

398/11241

Thursday, June 06, 2024

12:22 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12344

दिनांक: 06/06/2024

गावाचे नाव: बारदोली

दस्तऐवजाचा अनुक्रमांक: पवल3-11241-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अवनीश कुमार यादव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

एकूण:

रु. 33000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:42 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

बाजार मूल्य: रु.644160 /-

मोबदला रु.8567000/-

भरलेले मुद्रांक शुल्क : रु. 257100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624050118326 दिनांक: 06/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624053318299 दिनांक: 06/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003103096202425E दिनांक: 06/06/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023





10/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 11241/2024

नोंदणी :

Regn:63m

गावाचे नाव : वारदोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8567000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	644160
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग 35/2,दर 4880/- प्रती चौ. मी मौजे वारदोली,तालुका - पनवेल,जिल्हा रायगड,ग्रामपंचायत हद्द वारदोली येथील स्थित सर्व्हे/गट क्रमांक -69/6बी(भाग),77,78,79/1,79/2/A,79/2बी,79/3(भाग),79/5,81/2,81 4,81/5+9बी,81/8,82/1,82/2,82/3,82/4,82/5,82/6,82/7,82/8,82/10,82 /13,84/3(भाग),84/4(भाग),86/1,86/2,भाग पनवेल 410206 ह्या मिळकतीवर प्रस्तावित असणाऱ्या 'वाईस सिटी आर.झेड.01 प्लॉटिड डेव्हलपमेंट प्रोजेक्ट' ह्या एकात्मिकृत नगर वसाहत प्रकल्पामधील फेज 1 मधील प्लॉट क्रमांक आर.झेड.1-230 ह्या या प्रस्तुत दस्ताचा विषय असून त्याचे एकुण क्षेत्रफळ 120.00 चौरस मीटर एवढे आहे. प्रस्तुत दस्तातील मिळकत ही विशेष वसाहत प्रकल्प तथा एकात्मिकृत नगर वसाहत प्रकल्पांतर्गत येत असल्या कारणाने महाराष्ट्र शासनाच्या नगर विकास खाते,मंत्रालय द्वारे दिनांक 20/11/2018 रोजी जारी केलेल्या अधिसूचना क्रमांक टी.पी.एस. 1818/1349/प्र.क्र.229/18/20(4)/नवि-13 अन्वये देय मुद्रांक शुल्कामध्ये 50% सुट अपेक्षित असल्या कारणाने तसेच महाराष्ट्र जिल्हा परीषद व पंचायत समिती अधिनियम 1961 चे कलम 158 चे पोटकलम 1 अन्वये आणि नो. म. नि. व. म. रा.,पुणे द्वारे दिनांक 18/02/2019 रोजी जारी केलेल्या पत्र क्रमांक का5/मुद्रांक 19/प्र.क्र.22/17/101/219 नुसार महाराष्ट्र मुद्रांक अधिनियमचे कलम 9- अ अन्वये जिल्हा परिषद करामध्ये सुद्धा 50% सुट अपेक्षित असल्या कारणाने प्रस्तुत दस्तावर महाराष्ट्र मुद्रांक अधिनियम चे अनुच्छेद 25-व नुसार देय असलेल्या मुद्रांक शुल्कात 50% सवलत घेउन एकुण 3%(2.5% मुळ मुद्रांक शुल्क + 0.5% जिल्हा परिषद कर)इतके मुद्रांक शुल्क भरण्यात आलेले आहे आणि इतर संपुर्ण माहिती दस्तात नमुद केल्याप्रमाणे.((Survey Number : 69/6B (pt),77,78,79/1,79/2/A,79/2/B,79/3 (Pt),79/5,81 /2,81/3,81/4,81/5+9B,81/8,82/1,82/2,82/3,82/4,82/5,82/6,82/7,82/8,82/10,82 /13,84/3 (PT),84/4 (PT),86/1,86/2. ;))
(5) क्षेत्रफळ	1) 120.00 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:-वाधवा कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता/संचालक श्री मनोहर छात्रिया तर्फे कबुलीजबाबकारीता कुलमुखत्यार श्री जितेंद्र गायकवाड वय:-; पत्ता:-प्लॉट नं: ऑफिस नं. 301, माळा नं: तिसरा मजला, इमारतीचे नाव: प्लॅटीना, ब्लॉक नं: प्लॉट क्रमांक सी - 59, बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AAACW5097J 2): नाव:-वॅल्युएबल प्रॉपर्टीज प्रायव्हेट लिमिटेड तर्फे मुखत्यार म्हणुन वाधवा कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे संचालक श्री मनोहर छात्रिया तर्फे मुखत्यार जितेंद्र गायकवाड वय:-; पत्ता:-प्लॉट नं: ऑफिस -158, माळा नं: -, इमारतीचे नाव: दानी कॉर्पोरेट पार्क, ब्लॉक नं: सी.एस. टी. रोड, कलीना, रोड नं: सांताक्रूझ पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400098 पॅन नं:-AACCV4657K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अवनीश कुमार यादव वय:-46; पत्ता:-प्लॉट नं: जी 3/1-4, माळा नं: -, इमारतीचे नाव: गार्डन व्ह्यू सी.एच.एस. , ब्लॉक नं: सेक्टर 7, रोड नं: सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABIPY8112A 2): नाव:-दीपा घोष वय:-43; पत्ता:-प्लॉट नं: जी3/1-4 , माळा नं: -, इमारतीचे नाव: गार्डन व्ह्यू सी.एच.एस., ब्लॉक नं: सेक्टर 7, रोड नं: सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-DCJPG9663M
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	10/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11241/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	257100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

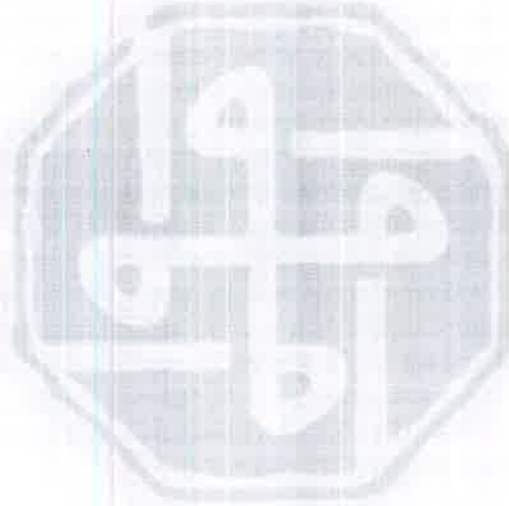
सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AVANISH KUMAR YADAV AND OTHER	eChallan	69103332024060514077	MH003103096202425E	257100.00	SD	0001724560202425	06/06/2024
2		DHC		0624050118326	1000	RF	0624050118326D	06/06/2024
3		DHC		0624053318299	2000	RF	0624053318299D	06/06/2024
4	AVANISH KUMAR YADAV AND OTHER	eChallan		MH003103096202425E	30000	RF	0001724560202425	06/06/2024

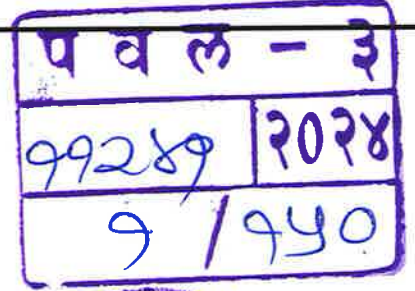
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 20240606268			06 June 2024,10:03:19 AM		
पवल3					
मूल्यांकनाचे वर्ष :	2024				
जिल्हा :	रायगड				
तालुका :	तालुका : पनवेल				
उपमूल्य विभाग :	35/2-गावठाण व पाडे				
क्षेत्राचे नांव :	A Class Palika				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
4880	28800	33100	36000	33100	चौ. मीटर
मिळकतीचे क्षेत्र	120 चौ. मीटर	Layout Plot			
Applicable Rules :	,16 क				
1. 120चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =4880/-					
120चौ. मीटर क्षेत्रासाठी मूल्य = 120 * 4880					
=585600/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य ...					
=585600 + 0					
= Rs.585600/-					
= ₹ पाच लाख पंच्याऐंशी हजार सहा शे /- +10% 644160					

Home

Print



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89091

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624053318299	Date 05/06/2024
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 05/06/2024
Bank CIN 10004152024060517279	REF No. 415786778659
This is computer generated receipt, hence no signature is required.	

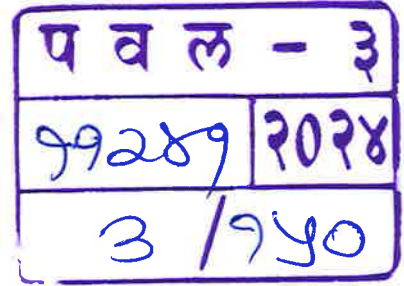
प व ल - ३
११२४१ २०२४
२ / १५०



३ - ७७.७	
५७५४	
७७७७	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624050118326	Date 05/06/2024
Received from DHC, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 05/06/2024
Bank CIN 10004152024060517302	REF No. 415786877631
This is computer generated receipt, hence no signature is required.	



E - 5 5 7
8908





CHALLAN
MTR Form Number-6



GRN	MH003103096202425E	BARCODE			Date	05/06/2024-18:23:20	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR					
Location				RAIGAD					
Year				2024-2025 One Time					
Payer Details				Full Name AVANISH KUMAR YADAV AND OTHER					
TAX ID / TAN (If Any)									
PAN No.(If Applicable)									
Flat/Block No.				PLOT NO RZ1-230 WISE CITY RZ01 PLOTTED					
Premises/Building				DEVELOPMENT PHASE 1					
Account Head Details		Amount In Rs.		Road/Street					
0030046401 Stamp Duty		257100.00		VILLAGE VARDOLI TAL PANVEL DIST RAIGAD					
0030063301 Registration Fee		30000.00		Area/Locality					
				PANVEL					
				Town/City/District					
				PIN					
				4 1 0 2 0 6					
				Remarks (If Any)					
				SecondPartyName=WADHWA CONSTRUCTION AND					
				INFRASTRUCTURE PRIVATE LIMITED-					
				पवल - ३					
				९९२४९ २०२४					
				४ १५०					
Total		2,87,100.00		Amount In					
				Two Lakh Eighty Seven Thousand One Hundred Rupees					
				Words					
				Only					
Payment Details				IDBI BANK					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		69103332024060514077	742760585
Cheque/DD No.				Bank Date		RBI Date		05/06/2024-18:24:53	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान मान्य नाही.



Signature

Date

3 - 5 5 7	
5058	



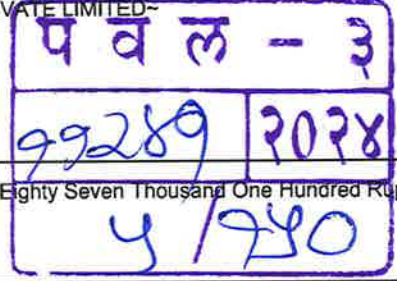


CHALLAN
MTR Form Number-6



GRN	MH003103096202425E	BARCODE		Date	05/06/2024-18:23:20	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	AVANISH KUMAR YADAV AND OTHER		
Location	RAIGAD						
Year	2024-2025 One Time			Flat/Block No.	PLOT NO RZ1-230 WISE CITY RZ01 PLOTTED		
				Premises/Building	DEVELOPMENT PHASE 1		

Account Head Details	Amount In Rs.							
0030046401 Stamp Duty	257100.00	Road/Street	VILLAGE VARDOLI TAL PANVEL DIST RAIGAD					
0030063301 Registration Fee	30000.00	Area/Locality	PANVEL					
		Town/City/District						
		PIN	4	1	0	2	0	6
		Remarks (If Any)	SecondPartyName=WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED-					
		Amount In	Two Lakh Eighty Seven Thousand One Hundred Rupees					
		Words	Only					
Total	2,87,100.00							



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332024060514077	742760585		
Cheque/DD No.		Bank Date	RBI Date	05/06/2024-18:24:53	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

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


Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-398-11241	0001724560202425	06/06/2024-12:22:26	IGR148	30000.00

2	(IS)-398-11241	0001724560202425	06/06/2024-12:22:26	IGR148	257100.00
Total Defacement Amount					2,87,100.00

E - M E - D
8505
100-7-100



Deeds 

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** ("this Agreement") is made at Panvel on this 06 day of June, 2024, 

BETWEEN

WADHWA CONSTRUCTION AND INFRASTRUCTURE PRIVATE LIMITED, a private limited company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 301, Platina, C-59, Bandra Kurla Complex, Bandra (East), Mumbai 400 098, hereinafter referred as the "**Promoter No. 1**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor/s in interest and/or assigns) of the **FIRST PART**,

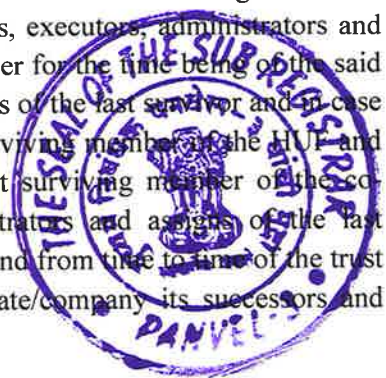
AND

VALUABLE PROPERTIES PRIVATE LIMITED, a private limited company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 158, Dani Corporate Park, CST Road, Kalina, Santacruz (East), Mumbai 400 098, hereinafter referred as the "**Promoter No. 2**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor/s in interest and/or assigns) of the **SECOND PART**,

AND

Mr. Avanish Kumar Yadav & Mrs Deepa Ghosh, Indian Inhabitant/s having their address at **G3/1:4, Garden View CHS, Sector 7, Sanpada, Navi Mumbai-400705**, hereinafter referred to as the "**Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **THIRD PART**.

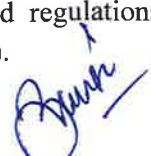
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The Promoter No. 1 and Promoter No. 2 are hereinafter collectively referred to as the "**Promoters**". The Promoter No. 1, Promoter No. 2 and the Allottee/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**" as the context may so require.

WHEREAS:-

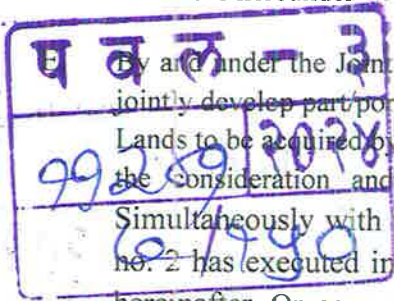
- A. The Government of Maharashtra approved the Special Township Projects Scheme in the year 2006 for the development of residential and mixed use townships. By Notification bearing No.TPS.1205/MMR DCR/ CR-48/06/UD-12 dated 10th March 2006, issued by the Urban Development Department of the Government of Maharashtra, the Regional Plan for the Mumbai Metropolitan Region was modified to include development control rules for Special Township Projects. The Government of Maharashtra issued Notification No.TPS-1208/1570/CR-161(B)/09/UD-12 dated 28th August, 2009 with respect to the concept of Mega City Project (the aforementioned regulations are collectively hereinafter referred to as "**Township/Megacity Regulations**").





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- B. The Revenue and Forests Department of the Government of Maharashtra vide Order bearing No.TANC-2007/PRAKA 161/L9 dated 9th August, 2007 granted permission to Promoter No. 2 to purchase and acquire various lands under Section 63-1A of the Maharashtra Tenancy and Agricultural Lands Act, 1948 on the terms and conditions as more specifically set out therein. The aforesaid permission have been revised on 2nd May, 2008, wherein in addition to the user of Special Township Project, Promoter No.2 was entitled to use such lands for Special Economic Zone, Energy City, Information & Technology Park, Telecom City and Entertainment City on the terms and conditions as stated in the revised permission pursuant to the Orders.
- C. By diverse mesne assignments and acts in law, and ultimately in pursuance of the Orders and by and under the deeds and writings as set out in the Title Certificate, the Promoter No. 2 is exclusively entitled (including to develop) to the lands situate, lying and being at Village Varcoli, Bherle and Bhingarwadi, District Raigad which are more particularly described **Firstly** in the **First Schedule** hereunder written (hereinafter referred to as the “**VPPL Lands**”).
- D. Similarly by diverse mesne assignments and acts in law, and ultimately in pursuance of the Orders and by and under the deeds and writings as set out in the Title Certificate, the Promoter no. 1 is exclusively entitled (including to develop) to the lands situate, lying and being at Village Vardoli, District Raigad which are more particularly described in **Secondly** in the **First Schedule** hereunder written (hereinafter referred to as the “**WCIPL Lands**”).



By and under the Joint Development Agreement (defined hereinafter) the Promoters agreed to jointly develop part portion of the VPPL Lands along with the WCIPL Lands and the Adjoining Lands to be acquired by WCIPL (hereinafter referred to as the “**Whole Project Lands**”), at or for the consideration and upon the terms and conditions recorded and contained therein. Simultaneously with the execution of the Joint Development Agreement, the Promoter no. 2 has executed in favour of the Promoter no. 1, the Power of Attorney, as defined hereinafter. On account of certain disputes having arisen between the Vendors, The Vendor no.: 1 filed Arbitration Proceeding before the Sole Arbitrator Justice Mr. Mohit S. Shah against Vendor no. 2. The Vendor subsequently arrived at a mutual settlement by executing amongst themselves Supplemental Agreement dated 22nd August, 2023 along with twelve other documents (hereinafter collectively referred to as the “**Supplemental Agreements**”) and accordingly an Arbitral Award dated 22nd August, 2023 was passed by Justice Mr. Mohit S. Shah in terms of the agreement arrived at between the Vendors under the Supplemental Agreements.



Presently out of the Whole Project Lands, lands admeasuring approximately 200 Acres (hereinafter referred to as the “**ITP Lands**”) have been sanctioned by the Government of Maharashtra as a Special Township Project vide Notification No.TPS.1714/451/CR-7645/0D-12 dated 2nd December, 2015 and thereafter as the present Integrated Township Project.

- G. In furtherance of the aforementioned, certain additional portions of lands have been added to the Whole Project Lands and have been sanctioned by the Government of Maharashtra as a Special Township Project vide Notification bearing the following numbers:
- i. Notification No. Naina/Mouje-Vardoli, Tal.Panvel,/ITP/CR-64/21/TPV-3/514 dated 27th January, 2022;
 - ii. Notification No. Naina/Mouje-Vardoli,Tal.Panvel/ITP/CR-64/21/TPV-3/2474 dated 12th May, 2022;
- H. The Promoters being desirous of jointly developing the Whole Project Lands have formulated a broad scheme of development of the Whole Project Lands under which they intend to identify and earmark parts/portions of the Whole Project Lands as clusters/sectors and utilize to the maximum extent possible the Aggregate Development Potential, in parts, to develop each sector in a phased manner over a considerable period of time spanning over decades, by, *inter*

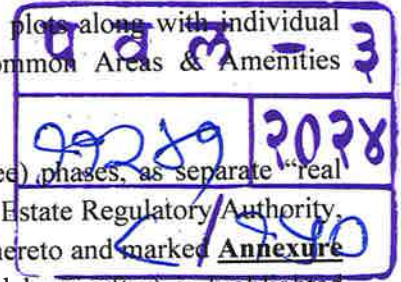
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alia, constructing upon each such sector, diverse mixed-use developments, projects and/or schemes including one or many special township project or other real estate projects of diverse nature, involving a multitude of users including residential buildings, non-residential/commercial buildings, villas, bungalows, plotted developments, educational users, health facilities, industrial parks, information and technology Parks, retail developments, data centres, warehousing and various other permissible users and amenities and infrastructure and Reservations and social housing and EWS/LIG housing etc. to be known as 'Wadhwa Wise City' (hereinafter referred to as the "Whole Project").

- I. A portion of the Whole Project Lands being lands forming Plot No. RZ 1 (which are comprising of certain lands owned by Promoter No.1 and certain lands that form part of the Joint Development Agreement) has been identified by the Promoters as a separate sector admeasuring 1,19,415.162 square meters, more particularly described in the **Second Schedule** hereunder written, and shown delineated by a Red colored boundary line on the Plan annexed hereto and marked **Annexure 'A'** (hereinafter referred to as the "RZ 1 Sector Land"). Copies of the 7/12 Extracts in respect of the RZ 1 Sector Land are annexed hereto and marked **Annexure 'B'**.
- J. The Promoters intend to develop the RZ 1 Sector Land in three phases/ over a period of time, consisting of proposed individual bungalows, twin bungalows, row houses and/or plots, as the Promoter No. 1 deems fit, in the following manner: (i) "RZ 1 Phase 1" admeasuring approximately 48,353.60 square meters out of RZ 1 Sector Land, (ii) "RZ 1 Phase 2" admeasuring approximately 30,768.00 square meters out of RZ 1 Sector Land and (iii) "RZ 1 Phase 3" admeasuring approximately 40,293.60 square meters out of RZ 1 Sector Land. The proposed layout plan of RZ 1 Sector showing the location of the plots along with individual bungalows, twin bungalows, and row houses together with Common Areas & Amenities (defined herein below) is indicated in Annexure 'A'.
- K. The Promoters have registered the RZ 1 Sector Land, in 3 (Three) phases, as separate "real estate projects" as defined under RERA with the Maharashtra Real Estate Regulatory Authority, Mumbai, details whereof are mentioned in the Statement annexed hereto and marked **Annexure 'C (Part 1)'**, and the registration details of the Project (defined hereinafter) is highlighted separately in the **Annexure 'C (Part 2)'**.
- L. One of the aforesaid phases of RZ 1 Sector is the development and construction of RZ 1 Phase 1. The development and construction of RZ 1 Phase 1 is hereinafter referred to as the "Project". The development and construction of RZ 1 Phase 2 and RZ 1 Phase 3 other than the Project, as referred to in recital (I) is hereinafter referred to as the "Balance Project of RZ 1 Sector";
- M. As a part of RZ 1 Sector, the Promoters also intend to develop and construct various areas amenities, utilities intended for the common use of, *inter alia*, the allottees, purchasers and occupants from time to time of Premises more particularly described in the statement annexed hereto and marked **Annexure 'D'** (hereinafter referred to as the "Common Areas & Amenities").
- N. The subject matter of this Agreement is an agreement to allot and sell a residential plot in the Project.
- O. The Promoters intend to allot and sell any or all of the Premises (as defined hereunder) on an ownership basis under the applicable provisions, from time to time, of RERA and MOFA (as applicable), and/or the grant of leases, tenancies, licences, and/or any other alienation or disposal of such Premises, as the Promoters deem fit, in its sole discretion.
- P. The Promoters have obtained certain sanctioned Plans & Approvals from the City and Industrial Development Corporation (hereinafter referred to as "CIDCO") and other concerned authorities (hereinafter referred to as the "Plans & Approvals"). The list of the



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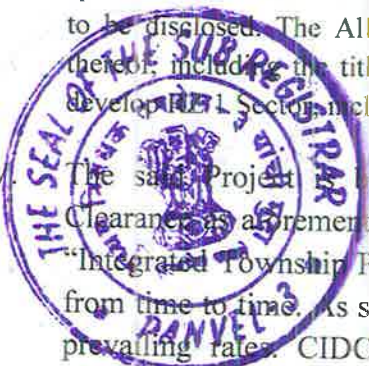
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Plans & Approvals obtained till date are indicated in a statement, which statement is annexed herein and marked as Annexure 'E'.

- Q. By and under the registered Indenture of Mortgage dated 18th April, 2024, registered with the office of the Sub-Registrar of Assurances at Panvel vide Sr. No.PVL-3-7538-2024, Promoter No.1 has created security (without possession) and mortgaged the constructed area, the development rights, unsold units and all the right, title, interest, benefits and claims of any kind whatsoever, on any future benefit arising out of or in respect thereof or the Project Property more particularly described in the Schedule-I setout in the said Mortgage Deed in favour of Catalyst Trusteeship Limited.
- R. The Promoter No.1 has obtained Title Certificate dated 11th August, 2023 issued by JPS Legal read with Title Certificate dated 19th May, 2023 issued by Advocate Mr. Manoj K. Bhujbal read with Title Certificate dated 29th November, 2018 issued by Law Point, Advocates & Solicitors, in respect of the right, title and interest of the Promoters to the RZ 1 Sector Land, a copy of the latest Title Certificate dated 11th August, 2023 issued by JPS Legal is annexed and marked as Annexure 'F' hereto (hereinafter referred to as the "**Title Certificate**"). The details of all encumbrances and litigation proceedings with respect to the Whole Project Land, including the RZ 1 Sector Land are mentioned in the said Title Certificate.
- S. The Promoters have appointed Project Architect and Project Engineer and has accepted their professional supervision till the completion of the Project, that is, the completion of the entire construction of the Project and receipt of the occupation certificate/s in respect thereof (hereinafter referred to as the "**Project Completion**");
- T. The Promoter No. 1 has obtained lender no objection letter dated **02-05-2024** from Catalyst Trusteeship Limited in respect of the allotment and sale of the Plot (defined hereinafter), copy of which is annexed hereto and marked Annexure 'G'
- U. The Allottee/s has/have approached, and applied to, the Promoters, for allotment to the Allottee/s, of a proposed residential plot in the Project, more particularly described in the **Third Schedule** hereto, shown on the plan thereof hereto annexed and marked Annexure 'H' (hereinafter referred to as the "**Plot**"). In this regard, the Allottee/s has/have demanded from the Promoters, and the Promoters have given to the Allottee/s, inspection of the documents and records relating to RZ 1 Sector Land including the Project, as well as all other documents specified under RERA and MOFA (as applicable), including the Plans & Approvals as required to be disclosed. The Allottee/s has/have satisfied himself/herself/themselves/itself in respect thereof, including the title of the Promoters to the RZ 1 Sector, and the Promoters' right to develop RZ 1 Sector, including the Project, and its status;
- V. The said Project is being developed on the said ITP Lands for which Location Clearances as aforementioned has been granted and the same is being developed under "Integrated Township Project" sanctioned as per prevailing policy guidelines amended from time to time. As such the stamp duty rate applicable for the project is 50% of the prevailing rates. CIDCO/NAINA has issued Stamp Duty Reduction or Remission Certificate bearing No. CIDCO/C.L.S.O (NAINA)/2024/1084 dated 29th February, 2024, a copy of which is annexed herewith as "Annexure N". Therefore 50% Stamp Duty is paid on this agreement by claiming 50% concession on Stamp duty.
- W. Based upon the agreements, confirmations and undertakings of, and applicable to the Allottee/s herein, including to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoters have agreed to allot and sell the Plot to the Allottee/s, strictly upon and subject to the terms, conditions and provisions hereof;
- X. Under the provisions of RERA and MOFA (as applicable), the Parties are required to execute an agreement for sale, being this Agreement, and to register the same under the provisions of the Indian Registration Act, 1908.

