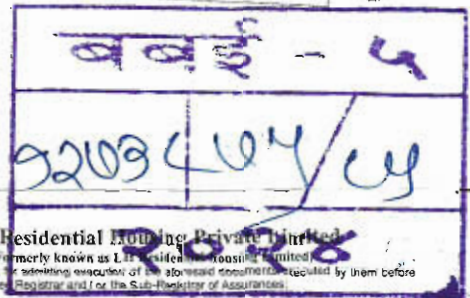
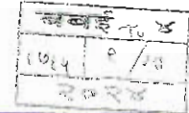
Digitally signed by
AS MITRA
DN: cn=AS MITRA, o=MINISTRY OF CORPORATE AFFAIRS, c=IN
Date: 2023.12.04 18:50:39 IST

Alpena Maniya
Assistant Registrar of Companies/ Registrar of Companies/ Registrar of Companies
ROC Mumbai

Note: The corresponding form has been approved by the Registrar of Companies/ Joint Registrar of Companies/ Registrar of Companies and this letter has been generated by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration, Fees and Filing) Rules, 2014

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

LH RESIDENTIAL HOUSING PRIVATE LIMITED
L&T HOUSE, N. M. MARG BALLARD ESTATE, Mumbai G.P.O., Mumbai Maharashtra, India 400001.



LH Residential Housing Private Limited (Formerly known as LH Residential Housing Limited)

Companies, the existing execution of the aforesaid documents is required by them before the concerned Registrar and / or the Sub-Registrar of Assurances.

- Generally, to do all such acts, deeds and things in the name and on behalf of the Company as the said authorized officers / signatories may consider expedient for the aforesaid purposes

RESOLVED FURTHER THAT the foregoing Resolutions, duly certified by any one of the Directors or the Company Secretary, if any, remain in force until notice in writing is given by any one of the Directors or the Company Secretary, if any of the Company.

For LH RESIDENTIAL HOUSING PRIVATE LIMITED
(Formerly known as LH Residential Housing Limited)

ANUPAM KUMAR
DIRECTOR
(DIN: 10086651)

Date: 22nd April 2024
Place: Mumbai



Registered Office: L&T House, Harbour Road, Mumbai - 400 011
Tel: 022-47523436 Fax: 022-47523435

Missing Seal Due Records and Files

1. [illegible text]
2. [illegible text]



Printed on: 04/04/2024 11:07:54 AM

Sr.	Particulars	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Culture Code
1	1st Residential Building (Mumbai)	eChallan	03006172024042900108	1H001285963277425E	500.00	SD	000726590202425	29/04/2024
2		DHC		0424294901397	400	SF	04242949013970	29/04/2024
3	1st Residential Building (Mumbai)	eChallan		MH001285963277425E	100	RF	000726590202425	29/04/2024

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges) 8765 / 2024

बवई - ५
20/04
२०२४



प्रमाणित करण्यात येतो की खालील
दस्तावेजाचे मूल्य ५००/- रुपये आहे
दस्तावेजाचा क्रमांक ८७६५
दिनांक २७ APR 2024
[Signature]

बवई - ५
२०/०४/२४
२०२४



घोषणापत्र

मी विप्लव प्रधान

याद्वारे घोषित करतो की, दुय्यम निबंधक ... बबई-५ यांचे

कार्यालयात ... ०२१/२१/२५ या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. मिर्षी. शंभूराज रिशळ्वरि यांनी याची मालकी

व इ. यांनी दि. २५/५/२५ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही

किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

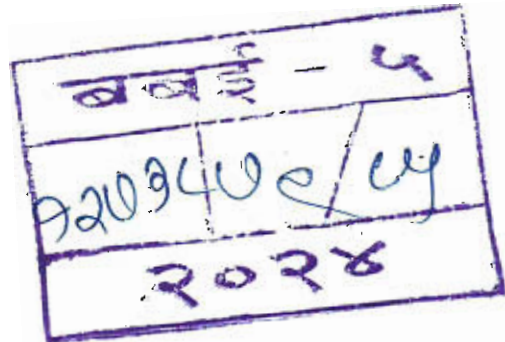
अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.


दिनांक :

APL

कुलमुखत्यारपत्र धारकाचे नांव

व सही




स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ASUPS4233P


नाम /NAME
ROHAN SANTOSH SUKHATANKAR

पिता का नाम /FATHER'S NAME
SANTOSH SURESH SUKHATANKAR

जन्म तिथि /DATE OF BIRTH
09-03-1978

हस्ताक्षर /SIGNATURE


आयकर अधिकारी (कंप्यूटर सेल)
 Commissioner of Income-Tax (Computer Operations)



Rohantankar

बवई - 4	
2094	CO/W
२०२४	



बवई - ५	
१२०३८८९/८५	
२०२४	

Handwritten signature



आयकर विभाग

INCOME TAX DEPARTMENT

SHILPA R SUKHATANKAR

KUNWARJI SWAMISARAN SAXENA

05/09/1978

Permanent Account Number

BDVPS5607L

Handwritten signature

Signature

भारत सरकार
GOVT. OF INDIA



23022005

वकई - ५	
१२०९४८२/५	
२०२४	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CPBPG1768M

नाम/ Name
SURAJ BAJAJI GORIVALE

पिता का नाम/ Father's Name
BAYAJI VISHRAM GORIVALE

जन्म की तारीख/ Date of Birth
05/10/1993

SURAJ

हस्ताक्षर/ Signature



04052018



बवई - ५
9209403/04
२०२४

509/12738

सोमवार, 05 ऑगस्ट 2024 3:10 म.नं.