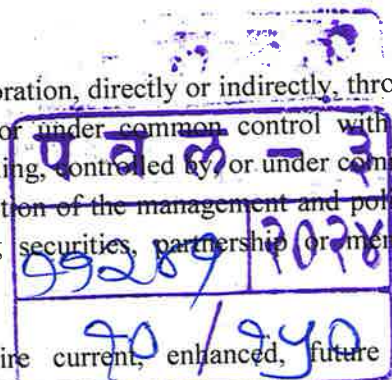
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NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The recitals, schedules and annexures in and to this Agreement form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the agreement herein, this Agreement shall be read and construed in its entirety.
2. **DEFINITIONS**
 - 2.1 “**Additional Areas**” shall mean the areas that shall or may be available, with or without payment of any premium, to be utilised in (a) open/ enclosed/ dry/ utility balconies and exclusive terraces, cupboard niches, (c) common areas & amenities and (d) vehicle parking spaces, shall be in addition to Aggregate Development Potential;
 - 2.2 “**Adjoining Lands**” means any contiguous, adjoining, adjacent, or neighbouring lands or properties, including lands or properties which, in any manner, abut, or intersect, any part/s or portions of the VPPL Lands and /or the WCIPL Lands at any location or point, which may be acquired, in any manner, and from time to time, by any of the Promoter No. 1, and/or Promoter Affiliates, and which may, at the discretion of the Promoter No. 1, be joined, from time to time to the development of Other Projects, whether by amalgamation, sub-division, or otherwise howsoever;
 - 2.3 “**Affiliate**” shall mean any entity, individual, firm, or corporation, directly or indirectly, through one or more intermediaries, controlling, controlled by, or under common control with the Promoters, wherein, "control" (including the terms controlling, controlled by, or under common control with) means the power to direct or cause the direction of the management and policies of a person, whether through the ownership of voting securities, partnership or member interests, by contract or otherwise;
 - 2.4 “**Aggregate Development Potential**” means the entire current, enhanced, future and estimated/projected/envisaged, FSI, Premium FSI, FAR, DR, DRCs, IDR, and other development potential, benefits, potential, yield, and/or advantages, and/or as may be available on any account whatsoever, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name called, including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, paid FSI, that is, or may be, available, or acquired, under any Applicable Law, or otherwise howsoever, including by way of hand over and/or transfer, to any Authorities or persons, of any or all of the Reservations or any part/s of the Whole Project Land. Aggregate Development Potential shall, at the Promoter No. 1's discretion, be distributed and apportioned, from time to time in accordance with Applicable Law between the Project and Other Projects, to any extent. The Promoter contemplates that an overall FSI/FAR of 29,30,837.40 square metres shall, or may, arise out of, and/or be attributable to, and/or be utilisable upon the Whole Project Land;
 - 2.5 “**Aggregate Payments**” means all amounts, charges, deposits, interest, damages, fees, premiums, penalties, liabilities, contributions including fund contributions and corpus, etc., including the Purchase Price, Interest, Liquidated Damages, Other Charges & Deposits, Other Reimbursements/Amounts Payable On Termination, and Taxes payable, agreed to be paid, and/or required to be paid by the Allottee/s herein and in relation to, and/or in pursuance of, the agreement for allotment and sale herein;
 - 2.6 “**Agreement**” means this Agreement, including all recitals and schedules herein and all annexures hereto, and also includes any modification hereof reduced to writing and executed by the duly authorised representative/s of the Promoters and by the Purchaser/s; which writing shall be expressed to be supplemental to, or as a modification or amendment of, this Agreement;
 - 2.7 “**Allottee/s Event of Default**” includes the occurrence of all or any of the following events:



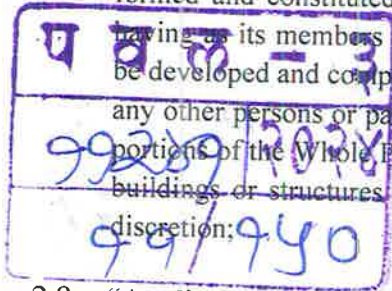
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- (a). the Allottee/s delaying, or committing three (3) defaults in making payment, and/or failing, refusing, or neglecting, to make payment of any of the Aggregate Payments, or any part/s thereof on or before respective due dates for payment thereof; and/or,
- (b). the Allottee/s committing any breach or default of, or not being in observance, performance, or compliance with any of the terms, conditions, covenants, undertakings, representations and/or warranties contained in this Agreement, and/or as given by him/her/they/it under this Agreement, and/or of any Approvals and/or Applicable Law, etc.; and/or,
- (c). the Allottee/s has/have been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be; and/or,
- (d). the Allottee/s receiving any notice from Authorities, and/or any foreign state or government, and/or any authorities of any foreign state or government, under any laws, rules, or regulations, and/or the Allottee/s involvement in any money laundering and/or illegal activity/ies, and/or the Allottee/s being declared to be proclaimed offender/s and/or a warrant being issued against him/her/they/it under any laws, rules, or regulations;

2.8 **“Apex Body”** means a corporate body, association, organisation or other entity, as may be formed and constituted by the Promoter No. 1, at its discretion, under any Applicable Law, having as its members and constituents: (1) the federations formed in respect of all projects to be developed and completed upon the Whole Project Lands, and/or (2) the Promoters, and/or (3) any other persons or parties, including the holders and/or lessees, from time to time, of parts or portions of the Whole Project Land, and/or the owners and/or holders, from time to time, of any buildings or structures developed thereon as projects; as the Promoter No. 1 deems fit in its discretion;



2.9 **“Applicable Law”** includes all laws, bye-laws, rules, regulations including but not limited to RERA, MOFA, UDCPR development control rules and regulations Ministry of Urban Development Model Building Byelaws, 2016, Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, Plastics Waste (Management) Rules, 2016, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewage Treatment Systems, 2013, Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency, Construction and Demolition Waste Rules, 2016, the Forest Conservation Act, 1980, Wildlife (Protection) Act, 1972, Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, National Green Tribunal Act, 2010, including the orders, judgments, decrees, ordinances, guidelines, notices, notifications, schemes, Government Resolutions (GRs) and directions, conditions of any regulatory approval or license, the Plans & Approvals, and the terms and conditions thereof, as may be issued, or imposed, or required, or mandated, in any manner by any Authorities, or courts of law, or judicial or quasi-judicial bodies or authorities, and as are, or may be, in force from time to time, and/or applicable to the Project, and/or the RZ 1 Sector Land, and/or the Whole Project Lands, or any part/s thereof; all being of the Republic of India;



2.10 **“Authorities”** means all the concerned government, semi-government, judicial and quasi-judicial bodies and authorities, all development authorities, any statutory and non-statutory authorities, local and public bodies or authorities concerned, having jurisdiction over the VPPL Lands, WCIPL Lands, Whole Project Lands, ITP Lands, Adjoining Lands, Project Land, the Project, the RZ 1 Sector Land, RZ 1 Sector, the Whole Project, including but not limited to Panvel Municipal Corporation and all concerned officers and departments of Panvel Municipal Corporation, Mumbai Metropolitan Region Development Authority, the Maharashtra Housing and Area Development Authority, Maharashtra Industrial Development Corporation, the District Collector of Raigad, CIDCO, the State Government of Maharashtra and all its Ministries and Departments, including Ministry of Environment Forest and Climate Change (MoEF & CC), Joint Secretary of Ministry of Environment Forest and Climate Change, Additional Secretary of Forest, Impact Assessment Division MoEFCC of Government of India,

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Inspector Generals of Forests, Deputy Inspector Generals of Forests, all Assistant Inspector Generals of Forests/Directors in the Forest Conservation Division MoEF & CC of Government of India, the Pollution Control Boards, Central Pollution Control Board (SPCB) Maharashtra State Pollution Control Board, Maharashtra Jeevan Pradhikaran, Central Ground Water Authority (CGWA), Central Ground Water Board (CGWB), Maharashtra State Road Corporation Project Implementing Agency, Environmental and Ecological authorities, RERA authorities, the City Survey and Land Records authorities, the Central Government of India (in all its Ministries and Departments, including the Ministry of Environment & Forests, Coastal Regulation Zone authorities, Urban Development Department), the Railway Ministry and authorities, 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, Safdarjung Airport, New Delhi), the International Civil Aviation Organisation, the International Civil Aviation Organisation, Indian Navy, Ministry of Defence, the Collector and other Revenue authorities and officers, the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Indian Navy, Ministry of Defence, concerned public/statutory authorities, private utilities, Town Planning Authorities, the Competent Authorities constituted / appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since repealed), Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and Taxes, Commissioner of Police, Maharashtra State Electricity Distribution Company Limited, and/or any other electricity supply authorities, Mahanagar Telephone Nigam Limited Mumbai, Revenue Records Authorities, but not limited to, Divisional Commissioners, Settlement Commissioners, Directors and Deputy Directors of Land Records (DDL), Superintendents of Land Records (SLR), District Inspectors of Land Records (DILR), Taluka Inspectors of Land Records (TILR), the Collector and/or Deputy Collector for Raigad, Sub-Divisional Officers, Assessor & Collector of taxes, Circle Inspectors, Circle Officers, Sub-Treasurer, Special Planning Authority, Public Works Department, Konkan Division Commissioner, and/or the concerned Ward Officers, and any other concerned bodies or authorities or entities;

2.11 **"Booking Amount"** means the earnest money/deposit stated in Annexure 'I' hereto and payable to the Promoter No. 1;

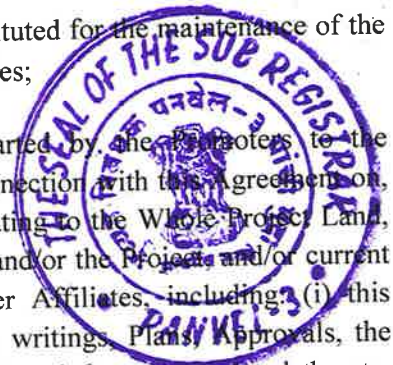
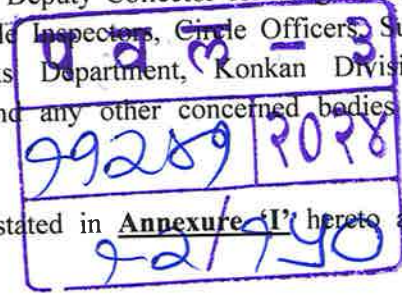
2.12 **"Bungalow Area"** means the outer footprint boundary of the Bungalow (as defined hereinafter) which is shown shaded as Red colour on the plan annexed hereto and marked **Annexure 'M'**;

2.13 **"Corpus Fund"** shall mean the fund constituted or to be constituted for the maintenance of the Project, said Plot and/or towards the Common Areas & Amenities;

2.14 **"Confidential Information"** includes all information imparted by the Promoters to the Allottee/s, and obtained by the Allottee /s under, and/or in connection with this Agreement, before, or after, the date of execution of this Agreement, relating to the Whole Project Land, and/or RZ 1 Sector Lands, and/or the External Infrastructure, and/or the Project, and/or current or projected plans or affairs of the Promoters, or Promoter Affiliates, including: (i) this Agreement and the terms hereof, (ii) all documents, records, writings, Plans, Approvals, the Informative Materials, etc., product information and unpublished information related thereto, and any other commercial, financial or technical information relating to the Whole Project Land, and/or RZ 1 Sector Lands, and/or the External Infrastructure, and/or the Project, or any part/s thereof, and (iii) the existence of any discussions, or negotiations, any proposal of business terms, and any due diligence materials, and other transaction documents, in each case to the extent relating to the transaction contemplated under this Agreement;

2.15 **"Date of Offer of Possession"** means the date of the written communication to be addressed by the Promoter No.1 to the Allottee/s, under which the Promoter No.1 shall offer possession of the Plot in terms of Clause 9;

2.16 **"Days"** means the working day, in the State of Maharashtra as notified by State Government of Maharashtra from time to time;

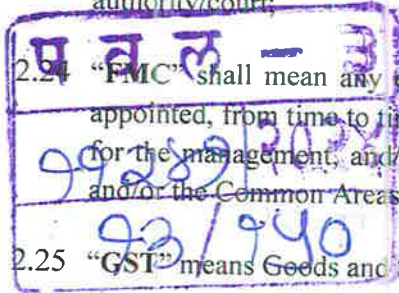


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- 2.17 “DR” means development rights;
- 2.18 “DRC” means a Development Rights Certificate;
- 2.19 “Designated FSI” shall mean the maximum FSI of 216.00 square meters permissible to be used on the Plot for construction of the Bungalow (as defined hereinafter);
- 2.20 “Entity & Organisation” means a co-operative society under the Maharashtra Co-operative Societies Act 1960, and/or any other entity, organisation, association, or body, referred to in, or permitted under, the Ownership Act;
- 2.21 “External Infrastructure” shall have the meaning assigned to it in sub-clause (5.2.8) of this Agreement;
- 2.22 “FAR” or “FSI” means floor area ratio/floor space index based on which Aggregate Development Potential is determined;
- 2.23 “Force Majeure Event” includes any: (i) war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project and (ii) any notice, order rule, notification of the Government and/or other public or competent authority/court;
- 2.24 “FMC” shall mean any entity/ies, or organisation/s, or agency/ies, or person/s, engaged and appointed, from time to time, by the Promoter, and/or Promoter Affiliates, in its/their discretion, for the management, and/or maintenance, and/or repairs, of the RZ 1 Sector and/or the Plot, and/or the Common Areas & Amenities, or any of them;
- 2.25 “GST” means Goods and Services Tax;
- 2.26 “Holding Charges” means the separate/independent pre-estimated and fixed charges in addition to (and not in substitution of) Interest, calculated at the rate of Rs. 25/- (Rupees Twenty Five Only) per square meter of the Plot, per month;
- 2.27 “Indemnified Parties” shall mean the Promoters, Promoter Affiliates and the FMC, and their respective directors, partners, shareholders, constituents, representatives, officers, employees, servants, agents, and all persons claiming under them, and their respective successors and assigns;
- 2.28 “Informative Materials” means all advertisements, publicity, or promotions, of whatsoever nature in respect of the Whole Project Lands, and/or RZ 1 Sector Lands and/or the Project, and/or Balance Project RZ 1 Sector Lands, and/or Other Projects, in any media, including print, and/or electronic, and/or digital media, and includes writings, brochures, leaflets, pamphlets, handouts, presentations, advertisements, oral or written representations, made and/or published, and/or generated by, or on behalf of, the Promoters, and any other such information or materials as may be made, or published by, or on behalf of the Promoters; and includes publicity reports;
- 2.29 “Intellectual Property” means the word mark “The Wadhwa Group” or “Wadhwa” or ‘Wadhwa Wise City’ and any combination of words in which such name and word mark is used and any word, name, device, symbol, logos, corporate names, insignia, emblems, work marks, slogan, design, brand, service mark, service names, trade name, trade dress, patents, circuit layouts, business and domain names, copyrights, other distinctive feature or any combination of the aforesaid, whether registered or unregistered, and used in connection with the businesses and activities of the Promoters and/or in respect of the Whole Project Lands and/or RZ 1 Sector Lands and/or the developments and projects to be undertaken thereon from time to time (with all amendments, upgrades, additions or improvements thereto), and (iv) product configuration, industrial design, or trade secret law or any other laws with respect to designs, formulas, algorithms, procedures, methods, techniques, ideas, know-how, programs, subroutines, tools, inventions, creations, improvements, works of authorship, other similar materials and all



recordings, graphs, designs, drawings, reports, analyses, other writings and any other embodiment of the foregoing, in any form whether or not specifically listed herein, which may subsist in any part of the world, for the full term of such rights, including any extension to the terms of such rights;

2.30 “**Interest**” means interest payable by the Allottee/s to the Promoters or by the Promoters to the Allottee/s, as the case may be, at the rate of two percent (2%) above the State Bank of India highest Marginal Cost of Lending Rate provided in case the State Bank of India Marginal Cost of Lending Rate is not in use then interest shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public as detailed in clause (5.8);

2.31 “**Joint Development Agreement**” means the Supplemental Joint Development Agreement dated 22nd August ‘2023 read with the Agreement for Joint Development dated 18th February, 2014, made by and between Promoter no. 2 as ‘VPPL’ of the First Part, and Promoter no. 1 as ‘Wadhwa’ of the Second Part, registered with the office of the Sub-Registrar of Assurances at Panvel vide Serial no. 1009 of 2014 modified from time to time;

2.32 “**Liquidated Damages**” means the pre-estimated liquidated damages payable by the Purchaser/s, which shall be equivalent to (10%) of the Purchase Price, which the Parties mutually consider to be reasonable and not as a penalty;

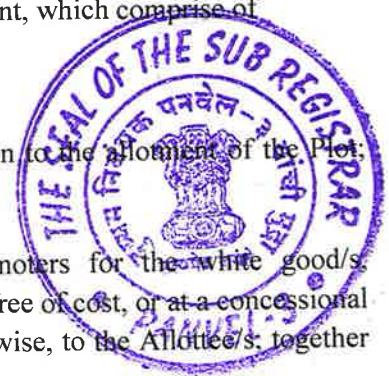
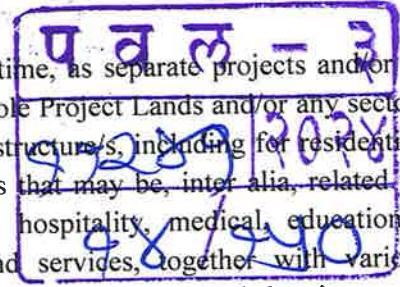
2.33 “**MOFA**” means the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963;

2.34 “**Other Projects**” means the developments, from time to time, as separate projects and/or as phases/clusters of separate projects, on various parts of Whole Project Lands and/or any sectors therein as determined by the Promoters, of building/s and structure/s, including for residential, commercial, retail, and recreational, user/s, and/or for uses that may be, inter alia, related to, and/or associated with (whether exclusively or jointly), hospitality, medical, educational, religious, leisure, and/or social activities, businesses and services, together with various amenities, facilities, infrastructure and services related thereto, and comprised therein, as the Promoters determine, in their discretion;

2.35 “**Other Reimbursements/Amounts Payable On Termination**” means the amounts payable by the Allottee/s to the Promoter, on the termination of this Agreement, which comprise of

- (a). Interest on delayed payments, if any; together with,
- (b). the brokerage/commission paid to estate agent/s in relation to the allotment of the Plot, together with,
- (c). all costs, charges and expenses incurred by the Promoters for the white good/s, commodity/ies, gift/s, service/s or facility/ies, if provided free of cost, or at a concessional rate/price, as and by way of promotional activity or otherwise, to the Allottee/s; together with,
- (d). Taxes paid/payable; together with,
- (e). all charges/ fees/ Pre EMIs/ interest (by whatsoever name called), if any paid / required to be paid by the Promoters to banks or financial institutions or any other financiers, including any charges that may be paid / incurred / required to be paid by the Promoters under subvention scheme and/or any other scheme and together with, the stamp duty and registration charges (if any) paid by the Promoters in respect of this Agreement;

2.36 “**Plans & Approvals**” shall mean and include all plans, drawings, layouts approvals, permissions, sanctions, licences, and no objection certificates/letters, together with renewals, extensions, revisions, amendments and modifications thereof, from time to time, by whatever name called, as the Promoters may consider necessary and expedient, or for the betterment of



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RZ 1 Sector including the Project, in their discretion, and/or as required by CIDCO, and/or any concerned authorities, whether obtained, in the process of being obtained, and to be obtained, under Applicable Law, as the Promoters may consider necessary and expedient, and/or as required by any concerned authority/ies, inter alia, in relation to the development of the RZ 1 Sector, including the Project, and/or, inter alia, in relation to the Project Land, or any part thereof. List of all such approvals is mentioned in Annexure "E".

2.37 "Plot" shall have the meaning assigned to it in Clause 4.1 of this Agreement;

2.38 "Power of Attorney" means the Power of Attorney dated 18th February, 2014, registered with the office of the Sub-Registrar of Assurances at Panvel vide Serial No. 1010 of 2014 executed by Promoter No. 2 in favour of the then Directors of Promoter No.1 and Promoter No. 1 for exercising all acts, matters and things inter alia in respect of the development of VPPL Lands;

2.39 "Premises" means all areas and premises that are intended to be and shall be constituted, developed and constructed upon and in the RZ 1 Sector Land, as determined by the Promoter no.1 in its discretion. Premises include plots/sub-plots;

2.40 "Project Architect" means any architect/s, registered with the council of architects, that have been appointed, from time to time, by the Promoter No.1, in relation to the Project;

2.41 "Project R. G" means the recreational ground to be provided upon the RZ 1 Sector Land, for the use, inter alia, of the allottees, purchasers, owners and occupants of Premises in the RZ 1 Sector;

2.42 "Promoter Affiliates" means any company/ies, entity/ies, concern/s or person/s who/which is/are nominee/s of, and/or group, holding, or affiliate, or subsidiary company/ies, entity/ies, or concern/s, of the Promoters, and/or associated, or affiliated, with the Promoters by contract, or otherwise;

2.43 "Promoter's Bank Account/s" means the bank account/s as may be designated and operated from time to time by the Promoter for payment and deposit by the Allottees of the Aggregate Payments, or any part/s thereof;

2.44 "Promoter No. 1 Orders" means collectively Order bearing No. TANC-2008/PRAKA 358/L9 dated 9th May, 2008; Order bearing No. TANC-2008/PRAKA 358/L9 dated 26th June, 2009; Order bearing No. TANC-2008/PRAKA 358/L9 dated 30th July, 2009; Order bearing No. TANC-05/2013/PRAKA 263/J1 dated 2nd September, 2013; and Order bearing No. TANC-05/2013/PRAKA 263/J1 dated 31st December, 2013 passed by the Revenue and Forests Department of the Government of Maharashtra under which permission was granted to Promoter No.1 to purchase and acquire various lands under Section 63-1A of the Maharashtra Tenancy and Agricultural Lands Act, 1948 on the terms and conditions as more specifically set out therein;

2.45 "Promoter No. 2 Orders" means collectively Order bearing No. TANC-2007/PRAKA 161/L9 dated 9th August, 2007; Order bearing No. TANC-2007/PRAKA 161/L9 dated 2nd May, 2008; Order bearing No. TANC-2007/PRAKA 161/L9 dated 27th August, 2008; and Order bearing No. TANC-2007/PRAKA 161/L9 dated 6th November, 2012;

2.46 "Purchase Price" means the purchase price and consideration payable by the Allottee/s, as stated in Annexure 'I' hereto;

2.47 "RERA" means the Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder, including the applicable Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017 and such amendments, enactments, modification including orders, regulations, circulars and notifications issued by the Authorities from time to time;



- 2.48 “**Reservations**” means the portions of the Whole Project Lands affected by D.P. Roads, amenity open space reservation and various set-back areas; and also includes any reservations from time to time as may affect the Whole Project Lands, or any part thereof; and/or as may be shifted or altered from time to time in accordance with the Applicable Law for time being in force;
- 2.49 “**RZ 1 Sector Organisation**” shall mean federation comprising of the Entity & Organisation and all other entities formed of the Project and the Balance Project of RZ 1 Sector;
- 2.50 “**Tax**” or “**Taxes**” means all present, future, and enhanced taxes, imposts, dues, duties, fees, impositions, fines, penalties, etc, by whatever name called, imposed/levied under any Applicable Law, and/or by Authorities, attributable to, and/or in relation to, and/or arising from, and/or imposed or levied upon, the agreement for allotment and sale herein, and/or Plot and/or this Agreement, and/or upon the Purchase Price, and/or any or all of the Interest, Liquidated Damages, Other Reimbursements /Amounts Payable On Termination, Other Charges & Deposits, transfer charges, premiums, penalties together with all other amounts, charges, deposits, damages, liabilities, contributions including fund contributions and corpus, etc., as referred to herein, and agreed to be paid and/or required to be paid by the Allottee/s herein in relation to, and/or in pursuance of the agreement for allotment and sale herein, and/or upon the Entity & Organisation to be formed in respect of the Project, and/or in respect of the documents and writings to be executed in their favour, as contemplated herein, and/or otherwise; and includes GST, education tax/cess/charges, local body tax, property rates and taxes and cesses, stamp duty and registration charges, and any other taxes, imposts, impositions, interest, levies, or charges, in relation thereto, that is/are/may be imposed or levied by any Authorities;

2.51 “**TDR**” means transferable development rights;

2.52 “**TDS**” means tax deducted at source, under the Income Tax Act, 1961;

2.53 “**TDS Certificate**” means a certificate evidencing payment of TDS, presently in Form 16B under the Income Tax Act, 1961;

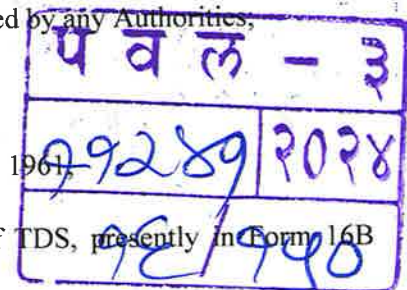
2.54 “**UDCPR**” means Unified Development Control and Promotion Regulations for Maharashtra State, 2020;

2.55 “**Whole Project Lands**” shall have the meaning assigned to it in recital (E) of this Agreement.

3. INTERPRETATION

3.1 In this Agreement:

- (a) unless the subject or context otherwise requires, reference to the word “include”, “includes” or “including” shall be construed as without limitation;
- (b) reference to the terms “herein”, “hereto”, “hereof”, or “thereof”, and any other similar terms refer to this Agreement and not to the particular provision in which the term is used, unless the subject or context otherwise requires;
- (c) reference to any one gender, masculine, feminine, or neutral, includes the other two, and the singular includes the plural and vice versa, unless the subject or context otherwise requires;
- (d) when any number of Days is prescribed in any document, the same shall be reckoned exclusively of the first and inclusively of the last Day;
- (e) time is of the essence in respect of the performance by the Allottee/s of all his/her/their/its obligations, including financial obligations. If any time period specified herein is extended in writing by the Promoters in their discretion, such extended time period shall also be of the essence;



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- (f). all Aggregate Payments shall be paid by the Allottee/s on or before the due dates for payment thereof, and/or as demanded by the Promoters, without any delay, demur, default, dispute, or deduction, whatsoever;
- (g). references to recitals, articles, clauses, schedules and annexures shall be reference to the recitals, articles, clauses, schedules and annexures contained in, or annexed to, this Agreement, as the case may be;

3.2 references to laws, rules or regulations, or to any provision/s thereof, shall include references to any such law, rules and regulations as they may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation, including rules or regulations, made from time to time under that provision.

4. PURCHASE AND SALE OF THE SAID PLOT

4.1 Subject to and upon the terms, conditions and provisions hereof, including payment by the Allottee/s of the Aggregate Payments, the Promoters hereby agree to allot and sell to the Allottee/s, and the Allottee/s hereby agree/s to purchase and acquire from the Promoters, on what is commonly known as "ownership basis" in terms of Applicable Law, and shown on the typical layout plan hereto annexed and marked in Annexure 'H-1' (which shall stand amended as per proposed typical layout plan hereto annexed and marked in Annexure 'H'), and in terms of this Agreement, the Plot numbered as **RZ1-230** (hereinafter referred to as the said "Plot").

4.2 The said Plot agreed to be acquired by the Allottee/s herein shall be provided only and only with the common amenities and facilities as per the specifications, which are set out in the Annexure "D" annexed hereto;

4.3 The Allottee/s has/have been informed and is/are aware that:

4.3.1 the warranties of equipment, machinery and various other facilities installed/to be installed by the Promoters in the Project shall be as per the standard warranties provided by the manufacturer only and accordingly any defect in such equipment, appliances and electronic items, and/or the installation thereof, shall be rectified in accordance with the warranties provided by the system/equipment installer/manufacturer only and it is agreed and acknowledged that, beyond manufacturer warranties, comprehensive/non comprehensive annual maintenance contracts shall be obtained by the allottees and/or the Entity & Organisation;



4.3.2 the equipment, machinery and various other facilities which form a part of Common Areas & Amenities shall be maintained, serviced and repaired by third party manufacturers, suppliers, dealers or maintenance providers who alone shall be appointed and engaged for such maintenance, service and repair etc. and if such equipment, machinery and various other facilities are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the authorized third party manufacturers, suppliers, dealers or maintenance providers, then the warranties in respect thereof shall be rendered void.

4.3.3 At present the master layout plan has been approved as shown in Annexure 'H-1'. The Promoters have informed the Allottee/s that the Promoters are in the process of amending the plan shown in Annexure 'H-1' and that the final proposed master layout plan as shown in Annexure 'H' will be approved by the Competent Authority on or before the possession of the said Plot is offered to the Allottee/s, and the Allottee/s have given their irrevocable consent to the same and will not raise any dispute in respect thereof.

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4.4 Bungalow Layout

4.4.1 The construction and development of the independent bungalow/row house/twin bungalow to be constructed on the said Plot hereinafter referred to as the “Bungalow”

4.4.2 The Allottee/s hereby acknowledge/s, accept/s and agree/s that the Bungalow shall form part and parcel of the Project and hence, uniformity and homogeneity in construction and development of the Bungalow on the said Plot is imperative from the perspective of ensuring the aesthetics of the Project. Accordingly, the Allottee/s shall construct and develop the Bungalow only on the Bungalow Area and strictly in compliance with the External Specifications as per **Annexure ‘J’** (hereinafter referred to as the “**External Specifications**”) annexed hereto and no other part or portion of the said Plot save and except the Bungalow Area, shall be utilized by Allottee/s for construction of the Bungalow. Furthermore, the Allottee/s shall carry out such construction in strict compliance with the terms of this Agreement and in accordance with the permission/approvals in respect of Bungalow/said Plot as issued by the Competent Authority and within specifications for development of the Bungalow as per Annexure “J” (External Specification). The Allottee/s hereby undertakes and ensures that the Allottee/s shall complete the construction and development of the Bungalow by utilizing the Designated FSI and nothing further. In the event that the Allottee/s violates this provision, the construction beyond Designated FSI shall be liable to be rectified or demolished, as the case may be, at the cost of the Allottee/s.

4.4.3 The Allottee/s shall construct the Bungalow on the said Plot by utilizing the Designated FSI and shall ensure that the boundaries of the Bungalow are within with the Bungalow Area shaded in the floor plan annexed hereto as Annexure “H” (Plot Layout), and no other or further area in the layout of the said Plot shall be utilized by the Allottee/s for purpose of construction of the Bungalow or any part/portion thereof. It is abundantly clarified that in no event, the built-up area of the Bungalow shall transgress the Bungalow Area.

4.4.4 The Bungalow shall be developed strictly as per the specifications set out at Annexure “J”, being the external specifications for the Bungalow including the façade and colour scheme for the same. There shall be no deviations insofar as the External Specifications for the Bungalow are concerned in order to maintain homogeneity. In the event the Allottee/s violates this provision, the deviations shall be rectified at the cost of the Allottee/s.

4.4.5 The Allottee/s is aware that a particular quantum of FSI has been provided to the Allottee/s hereunder, as per the approved layout plan and the Allottee/s entitlement shall, at all times, be restricted to the Designated FSI only. The Allottee/s hereby agrees and acknowledges that the balance FSI and, or, any additional or incremental FSI (that may accrue or get generated, now or in future) beyond and above the Designated FSI in respect of the said Plot, shall belong to and vest, solely and exclusively, with the Promoters. The Promoters shall have the absolute liberty to consume or utilize such FSI in the manner that the Promoters deems fit, including by transferring it to another property/cluster, or otherwise dealing with or disposing of the same, at its discretion and the Allottee/s shall not object to the same.

4.4.6 The Allottee is/are aware that the land earmarked as “Extra Possession Land” can be utilized for landscaping & similar works. However, no construction will be permitted on such lands.

4.5 Parking spaces

The Allottee/s shall make provisions for one or more parking spaces within the outer footprint of the said Plot as required under the sanctioned bungalow plan. Provided that the Allottee/s shall not be permitted to construct any permanent structures for the purpose of such parking spaces. The Allottee/s is aware that parking of any vehicle (of whatsoever nature), whether belonging to the Allottee/s or otherwise of any guests or any third parties shall not be permitted anywhere outside the said Plot or on the streets. In the event, the Allottee/s or any third party visiting the Allottee/s fails to comply with the aforesaid condition, the Allottee/s shall be liable to pay to the Promoters, a penalty of Rs. 5,000/- (Indian Rupees Five Thousand Only) (to be

revised from time to time by the Promoters / Entity & Organization/ Apex Body) for the first instance of such non-compliance and thereafter at a multiplier of 1.25x of the immediately preceding penalty that was imposed, for each such instance of contravention / non-compliance.

4.6 Trunk Infrastructure

4.6.1 The Trunk Infrastructure (being basic infrastructure, shared network and services, that shall be provided by the Promoters to the Allottee/s in relation to the said Plot, for the purpose of making it habitable and fully serviced / connected, being utilities, namely, electricity, water supply, sewerage / drainage, metalled road access and street lighting) shall be provided upto the identified tapping / access point in the vicinity of the said Plot. It shall be the Allottee/s responsibility to lay down pipes and other requisite construction and infrastructure for utilizing the Trunk Infrastructure on the said Plot, at his/her/its/their sole cost and expense. Other than the obligation of providing the Trunk Infrastructure, the Promoters shall have no further obligations under this Agreement in respect of the said Plot.

4.6.2 It is clarified that until such time that the entire Project is developed and the sewage treatment plant for the Project is made active by the Promoters, the Allottee/s shall be required to construct a septic tank within his / her/ its Plot to handle sewage waste. It is clarified that the structure of the STP shall be ready at the time of possession of said Plot however mechanical equipment and its operation shall commence at such time when the minimum capacity load is met. It is also clarified that footings of the structure shall be designed in such manner that no part of the footing protrudes into the adjoining plot. Hence eccentric footings may have to be incorporated by the Allottee/s at his/her/its own costs.

4.7 Remaining Plot Area

The remaining area of the Plot (excluding the Bungalow Area) can be utilized by the Allottee/s for reasonable purposes such as landscape, Parking Spaces. However, no permanent structure can be constructed or installed on such remaining area of the Plot. In the event, the Allottee/s has/have constructed any permanent structures on the remaining area of the Plot, the Promoter No. 1 may, without prejudice to its rights to recover the penalty set out herein, enter into the Plot (either by itself or through its agents) and have such structures demolished and removed, without being liable to the Allottee/s in any manner and without the requirement to pay any compensation or other amounts to the Allottee/s.

4.8 Approvals for Construction of the Bungalow and Related Costs

The Allottee/s shall, subject to the terms hereof, have the Bungalow constructed in accordance with the Approvals and/or, plans and amendments thereto as approved by the relevant Authorities. It shall be the liability and responsibility of the Allottee/s to procure all Approvals in relation to the construction and development of the Bungalow and the Plot, at his/her/their/its own cost and expense. The Allottee/s shall submit the plans to Promoter no. 1 for its consent, prior to applying to the relevant authority for approvals. Thereafter, the Allottee/s shall submit a copy of all the Approvals received along with the Occupation Certificate to the Promoter No. 1. The Promoter no. 1 shall provide all facilitation and cooperation required by the Allottee/s for procuring these approvals, however, responsibility of obtaining approvals will be that of Allottee/s alone. The Promoter no. 1 shall not be held responsible for any delay or denial of approvals for reasons attributable to the Allottee/s or otherwise for non-compliance/contravention thereof and, or, any fees, penalties, interest, etc. that may be imposed in regard to such approvals. It is hereby clarified that the Allottee/s shall apply to the relevant authority for approvals through the Promoter's designated Architect firm and the Allottee/s shall pay relevant fee/charges for the same to the Architect directly.

4.9 Approvals for the Project

4.9.1 The Allottee/s is/are aware that while the Promoters have obtained some of the Approvals for the Project, certain other Approvals (or amendments to current Approvals) may be received

from time to time. Having regard to the above position, the Allottee/s has entered into this Agreement without any objection or demur and agrees not to raise and waives his/her/their/its right to raise any objection, in that regard.

4.9.2 The Parties agree that the Promoter no. 1 may make amendments to the plans or layouts of the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Promoter no.1, if permitted by the relevant Authorities, transferring the FSI/Amenities/etc. permissible on the Whole Project Lands and/or the RZ1 Sector Land to any other property or transferring to the Whole Project Lands and/or the RZ1 Sector Land the FSI/Amenities/etc. permissible on any other property at any time prior to conveyance of the Whole Project to the Apex Body beyond and above the Designated FSI.

4.9.3 If the area (square metre) of the said Plot increases or decreases beyond that mentioned in Annexure "I" the Purchase Price shall vary accordingly, that is: (i) if there is a reduction, the amount reduced shall be adjusted by Promoters at the time of offering possession of the Plot, and (ii) if there is an increase, then the increased amount shall be payable by Allottee/s to the Promoters prior to taking possession of the Plot. All these monetary adjustments shall be made at the same rate per square meter/square feet as agreed/arrived at in Annexure "I" of this Agreement.

4.10 The Allottee/s may undertake the construction of the Bungalow through any third party service provider of its choice, strictly in adherence with the terms and conditions set out herein; or the Allottee/s may appoint the Promoter no. 1 / its Affiliates (as notified to the Allottee/s) to undertake the construction of the Bungalow. In case the Allottee/s opts for the Promoter no. 1 or its designated Affiliate to undertake the construction and development of the Bungalow, the Parties shall be required to enter into a separate agreement for such construction and development, inter alia on terms and conditions, estimated costs plus margin and tentative payment milestones which will be decided at a later date.

4.11 Access

The Promoters shall provide access to the Allottee/s and the contractor / sub-contractor appointed by the Allottee/s for undertaking the construction of the Bungalow, provided however that suitable notification and approvals shall be taken by the Allottee/s for such access, as per the procedures laid down by the Promoter no. 1. In addition, such contractors/sub- contractors including their respective personnel shall abide by the regulations and code of conduct laid down by the Promoter no. 1 from time to time, failing which the Promoter no. 1 shall have the absolute right to oust such contractors/sub-contractors including their respective personnel, without being responsible or liable to the Allottee/s in any manner.

5. PURCHASE PRICE

5.1 Lumpsum Consideration And Exclusions:-

5.1.1 The Allottee/s agree/s and undertake/s to pay to the Promoter No. 1, the Purchase Price in installments, in accordance with the schedule of payment in the Statement annexed hereto and marked Annexure 'I', and in terms of this Clause (5), or within fifteen (15) Days from the date of a written demand being made by the Promoter No. 1, as directed by it. All payments shall be made by cheques, and/or pay orders, and/or demand drafts, drawn in favour of the Promoter No. 1, or if directed by the Promoter No. 1, in its discretion, by direct bank transfer/RTGS deposited by the Allottee/s in the Promoters' Bank Account/s, along with the applicable Taxes thereon; subject to deduction of TDS.

5.1.2 The Allottee/s has/have prior to the execution of this Agreement paid to the Promoter No. 1 the Booking Amount as set out in Annexure 'I' hereto. The Allottee/s further confirm/s that he/she/they/it has/have voluntarily and willingly paid the Booking Amount and / or other



installments of the Purchase Price to the Promoter No. 1 on or prior to the execution of this Agreement.

5.1.3 The Allottee/s shall deliver to the Promoter No. 1, the TDS Certificate, by the expiry of fifteen (15) Days from the date of each payment of TDS made by the Allottee/s..

5.1.4 The Purchase Price shall be free of escalation, other than escalation/increases on account of escalation/increase in development charges payable to the concerned authorities and/or any other increase in charges which have or may be levied or imposed by any concerned authorities, from time to time. The Promoter No. 1 shall consequently be entitled to an increase in the Purchase Price proportionate to the extent of such escalations/increases. Such additional Purchase Price shall be determined by the Promoter No. 1 and shall be due and payable on or before the Date of Offer of Possession, or apportioned equally between the (unpaid) balance installments of the Purchase Price and payable along with the same. While raising a demand on the Allottee/s for increase in the Purchase Price, the Promoter No. 1 shall enclose the notification/order/rule/regulation published/issued providing for, or other evidence of, such escalation/increase in the Purchase Price.

5.1.5 It is clarified and the Allottee/s accords his/her/its irrevocable consent to the Promoter No.1 to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:-

5.1.5.1 **Firstly**, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Allottee/s;

5.1.5.2 **Secondly**, towards Interest due as on the date of payment;

5.1.5.3 **Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Purchase Price, dues and Taxes payable in respect of this Agreement or any other administrative or legal expense incurred by the Promoter No.1 on account of delay in payment by the Allottee/s and consequential actions required to be taken by the Promoter No.1; and

5.1.5.4 **Fourthly**, towards outstanding dues including Purchase Price or under the Agreement. Under any circumstances, no express intimation or communication by the Allottee/s, with regard to appropriation/application of the payments made herein shall be valid and/or binding upon the Promoter No.1.

5.1.6 In case of the dishonour of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.

5.1.7 The Parties agree that in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Indian Rupees Twenty Thousand Only) per instance of delayed payment in the current year and which shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5.2 Other Charges & Deposits:

5.2.1 The Allottee/s shall, in addition to the Purchase Price, be liable to bear, pay and discharge, no later than fifteen (15) Days from the Date of Offer of Possession, the following charges and deposits (hereinafter referred to as the "Other Charges & Deposits"), as under:

Sr. N	Particulars	Details
1.	(a) Share Money in respect of the Entity & Organisation	As per Cost Sheet
	(b) Corpus Fund	As per Cost Sheet

Sr. N	Particulars	Details
	(c) Cluster Maintenance	As per Cost Sheet
	(d) Township Maintenance	As per Cost Sheet
2.	(a) Entity & Organisation Formation charges	As per Cost Sheet
	(b) Electricity/Water Meter/Legal Charges	As per Cost Sheet
	(c) Infrastructure Charges	As per Cost Sheet
	(d) Clubhouse Membership Charges for 60 months	As per Cost Sheet

5.2.2 The Other Charges & Deposits referred to in this Clause 5.2.1, and/or elsewhere in this Agreement, shall be determined by the Promoter No. 1, in its discretion, and/or calculated, and/or based on the square meter area or fixed or lumpsum charge or on such other basis as the Promoter No. 1 deems fit.

5.2.3 The Promoter No. 1 shall be entitled to deploy/invest the corpus fund/s (less Aggregate Payments payable to the Promoter No. 1 and/or the FMC), in fixed deposits and/or any other investment schemes for an appropriate period as may be determined by the Promoter No. 1 in its discretion, and shall have the benefit of accretion and the credit of TDS in respect thereof, if and as applicable. The corpus fund payments referred to in Sr. No. 1(d) of the Table contained in clause (5.2.1) are hereinafter collectively referred to as the "RZ 1 Sector Corpus Fund".

5.2.4 The Promoter shall maintain a separate account in its books in respect of the contribution/payments received under Sr. No. (1) of the Table contained in clause (5.2.1) above. The said amounts shall be retained by the Promoter No. 1 until the formation of the RZ 1 Sector Organisation and hand over of RZ 1 Sector in terms of this Agreement. The Promoter shall be liable to render account of such amounts only to the RZ 1 Sector Organisation and not individually to any persons, including the Allottee/s, at any time.

5.2.5 Within fifteen (15) Days from the Date of Offer of Possession (whether or not the Allottee/s has/have taken possession of the Plot or not), the Allottee/s shall be liable to bear and pay in respect of the Plot, his/her/their/its proportionate share (that is, based upon the area in square meter) of the Plot), of the outgoings, maintenance charges, comprising of general maintenance, data communication charges, property taxes, non-agricultural taxes, rates, taxes, cesses, assessments, insurance premium, parking charges, costs for running generator, costs charges and expenses of cleaning and lighting the passages, landings, staircases, costs of maintenance, management and upkeep of Common Areas & Amenities, and operation and maintenance and repairs of lifts, water pumps, utility charges, salaries of all staff including managers, security, sweepers, liftmen, gardeners and such other charges expenses necessary or incidental for maintenance and upkeep of RZ 1 Sector, including the Project and other charges and levies of like nature, payable in respect of RZ 1 Sector, including the Project and the Plot to all concerned authorities and/or any private bodies, the FMC approved by it in respect of the Project, or RZ 1 Sector as the case may be, security agencies, house-keeping agencies, and other persons.

5.2.6 The Promoter No.1 shall raise periodic bills upon the Allottee/s in respect of his/her/their/its share of the Other Charges & Deposits in advance for each month, after a period of twelve (12) months from the date of receipt of the occupation certificate/s in respect of the Project, or any part thereof, and the Allottee/s shall duly pay and discharge the same regularly within seven (7) Days of the date of the bill/invoice in respect thereof. However, in case of the Outgoings for one year as interest free security Deposit exhausted before completion of one year, then Promoter No.1 shall raise periodic bills upon the Allottee/s prior to the period of aforesaid twelve (12) months

5.2.7 If at any time prior to the handover of RZ 1 Sector in terms of this Agreement, the actual charges and expenses required to be made for the outgoings, maintenance and upkeep of the Common Areas & Amenities and other facilities/areas to be maintained by the RZ 1 Sector Organisation, the same will be adjusted in the following manner: (a) against the accretions of the RZ 1 Sector Corpus Fund and for deficit/additional amount, if any, Promoter No. 1 shall

raise bills periodically upon all the allottees/purchasers of the Premises in RZ 1 Sector and if the allottees/purchasers of the Premises in RZ 1 Sector fail to pay, the same shall be adjusted from the RZ 1 Sector Corpus Fund, (b) if the RZ 1 Sector Corpus Fund is exhausted, then Promoter No. 1 shall raise bills periodically to the allottees/purchasers/ of the Plots in RZ 1 Sector, and for this purpose, the Allottee/s shall, no later than seven (7) Days from the date of bill/invoice raised by the Promoter, pay the dues to Promoter No. 1.

5.2.8 The Apex Body Corpus Fund shall, as stated aforesaid, be retained by the Promoter No. 1 until the formation and registration of the Apex Body and shall be utilised for the maintenance and upkeep of all proposed layout roads, together with any amenities, utilities, infrastructure and services, including footpaths, street lights, firefighting systems, and drainage and sewerage systems, to be comprised therein and/or related or associated thereto, as determined, and developed, by the Promoter No. 1, and/or the Promoter Affiliates, in its discretion, from time to time; none of which are comprised in, or form a part of, RZ 1 Sector and/or the RZ 1 Sector Land (hereinafter referred to as the "External Infrastructure").

5.2.9 The Promoter No. 1 shall be entitled, in its discretion, to appropriate and/or adjust monies held for one purpose and/or on one account, against any liabilities due and payable herein by the Allottee/s for any other purpose/s and/or on any other account.

5.2.10 The Promoter No. 1 shall, in the interest of the Allottee/s, and RZ 1 Sector, take decisions regarding management and allocation of funds/monies, and the type, mode, quality of services to be provided, in respect of RZ 1 Sector, and the management and administration thereof;

5.3 Common Amenities and Maintenance ("CAM" charges) and Related Amounts.

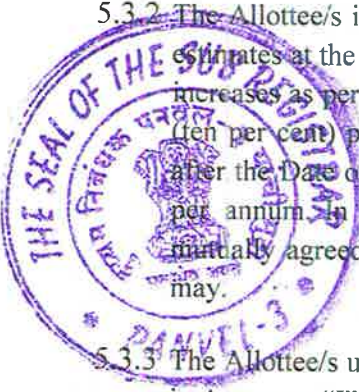
5.3.1 The costs related to the upkeep and maintenance of the Project /Project Land shall be to the account of and jointly borne by the relevant purchasers/allottees proportionate to the Designated FSI of each plot and are payable as the CAM Charges as set out at Annexure "I" (Plot and Project Details). The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/HVAC consumption within the Bungalow which shall be payable by the Allottee/s, on monthly basis, based on actuals.

5.3.2 The Allottee/s is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5% (seven point five per cent) to 10% (ten per cent) per annum)). Further, these charges are subject to the revision every 12 months after the Date of Offer of Possession by 7.5% (seven point five per cent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Entity & Organization/ Apex Body and/or the FMC as the case may.

5.3.3 The Allottee/s undertakes to make payment of the estimated CAM charges for the period stated in Annexure "I" (Plot and Project Details) from the CAM Commencement Date.

5.3.4 All Maintenance Related Amounts stated in Annexure "I" (Plot and Project Details) are compulsorily payable by the Allottee/s in the future upon demand being raised by the Promoters/Entity & Organization/ Apex Body, regardless of whether the Allottee/s uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club House, and all other facilities provided by the Promoters/Entity & Organization/ Apex Body till such time all due amounts are paid together with Interest for the period of delay in payment.

5.3.5 The Promoters shall provide expense details only in connection of Maintenance Related Amounts at the time of handover of the affairs of the phase / segment of Project to the Entity & Organization/ Apex Body and shall not provide expense details for any other head.



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5.4 **Taxes including Property Tax And Reimbursement Charges**

5.4.1 All Taxes, shall be borne, paid and discharged by the Allottee/s, as and when the same are required to be paid and/or as and when demanded by the Promoters and the Promoters shall not have any liability or obligation in respect thereof.

5.4.2 If any Taxes, whether retrospective, or prospective, in nature, arise hereafter, including after the Date of Offer of Possession, the Allottee/s shall be solely liable to pay or reimburse (as directed by the Promoter in its discretion) such Taxes including any interest and/or penalties and/or other amounts, charges and costs, if any, in respect thereof within fifteen (15) Days from the date of written demand made on the Allottee/s by the Promoters.

5.4.3 Property Tax, as determined from time to time, shall be borne and paid by the Allottee/s on and from the CAM Commencement Date, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Allottee/s on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.

5.4.4 In the event of a shortfall between the amount deposited with the Promoters by the Allottee/s towards Property Tax and the demand raised by the authorities (Shortfall Amount), the Promoters shall inform the Allottee/s of such shortfall and the Allottee/s shall be liable to ensure that the same is paid to the Promoters within 15 (fifteen) days of receipt of intimation from the Promoters, failing which the Allottee/s shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Promoters shall not be responsible for any penalty/delay/ action on account of such Shortfall Amount and the same shall entirely be to the account of the Allottee/s.

5.4.5 In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Entity & Organization/ Apex Body at time of handover of the affairs of the Entity & Organization/ Apex Body to the Allottee/s.