दस्त गोषवारा भाग-1

बवई5

दस्त क्रमांक: 12738/2024

दस्त क्रमांक: बवई5 /12738/2024

वाजारा मूल्य: रु. 2,11,17,284/-

मोवदला: रु. 3,19,82,039/-

भरलेले मुद्रांक शुल्क: रु.19,19,100/-

द. नि. मह. दु. नि. बवई5 यांचे कार्यालयान

पावती:13533

पावती दिनांक: 05/08/2024

अ. क्र. 12738 वर दि.05-08-2024

सादरकरणाचे नाव: रोहन सुखटणकर

गेजी 3:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

दस्त हजर करणाऱ्याची मही:

एकुण: 31700.00

मह. दय्यम निबंधक, मुंबई-5



मह. दय्यम निबंधक, मुंबई-5

दस्ताचा प्रकार: बगरनामा

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

शिक्रा क्र. 1 05 / 08 / 2024 03 : 09 : 52 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 05 / 08 / 2024 03 : 10 : 50 PM ची वेळ: (फी)

प्रतिज्ञापत्र
* सदर दस्तऐवज हा नोंदणी करवून १९०६ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण राजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता सभासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.
लिहून घेणारे: 
लिहून घेणारे: 









05/08/2024 3 19:45 PM

दस्त गोषवारा भाग-2

बवई5

दस्त क्रमांक:12738/2024

दस्त क्रमांक :बवई5/12738/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:श्री निधी कॉन्सेप्ट रिअल्टर्स प्रा लि तर्फे कु.सु. एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिप्रेटरी रोशेल चॅटर्जी तर्फे कबुलीजबाबासाठी दिपक प्रधान पत्ता:प्लॉट नं. ,, माळा नं: पहिला मजला, , इमारतीचे नाव: गणेश भुवन, , ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, , रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAKCS2026H	लिहून देणार वय :-62 स्वाधरी:-		
2	नाव:एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिप्रेटरी रोशेल चॅटर्जी यांच्यातर्फे कबुलीजबाबाकरीता दिपक प्रधान पत्ता:प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: एल अँड टी हाऊस, , ब्लॉक नं: ,, रोड नं: एनएम मार्ग, बॅलाड इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAFCL4977R	लिहून देणार वय :-62 स्वाधरी:-		
3	नाव:रोहन सुखटणकर पत्ता:प्लॉट नं: 301 बिल्डिंग 2, , माळा नं: ,, इमारतीचे नाव: मेहता पार्क, , ब्लॉक नं: ,, रोड नं: पॅराडाईज सिनेमाजवळ, भागोजी कीर मार्ग, माहीम पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ASUPS4233P	लिहून घेणार वय :-45 स्वाधरी:-		
4	नाव:शिल्पा सुखटणकर पत्ता:प्लॉट नं: 301 बिल्डिंग 2, , माळा नं: ,, इमारतीचे नाव: मेहता पार्क, , ब्लॉक नं: ,, रोड नं: पॅराडाईज सिनेमाजवळ, भागोजी कीर मार्ग, माहीम पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:BDVPS5607L	लिहून घेणार वय :-45 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 08 / 2024 03 : 13 : 26 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सुरज गोरीवले वय:28 पत्ता:18, रेडिमनी मॅशन, व्ही एन रोड, फोर्ट मुंबई पिन कोड:400001		
2	नाव:सुदेश दुदुस्कर वय:40 पत्ता:18, रेडिमनी मॅशन, व्ही एन रोड, फोर्ट मुंबई पिन कोड:400001		

शिक्का क्र.4 ची वेळ:05 / 08 / 2024 03 : 19 : 53 PM

सह दुय्यम निबंधक मुंबई-5
सह. दुय्यम निबंधक
Payment Details.



प्रमाणित करणेत येते की दस्तानध्ये एकूण... ८५... पाने आहेत पुस्तक क्र.-१, मध्ये अ.क्र. बवई-५/१२०३८/२०२४ नोंदला.
दिनांक ०५/०८/२०२४

Sr.	Purchaser	Type	Verification no	Vendor GRN/License	सह. Amount	Deface Number	Deface Date
1	Rohan Sukhatankar	eChallan	03006172024073900922	MH005918621202425M	1919100.00	SD 0003445125202425	05/08/2024
2		DHC		0824057411563	1700	RF 0824057411563D	05/08/2024
3	Rohan Sukhatankar	eChallan		MH005918621202425M	30000	RF 0003445125202425	05/08/2024

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

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

$$\frac{7.34}{7.48}$$