5.4.6 If the Property Tax demand in respect of the said Plot/Bungalow, comes directly in the name of the Allottee/s, the amount paid by the Allottee/s to the Promoters towards Property Tax in respect of the Bungalow, shall be refunded to the Allottee/s within 15 (fifteen) days of the Promoters being informed by the Allottee/s that such demand has been raised.

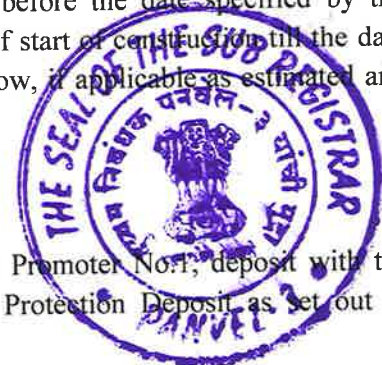
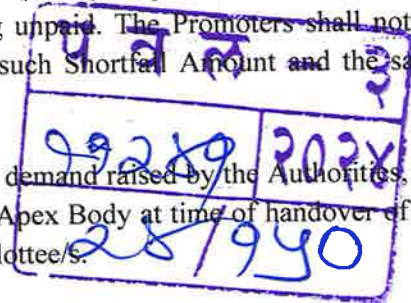
5.4.7 The Allottee/s undertakes to pay to the Promoters, on or before the date specified by the Promoters, the Land under Construction Tax for the period of start of construction till the date of receipt of Occupation Certificate in respect of the Bungalow, if applicable as estimated and demanded by the Promoters from time to time.

5.5 **Development Protection Deposit**

5.5.1 The Allottee/s shall, on or before the date specified by the Promoter No.1, deposit with the Promoter No.1, an undated cheque towards Development Protection Deposit as set out in Annexure "I" (Plot and Project Details) hereto.

5.5.2 The Development Protection Deposit shall be returned to the Allottee/s after completion of construction of the Bungalow and receipt of Occupation Certificate of the Bungalow by the Allottee/s and subject to the policy of the Promoters no. 1.

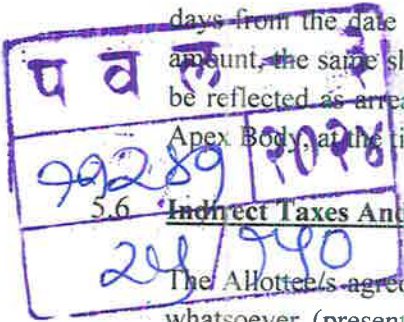
5.5.3 The Allottee/s hereto agrees and acknowledges that, in order to claim the return of the said Development Protection Deposit, the Allottee/s shall notify the Promoters about completion of all construction and fit-out works in the Bungalow, and receipt of Occupation Certificate of the Bungalow. On receiving this notification, the Promoter No.1's representatives/ nominees shall inspect the Bungalow, its immediate vicinity and attached Common Areas and Amenities, if any, for compliance with Promoter no. 1's policy and to ensure no damages are caused to the



neighboring plots and/or common areas. If all construction and fit-outs carried out by the Allottee/s are in adherence to Promoter no. 1's policy then the Development Protection Deposit shall be returned to the Allottee/s.

5.5.4 In the event, any violations are observed by the Promoter no. 1's representatives/ nominees in this regard, the same shall be intimated to the Allottee/s and the Allottee/s shall get the same rectified within 15 (fifteen) days from the date of the said intimation, at his cost and risk. In the event, the Allottee/s fail/s to do the same, then the Promoter no. 1 shall get the same rectified at cost and risk of the Allottee/s. The Allottee/s shall be solely responsible for all costs incurred in this regard along with 25% of the cost incurred payable as penalty to the Promoter no. 1, and which may be recovered inter alia by way of adjustment / set-off against the Development Protection Deposit.

5.5.5 The Promoter no.1 / FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount. The Allottee/s shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Allottee/s hereto provides unconditional and irrevocable consent to the Promoter no. 1 to insert date on the cheque, as per its sole discretion and the Allottee/s has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Allottee/s, the Promoter no. 1/FMC shall raise bills/invoices on the Allottee/s and the Allottee/s undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Allottee/s refrains/ from paying the additional amount, the same shall be adjusted from the CAM charges duly paid by the Allottee/s and shall be reflected as arrears and shall be claimed from the Allottee/s by the Entity & Organization/ Apex Body, at the time the same is formed.



5.6 Indirect Taxes And Levies

The Allottee/s agrees that all levies, charges, Cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the said Plot or otherwise shall be solely and exclusively borne and paid by the Allottee/s. All Direct Taxes in respect of profit (if any) earned from the development and sale to the Allottee/s of the Bungalow shall be borne by Promoters.

5.7 The Allottee/s hereby agrees and acknowledges that the Promoter no. 1 shall, at all times, have the absolute, unconditional and unfettered right to securitize, dispose-off, utilise or deal with the Purchase Price or any part/ portion thereof (whether or not the Promoter no. 1 is in full receipt of the same as of a particular date), in the manner that the Promoter no. 1 may, in its sole and absolute discretion, deem fit. The Allottee/s hereby further agrees and acknowledges that the Promoter no. 1 may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Promoter no. 1, whether in India or worldwide, as permissible under applicable Laws, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly, the Allottee/s hereby grants his irrevocable consent to the Promoter no. 1 to sell, assign, transfer, securitize, dispose-off, utilise or deal with, in a manner suitable to the Promoter no. 1 (without requiring specific consent from the Allottee/s), the Purchase Price and/or part thereof and any amounts received/ receivable by the Promoter no. 1 hereunder including without limitation, the right to directly receive from the Allottee/s such amounts pertaining to the Purchase Price and, or, part thereof and, or, any amounts payable by the Allottee/s herein.

5.8 It is further agreed that any such securitization shall not lead to an increase in the Purchase Price paid by the Allottee/s for the Bungalow and any payment made by the Allottee/s to the Promoter no. 1 and, or, any bank or financial institution/bond holders/investors/funds /vehicle /instrumentality / entity / corporate body etc. nominated by the Promoter no. 1 in writing, shall

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be treated as being towards the fulfillment of the obligations of the Allottee/s under this Agreement to the extent of such payment.

6. DEVELOPMENT: PROMOTERS' RIGHTS & ENTITLEMENTS

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

6.1 The Project

6.1.1 The Promoter No. 1 may make minor additions or alterations as may be required by the Allottee/s, or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended by the Project Architect and/or Project Engineer and/or if required by concerned authorities and will be intimated (in writing) to the Allottee/s.

6.1.2 The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by concerned authorities at the time of sanctioning the plans or thereafter and shall, before the Date of Offer of Possession obtained from CIDCO and other concerned authorities, the Occupation Certificate in respect of the Project, or any part/s thereof.

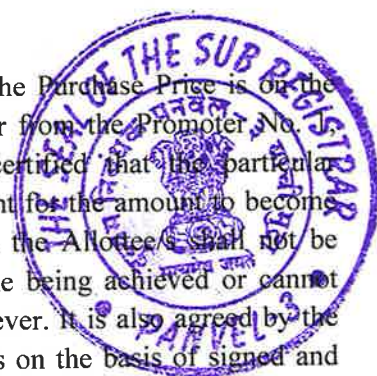
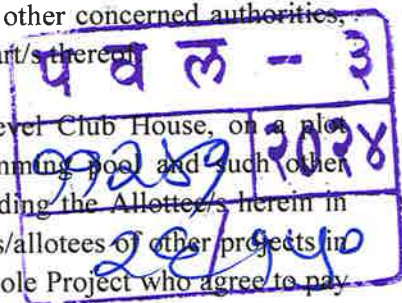
6.1.3 The Promoter No. 1 also proposes to construct a City Level Club House, on a plot adjacent to the RZ 7 & 8 Sector Land, along with swimming pool and such other amenities which shall be for the benefit of occupants including the Allottee/s herein in the Project as well as to the other occupants/ residents/ users/allotees of other projects in the ITP Whole Project and / or users from outside of the Whole Project who agree to pay membership fee to Promoter No.1.

6.1.4 The roads and infrastructures passing through the RZ 1 Sector Land shall be available for use by all the occupants/users/allotees of all other projects in the Whole Project.

6.1.5 The aggregate area proposed for Project R. G. is indicated in the Plans approved by the Competent Authority;

6.1.6 It is agreed by the Allottee/s that wherever the payment of the Purchase Price is on the basis of achieving certain milestones of work, then the letter from the Promoter No. 1 stating that Project Architect or Project Supervisor has certified that the particular milestone is achieved by the Promoter no. 1, shall be sufficient for the amount to become due and payable from the Allottee/s to the Promoter no. 1. the Allottee/s shall not be entitled to make or demand any other proof of the milestone being achieved or cannot delay the payment of the amount due, for any reason whatsoever. It is also agreed by the Allottee/s that wherever the payment of the Purchase Price is on the basis of signed and agreed cost sheet mentioning time-linked payments, the Allottee/s shall not be entitled to make or demand any other proof of such time-linked milestones being achieved or cannot delay the payment of the amount due, for any reason whatsoever.

6.1.7 It is further agreed that for the amount which becomes due and payable by Allottee/s on the basis of achieving certain milestone, then irrespective of the proposed date on which such milestone was to be achieved, as per proposed schedule of progress disclosed to Allottee/s, the amount shall become payable by Allottee/s on the date on which such milestone is actually achieved. The Promoter no. 1 shall be entitled to handover the said Plot faster and complete it earlier than what is disclosed as the proposed schedule of progress.



6.1.8 The Allottee/s rights is restricted only to extent of the Designated FSI to be utilized for constructing the Bungalow and the Allottee/s shall not be entitled to construct anything further, beyond the Designated FSI.

6.2 RZ 1 Sector

6.2.1 The Promoters contemplate that: (i) an overall Development Potential of approximately 29,30,837.40 square metres shall, or may, arise out of, and/or be attributable to, and/or be utilisable upon the Whole Project Land, and (ii) out of the part/portion of the Development Potential to be utilised in RZ 1 Sector, the part/portion of the Development Potential to be utilised in the Project is 1,25,000 square meters. If any part/portion of the Development Potential that is not utilised in RZ 1 Sector, or the Project, and/or the Balance Project of RZ 1 Sector, as mentioned herein for any reason whatsoever, then the Promoter No. 1 may utilize such balance/unutilized Development Potential in another part of the Whole Project Land. The Additional Areas are and shall be over and above the Development Potential.

6.2.2 Presently a small strip of land admeasuring 1977.94 square meters is adjoining RG Area No.6. The Promoter has prepared proposed plans for including the aforesaid strip of land in the RZ 1 Sector Lands in due course of time, a copy of the proposed plans is annexed hereto and marked Annexure 'K'. Since the total RG in the RZ 1 Sector will consequently increase, the Promoter shall be entitled to develop 3 additional plots contiguous to RG No. 8, 2 plots contiguous to RG No.6, 2 plots in RG No.1 and 1 plot in RG No.2 which all will form part of the RZ 1 Sector and shall be entitled to deal with it in the manner the Promoter no. 1 deems fit, all of which have been shown hatched in Blue colour on the proposed plan annexed hereto and marked Annexure 'K'. In totality there will be slight relocation of RG but the RG will be maintained within the framework of law as per layout requirement. The Promoter has informed the Allottee/s of the aforesaid as and by way of informed consent and the Allottee/s, and/or the Entity/Organization, and/or the RZ 1 Sector Organisation shall not raise any disputes in respect of the same either now or in future.

6.2.3 Presently there are boundary fixation and surveys ongoing in respect of lands adjoining the RZ 1 Sector Land on account of which some plots in the RZ 1 Sector Land shall undergo design changes which may undergo change to the layout plan and/or RG Area of RZ 1 Sector development. The Promoter has informed the Allottee/s of the aforesaid as and by way of informed consent and the Allottee/s shall not raise any disputes in respect of the same either now or in future.

6.2.4 The concerned authorities have set out, and may set out, any terms, conditions and restrictions which may apply to, and have to be complied with, by the Promoter No.1, and/or the purchasers and allottees of Premises in RZ 1 Sector.

6.2.5 The Common Areas & Amenities will be located throughout parts and portions of the RZ 1 Sector Land and will be developed and constructed in phases as and when such phases of the Project in which the Common Areas & Amenities are situate and developed; and the Allottee/s shall not have any objection, claim, or dispute in respect thereof, and/or in respect of the proportionate charges that will arise and become payable upon Common Areas & Amenities as developed and made available from time to time. The Allottee/s further agree/s, accept/s and acknowledge/s that the charges, liabilities and Taxes payable in respect of the Common Areas & Amenities will be payable by the allottees, purchasers, owners and occupants from time to time of Premises in the entire RZ 1 Sector and will be distributed and apportioned on the basis of the areas of their respective premises as determined by the Promoter no. 1 in its discretion. Further, the Allottee/s is aware and accepts that the Common Areas & Amenities are for the common use of, inter alia, the allottees, purchasers, owners and occupants, from time to time of Premises in the entire RZ 1 Sector and the Allottee/s and/or the Entity & Organisation in respect of each of the phases in RZ 1 Sector shall never be entitled to, and shall not claim any exclusive right, or

interest, with respect to the Common Areas & Amenities within RZ 1 Sector Land or any of the phases therein and/or restrict or prohibit the use or enjoyment thereof irrespective of whether such Common Areas & Amenities are within RZ 1 Sector Land.

6.2.6 The Promoter no.1 is and shall remain absolutely, exclusively and fully and freely entitled and at liberty in its discretion to: (i) determine the parts and portions of the RZ 1 Sector Land which are to be earmarked for the other phase, (ii) determine the sequence and order in which the development of the RZ 1 Sector is undertaken including that the balance phase may be undertaken simultaneously or concurrently, and (iii) determine the composition/mix of RZ 1 Sector, including, but not limited to, whether the same are developed solely by development and construction of bungalow/row houses/twin bungalows/villas, and/or solely as plots, and/or a mix of the two, or otherwise; and Allottee/s shall have no claim or right in respect thereof and shall not be entitled to raise any disputes or differences in relation thereto.

6.2.7 The Allottee/s confirm/s and acknowledge/s that the Balance Project of RZ 1 Sector and/or the plans, layout plans, approvals etc. in respect thereof, being implemented, or to be implemented in future, are not, and shall not be, the subject matter of this Agreement and there is and shall be no right, entitlement, or interest of any purchasers/allottees in respect thereof, including to raise any objection, dispute, or claim in respect thereof.

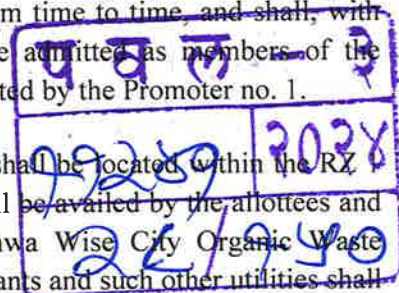
6.2.8 All purchasers and allottees, from time to time, of Premises in the Project and the Balance Project of RZ 1 Sector, including the Allottee/s herein, shall be and be deemed to be on the same footing, and have and shall always have the same rights, interests and entitlements, as per plans, permissions and approvals from time to time, and shall, with them, and as and when the Promoter no. 1 directs, be admitted as members of the respective entity & organisation to be formed and constituted by the Promoter no. 1.

6.2.9 An electric sub-station to be used by RZ 1 Sector Land shall be located within the RZ 1 Sector Land. However, the benefit of this sub-station shall be availed by the allottees and purchasers of all Premises in the RZ 1 Sector. Wadhwa Wise City Organic Waste Converter(s)/Waste recycling units, Sewage Treatment Plants and such other utilities shall also be provided at locations and of sizes/capacity as is required by prevalent rules/vendor specification. The Allottee/s agree/s and accept/s that he/she/they/it shall have no grievance and/or claim against the Promoters in case such utilities are required to be located near the said Bungalow.

6.2.10 The Common Areas & Amenities shall be completed and/or available on or before the date on which the full occupation certificate/s and all other Approvals in respect of the last plot of the last balance RZ 1 Sector Project is/are received by the Promoter No. 1 (hereinafter referred to as the "RZ 1 Sector Project Completion").

6.2.11 There are certain village roads that are passing through the RZ 1 Sector Land. Although the Promoters have maintained the ingress and egress of these roads in the development of the RZ 1 Sector, the allottees and purchasers, the Entity & Organisation, the RZ 1 Sector Organisation and the Apex Body shall never obstruct any public at large to access such village roads. The Promoter has informed the Allottee/s of the aforesaid as and by way of informed consent and the Allottee/s, and/or the Entity/Organization, and/or the RZ 1 Sector Organisation shall not raise any disputes in respect of the same either now or in future.

6.2.12 Further, the Promoters own and hold lands adjoining to the RZ 1 Sector Land, the access to which lands are derived from the RZ 1 Sector Land. The Promoters, the Promoters Affiliates and the purchasers and allottees of such adjoining lands shall have full right to access the RZ 1 Sector Land through 12 mt. wide road on north and south side of Part-A of RZ 1 as marked in **Annexure 'L'**, at all times in future, and neither the Allottee/s herein, and/or any purchasers and allottees of the RZ 1 Sector, and/or the Entity & Organisation, the RZ 1 Sector Organisation shall obstruct the use of such right of way to



the benefit of the Promoters, the Promoters Affiliates and the purchasers and allottees of such adjoining lands. The Promoter has informed the Allottee/s of the aforesaid as and by way of informed consent and the Allottee/s, and/or the Entity/Organization, and/or the RZ 1 Sector Organisation shall not raise any disputes in respect of the same either now or in future.

6.3 General

6.3.1 The Promoters solely and absolutely, own and are in the charge and control of the Whole Project Lands, the entire Development Potential, and Additional Areas, and have, and shall always have, the entire, exclusive overriding, and irrevocable interest and power, entitlement and authority to develop, from time to time, in a phased manner, over such period of time upto the date on which the full occupation certificate/s and all other Approvals in respect of the last building/wing/bungalow/plot of the last project/phase of the last sector of the Whole Project have been received by the Promoter No. 1 from concerned authorities (hereinafter referred to as the "Whole Project Completion") and in such sequence or order (the same being dynamic in nature) all projects and phases upon the Whole Project Lands, including by submitting any part/s or portions thereof, under any Applicable Law including UDCPR and by dealing with, distributing, apportioning, utilising and transferring, the Development Potential, in such manner, to such extent, and at such intervals, as the Promoter No.1 deems fit, in its discretion, upon any part/s or portion/s of the Whole Project Lands. The Allottee/s confirm/s and acknowledge/s that all the Other Projects to be developed in the sectors upon the Whole Project Lands and/or the plans, layout plans, approvals etc. in respect thereof, being implemented, or to be implemented in future are not the subject matter of this Agreement and Allottee/s have no right or interest in respect thereof.

6.3.2 The Whole Project Lands will be developed over a time period of several years, wherein lands would be included, substituted, deleted, modified from the ITP Lands. The RZ 1 Sector Land shall always form part of the ITP Lands.

6.3.3 Presently, the Sanctioned Layout of the ITP depicts various and diverse reservations, designations, parks, playgrounds, amenities, schools, colleges, hospitals, health care facilities, markets, town halls, auditoriums, libraries, economic activities/commercial component etc. The Promoters have not represented or given any undertaking and/or timelines in respect of the development of any of the aforesaid. The Promoters may at their discretion assign or transfer such amenities to any third party.

6.3.4 The development of the Whole Project Lands would be undertaken by Promoter No.1 and/or its affiliates and/or any other developers, development managers, joint venture partners, assignees, contractors, appointees, agents etc. from time to time. The scale and nature and quality of these activities and timelines of development and other activities shall be market driven and shall be as per applicable rules and regulations and as may be decided by Promoter No.1 from time to time. The Allottee is aware that applicable rules and regulations, including those related to FSI, land uses, permissibility of activities, environmental norms and several other aspects, will undergo changes and modifications from time to time.

6.3.5 The area of the Whole Project Lands may undergo change on account of addition / deletion in lands as aforesaid modification in prevalent norms, Development Control Regulations, Township Regulations etc. The Sanctioned layout is as on date transitory and shall be revised for development as deemed fit in the sole discretion of the Promoters.

6.3.6 With respect to the Promoters respective obligations as promoters under RERA and the Joint Development Agreement:-

(a). Promoter No. 1's obligations as "Promoter" under RERA in respect of Project shall be with respect to all its obligations and liabilities under the Joint

Development Agreement including towards obtaining Plans & Approvals, developing, constructing the Project, the Common Areas and Amenities, delivery of possession of the Premises, and in respect of construction defects;

- (b). Promoter No. 2 shall have no liability or obligation whatsoever in relation to any delay in the completion of development and construction of the Project and/or the delivery of possession of the Premises, under RERA, or otherwise, on account of: (i) any breach, default, non-observance or non-compliance by Promoter No. 1 of Applicable Law, and/or Plans & Approvals, and (ii) any title, claims, or encumbrances arising in respect of the lands owned by Promoter No. 1 out of the RZ 1 Sector which directly result in the development and construction of the Project, or any part thereof being restricted, stopped or delayed; and,

6.3.7 Without prejudice to the generality of the foregoing provision, the Promoter No.1 may in its discretion, inter alia, be entitled to:

- (a) make any variations, alterations, amendments, or deletions, in respect of the layout and planning of RZ 1 Sector or any of the projects/phases thereof;
- (b) club, amalgamate, or sub-divide any parts or portion of the RZ 1 Sector Land, into one layout, and/or separate, or combined layout/s, and/or in respect of any Balance Project of RZ 1 Sector, and to do, execute and perform all acts, deeds, matters and things in relation thereto;
- (c) designate, allocate, reserve and/or relocate, realign, modify, and amend from time to time, any Common Areas & Amenities in respect of RZ 1 Sector including the Project and/or any part thereof, including in pursuance of Applicable Law, and/or by virtue of any approvals, and/or as may be required by the concerned authorities;
- (d) direct, designate, hold and control all infrastructure facilities including public space advertising and all promotional signage, hoarding, and all other nature of signage whatsoever, and designate and allocate any Premises, areas, and spaces, upon or in the RZ 1 Sector Land to any persons, including third party service providers, and/or Promoter Affiliates, for the purpose of facilitating the provision and proper maintenance of utility services including without limitation, electricity, water and telecommunication related services;
- (e) allot and/or grant on lease or otherwise howsoever any areas or spaces in the RZ 1 Sector Land, and/or RZ 1 Sector including the Project to utility service providers including electrical, telecommunication, gas etc. service provider/supplier or any concerned authorities;
- (f) hand over and/or transfer any part/s or portion/s of the RZ 1 Sector Land, to any persons, parties, government, or statutory authorities, or bodies, with or without any development or construction thereon, in accordance with Applicable Law, and/or any Approvals, and/or develop any and all areas previously affected by the Reservations and/or as the case may be, and/or develop such further or additional reservations as may be imposed or applied, in the Promoter No. 1's discretion;

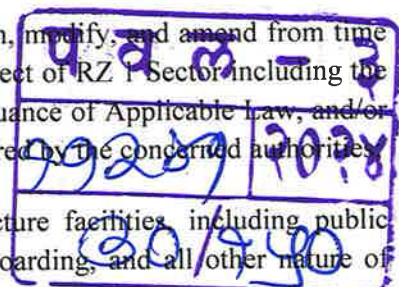
6.4 Allottee/s Confirmations

6.4.1 The Promoter No.1 proposes to develop RZ 1 Sector, including the Project (by utilization of a part of the Aggregate Development Potential) in the manner more particularly provided in this Agreement and the Allottee/s has/have agreed to purchase the said Plot based on the unfettered and vested rights of the Promoters in this regard. Accordingly, the Allottee/s hereby confirm/s personally and as a prospective member/s of the applicable Entity & Organisation, as follows, which are and shall always be the essence of this Agreement, that is:

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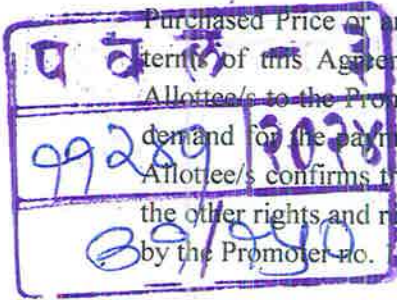


- (a). all the matters, and the rights, powers, authorities, discretions, and entitlements of the Promoters, as recorded and contained in this Agreement, and the Promoters intent and desire in respect of the RZ 1 Sector Land and the developments thereof; and,
- (b). the Allottee/s shall not object to, hinder, obstruct or interfere with the Promoter exercising its rights and powers herein or any grounds.

6.4.2 All the allottee/s/purchasers of the Premises in RZ 1 Sector including the Project shall have ingress and egress to any of the Common Areas and Amenities through the access ways and pathways in RZ 1 Sector as determined by the Promoter No.1.

7. Interest

In the event of the Allottee/s committing default in payment on the due dates of any amount that becomes due and payable by the Allottee/s to the Promoter no. 1 under this Agreement (including his/her/their proportionate share of taxes levied by concerned Local Authority and other outgoing), the Allottee/s agrees to pay to the Promoter no. 1, Interest which shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI on all the amounts including the Purchased Price or any part thereof payable by the Allottee/s to the Promoter no. 1 under the terms of this Agreement from the date the said amount becoming due and payable by the Allottee/s to the Promoter no. 1 i.e. 14 (fourteen) days from the date the Promoter no. 1 raises demand for the payment of such installment, till the date of realization of such payment. The Allottee/s confirms that the payment of Interest by the Allottee/s shall be without prejudice to the other rights and remedies of the Promoter no. 1 and shall not constitute a waiver of the same by the Promoter no. 1 unless specifically provided by the Promoter no. 1 in writing.



8. Loans against the said Plot / the Bungalow

8.1 The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Allottee/s in connection with the payments to be made pursuant to this Agreement and any loan/mortgage created or to be created over the said Plot/ the Bungalow in connection with such loan (which requires the prior written consent of the Promoter no. 1), the Allottee/s shall remain solely and wholly responsible for the timely payment of the Purchase Price or the part thereof and/or any other the amounts payable hereunder.

8.2 The Parties further agree that the Promoter no. 1 shall not, in any way, be liable or responsible for the repayment of the loan taken by the Allottee/s. All costs in connection with the procurement of the loan and creation of a mortgage over the said Plot/ the Bungalow and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Allottee/s. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Promoter no. 1 shall have a lien on the said Plot/ the Bungalow to which the Allottee/s has no objection and hereby waives his right to raise any objection in that regard.

8.3 The Allottee/s hereby expressly agrees that so long as the loan and the Purchase Price remain unpaid/outstanding, the Allottee/s subject to the terms hereof, shall not sell, transfer, let out and/or deal with the said Plot/ the Bungalow in any manner whatsoever without obtaining prior written permission of the Promoter no. 1 and/or the relevant banks/financial institutions which have advanced the loan. In the event of the Promoter no. 1 granting such consent, the Allottee/s shall be liable to and shall pay to the Promoter no. 1 such sums as the Promoter no. 1 may in its absolute discretion determine by way of the transfer charges and administrative and other costs, charges, expenses pertaining to the same, provided however that such transferee/s/assignee/s of the Allottee/s shall always be bound and liable by the terms, conditions and covenants hereof

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and on the part of the Allottee/s to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also. The Promoter no. 1 shall not be liable for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Allottee/s to inform the Entity & Organization/ Apex Body about the lien/charge of such banks/financial institutions and the Promoter no. 1 shall not be liable or responsible for the same in any manner whatsoever.

- 8.4 The Allottee/s indemnifies and hereby agrees to keep indemnified the Promoter No.1 and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Promoter no. 1 and its successors and assigns may suffer or incur by reason of any action that any bank/financial institution may initiate on account of the loan or for the recovery of the loan or any part thereof or on account of any breach by the Allottee/s of the terms and conditions governing the loan.

9. **TIME PERIOD FOR POSSESSION**

- 9.1 Subject to and upon the provisions of this Clause and subject to Force Majeure, the Promoters shall endeavor to offer possession of the Plot, to the Allottee/s, on, or by, the Date of Offer of Possession; provided all the amounts due and payable by the Allottee/s under this Agreement are paid to the Promoters/concerned authorities and the Allottee/s has/have complied with all the terms and conditions of this Agreement.

- 9.2 The Allottee/s shall take possession of the said open Plot within 15 (fifteen) days of the Date of Offer of Possession, failing which the Allottee/s shall be solely responsible/liable for all loss or damage that may be suffered by the Promoters on account of such Allottee/s Event of Default.

- 9.3 The Allottee/s agrees and undertakes to ensure that the construction of the Bungalow is commenced (evidenced by completion of plinth) no later than 4 (four) years from the date of "Date of Offer of Possession" and complete the construction no later than 7 (seven) years from the date of "Date of Offer of Possession". The construction shall be deemed to be completed on the date the Occupation Certificate in respect of the Bungalow (hereinafter referred to as the "OC") is obtained by the Allottee/s. In case of delay in the completion of construction within the timelines as mentioned herein, the Allottee/s shall be liable to pay to the Promoter no.1, an amount of Rs. 5000 (Indian Rupees Five Thousand Only) per week along with applicable Taxes thereon, for every week (or part thereof) till such time the OC is obtained in respect of the Bungalow. This amount shall become payable within 1 (one) month of the demand being raised for the same and any delay shall carry interest @ SBI 1 year MCLR+2%. Further, no resale NOC in respect of the Bungalow/Plot shall be issued by the Promoters or Entity & Organization/ Apex Body (as the case may be) till such time that these amounts are paid in full.

- 9.4 If the Date of Offer of Possession has occurred and the Allottee/s has/have not complied with any of his/her/their/its obligations under this Agreement, including this Clause, and/or the Allottee/s refuse/s to take possession of the Plot, then the same shall be an Allottee/s Event of Default. Without prejudice to its other rights of termination in such a case, the Promoters may, in their discretion, condone the delay, and/or default, by the Allottee/s on the condition that the Allottee/s shall, in addition to all its other liabilities and obligations herein, including payment of all Aggregate Payments, bear and pay to the Promoters separate/independent pre-estimated fixed charges, in addition to (and not in substitution of) interest, calculated at the rate of Rupees 25/- (Rupees Twenty Five Only) per square meter of the Plot per month (hereinafter referred to as the "Holding Charges") and other charges to upkeep the Plot after the expiry of two months from the Date of Offer of Possession or on such dates and at such intervals as the Promoters direct, till the Allottee/s is/are in full compliance with its obligations under this Agreement, including this Clause.

- 9.5 The Allottee/s also accept/s acknowledge/s that as on the Date of Offer of Possession, there shall, or may, be project development and construction works ongoing at such time, including in respect of the Common Areas & Amenities and Balance Project of RZ 1 Sector.

9.6 If, on, or prior to, the Date of Offer of Possession, there are any Aggregate Payments and/or Taxes that are due and payable by the Allottee/s, and/or there are any other obligations herein of the Allottee/s to be performed, the Allottee/s shall be entitled to the possession of the Plot as aforesaid, only upon he/she/they/it having made all payment thereof to the Promoters and/or complied with such obligation.

9.7 **Delay in handing over possession by the Promoter no. 1**

9.7.1 The Promoter no. 1 shall endeavor to take all such steps and precautions necessary to handover the Plot as contemplated herein. However, if on account of Force Majeure there is any delay or anticipated delay in the Date of Offer of Possession, then the Promoters shall not be responsible or liable in any manner, and the same shall both automatically and forthwith stand extended for a period that is equivalent to the period that the Force Majeure continues and has continued and an additional period of 180 Days thereafter; for remobilization, in which case, the Date of Offer of Possession shall automatically stand revised to and substituted by the revised Date of Offer of Possession as communicated by the Promoters. The Allottee/s shall not object, raise any disputes, and/or protest, and/or hold the Promoters liable for the aforesaid delay and extension of time, and shall not be entitled to, and shall not, make, or raise, any claim, for any damages, compensation, reimbursement of expenses or any other payments.

10. **MAINTENANCE OF THE SAID PLOT/ PROJECT LAND / RZ1 SECTOR LAND/ WHOLE PROJECT LANDS/ WADHWA WISE CITY:**

10.1 The Allottee/s is aware and agrees that the maintenance and upkeep of the Common Areas and Amenities of the Project shall be managed by a FMC appointed by the Promoter no. 1.

10.2 The Allottee/s along with the other purchasers in the Project shall undertake and cause the Entity & Organization/ Apex Body to ratify the appointment of the FMC as aforesaid. The Entity & Organization/ Apex Body may appoint the FMC for the term or such further term, or choose to appoint any other facility management company for the maintenance and upkeep of the Common Areas and Amenities, the Project. Similarly, the Federation may appoint the FMC for a further term or choose to appoint any other facility management company for the maintenance and upkeep of the Common Areas and Amenities of the Project Land.

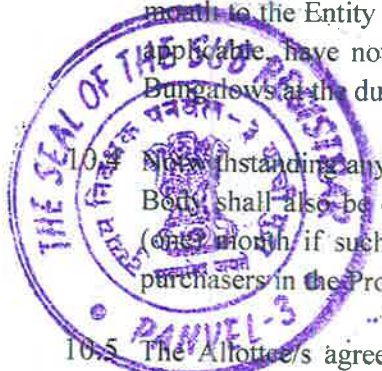
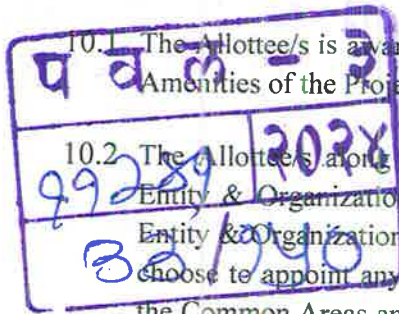
10.3 The FMC shall be entitled to end its services by giving an advance written notice of 1 (one) month to the Entity & Organization/ Apex Body / Federation in the event the CAM Charges as applicable, have not been paid by 100% (hundred per cent) of the purchasers of the Plots / Bungalows at the due date (with a grace period of 30 days).

10.4 Notwithstanding anything stated elsewhere in this Agreement, the Entity & Organization/ Apex Body shall also be entitled to end the services of the FMC with advance written notice of 1 (one) month if such termination has the written consent of 100% (hundred per cent) of the purchasers in the Project.

10.5 The Allottee/s agrees and undertakes to cause the Entity & Organization/ Apex Body to be bound by the rules and regulations that may be framed by the FMC.

10.6 The Allottee/s agrees that the ITP Project/Wadhwa Wise City or parts/phases thereof shall be maintained by one or more Township Maintenance Agency (hereinafter referred to as the "TMA") till such time the Planning Authority/Municipal Corporation/Concerned Authority takes over the maintenance of the ITP Project/Wadhwa Wise City or parts/phases thereof as per applicable regulations. Necessary and separate maintenance charges at Project Level/Real Estate Project-level/Larger Land level shall be levied by the Promoters /Township Maintenance Agency and shall be payable by the users/occupants/residents of the Wadhwa Wise City including the residents of the Project.

10.7 The Allottee/s is/are further aware and agree/s that the Whole Project Lands/Wadhwa Wise City requires proper and periodic maintenance and upkeep. The Allottee/s has/have agreed to



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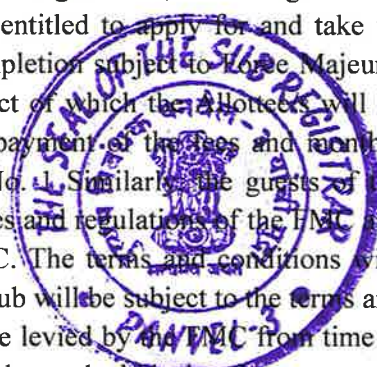
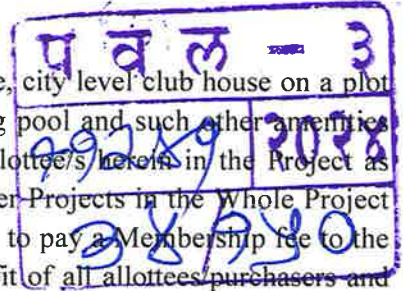
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purchase the said Plot on the specific understanding that the right to use Common Areas and Amenities of the Whole Project Lands and/or Wadhwa Wise City shall be subject to payment of maintenance charges by him/her/it amongst other charges, as determined by the Entity & Organization /Apex Body and/or to the competent authority (in case of handover of ITP land to competent authority) as the case may be. The Allottee/s is/are aware that the Allottee/s rights are restricted to the use and enjoyment of the Common Areas and Amenities of Whole Project Lands /Wadhwa Wise City which are specified in this Agreement.

- 10.8 The Allottee/s hereto agree/s and acknowledge/s that the Promoter no. 1 shall enter into contracts with any Township Management Agency to provide various services such as electricity supply, water supply, water / sewage recycling / treatment and supply, gas supply, garbage handling, security services, medical services, housekeeping, sewage network management, traffic management, emergency services and other general operations in respect of the sewage, Wadhwa Wise City and/or layout related infrastructure thereto to the residents of the various projects in the ITP including residents of the said Project on the terms and conditions contained therein. The Promoter no. 1 reserves the absolute right to conduct all negotiations and finalize terms in this regard. The terms and conditions of such contracts shall be binding on all residents of ITP including the Allottee/s herein and all purchasers/residents/the associations/ultimate organizations/federations shall adhere to the same without raising any dispute thereto. The Allottee/s has no objection to the above and waives all his rights to raise any objection. In accordance with the aforesaid, the Allottee/s is also required to pay the amounts that are set out in Annexure "I" hereto to the TMA to enable the TMA to provide its services and maintain the Common Areas and Amenities for the sewage /Wadhwa Wise City.

11. COMMON AREAS & AMENITIES & RECREATIONAL FACILITIES IN RZ 1 SECTOR

- 11.1 The Common Areas & Amenities, as currently planned include, city level club house on a plot adjacent to the RZ 7 & 8 Sector Land, along with swimming pool and such other amenities which shall be for the benefit of occupants including the Allottee/s herein in the Project as well as to the other allottees, purchasers and occupiers of Other Projects in the Whole Project and users from outside of the Whole Project who have agreed to pay a Membership fee to the Promoter No.1 and certain recreational facilities for the benefit of all allottees/purchasers and occupiers of Premises in RZ 1 Sector. Subject to the Allottee/s complying with, observing and performing all the terms, conditions and provisions of this Agreement, including making payment of the Aggregate Payments, the Allottee/s will be entitled to apply for and take up membership of such club house, and after RZ 1 Sector Completion subject to Loi-e Majeure, the Allottee/s may access, use, and enjoy the same, in respect of which the Allottee/s will be liable to comply with the terms and conditions, and make payment of the fees and monthly maintenance charges as may be decided by the Promoter No. 1. Similarly, the guests of the Allottee/s may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Allottee/s confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.
- 11.2 For further clarification, after the period mentioned at Annexure "I" (Plot and Project Details), the Allottee/s shall be obliged to renew the membership on terms and conditions applicable at the time of such renewal and execute such additional documents and pay the Promoters / the FMC as the case may be the Membership Fees at prevailing rates towards the maintenance membership, usage, maintenance, usage, and upkeep of the Club. Such additional Membership Fee shall be paid in a form and manner prescribed by the Promoters / FMC, failing which the Promoters shall be entitled to suspend access to the all such facilities offered and the Allottee/s shall not be entitled to avail of the Club facilities.
- 11.3 The right to use the facilities at the city level club house, swimming pool and certain other recreational facilities shall be personal to the Allottee/s in the Project and shall not be



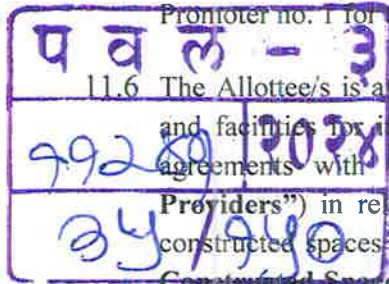
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transferable in any manner to any third person or party whatsoever, save and except to the transferee of the said Plot/ the Bungalow upon the sale / transfer of the said Plot/Bungalow by the Allottee/s. In the event, the said Plot/ the Bungalow is sold/ transferred by the Allottee/s, then the Allottee/s along with his family members being the associate members of the Club, shall cease to be members of the Club, as the case may be and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the said Plot/ the Bungalow, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC.

11.4 The Parties agree that the Club does not form part of the Common Areas and Amenities and it shall always be and shall remain the property of the Promoter no. 1 and the Promoter no. 1 may at its discretion transfer the Club to the Entity & Organization/ Apex Body. Parties further agree that the Promoter no. 1/FMC shall be entitled to grant membership rights to any other third party person(s) / monetize the Club as they may deem fit and the Allottee/s shall not be entitled to object to the same and expressly waives his/her/their/its rights to object the same.

11.5 The Purchaser is aware that the Project / Whole Project Lands will be developed in multiple phases/ sub-divisions and therefore, the common amenities and facilities (like club house, recreational spaces, etc.) shall also be made available to the residents of each phase / sub-division, in a phase-wise manner, as per the overall development plan envisaged by the Promoter no. 1 for the development of and, or, in respect of the Project/ Whole Project Lands.



11.6 The Allottee/s is aware that the Promoter no.1 seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Promoter no.1 has/shall enter into agreements with various third parties/operators (hereinafter referred to as the "Service Providers") in relation to the operation of certain facilities/amenities which are located in constructed spaces that have not been counted in FSI (hereinafter referred to as the "FSI Free Constructed Spaces") by the concerned authorities on account of such spaces so as to facilitate the recreation/comfort of the purchasers/allottees. The terms of such arrangements shall be binding on the Allottee/s and the Entity & Organization/ Apex Body, subject to the following restrictions:

11.6.1 such FSI Free Constructed Spaces cannot be sold and the tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years;

11.6.2 upon formation of the Entity & Organization/ Apex Body, the Entity & Organization/ Apex Body shall take charge of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers;

11.6.3 any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Bungalow;

11.7 The Allottee/s is aware that the Promoter no.1 is not in the business of or providing services proposed to be provided by the Service Providers/FMC or through the Service Providers/FMC. The Promoter no.1 does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Promoter no.1 is not and shall not be responsible or liable in connection with any defect or the performance/non-performance or otherwise of these services provided by the respective Service Providers/FMC.

12. PROJECT COMPLETION; ENTITIES & ORGANISATIONS; FEDERATION; TRANSFER

12.1 The Promoters estimate the date of Project Completion to be on or before 30th December 2026 and, the Promoters in their sole discretion, and subject to Force Majeure intend as follows:

12.1.1 on or before the estimated/projected date of Project Completion, the Promoters shall initiate the process of applying for the formation of a co-operative society under the

Maharashtra Co-operative Societies Act 1960, and/or any other entity, organisation, association, or body, referred to in, or permitted under, RERA (hereinafter referred to as the "Entity & Organisation"), to comprise, inter alia, the Allottee/s and other allottees/purchasers/occupants of Premises in the Project. The nature, type, and constitution of the Entity & Organisation shall be determined by the Promoter no. 1 in its discretion. Presently it is contemplated that the Entity & Organisation to be formed and registered in respect of the Project shall be a co-operative society;

12.1.2 similarly, as and when the Promoter no. 1 receives final Approvals in respect thereof, including the final occupation certificate/s in respect thereof, the Promoter shall likewise form and constitute the Entities & Organisations in respect of each of the Balance Project of R Z 1 Sector;

12.1.3 the Promoter no. 1 shall within 18 (eighteen) months from the date of obtainment of Full Occupation Certificate of the last premises on the RZ 1 Sector Land, shall apply for formation of the RZ 1 Sector Organization, in the manner permissible under Applicable Law. Thereafter, the Promoters shall demise the RZ 1 Sector Land and the Common Areas and Amenities to the RZ 1 Sector Organization for a term in perpetuity. The RZ 1 Sector Organization will comprise of the Entity & Organisation of the Project and other Entities & Organisations in respect of Balance Project of RZ 1 Sector. The lease in perpetuity so executed in favour of RZ 1 Sector Organization shall be subject to the Promoters retaining the rights over the internal roads and the other amenities on the RZ 1 Sector Land for the benefit of all the occupants on the Whole Project Lands as well as for themselves for carrying out the development of the ITP Lands. Further, the lease of the RZ 1 Sector Land shall be subject to any deduction of land which may have to be conveyed to CIDCO like internal roads or other amenities.

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12.2 The RZ 1 Sector Organization shall come forward and execute such documents immediately upon being called upon by the Promoters to do so to ensure that the Promoters comply with all their obligations and duties as provided under RERA. The RZ 1 Sector Organization shall indemnify and keep indemnified the Promoters from and against any liabilities that may be imposed on the Promoters by reason of any delay on the part of the RZ 1 Sector Organization in coming forward and executing such. All costs, charges and expenses including stamp duty and registration charges payable on such transfer/lease shall be to the account of RZ 1 Sector Organization.

12.3 The nature, type and constitution, of the RZ 1 Sector Organisation and its rights, powers, and authorities shall be determined by the Promoter No.1. Further, the Promoters will hand over all the sanctions, Plans & Approvals, as may be required to the respective Entity & Organisation and/or the of RZ 1 Sector Organisation.



12.4 All costs, charges, expenses, liabilities, taxes and maintenance charges, and capital and revenue expenditure related to, and arising from, the Common Areas & Amenities shall be proportionately borne, paid and discharged by the entities & organisations formed and constituted in respect of of RZ 1 Sector, based upon the aggregate area/square meter thereof of all the Premises of the respective projects of of RZ 1 Sector.

12.5 The Promoters shall on or prior to execution and registration of the Lease Deed in favour of the RZ 1 Sector Organization, make full and true disclosure of the nature of its title to the remaining development of RZ 1 Sector Land leased to the RZ 1 Sector Organisation under the aforesaid Lease Deed, as well as encumbrances thereon, if any, including any right, title, interest or claim of any person/s in, to or upon the same.

12.6 Within three (3) months from completion of the Whole Project, the Promoters shall initiate the process of applying to concerned authorities for formation of an apex body, being a corporate body, or association, or organization, or other entity, as may be formed and constituted by the Promoters, at their sole discretion, under any Applicable Law, having as its members and constituents: (a) the sector entities formed in respect of the sectors to be developed and

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completed upon the Whole Project Lands, in a phased manner, over a period of time, with each such sector having a project, or multiple projects as determined by the Promoter in its discretion, and/or (b) the Promoters, and/or (c) any other persons or parties, including the holders and/or lessees, from time to time, of parts or portions of the Whole Project Lands, and/or the owners and/or holders, from time to time, of any buildings or structures developed thereon as projects; as the Promoters deem fit in their sole discretion (hereinafter referred to as the "Apex Body").

12.7 The Promoters shall convey and transfer the Whole Project Lands together with the External Infrastructure to the Apex Body within three (3) months on happening of both the following events, that is:

12.7.1 the receipt of the full occupation certificate of the last building/wing/structure of the last project/phase of the last sector of the Whole Project, by the Promoters; and,

12.7.2 the receipt of the entire purchase price, consideration and other charges, amounts and deposits by the Promoter No. 1 from all allottees/purchasers of all the premises in the Whole Project;

12.7.3 it is clarified that the aforesaid conveyance and transfer excludes or is subject to: (i) any portions thereof handed over to concerned authorities or utility providers pursuant to any reservations, and/or leases of utilities, (ii) any encroached areas which will be transferred on an "as is where is basis", as may be determined by the Promoters in its discretion, and, (iii) all conveyances of buildings and structures constructed on the Whole Project Land to various entities & organizations of the Whole Project and the lease of the RZ 1 Sector Land and the Common Areas & Amenities to the RZ 1 Sector Organisation on the terms and conditions contained herein and in the manner as described in this Agreement). The Promoters shall execute Deed/s of Transfer and Lease Deeds and other writings in respect thereof, subject to (a) what is stated hereinabove, and (b) all other rights, easements, powers, privileges, authorities reserved herein unto the Promoters.

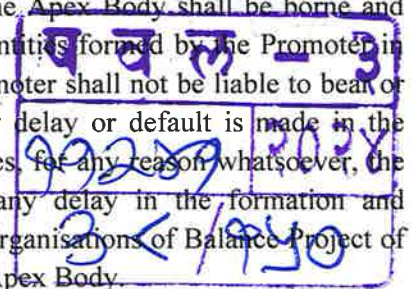
12.8 Without prejudice to the generality of the foregoing provisions, the Promoters have put the Allottee/s to notice of the following matters, facts and disclosures which the Allottee/s has/have agreed and accepted:

12.8.1 that the RZ 1 Sector Land, shall never be sub-divided from the Whole Project Land; and,

12.8.2 that the development of RZ 1 Sector in phases upon the RZ 1 Sector Land contemplates the utilization of part/portion of the Development Potential, which may not be proportionate to the FSI and development potential attributable to and arising out of the RZ 1 Sector Land and also the Additional Areas are and shall be over and above the Development Potential. The Allottee/s, for himself/herself/themselves/itself, and as a prospective member of the Entity & Organisation, shall not be entitled to raise any claim or dispute in respect thereof.

12.9 All the documents, writings, Deed/s of Transfer, Lease Deed etc., to be executed in the conveyance/s, transfer/s and lease, as referred in this Clause (12.9), and all other documents and writings to be executed in relation thereto and/or in pursuance thereof, including bye-laws, rules and regulations of the Entity & Organisation formed in respect of the Project and the RZ 1 Sector Organisation formed in respect of RZ 1 Sector, and the Apex Body, and all writings, forms, applications, etc. in relation to the proposed formation and registration thereof, shall all be prepared and approved by the Advocates and Solicitors appointed by the Promoters, and the same shall contain such terms, conditions, covenants, stipulations and provisions, including those contained in this Agreement including reserving the rights, powers, authorities and benefits of the Promoters, as the Promoters deem fit.

- 12.10 The Entity & Organisation, entities and organisations in respect of each of the Balance Project of RZ 1 Sector, the RZ 1 Sector Organisation, and the Apex Body to be formed and constituted in respect of the Project, Balance Project RZ 1 Sector, RZ 1 Sector, and the Whole Project, respectively, shall be known by such names as the Promoter no. 1 may decide, which names shall not be changed by the Allottee/s, and/or any other purchasers and/or the Entity & Organisation, entities and organisations in respect of each of the Balance Project RZ 1 Sector, and/or the RZ 1 Sector Organisation and/or the Apex Body without the prior written consent of the Promoters;
- 12.11 The Allottee/s shall co-operate with the Promoters and shall sign and execute application forms, papers, declarations, documents and other writings for registration of the Entity & Organisation to be formed and constituted in respect of the Project and do all necessary acts and deeds, so as to enable the Promoters to respectively register the same.
- 12.12 Unless and until the Allottee/s is/are in full compliance of the terms and conditions of this Agreement including the payment of the Aggregate Payments to the Promoters, the Entity & Organisation shall not issue and deliver a share certificate to the Allottee/s.
- 12.13 All, without limitation costs, charges and expenses in respect of the formation and registration of (i) Entity & Organisation, in respect of the Project, shall be borne and paid by all the allottees, purchasers, transferees and occupants of all the Premises in the Project, (ii) Entities & Organisations in respect of the Balance Project of RZ 1 Sector shall be borne and paid by all the allottees, purchasers, transferees and occupants of all the Premises in the Balance Project of RZ 1 Sector, (iii) the RZ 1 Sector Organisation shall be borne and paid by all the Entities & Organisations formed, in respect of RZ 1 Sector, and (iii) the Apex Body shall be borne and paid by the RZ 1 Sector Organisation and all other sector entities formed by the Promoter in respect of Whole Project as set out hereinabove; and the Promoter shall not be liable to bear or pay the same or contribute towards the same, at all. If any delay or default is made in the payment or reimbursement of such costs, charges, or expenses, for any reason whatsoever, the Promoters shall never be held responsible or liable for any delay in the formation and registration of the Entity & Organisation, and/or Entities & Organisations of Balance Project of RZ 1 Sector, and/or the RZ 1 Sector Organisation and/or the Apex Body.



13. NO RIGHTS TO DEMAND SUB-DIVISION

- 13.1 The Allottee/s of the said Plot agreed to be sold hereunder and all the other purchasers/allottees of Plots in the said Project Land shall not have any right to demand sub-division of the said Plot and always subject to the applicable rules, regulations and bye-laws; and
- 13.2 The Allottee/s shall not have individual right, title, claim or interest in respect of the amenity spaces, open spaces and the said entire RZ 1 Sector Land and the rights of the Allottee/s are confined only to the said Plot hereby agreed to be sold, it being expressly agreed subject to the applicable rules, regulations and bye-laws of the Entity & Organisation/RZ 1 Sector Organisation/Apex Body.



14. UNSOLD PLOTS IN THE PROJECT

- 14.1 The person/s in whose favour the Promoters have granted or created, or agreed to grant or create, any mortgage, charge or security interest in respect of any unsold Premises in RZ 1 Sector, may itself/himself/herself/themselves, or jointly with the Promoters, or the Promoters (as the case may be) be admitted as and made members of any of the relevant Entity & Organisation to be formed in respect of such projects in RZ 1 Sector in which such unsold plots are situated, without it, him, her or them or the Promoters being made subject or liable to any separate, special, new or additional condition/s and required to pay any separate, special, additional or extra amount or consideration whatsoever for the same (whether by way of transfer fees, charges, premium, donation or otherwise) and the Allottee/s shall not raise any objection.

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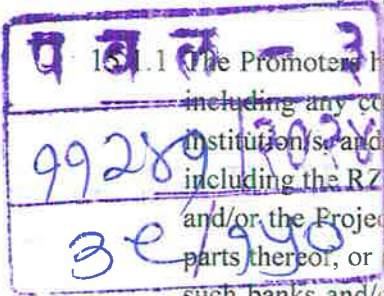
14.2 The Promoters shall not be liable to bear or pay any contributions, deposits, expenses, transfer fees, non-occupancy charges, donations, premiums or any other amounts, charges or liabilities whatsoever to the Entity & Organisation and/or the RZ 1 Sector Organisation, as the case may be, in respect of any unsold/unallotted plots.

14.3 The Promoters shall be entitled, but not obliged to, join as a member of the Entity & Organisation in respect of unsold plots in the Project, if any. Post execution of the Deed/s of Transfer in favour of such Entity & Organisation, the Promoters shall continue to be entitled to such unsold Premises and to undertake the marketing, etc., in respect of such unsold plots.

14.4 Further, it is hereby agreed by and between the Parties that the purchaser/lessees/occupants of these unsold plots shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Entity & Organization/ Apex Body / RZ 1 Sector Organisation. In the event of a violation or breach of the covenants at this and the preceding sub-clauses, the Allottee/s will be liable to pay an amount equivalent to 1% (one per cent) of the Purchase Price of the Plot being sold for each month of delay caused, until such violation or breach is rectified.

15. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

15.1 The Promoters hereby represent and warrant to the Allottee/s as follows:-



15.1.1 The Promoters have availed of and/or may also avail of additional financial assistance, including any construction/corporate loans, infrastructure loans, from bank/s, financial institution/s, and/or person/s against security of any part/s of the Whole Project Lands, including the RZ 1 Sector Land, and/or in respect of all projects, including RZ 1 Sector, and/or the Project and/or the projects in sectors upon the Whole Project Lands, or any parts thereof, or any receivables, which have been, or may be, mortgaged, or charged to such banks and/or financial institutions and/or other persons as security for repayment of the financial assistance taken from them. As part of any such arrangement by the Promoters, all or any of the responsibilities and/or obligations and rights of the Promoters under this Agreement may be transferred to any other person. The Promoters agree that on or prior to the Date of Offer of Possession, the Promoters shall obtain a letter releasing mortgage or charge of such bank/s, and/or financial institution/s, and/or person/s, over the said Plot alone, enabling the Promoters to complete the allotment and sale thereof to the Allottee/s, free of the same. The Promoters agree that post the execution of this Agreement, any mortgage or charge shall not affect the right and interest of the Allottee/s under this Agreement.



15.1.2 Subject to the disclosures made herein by the Promoters, and what is stated in the Title Certificate, the Promoters hereby represent and undertake as follows:

15.1.2.1 the Promoter No. 1 is seized and possessed of or otherwise well and sufficiently entitled (including to develop) the WCIPL Lands;

15.1.2.2 the Promoter No. 2 is seized and possessed of or otherwise well and sufficiently entitled (including to develop) the VPPL Lands;

15.1.2.3 the Promoters are jointly developing the Whole Project Lands under the Joint Development Agreement;

15.1.2.4 the Promoter No. 1 has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall apply for all necessary Approvals from time to time in respect of the Project and/or RZ 1 Sector;

15.1.2.5 the Promoters have not entered into any agreement for sale or any other agreement/arrangement with any person or party with respect to the Plot;

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- 15.1.2.6 there are no encumbrances upon the RZ 1 Sector Land or the Project except those disclosed in the Title Certificate;
- 15.1.2.7 apart from the litigations mentioned in RERA registration of the said project, there are no litigations pending before any Court of law with respect to the RZ 1 Sector Land, and/or the Whole Project Lands, and/or Project;
- 15.1.2.8 all approvals, licenses and permits issued by the competent authorities with respect to the Project, RZ 1 Sector Land are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, RZ 1 Sector Land shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, RZ 1 Sector Land and Common Areas & Amenities;
- 15.1.2.9 other than the Joint Development Agreement, the Promoters have not entered into any agreement for sale or any other agreement/arrangement with any person or party with respect to the RZ 1 Sector Land, including the Project and the said Plot which will, in any manner, affect the rights of Allottee/s under this Agreement;
- 15.1.2.10 the Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the Plot to the Allottee/s in the manner contemplated in this Agreement;
- 15.1.2.11 at the time of execution of the Deed/s of Transfer of the RZ 1 Sector Land to the RZ 1 Sector Organisation, the Promoters shall handover lawful, vacant, peaceful, physical possession of the Common Areas & Amenities to the RZ 1 Sector Organisation;
- 15.1.2.12 the Promoters have duly paid and shall continue to pay and discharge upto the issuance of Occupation Certificate 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; and,
- 15.1.2.13 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 RZ 1 Sector Land) has been received or served upon the Promoters in respect of the RZ 1 Sector Land and and/or the Project.

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16. COVENANTS AND OBLIGATIONS OF ALLOTTEE/S

16.1 The Allottee/s shall offer his/her/their unconditional support for compliance as required by local/state/central government including semi-governmental agencies and pollution control board and which may include operation of the rain water harvesting, water treatment plants, sewerage/effluent treatment plant (if any), fossil fuel generators, dependable parking (if any), solar water heater, photo-voltaic lights/panels, ventilation devices, fire-fighting system/equipment/alarms/sprinklers, organic waste convertors, solid waste segregation, garbage chute and other equipment and processes etc. The Allottee/s hereby give/s his/her/their/its consent and no-objection to the Promoters and/or the Entity & Organisation and/or RZ 1 Sector Organisation and/or the Apex Body to operate, upgrade, maintain and run the above-mentioned equipment, systems, facilities and processes as per the rules and regulations imposed by the concerned authorities and the Allottee/s agrees to contribute to costs involved in these processes on pro-rata basis or as decided by the Promoters and/or the Entity & Organisation and/or the RZ 1 Sector Organisation and/or the Apex Body. The Allottee/s will not hold the Promoters accountable for any penalty or action taken by any authority for failure on the part of the

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Allottee/s or Entity & Organisation and/or the RZ 1 Sector Organisation and/or the Apex Body, to comply with the required laws and procedures for obtaining consents, certification, permissions etc. for operation, up-gradation, modification, periodic monitoring and maintenance of such equipment's /devices and processes.

16.2 If the same is possible and feasible, based, *inter alia*, on the stage of development and construction, and subject to safety conditions, the Allottee/s shall be entitled to visit and view the Project, after taking a prior appointment with the Promoter no.1. The Allottee/s shall adhere to any safety and security conditions as stipulated by the Promoter no.1 and shall visit and inspect at his/her/their/its sole discretion.

16.3 The Allottee/s, with the intention to bind all persons in whose hands the Plot may come, hereby agree/s, confirm/s undertake/s and covenant/s with the Promoters as follows:-

16.3.1 pursuant to obtaining the Promoter no.1's prior written approval, submitting plans and specifications in respect of construction of Bungalow on the Plot or other amenities and;

16.3.2 to rectify and make good any unauthorised and/or unlawful alterations and/or damage to the Plot thereto within seven (7) Days from the date of receipt of a written notice from the Promoters, and/or from any concerned authorities, in that regard;

16.3.3 to bear and pay all increases in outgoings, the Taxes, as well as all water charges, insurance premium and other levies, imposed on account of any change permitted (as provided herein) to be made in the user of the Plot by the Allottee/s;

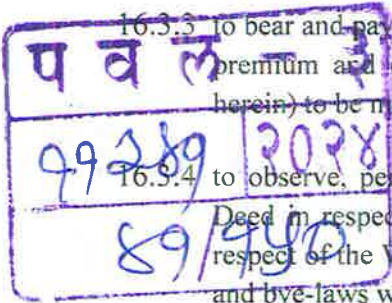
16.3.4 to observe, perform and comply with the terms, conditions and covenants of the Lease Deed in respect of the RZ 1 Sector (as and when executed), and Deed/s of Transfer in respect of the Whole Project Lands (as and when executed), and all other rules, regulations and bye-laws which the Promoters, and/or any Authorities may specify and those which the Entity & Organisation in respect of the Project, and RZ 1 Sector Organisation in respect of the RZ 1 Sector and/or the Apex Body in respect of the Whole Project, as the case may be, may adopt or frame at its/their inception, and any modification thereof, from time to time, including to keep disaster management plan functional throughout the occupation period, if developed by the Promoters, in compliance of the norms stipulated by the concerned authorities;

16.3.5 not to let, sub-let, transfer, assign or part with any interest or benefit under this Agreement or part with the possession of the Plot (if the Date of Offer of Possession has occurred and the Allottee/s has/have taken possession of the Plot in terms and in accordance with this Agreement) until the Allottee/s has/have complied with all his/her/their/its obligations under this Agreement;

16.3.6 shall also observe and perform all the stipulations and conditions laid down by the Entity & Organisation, RZ 1 Sector Organisation, and the Apex Body (all as and when formed and registered by the Promoters), regarding the occupancy and use of the Plot and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

16.3.7 in case of non-availability and/or shortage of water supply from Panvel Municipal Corporation and/or electricity supply from Maharashtra State Electricity Distribution Company/power providers and/or any other concerned authorities/ provider or Authorities, the Promoters, or the Entity & Organisation, or the RZ 1 Sector Organisation or Apex Body, as the case may be, shall endeavor to arrange the same either through tankers and/or any other source, then in such case the Allottee/s shall contribute his/her/their/its share of expenses;

16.3.8 upon and after the Allottee/s is/are permitted by the Promoters to enter upon the Plot as provided herein and until RZ 1 Sector Project Completion and Whole Project Completion,



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subject to Force Majeure Event, as contemplated herein, the Promoters, and their agents, representatives and employees, with or without workmen, and/or any Authorities and their respective officers, agents, or representatives, including Project Architect, Project Engineer, and any engineers, surveyors, contractors, agents, have and shall be entitled, at reasonable times, the right to enter into and upon the Plot, the Project and the Common Areas & Amenities, RZ 1 Sector, Whole Project, and Whole Project Common Areas & Amenities or any part thereof, to view and examine the state and condition thereof and/or for the purpose of undertaking any works as may be required therein and thereto in relation to RZ 1 Sector and Whole Project;

- 16.3.9 not to store on the Plot/Bungalow any goods, objects or materials which are or may be of hazardous, combustible or dangerous nature, or are or may be so heavy as to damage the construction or structure of Project, or the storing of which goods, objects or materials is objected to or prohibited by the Promoters, and/or any Authorities, and shall not carry or cause or permit to be carried heavy packages which may damage or may be likely to damage the entrances, staircases, common passages or any other structure, or part, of Project, and to be liable for all damage that may be caused thereto by the Allottee/s;
- 16.3.10 the wet and dry garbage generated in and from the Plot/Bungalow shall be separated by the Allottee/s and the wet garbage generated in and from the Project shall be treated separately by the allottees/purchasers/occupants of the Premises within the Project Land or RZ 1 Sector Land, as the case may be;
- 16.3.11 not to throw dirt, rubbish, rags, garbage or other refuse, or permit the same to be thrown from the Plot/Bungalow, in the compound or any portion of the Project and/or the Common Areas & Amenities and/or the Whole Project Common Areas & Amenities;
- 16.3.12 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 Plot by the Allottee/s for any purposes other than for purpose for which it is sold;
- 16.3.13 abide by all the bye-laws, rules and regulations of the Authorities, including but not limited to CIDCO, Panvel Municipal Corporation, Mahanagar Gas Limited, Maharashtra State Electricity Distribution Company Limited and any other concerned authorities / local bodies / Authorities (including entering into MOUs/ writings as may be required by such authorities), as applicable / may apply to the RZ 1 Sector Land and/or the Whole Project Lands and any variations / modifications thereto, as may be decided by the Promoters, from time to time and approved by the concerned authorities, from time to time, and shall attend to, answer and will be responsible for all actions for violation of any such conditions or rules or bye-laws;
- 16.3.14 shall be solely responsible for compliance with Applicable Law, notifications, guidelines, etc. for purchase/acquisition of immovable property in India (as applicable to the Plot), including those pertaining to payment for the same;
- 16.3.15 is/are fully aware of, and have accepted, understood and satisfied himself/herself/itself/themselves with respect to the devolution of title, facts, matters and events, made herein by the Promoters, and have agreed, acknowledged and accepted the same;
- 16.4 The Allottee/s shall not, without the prior written permission of the Promoters, and/or the FMC:
- 16.4.1 do or permit or suffer to be done any act, deed, matter or thing which may render void or voidable any insurance of the Project, and/or any of the Common Areas & Amenities, RZ 1 Sector, Whole Project and Whole Project Common Areas & Amenities, and to make payment of any additional or increased premiums in respect thereof, as may arise on account of any breach by the Allottee/s;

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16.4.2 do or perform, or cause/permit to be done or performed, any act, deed, matter or thing which may or is likely to cause nuisance, disturbance or annoyance to the allottees, purchasers, owners or occupiers of any other Premises/plots in the RZ 1 Sector;

16.4.3 demand, or claim, any partition or division of the Allottee/s ultimate interest as provided herein, in the Project Land and/or RZ 1 Sector Land and/or the Common Areas & Amenities, and/or the Whole Project Lands and/or the Whole Project Common Areas & Amenities or any part thereof, it being expressly agreed, understood and confirmed by the Allottee/s that his/her/their/its interest therein will, if the allotment and sale herein is completed, be impartible, and will be held only through the Entity & Organisation, and/or RZ 1 Sector Organisation and/or Apex Body formed by the Promoters in respect of the Project, RZ 1 Sector, the Whole Project respectively, of which he/she/they/it shall be admitted as a prospective member, in terms of Clause (6.2.6).

16.5 The Allottee/s is/are aware, and agree/s and accept/s, that fire service fees and annual fees in respect of the Project are payable to the concerned Authorities as per provisions of Maharashtra Fire Prevention & Life Safety Measures Act, 2006, and all such fees shall be payable by the Allottee/s, and all allottees, purchasers and occupants of the Premises in the RZ 1 Sector, and the Entity & Organisation, RZ 1 Sector Organisation, and Apex Body (as and when formed and registered by the Promoters), without any liability on the part of the Promoters.

16.6 If the Allottee/s is/are non-resident Indian citizen, or a foreign national/citizen (whether or not the Allottee/s is/are a Person of Indian Origin (PIO) and/or an Overseas Citizen of India (OCI), then it shall be his/her/their sole obligation and liability to comply with the provisions of all applicable Law, including but not limited to Foreign Exchange Management Act, 1999, Reserve Bank of India rules and regulations, exchange control regulations and all other applicable/necessary requirements, rules, regulations, guidelines etc. of the Government or any other Authorities, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to Non-Resident Indians (NRI) and foreign citizens of Indian origin shall be made in Indian Rupees.

16.7 The Allottee/s has/have gone through the representations made by the Promoters, and the details and documents provided by the Promoters and shall further keep himself / herself / themselves / itself updated with all the matters relating to the Project that the Promoters will upload on the website of the Authorities as required by RERA from time to time.

16.8 The name of the Project shall always be called/know by the name '**Wise City RZ-01 Plotted Development**' or any other name as decided by the Promoters, at their discretion, which name shall not be changed without the prior written permission of the Promoters, and thus shall, at all times, be binding upon the Allottee/s and all allottees/purchasers of Premises in the Project.

16.9 In respect of any permitted changes/alterations relating to the Plot the Allottee/s shall take prior written permission of the Promoters and the Entity & Organisation, and do hereby warrant, represent and declare to the Promoters, as follows:

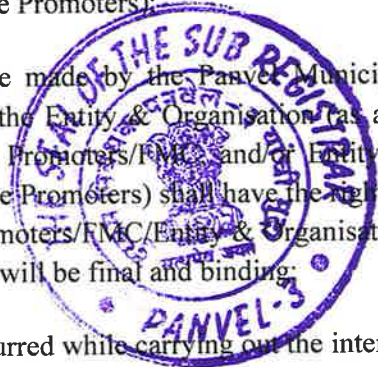
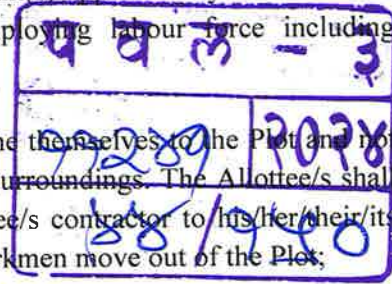
16.9.1 to take all precautions for safety and security of the persons whether employed by the Allottee/s or not and the materials and equipment whether employed fixed by the Promoters and/or the Allottee/s of the Plot and the materials and equipment stored in the RZ 1 Sector whether belonging to the Promoters and/or any other person; and in the event of any damage or accident or theft or otherwise by any person employed by the Allottee/s, the Allottee/s alone shall be liable and responsible for the consequences thereof including but not limited to legal process and action thereunder, replacement, reimbursement of the cost/charges and compensation on demand;

16.9.2 to take all precautions for safety and security of the people in the RZ 1 Sector and adjacent plots, bungalows/buildings/project/public in large while conducting any permitted interior decoration, renovation, furniture making or any other allied work on the Plot;

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- 16.9.3 to be liable and responsible for any damage that may be caused to the Plot/Bungalow or to the plots or to RZ 1 Sector due to any act of omission or commission on the Allottee/s part in carrying out such changes and the Allottee/s will indemnify and undertake to keep the Promoters indemnified of from and against all costs, charges and expenses and consequences arising due to such act of omission or commission;
- 16.9.4 the Allottee/s shall ensure that no work will be carried out or materials stored in the common areas;
- 16.9.5 safety measures from fire hazards will strictly be adhered to by the Allottee/s and his/her/their/its workmen/contractors/agents/etc.;
- 16.9.6 in case any person has to work outside of the Bungalow Area, the Allottee/s contractor will ensure that proper safety measures are adhered to Personal Protective Equipment (PPE) by every working individual and minimum work in pairs. Any liability arises /incident occurring due to unsafe practices and negligence of workers or otherwise will be responsibility of the contractors of the Allottee/s and the Allottee/s shall not make the Promoters responsible for any such losses or any part thereof;
- 16.9.7 all workmen engaged by the Allottee/s, and/or the Allottee/s contractor(s) will be above 18 years of age as per the rules laid by the Labour Commissioner. The Allottee/s contractor(s) will ensure that the contractor(s)/ consultant(s) appointed by the Allottee/s shall adhere to all statutory requirements while employing labour force including Workmen's Compensation insurance policy;
- 16.9.8 all workers of the Allottee/s will be instructed to confine themselves to the Plot and not enter upon, or encroach upon, any other premises and surroundings. The Allottee/s shall strictly ensure that helmets are provided by the Allottee/s contractor to his/her/their/its labour/workmen and will be worn when such labour/workmen move out of the Plot;
- 16.9.9 any damage to the Plot or other Premises due to the negligence of contractor/ workers/ guests etc. of the Allottee/s will be solely responsibility of the Allottee/s and the Promoters have the right to claim any/ all compensation from the Allottee/s for the same;
- 16.9.10 any damage caused to Common Areas & Amenities, neighbouring or any related Premises while carrying out interior work in the Plot and all charges pertaining to the same will be paid by the Allottee/s as instructed by the Promoters/ FMC/ Entity & Organisation (as and when formed and registered by the Promoters);
- 16.9.11 to abide by all the rules and regulations that are made by the Panvel Municipal Corporation, the Promoters, and/or the FMC, and/or the Entity & Organisation (as and when formed and registered by the Promoters). The Promoters/FMC and/or Entity & Organisation (as and when formed and registered by the Promoters) shall have the right to stop work of the Allottee/s and the decision of the Promoters/FMC/Entity & Organisation (as and when formed and registered by the Promoters) will be final and binding;
- 16.9.12 the electricity, water and any other related charges incurred while carrying out the interior work in the Plot will be sole responsibility of the Allottee/s and the charges incurred with regard to the same will be paid by the Allottee/s as and when called upon to do so. The Promoters/FMC/ Entity & Organisation (as and when formed and registered by the Promoters) will be entitled to disconnect these services if payments are not received on time;
- 16.9.13 every work-men and agent will carry the labour gate pass issued from the security at all times within the Project. Information regarding induction of new workmen and agent and termination of the old workmen and agent will be reported to the Property Manager/ Security/ Entity & Organisation/ RZ 1 Sector Organisation and Apex Body (as and when formed and registered by the Promoters) immediately. The security passes with photos



will be deposited with the FMC/Entity & Organisation/ RZ 1 Sector Organisation/ Apex Body (as and when formed and registered by the Promoters), as the case may be, on completion of work in the Bungalow;

16.9.14 no work of interior decoration, renovation, furniture making or any other allied work shall be carried out between 6.00 PM till 10.00 AM, 01.00 PM till 3.00 PM and on the entire day on Sundays and public holidays on the Plot and nuisance shall not be caused at any time to the occupiers of the other Premises in RZ 1 Sector;

16.9.15 suitable arrangements shall be made by the Allottee/s for removal of debris. In case, debris are not removed, the Promoters or the Entity & Organisation (as and when formed and registered by the Promoters) shall do the same and debit Rs.15,000/- Rupees Fifteen thousand only to the Allottee/s' account for each lorry trip for removal of debris, which the Allottee/s' shall be liable to pay immediately on demand.

16.10 The access to the plot is from the internal road is as shown in the plan of the Plot layout plan. The said entrance/access to the Plot from the internal road is shown in Annexure 'M'. The Allottee shall not be entitled to shift the said plot entrance / access from the point where it has been granted by the Promoters nor shall they be entitled to increase or decrease the size of the said opening. Under no circumstances the Allottee shall be entitled to make any separate or additional access from any other side of the Plot. Under no circumstances the Allottee shall be entitled to make any separate/additional entry and exit point to any of the recreational open spaces on the rear or make any additional access on the sides or on the front portion of any of the internal or the external roads.

16.11 The Allottee/s shall not be entitled to park their vehicle on any of the internal or external roads and can only park their vehicle/s within the Plot.

16.12 The Allottee/s agree/s and confirm/s that the Promoters/ Promoters' servants and agents and all persons authorised by the Promoters shall have full right and absolute authority to enter upon or remain on the Project or the Project Land or the RZ 1 Sector Lands or the Whole Project Land for the purpose of carrying out and completing the development of and construction on the Project Land or the Building or the RZ 1 Sector Lands or the Whole Project Land in utilization of part/full Project FSI (present or future, as the case may be) including right to amend layout plan/s and/or scheme of development for which the Allottee/s have given the Promoters specific irrevocable consent.

16.13 The Allottee/s further covenant and agree with the Promoter as follows:



16.13.1 To maintain the said Plot / Bungalow at the Allottee/s own cost in good tenable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Project against the rules, regulations or bye-laws of the Entity & Organization/ Apex Body / Federation/Apex Body or concerned local or any other Authority or change / alter or make addition in or to the said Plot / Bungalow or the Project or any part thereof ;

16.13.2 To not make any changes to the external appearance and façade of the Bungalow without the express written permission of the Entity & Organization/ Apex Body (and prior to the Entity & Organization/ Apex Body being formed, from the Promoters). For consideration of any such application, a scrutiny fee of Rs. 10 (Indian Rupees Ten Only) per sq. ft. (as revised from time to time to cover the cost related to consideration of such application) alongwith applicable Goods and Services Tax / Taxes shall be payable to the Entity & Organization/ Apex Body or the Promoters (as the case may be);

16.13.3 The Allottee/s undertakes to maintain and upkeep the external appearance of the Bungalow and remaining Plot in good condition, including regular cleaning, mowing

of lawns (if applicable), etc. to ensure the overall look and feel, and from homogeneity perspective;

16.13.4 The Allottee/s undertakes to paint the external façade of the Bungalow every 3 (three) years;

16.13.5 In case of any internal changes to the structure and/or any changes which are visible from outside and approved by the Entity & Organization/ Apex Body or the Promoters (as the case may be), the Allottee/s shall obtain appropriate Approvals from the Authority at its own cost, prior to commencement of such works. A copy of the Approvals so obtained shall be provided to the Entity & Organization/ Apex Body or the Promoters within 15 (fifteen) days of receipt of the same, and prior to commencement of such works. The Allottee/s shall also notify the Entity & Organization/ Apex Body or the Promoters regarding completion of such works within 15 (fifteen) days post completion along with evidentiary proof thereof;

16.13.6 Not make any alteration in the elevation, layout and color scheme of the external facade except in accordance with the design provided by the Promoter no.1;

16.13.7 Not to put any wire, pipe, grill, plant, outside the windows of the Bungalow to inter alia dry any clothes or put any articles outside the Bungalow or the windows of the Bungalow or any storage in any area which is visible from outside, save and except the utility area (if applicable); and

16.13.8 Keep the sewers, drains pipes in the Bungalow and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Project. The Allottee/s agrees to comply with the possession policy and the permissible changes policy of the Promoters as amended from time to time.

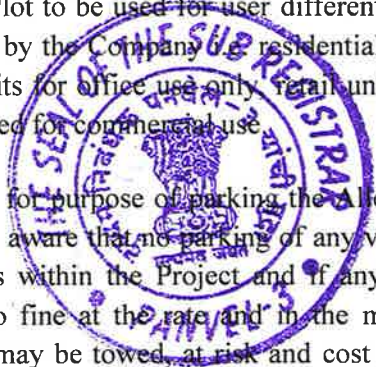
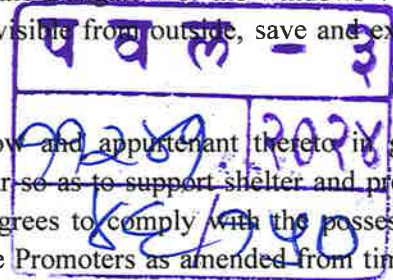
16.13.9 The Allottee/s agrees that no resale NOC in respect of Bungalow shall be issued by the Promoters or Entity & Organization/ Apex Body (as the case may be) in respect of Bungalow /Plot till such time that the completion certificate in respect of Trunk Infrastructure of the Said Bungalow /Plot has been received;

16.13.10 The Purchaser shall not allow the Bungalow / Plot to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use.

16.13.11 The Allottee/s shall use the Parking Space only for purpose of parking the Allottee/s own vehicles. The Purchaser confirms that he is aware that no parking of any vehicle (self or third party) is permitted on the streets within the Project and if any such vehicle is parked, the same shall be subject to fine at the rate and in the manner provided in Clause 4.5. Further, the vehicle(s) may be towed, at risk and cost of the Allottee/s.

16.13.12 To pay to the Promoter no.1 within 7 (seven) days of demand by the Promoters, the Allottee/s share of HVAC and diesel consumption charges in the said Plot / Bungalow which will be calculated on a pro-rata basis.

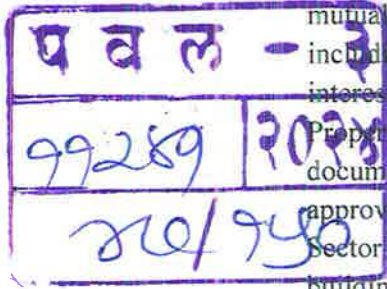
16.13.13 The Allottee/s agrees and acknowledges that the Town Level Club House is owned by the Promoter no.1 and will not raise any objections or make any claims with regards to the same. The Allottee/s agrees and acknowledges that the Town Level Club House is a paid for facility. Accordingly, the Allottee/s agrees and undertakes to after the periods mentioned at Annexure "I" (Plot and Project Details), make further payments towards the Membership Fees at the prevailing rates levied by the Promoters / FMC/TMA as the case may be, towards the membership, usage and upkeep of the



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Town Level Club House, failing which the Promoters shall be entitled to suspend access to the Town Level Club House.

16.13.14 The Allottee/s understands and agrees that the Allottee/s shall not sell, lease, let, sub-let, transfer, assign or part with Allottee/s rights, title, interest or benefit under this Agreement or part with the possession of the said Plot/ Bungalow till such time that all the amounts payable by the Allottee/s are paid in full and the Allottee/s is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer/lease etc. of the said Plot/ Bungalow after this time shall require written approval/ no-objection letter ("NOC") from the Promoter No.1 (till such time that the Entity & Organization/ RZ 1 Sector Organization/Apex Body take over the management of the affairs of the Whole Project Lands) to ensure that the inherent nature of the Entity & Organization/ RZ 1 Sector Organization/Apex Body is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Entity & Organization/ RZ 1 Sector Organization/ Apex Body. The Allottee/s further agrees that in the event of any breach of any conditions, covenants or obligations under this Agreement, including but not limited to conditions pertaining to fit-out and maintenance of the said Plot/Bungalow, the Allottee/s shall rectify and cure such breach to the satisfaction of the Entity & Organization/ Apex Body/ RZ 1 Sector Organization, prior to obtaining such NOC. The Allottee/s is aware that at the time of issuance of such NOC, the Allottee/s (or party acquiring the interest, as they may mutually agree) will be required to clear all outstanding dues on the Bungalow, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Promoter No.1 (till such time that the Entity & Organization/ RZ 1 Sector Organization take over the management of the affairs of the buildings/villas/bungalows and the larger development respectively, of the Promoters) shall be invalid and liable to be canceled.



16.13.15 The Allottee/s confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to the application form, allotment letter, brochure or electronic communication of any form.

16.13.16 The Allottee/s agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of plots in the Project from impeding, the ability of the Promoter no.1 or its representatives to enter into the Project and, or, the Whole Project Lands (or any part thereof) for the purposes of showing any unsold plots to prospective purchasers or brokers and, or, showing the Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Promoter no. 1. In case the Allottee/s, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Promoter no. 1 an amount equal to 0.5% (zero point five per cent) of the Purchase Price of the said Plot for every day that any such breach continues within 15 days from the receipt of a written notice from the Promoter no. 1 in this regard and the Promoter no.1 shall have a lien over the Bungalow for such amount till the payment in full.



16.13.17 The Allottee/s, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Promoter no. 1 to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the

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Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Allottee/s understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA as amended from time to time. The Promoter no. 1 accepts no responsibility/liability in this regard. The Allottee/s shall keep the Promoter No.1 fully indemnified and harmless in this regard. Whenever there is any 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 the same in writing to the Promoter no.1 immediately and comply with necessary formalities if any under the applicable laws. The Promoter no.1 shall not be responsible towards any third party making payment/remittances on behalf of any Allottee/s and such third party shall not have any right in the application/allotment of the said Bungalow applied for herein in any way and the Promoter no.1 shall be issuing the payment receipts in favour of the Allottee/s only.

16.13.18 The Allottee/s is aware that various Allottee/ss have chosen to buy plot(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Promoter no.1 has agreed to sell this Plot to the Allottee/s on the premise that the Allottee/s shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Promoter no.1 and of the development. Any Allottee/s who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.

16.13.19 The Allottee/s undertakes to observe all other stipulations and rules which are provided herein in order to enable the Project to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

16.13.20 The Allottee/s shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Promoter no.1 may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

17. TERMINATION

17.1 Termination by Promoters

17.1.1 The Allottee/s agree/s and confirm/s that, without prejudice to all its rights, powers, authorities, discretions, entitlements and remedies of the Promoters under this Agreement, and Applicable Law, the Promoters shall be entitled, in their discretion, to terminate and cancel this Agreement in the circumstances set out in clause (17.1.1) and/or (17.1.6) herein below.

17.1.2 If the Allottee/s commit/s an Allottee/s Event of Default, the Promoters shall be fully and freely entitled, in its discretion, and without prejudice to all its rights and remedies herein, and under Applicable Law, to deliver to the Allottee/s a fifteen (15) Days prior notice in writing of its intention to terminate and cancel this Agreement, and if the Allottee/s fails, refuses and neglects to remedy or rectify such Allottee/s Event of Default, to the satisfaction of the Promoters, by the expiry of the aforesaid notice period of fifteen (15) Days, then this Agreement and any writings that may have been executed in pursuance hereof shall forthwith *ipso facto* and automatically stand cancelled and terminated without any further act, deed, matter or thing being required to be done, executed and performed, by the Parties.

17.1.3 On the cancellation and termination as envisaged in this Clause (17.1.1), the Allottee/s shall be liable to bear and pay the Liquidated Damages and the Other



Reimbursements/Amounts Payable on Termination to the Promoters. In view thereof, the Liquidated Damages and the Other Reimbursements/Amounts Payable On Termination shall be deducted and appropriated by the Promoters from and out of the Purchase Price paid by the Allottee/s, and received and realised by the Promoters, and the net balance thereof, if any, shall be paid to the Allottee/s (or at the sole option of the Promoters to the bank / financial institution / financier from whom the Allottee/s has/have availed of a housing loan) within thirty (30) Days of the execution and registration by the Parties hereto of the Deed of Cancellation (in terms of a draft prepared by the Advocates and Solicitors of the Promoters) recording the termination and cancellation of this Agreement and any related and incidental documents and writings, if so required by the Promoters in their sole discretion, and the Allottee/s shall comply with all other requirements of the Promoters as would be required for effective termination of this Agreement. It is agreed and clarified that other than the aforesaid amount, the Promoters shall not be liable to refund, bear, pay and discharge to the Allottee/s any other amounts, charges, liabilities, compensation or damages. It is agreed and clarified that if any part of the Liquidated Damages and the Other Reimbursements/Amounts Payable On Termination is not recoverable from the Purchase Price paid by the Allottee/s, the same shall be paid by Allottee/s to the Promoters within fifteen (15) Days from the aforesaid cancellation and termination along with Interest thereon till receipt of the aforesaid amount (including the accrued Interest) by the Promoters.

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17.1.4 Notwithstanding anything contained herein the Promoters are entitled and hereby authorized to deduct all Taxes and statutory impositions that may have been paid by them to the concerned authorities by the Promoters in respect of each of the amounts/instalments paid by the Allottee/s under this Agreement.

17.1.5 The Allottee/s agree/s that upon termination of this Agreement as aforesaid, the Promoters shall be released and discharged of any and all liabilities and obligations under this Agreement and the Allottee/s hereby irrevocably authorizes the Promoters to deal with, allot, sell, or otherwise alienate, or dispose of the Plot along with all rights incidental thereto to such person or persons at such price and on such terms and conditions as the Promoters may deem and think fit in their absolute discretion and the Allottee/s shall not be entitled to question or raise any objection to the same or challenge such subsequent agreement/transaction or claim from the Promoters any amount other than the refund of the amount actually paid by the Allottee/s to the Promoters and this Agreement shall be deemed to stand cancelled and the Allottee/s shall cease to have any right, title, interest, claim or demand of any nature whatsoever under this Agreement and/or against the Promoters.



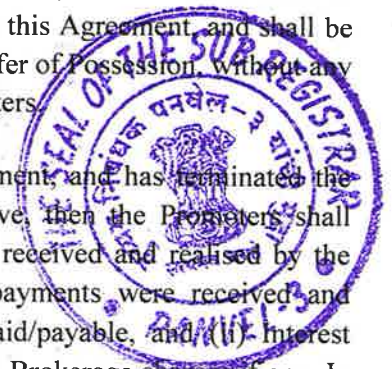
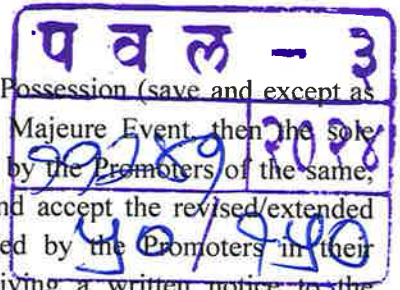
17.1.6 No Interest shall be payable by the Promoters if the termination is due to any breach or default by the Allottee/s that is not cured despite issue by the Promoters of a notice of termination to him/her/them.

17.1.7 If due to Applicable Law, and/or any action of Authorities, and/or any legal action, circumstances, or reasons, and/or any Force Majeure event, the Promoters, in their discretion, are of the opinion that the Project or any part thereof, including construction of Project, shall or may be suspended, or stopped, for 24 (twenty four) months consecutive months, or more, or any part of Project has, in fact, been stopped or suspended for the aforesaid period of 24 (twenty four) months consecutive months, then the Promoters shall be entitled, in their discretion, to terminate and cancel this Agreement by delivering a written notice of at least 30 (thirty) days to the Allottee/s. On the delivery of such notice to the Allottee/s, this Agreement and any writings as may have been executed in pursuance hereof, shall *ipso facto* automatically and forthwith stand cancelled and terminated, without any further act, deed, matter or thing having to be done, executed, or performed, by the Parties. Within the time specified hereinafter, after such termination, the Promoters shall refund the Purchase Price installments received and realised by the Promoters, together with Interest thereon from the date

such payments were received and realized by the Promoters, up to the date of termination of this Agreement or the date of refund as referred to in the Deed of Cancellation mentioned herein above, together with Liquidated Damages after deducting the Other Reimbursements/ Amounts Payable On Termination. The aforesaid refundable amount with Interest thereon, and pre-estimated Liquidated Damages as mentioned in this Clause, shall be refunded / paid by the Promoters to the Allottee/s (or at the sole option of the Promoters to the bank / financial institution / financier from whom the Allottee/s has/have availed of a housing loan) within thirty (30) Days from the date of execution and registration of a Deed of Cancellation (in terms of a draft prepared by the Advocates and Solicitors of the Promoters) recording the termination and cancellation of this Agreement and any related and incidental documents and writings, if called upon by the Promoters to do so. The Allottee/s agrees to return all documents (in original) with regards to this transaction to the Promoters, comply with all other requirements of the Promoters as would be required for effective termination of this Agreement. It is agreed and clarified that other than the aforesaid refund amount with Interest thereon and pre-estimated Liquidated Damages as mentioned in this Clause to be paid, the Promoters shall not be liable to make payment of any further or other amount, damages, compensation amounts, or liabilities to the Allottee/s. It is further agreed and clarified that in the event the Promoters do not call upon the Allottee/s to execute and register the aforesaid Deed of Cancellation, then the aforesaid refundable amount with Interest thereon, and pre-estimated Liquidated Damages as mentioned in this Clause, shall be refunded / paid by the Promoters within thirty (30) Days from the date of termination of this Agreement.

17.2 Termination By Allottee

- 17.2.1 If there is a delay or extension of the Date of Offer of Possession (save and except as provided herein), excluding on account of any Force Majeure Event, then the sole remedy of the Allottee/s, on being notified (in writing) by the Promoters of the same, shall be to either: (i) continue with this Agreement, and accept the revised/extended Date of Offer of Possession as estimated and decided by the Promoters in their discretion, or (ii) to terminate this Agreement by giving a written notice to the Promoters; provided that the aforesaid right of termination shall be exercised by the Allottee/s by addressing and delivering to the Promoters the aforesaid written notice no later than 15 (fifteen) days from being notified in writing by the Promoters, as aforesaid, of such delay, failing which the Allottee/s shall have deemed to have irrevocably opted and elected to continue with this Agreement, and shall be deemed to have waived his/her/their/its aforesaid option to terminate this Agreement, and shall be deemed to have accepted, the revised/extended Date of Offer of Possession, without any liability or obligation whatsoever on the part of the Promoters.
- 17.2.2 If the Allottee/s has/have opted to terminate this Agreement, and has terminated the same in strict accordance with Clause (17.2) hereinabove, then the Promoters shall refund to the Allottee/s the Purchase Price installments, received and realised by the Promoters together with Interest from the date such payments were received and realized by the Promoters after deducting (i) Taxes paid/payable, and (ii) Interest payable by the Allottee/s on delayed payments, if any (iii) Brokerage charges if any. In a situation of termination other than by virtue of Force Majeure Event, the Promoters shall additionally pay a one-time fixed pre-estimated Liquidated Damages of Rupees One Hundred only per square meter of the Plot (which the Parties consider to be reasonable, and not as a penalty), but no other penalties, damages or liabilities. Upon such termination, the Allottee/s shall be bound and liable to execute and register a Deed of Cancellation (in terms of a draft prepared by the Promoters) recording such termination and cancellation of this Agreement, however the date of the Allottee/s aforesaid notice of termination shall be and be deemed to be the date on which this Agreement has stood terminated and cancelled.



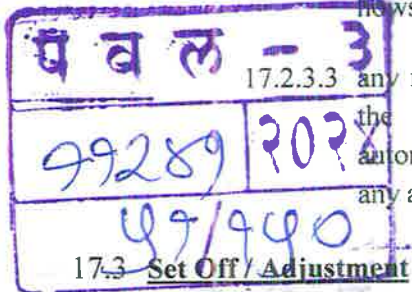
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17.2.3 It is agreed and confirmed by the Allottee/s that upon the termination and cancellation of this Agreement, under any of the terms, conditions and provisions of the Agreement, including under Clause (17.1.1) or (17.1.6) or (17.2) the following shall forthwith apply and bind the Allottee/s, that is:

17.2.3.1 the Allottee/s shall cease to have any right, title, interest, claim, or demand in or to the Plot, under this Agreement and any related and incidental documents and writings, and the Promoters shall be fully and freely entitled, without any objection or obstruction, of or by Allottee/s, to allot and sell, deal with and/or otherwise encumber, alienate or dispose-of the same, to such person/s, in such manner, for such consideration and on such terms and conditions as the Promoters deem fit, in their discretion;

17.2.3.2 the Allottee/s shall never be entitled to make or raise any claim in respect of the appreciation in value or price of the Plot as a result of any increase in market price, or as a result of any accretion or improvement that may have been made or installed at the request of the Allottee/s, or otherwise arising howsoever; and,



17.2.3.3 any mortgage, charge, lien or security interest created by the Allottee/s over the Plot, and/or the Allottee/s interest under this Agreement, shall automatically stand terminated, cancelled, released and discharged, without any act, deed, matter or thing required to be done, executed or performed.

The Allottee/s hereby grants to the Promoter no.1 the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Allottee/s to the Promoter no.1 including the Purchase Price, Interest and/or Liquidated Damages against any other amounts payable by the Allottee/s to the Promoter no.1 or by the Promoter no.1 to the Allottee/s pursuant to this Agreement and in relation to the said Plot. The Allottee/s agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Allottee/s, in that regard, shall be deemed to have been waived.

18. INSURANCE

Upon RZ 1 Sector Completion occurring and subsequently upon completion of construction of the Common Areas & Amenities the same shall be respectively insured by the Promoters, to such extent, as it deems fit, in their discretion, against risks including third-party liability, acts of God, etc, but not in respect of any articles, chattels, goods, or personal effects therein; all of which shall be separately insured by the allottees/purchasers/owners of the Pre mises at their own cost and liability. The cost of the insurances to be obtained by the Promoters shall be recovered from the Allottee/s as a part of the Other Charges & Deposits and the Allottee/s shall bear and pay the same.

19. INDEMNITY

19.1 The Allottee/s hereby agree/s and undertake/s to indemnify and keep indemnified and saved harmless, at all times, the indemnified Parties, and their estates and effects, against all loss or damage, and/or any suits, actions, proceedings or notices that they, or any of them, may sustain and suffer, and all costs, charges and expenses, that they, or any of them, may incur by reason, or as a result of: (a) any failure, breach, default, non-observance, or non-performance, or non-compliance, by the Allottee/s of any of the terms, conditions and provisions of this Agreement, and/or (b) any accident or injury caused to, or suffered by, the Allottee/s, or his/her/their/its family members, guests, servants, agents, representative/s, and any person/s residing in, or occupying, or entering upon, the Project, the RZ 1 Sector, and the Whole Project, including any persons visiting the Allottee/s or his/her/their/its family, guests or visitors or staff, and all persons claiming through or under them or any of them.

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19.2 The Allottee/s shall also be responsible for and shall indemnify and keep indemnified, the Promoters, from and against all damages, actions, claims, demands, costs, charges, expenses, penalty, prosecutions, proceedings relating to the Plot or any part thereof or to any person, due to any negligence or any act deed thing or omission made, done or occasioned by the Allottee/s or the servants, agents, licensees, invitees or visitors of the Allottee/s and/or any breach or non-observance by the Allottee/s of the Allottee/s representatives, warranties and covenants which are to be observed and performed by the Allottee/s.

20. NO LIABILITY

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

20.1.1 any harm, injury, loss or damage to any person/s, or property caused by, or through, or in any way associated with, a failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project or any part thereof, and whether or not the same is caused by any Force Majeure, or otherwise however;

20.1.2 any harm, injury, loss, damage, or inconvenience suffered by, and/or caused to, any person/s, or property, due to, or related to, or caused by, or in the course of the use, or entry into the Plot, and/or the access to any part of the Project; and/or,

20.1.3 for the security, safekeeping and insurance, of the Project or any part thereof, and of any person/s therein, and/or of the contents and possessions thereof.

21. GENERAL PROVISIONS

21.1 Allottee/s Obligation of Confidentiality

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

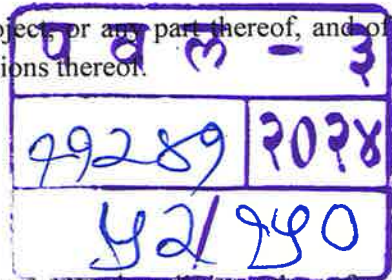
21.1.1.1 is required by Applicable Law to be disclosed;

21.1.1.2 is required to be disclosed by any Authorities with relevant powers, which the Allottee/s is subject or submits;

21.1.1.3 is or shall (otherwise than by breach or default of this Agreement) be in the public domain;

21.1.1.4 is required in connection with any financing which the Allottee/s may require or has already obtained in terms and in accordance with this Agreement.

21.1.1.5 Without prejudice to the generality of the foregoing provisions, the Allottee/s agree/s and undertake/s that no press releases, statements, interviews, publicity, advertisement, notices, disclosures, and/or any other publicity, whether in print or digital media (including social media), of, or concerning, or related to, the agreement for allotment and sale herein, and/or any Confidential Information, shall be directly or indirectly issued, given, made, motivated, distributed, generated, or disseminated, in any manner, and by the Allottee/s, without the prior written permission of the Promoters, which permission may be refused by the Promoters, in their discretion.



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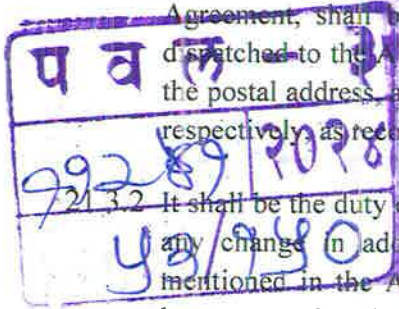
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21.2 Intellectual Property

- 21.2.1 The Allottee/s acknowledge/s that all Intellectual Property is and shall always be exclusively owned and held by the Promoters alone and that the Allottee/s shall never have any right, title, interest or licence in respect thereof.
- 21.2.2 The Allottee/s shall not reproduce/replicate/publish or use in any manner whatsoever, whether for commercial purposes, personal reasons, or otherwise, any Intellectual Property, and/or any Plans, Approvals, Informative Materials and/or any such materials which may be created or intended/proposed to be created or marketed by the Promoters, and disclosed to the Allottee/s, prior to, or during the subsistence of, the Agreement.
- 21.2.3 The Allottee/s shall immediately bring to the notice of the Promoters any improper or wrongful use or any unauthorised replication/reproduction of Intellectual Property, by any persons or parties, which has come to its/their knowledge.

21.3 Notices

- 21.3.1 All notices, intimations, demands, correspondence and other communications to be served on the Allottee/s or the Promoters, as the case may be, under, and/or in pursuance of this Agreement, shall be deemed to have been duly, effectively and sufficiently delivered, if dispatched to the Allottee/s or the Promoter by Registered Post A.D., or by hand delivery, to the postal address and/or by e-mail, at the e-mail address of the Allottee/s and the Promoters, respectively, as recorded in the Statement annexed hereto and marked Annexure 'I'.

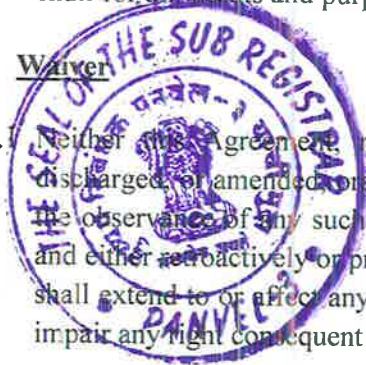


- 21.3.2 It shall be the duty of the Allottee/s, and the Promoters, respectively, to inform each other of any change in address subsequent to the execution of this Agreement in the address mentioned in the Annexure 'I' by Registered Post failing which all communications and letters posted at the addresses mentioned in the Annexure 'I' shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be.

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

21.4 Waiver

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



- 21.4.2 Neither the failure to exercise, nor any delay in exercising, any right, power, privilege or remedy, by a Party, under this Agreement, shall in any way impair or affect the exercise thereof by such Party, or operate as a waiver thereof by the Promoter in whole or in part.

21.5 Promoters' Rights Cumulative

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

21.6 Severability

Any provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions hereof. If for any reason whatsoever, any provision of this Agreement is or becomes,

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or is declared by a court of competent jurisdiction to be, invalid, illegal or unenforceable, then the Promoters will prepare and provide the provision/s to be substituted, which provision/s shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability.

21.7 **Entire Agreement**

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

21.8 **Registration**

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

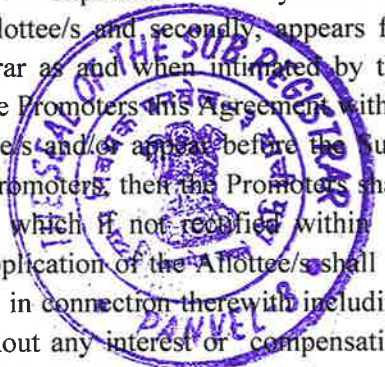
21.9 **Binding Effect**

Forwarding this Agreement to the Allottee/s by the Promoters do not create a binding obligation on the part of the Promoters 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 Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appears before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

21.10 **Informative Materials**

21.10.1 The Allottee/s is/are fully and completely informed and is/are aware that all advertisements, publicity, or promotions, of whatsoever nature in respect of the Whole Project and/or RZ 1 Sector including the Project, in any media, including print, and/or electronic, and/or digital media, and includes writings, brochures, leaflets, pamphlets, handouts, presentations, advertisements, oral or written representations, made and/or published, and/or generated by, or on behalf of, the Promoters, and any other such information or materials as may be made, or published by, or on behalf of the Promoters; and includes publicity reports and includes the show/sample bungalow with fixtures, fittings and amenities etc. provided therein, and/or all matters related or incidental thereto (hereinafter collectively referred to as the "Informative Materials"), have been, and always will be, merely for the sake of convenience, whereby the terms, conditions, and provisions of this Agreement shall solely and exclusively apply and control.

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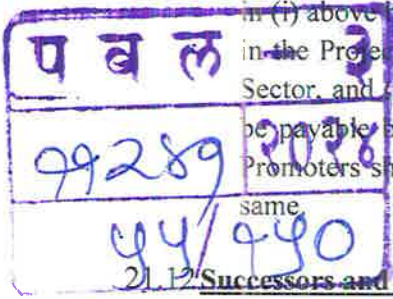
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21.10.2 The Promoters are not liable or obligated to provide the Plot as per show/sample therein.

21.11 Costs

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

21.11.2 All costs, charges and expenses, stamp duty, registration charges, Taxes etc., arising, and/or payable, in respect of all deeds, documents, instruments and writings incidental or related to this Agreement, and/or to be executed in pursuance hereof, that is for the: (i) lease of the RZ 1 Sector Land and the Common Areas & Amenities to RZ 1 Sector Organisation, (ii) the transfer and conveyance of the Whole Project Land and Whole Project Common Areas & Amenities to the Apex Body; and (iii) all other related and incidental deeds, documents and writings including all costs, charges and expenses for preparing and engrossing the same, professional fees or charges payable to the Promoters' Advocates & Solicitors and towards stamp duty and registration fees, shall: (a) in respect of, documents and writings referred to in (i) above be proportionately borne and paid by the allottees and purchasers of all Premises in the Project and all other allottees/purchasers of Premises in the Balance Project of RZ 1 Sector, and (b) in respect of, documents and writings referred to in (ii) and (iii) above shall be payable by all the Organizations formed of all the sectors in the Whole Project. The Promoters shall not be liable to bear and pay any such liabilities, or contribute towards the same.



21.12 Successors and Assigns

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

21.12.2 The Promoter shall always be entitled, in its discretion, to assign this Agreement, and/or all, or any of, its rights and obligations under this Agreement, to any Promoter's Affiliates, including any entity in pursuance of an amalgamation, merger, demerger, or other corporate restructuring of the Promoters.

21.13 Laws

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

21.14 Dispute Resolution

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Real Estate Regulatory Authority as per the provisions of the RERA.

21.15 Governing Law and Jurisdiction

This Agreement shall be governed in all respects by Applicable Law and subject to the terms and conditions herein, provisions of Clause (21.14) (Dispute Resolution), courts at Mumbai shall have exclusive jurisdiction.

21.16 Survival

This Clause (21.16), Clause (17) (TERMINATION), Clause (21.3) (Notices), Clause (21.15) (Governing Law and Jurisdiction), Clause (21.14) (Dispute Resolution) and Clause (21.1) (Allottee/s Obligation of Confidentiality), and all other rights and obligations of the Parties that are held after, and/or are required to be observed and performed upon and after the termination of this Agreement, shall survive the termination of this Agreement, and the Parties shall

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continue to respectively hold such rights, and be bound, liable and obliged to comply with their obligations in respect thereof.

21.17 Income Tax

21.17.1As required by the Income Tax (Sixteenth Amendment) Rules, 1998:

- (i). the Permanent Account Number (PAN) allotted to Promoter No. 1 is AAACW5097J and a copy of its PAN Card is annexed hereto.
- (ii). the Permanent Account Number (PAN) allotted to Promoter No. 2 is AACCV4657K and a copy of its PAN Card is annexed hereto,
- (iii). the Permanent Account Number (PAN) allotted to Allottee/s are ABIPY8112A, DCJPG9663M, and copies of its PAN Card/s are annexed hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

Firstly: (Description of the VPPL Lands)

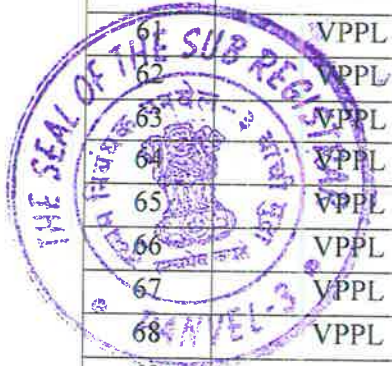
Sr.No.	Owned By	Village	Gat No./ H. No.	Land in Acres
1	VPPL	Vardoli	40/1	0.65
2	VPPL	Vardoli	40/2	3.59
3	VPPL	Vardoli	40/3	0.10
4	VPPL	Vardoli	40/4	0.56
5	VPPL	Vardoli	40/5	0.25
6	VPPL	Vardoli	43/0	2.20
7	VPPL	Vardoli	44/1	1.95
8	VPPL	Vardoli	44/2	0.10
9	VPPL	Vardoli	45/0	2.75
10	VPPL	Vardoli	46/2/1	0.15
11	VPPL	Vardoli	46/2/2	1.33
12	VPPL	Vardoli	46/3	0.60
13	VPPL	Vardoli	48/1	0.54
14	VPPL	Vardoli	50/1	0.53
15	VPPL	Vardoli	50/2	0.88
16	VPPL	Vardoli	51/1	0.54
17	VPPL	Vardoli	51/2	0.72
18	VPPL	Vardoli	51/4	0.50
19	VPPL	Vardoli	51/5	0.44
20	VPPL	Vardoli	52/0	3.09
21	VPPL	Vardoli	53/0	3.43
22	VPPL	Vardoli	55/4	0.45
23	VPPL	Vardoli	56/1	0.04
24	VPPL	Vardoli	56/2	0.55
25	VPPL	Vardoli	56/3	0.40
26	VPPL	Vardoli	56/4	0.36
27	VPPL	Vardoli	56/5	0.20
28	VPPL	Vardoli	57/1	0.05
29	VPPL	Vardoli	57/3/B	1.42
30	VPPL	Vardoli	57/4	0.22
31	VPPL	Vardoli	59/2	0.92

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32	VPPL	Vardoli	59/3	0.35
33	VPPL	Vardoli	59/5	0.68
34	VPPL	Vardoli	60/1	0.79
35	VPPL	Vardoli	60/2/1	1.00
36	VPPL	Vardoli	60/3	0.18
37	VPPL	Vardoli	60/4	1.76
38	VPPL	Vardoli	61/1	0.61
39	VPPL	Vardoli	62/1	2.42
40	VPPL	Vardoli	62/2	2.37
41	VPPL	Vardoli	63/1	2.78
42	VPPL	Vardoli	70/2	1.41
43	VPPL	Vardoli	70/3	0.63
44	VPPL	Vardoli	71/1	1.15
45	VPPL	Vardoli	71/2/A	1.14
46	VPPL	Vardoli	71/3	0.97
47	VPPL	Vardoli	71/4	0.49
48	VPPL	Vardoli	71/5	0.61
49	VPPL	Vardoli	71/7	0.02
50	VPPL	Vardoli	113/2	0.44
51	VPPL	Vardoli	113/4	0.77
52	VPPL	Vardoli	113/5	0.20
53	VPPL	Vardoli	115/5	1.78
54	VPPL	Vardoli	115/6	1.72
55	VPPL	Vardoli	117/13	0.73
56	VPPL	Vardoli	117/14	0.60
57	VPPL	Vardoli	117/15	0.15
58	VPPL	Vardoli	117/16	0.20
59	VPPL	Vardoli	117/17	0.13
60	VPPL	Vardoli	117/18	1.45
61	VPPL	Vardoli	117/19	2.55
62	VPPL	Vardoli	117/20	1.88
63	VPPL	Vardoli	117/21/1	3.15
64	VPPL	Vardoli	117/24	13.81
65	VPPL	Vardoli	117/26	0.58
66	VPPL	Vardoli	117/28	0.50
67	VPPL	Vardoli	117/29	0.40
68	VPPL	Vardoli	117/30	0.50
69	VPPL	Vardoli	117/31	0.90
70	VPPL	Vardoli	117/32	0.15
71	VPPL	Vardoli	118/0	1.36
72	VPPL	Vardoli	119/2	0.30
73	VPPL	Vardoli	119/3	0.30
74	VPPL	Vardoli	119/5	0.45
75	VPPL	Vardoli	119/6	1.78
76	VPPL	Vardoli	119/7	0.15
77	VPPL	Vardoli	119/8	0.85
78	VPPL	Vardoli	119/9	0.20
79	VPPL	Vardoli	119/11	0.13
80	VPPL	Vardoli	119/13	0.85
81	VPPL	Vardoli	119/15	0.70
82	VPPL	Vardoli	119/16	0.75

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83	VPPL	Vardoli	119/17	1.35
84	VPPL	Vardoli	119/18	5.70
85	VPPL	Vardoli	119/19	0.83
86	VPPL	Vardoli	119/22	3.25
87	VPPL	Vardoli	119/23	0.25
88	VPPL	Vardoli	119/25	0.33
89	VPPL	Vardoli	119/26	0.74
90	VPPL	Vardoli	119/29	1.18
91	VPPL	Vardoli	119/32	2.90
92	VPPL	Vardoli	120/2	0.13
93	VPPL	Vardoli	122/1A	0.43
94	VPPL	Vardoli	122/2	0.43
95	VPPL	Vardoli	122/3	0.98
96	VPPL	Vardoli	122/4	1.15
97	VPPL	Vardoli	122/5	0.15
98	VPPL	Vardoli	122/6	0.33
99	VPPL	Vardoli	122/8	0.35
100	VPPL	Vardoli	123/1	1.40
101	VPPL	Vardoli	124/1	0.37
102	VPPL	Vardoli	124/2	0.74
103	VPPL	Vardoli	125/0	0.06
104	VPPL	Vardoli	126/0	0.17
105	VPPL	Vardoli	127/0	0.17
106	VPPL	Vardoli	128/1	4.18
107	VPPL	Vardoli	128/2	0.20
108	VPPL	Vardoli	128/3	0.75
109	VPPL	Vardoli	128/4	0.33
110	VPPL	Vardoli	128/5	0.13
111	VPPL	Vardoli	128/6	1.00
112	VPPL	Vardoli	128/7	0.98
113	VPPL	Vardoli	128/8	2.90
114	VPPL	Vardoli	128/9	0.13
115	VPPL	Vardoli	128/11	0.80
116	VPPL	Vardoli	128/12	0.65
117	VPPL	Vardoli	128/13	1.15
118	VPPL	Vardoli	128/14	2.10
119	VPPL	Vardoli	128/15	0.65
120	VPPL	Vardoli	128/16	1.98
121	VPPL	Vardoli	128/17	0.55
122	VPPL	Vardoli	128/18	0.65
123	VPPL	Vardoli	128/19	2.05
124	VPPL	Vardoli	128/21	1.23
125	VPPL	Vardoli	131/11	0.80
126	VPPL	Vardoli	131/12	1.65
127	VPPL	Vardoli	131/13	0.98
128	VPPL	Vardoli	136/2	1.25
129	VPPL	Vardoli	137/1	2.33
130	VPPL	Vardoli	137/2	2.00
131	VPPL	Vardoli	137/3	0.32
132	VPPL	Vardoli	145/2	0.10
133	VPPL	Vardoli	146/0	0.15

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134	VPPL	Vardoli	47/2	0.13
135	VPPL	Vardoli	48/13	0.28
136	VPPL	Vardoli	65/1P	0.42
137	VPPL	Vardoli	65/1P	3.23
138	VPPL	Vardoli	65/1(P)1	0.21
139	VPPL	Vardoli	72/4	0.08
140	VPPL	Vardoli	73/1	0.35
141	VPPL	Vardoli	73/2+3	1.48
142	VPPL	Vardoli	74/3	0.40
143	VPPL	Vardoli	77/0	1.10
144	VPPL	Vardoli	79/1	0.23
145	VPPL	Vardoli	79/2/A	3.98
146	VPPL	Vardoli	79/2/B	0.87
147	VPPL	Vardoli	79/3	1.94
148	VPPL	Vardoli	79/5	0.22
149	VPPL	Vardoli	81/2	0.50
150	VPPL	Vardoli	81/3	1.02
151	VPPL	Vardoli	81/4	0.60
152	VPPL	Vardoli	81/5/9	3.69
153	VPPL	Vardoli	81/7	0.25
154	VPPL	Vardoli	81/8	0.25
155	VPPL	Vardoli	82/1	2.10
156	VPPL	Vardoli	82/2	1.08
157	VPPL	Vardoli	82/3	3.63
158	VPPL	Vardoli	82/4	0.38
159	VPPL	Vardoli	82/5	0.06
160	VPPL	Vardoli	82/6	0.44
161	VPPL	Vardoli	82/7	0.18
162	VPPL	Vardoli	82/8	0.33
163	VPPL	Vardoli	82/10	0.15
164	VPPL	Vardoli	82/13	0.20
165	VPPL	Vardoli	83/2	3.09
166	VPPL	Vardoli	84/1	2.12
167	VPPL	Vardoli	84/3	1.38
168	VPPL	Vardoli	84/4	3.39
169	VPPL	Vardoli	86/1	1.78
170	VPPL	Vardoli	86/2	2.49
171	VPPL	Vardoli	89/2	0.25
172	VPPL	Vardoli	89/3	1.58
173	VPPL	Vardoli	90/0	0.53
174	VPPL	Vardoli	91/2	1.73
175	VPPL	Vardoli	92/0	2.02
176	VPPL	Vardoli	93/0	4.45
177	VPPL	Vardoli	97/1	2.36
178	VPPL	Vardoli	99/0	4.68
179	VPPL	Vardoli	106/2	0.59
180	VPPL	Vardoli	106/3	1.18
181	VPPL	Vardoli	106/5	1.50
182	VPPL	Vardoli	106/6	1.68
183	VPPL	Vardoli	106/7	0.08
184	VPPL	Vardoli	107/17	0.38

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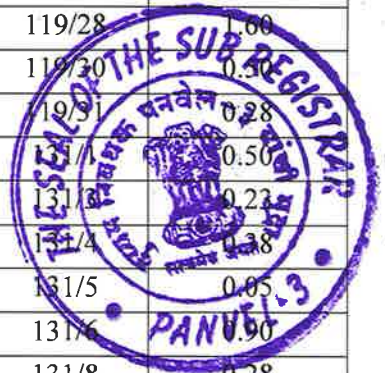


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185	VPPL	Vardoli	108/1	2.71
186	VPPL	Vardoli	108/2	0.38
187	VPPL	Vardoli	109/2	1.03
188	VPPL	Vardoli	109/4	2.03
189	VPPL	Vardoli	109/5	0.23
190	VPPL	Vardoli	109/6	1.65
191	VPPL	Vardoli	109/7	0.10
192	VPPL	Vardoli	109/8	2.00
193	VPPL	Vardoli	109/9	0.70
194	VPPL	Vardoli	109/10	0.65
195	VPPL	Vardoli	110/1/A/1	0.75
196	VPPL	Vardoli	110/2	3.04
197	VPPL	Vardoli	111/0	1.05
198	VPPL	Vardoli	114/4	2.25
199	VPPL	Vardoli	115/4	0.09
200	VPPL	Vardoli	117/1	0.23
201	VPPL	Vardoli	117/2	0.60
202	VPPL	Vardoli	117/3	0.60
203	VPPL	Vardoli	117/4	0.60
204	VPPL	Vardoli	117/5	0.83
205	VPPL	Vardoli	117/6	1.28
206	VPPL	Vardoli	117/7	0.10
207	VPPL	Vardoli	117/8	1.20
208	VPPL	Vardoli	117/9	2.05
209	VPPL	Vardoli	117/10	0.63
210	VPPL	Vardoli	117/21/2	3.13
211	VPPL	Vardoli	117/22	1.23
212	VPPL	Vardoli	117/23	1.55
213	VPPL	Vardoli	117/25	0.88
214	VPPL	Vardoli	119/12	0.53
215	VPPL	Vardoli	119/27	8.60
216	VPPL	Vardoli	119/28	1.00
217	VPPL	Vardoli	119/30	0.50
218	VPPL	Vardoli	119/31	0.28
219	VPPL	Vardoli	131/1	0.50
220	VPPL	Vardoli	131/3	0.23
221	VPPL	Vardoli	131/4	0.38
222	VPPL	Vardoli	131/5	0.05
223	VPPL	Vardoli	131/6	0.90
224	VPPL	Vardoli	131/8	0.28
225	VPPL	Vardoli	131/15	0.83
226	VPPL	Vardoli	131/16	0.53
227	VPPL	Vardoli	131/18	1.08
228	VPPL	Vardoli	131/19	0.85
229	VPPL	Vardoli	131/20	1.05
230	VPPL	Vardoli	131/21	0.48
231	VPPL	Vardoli	131/22	0.83
232	VPPL	Vardoli	131/23	0.25
233	VPPL	Vardoli	131/24/2	0.33
234	VPPL	Vardoli	131/26	0.13
235	VPPL	Vardoli	131/30	1.75

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 ११/१२/२०२४
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236	VPPL	Vardoli	131/31	0.25
237	VPPL	Vardoli	134/1/B	1.33
238	VPPL	Vardoli	135/4/1	0.28
239	VPPL	Vardoli	135/4/2	1.40
240	VPPL	Bherle	14/0	1.19
241	VPPL	Bherle	18/2	1.28
242	VPPL	Bherle	22/1/1	1.85
243	VPPL	Bherle	22/1/2	1.83
244	VPPL	Bherle	22/3	0.50
245	VPPL	Bherle	23/0	1.55
246	VPPL	Bherle	24/2	2.62
247	VPPL	Bherle	25/1	1.48
248	VPPL	Bherle	26/0	1.40
249	VPPL	Bherle	27/0	0.83
250	VPPL	Bherle	30/0	2.43
251	VPPL	Bherle	31/0	2.88
252	VPPL	Bherle	33/1/1	2.25
253	VPPL	Bherle	33/2	2.53
254	VPPL	Bherle	36/1	0.58
255	VPPL	Bherle	36/2	0.67
256	VPPL	Bherle	37/1	1.61
257	VPPL	Bherle	38/1	14.90
258	VPPL	Bherle	38/2	0.33
259	VPPL	Bherle	39/0	8.23
260	VPPL	Bherle	40/3/1	0.57
261	VPPL	Bherle	40/4	1.40
262	VPPL	Bherle	40/5	0.62
263	VPPL	Bherle	40/10	0.72
264	VPPL	Bherle	41/1	1.75
265	VPPL	Bherle	42/2	0.30
266	VPPL	Bherle	44/1/C	2.31
267	VPPL	Bherle	44/1/D	0.91
268	VPPL	Bherle	44/2/A	0.52
269	VPPL	Bherle	44/2/B	0.52
270	VPPL	Bherle	46/0	0.82
271	VPPL	Bhingarwadi	50/0	0.66
272	VPPL	Bhingarwadi	51/0	0.31
273	VPPL	Bhingarwadi	52/2	2.00
274	VPPL	Bhingarwadi	53/0	0.60
275	VPPL	Vardoli	65/1/A	3.81

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Secondly: (Description of the WCIPL Lands)

Sr.No.	Owned By	Village	Gat No./ H. No.	Land in Acres
1	WCIPL	Vardoli	54/0	0.79
2	WCIPL	Vardoli	61/2	2.28
3	WCIPL	Vardoli	66/1+2	0.64
4	WCIPL	Vardoli	67/0	0.29
5	WCIPL	Vardoli	115/7	1.79
6	WCIPL	Vardoli	119/10	0.20
7	WCIPL	Vardoli	119/20	0.23

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8	WCIPL	Vardoli	119/21	0.23
9	WCIPL	Vardoli	119/24	0.33
10	WCIPL	Vardoli	121/0	0.33
11	WCIPL	Vardoli	123/2	9.50
12	WCIPL	Vardoli	48/1	1.19
13	WCIPL	Vardoli	48/3	0.13
14	WCIPL	Vardoli	48/4	0.56
15	WCIPL	Vardoli	48/5	0.57
16	WCIPL	Vardoli	48/7	0.22
17	WCIPL	Vardoli	65/1/1	0.50
18	WCIPL	Vardoli	65/2B	1.60
19	WCIPL	Vardoli	69/6B	7.80
20	WCIPL	Vardoli	78/0	0.29
21	WCIPL	Vardoli	87/1	1.06
22	WCIPL	Vardoli	91/1/B	0.59
23	WCIPL	Vardoli	94/2	0.35
24	WCIPL	Vardoli	110/1/B	0.60
25	WCIPL	Vardoli	110/1C	0.60
26	WCIPL	Vardoli	110/1/D	0.57
27	WCIPL	Vardoli	114/5	0.33
28	WCIPL	Vardoli	114/6	0.14
29	WCIPL	Vardoli	115/2	0.41
30	WCIPL	Vardoli	115/3	0.49
31	WCIPL	Vardoli	116/0	0.49
32	WCIPL	Vardoli	128/6	0.53
33	WCIPL	Vardoli	131/9	0.83
34	WCIPL	Vardoli	131/25	1.45
35	WCIPL	Vardoli	131/27	0.95
36	WCIPL	Vardoli	134/1/C	1.33
37	WCIPL	Vardoli	141/2	1.54
38	WCIPL	Bherle	15/1	1.17
39	WCIPL	Bherle	20/0	0.86
40	WCIPL	Bherle	21/2	
41	WCIPL	Bherle	25/2	1.34
42	WCIPL	Bherle	29/0	1.80
43	WCIPL	Bherle	32/1/2	0.50
44	WCIPL	Bherle	35/0	0.28
45	WCIPL	Bherle	37/2	0.25
46	WCIPL	Bherle	40/1	0.73
47	WCIPL	Bherle	40/3/2	1.11
48	WCIPL	Bherle	40/6	1.41
49	WCIPL	Bherle	40/8	0.90
50	WCIPL	Bherle	40/9	0.85
51	WCIPL	Bherle	40/11	0.05
52	WCIPL	Bherle	42/1	1.81
53	WCIPL	Bherle	44/1/B	1.39
54	WCIPL	Bherle	45/0	1.26
55	WCIPL	Bherle	47/2	0.20
56	WCIPL	Bhingarwadi	20/0	0.73
57	WCIPL	Bhingarwadi	45/1/2	0.78
58	WCIPL	Bhingarwadi	45/1/3	0.78

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६२/१५०



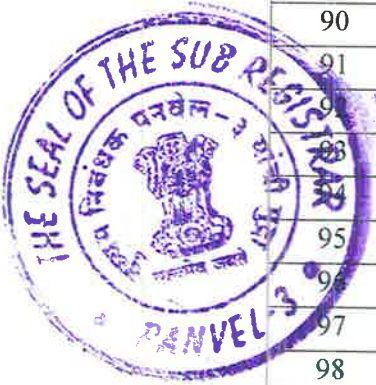
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59	WCIPL	Bhingarwadi	45/1/4	0.78
60	WCIPL	Bhingarwadi	45/1/5	0.64
61	WCIPL	Bhingarwadi	45/1/6	0.78
62	WCIPL	Bhingarwadi	45/1/7	0.78
63	WCIPL	Bhingarwadi	45/1/8	0.43
64	WCIPL	Bhingarwadi	45/1/9	0.78
65	WCIPL	Bhingarwadi	45/1/10	0.78
66	WCIPL	Bhingarwadi	45/3/1	0.05
67	WCIPL	Bhingarwadi	45/3/2	0.07
68	WCIPL	Bhingarwadi	45/3/3	0.78
69	WCIPL	Bhingarwadi	45/3/4	0.78
70	WCIPL	Bhingarwadi	45/3/5	0.78
71	WCIPL	Bhingarwadi	45/3/6	0.78
72	WCIPL	Bhingarwadi	45/3/7	0.67
73	WCIPL	Bhingarwadi	45/3/8	0.78
74	WCIPL	Bhingarwadi	45/3/9	0.78
75	WCIPL	Bhingarwadi	45/3/10	0.78
76	WCIPL	Bhingarwadi	45/3/11	0.47
77	WCIPL	Bhingarwadi	10/5	0.40
78	WCIPL	Bhingarwadi	12/0	0.56
79	WCIPL	Bhingarwadi	19/1	0.20
80	WCIPL	Bhingarwadi	22/0	1.63
81	WCIPL	Bhingarwadi	23/1	0.15
82	WCIPL	Bhingarwadi	24/4	0.85
83	WCIPL	Bhingarwadi	25/0	0.08
84	WCIPL	Bhingarwadi	36/2/2	0.63
85	WCIPL	Bhingarwadi	36/3	0.73
86	WCIPL	Bhingarwadi	36/4	0.05
87	WCIPL	Bhingarwadi	36/5	0.21
88	WCIPL	Bhingarwadi	26/0	0.35
89	WCIPL	Bhingarwadi	27/2	1.78
90	WCIPL	Bhingarwadi	37/0	0.73
91	WCIPL	Bhingarwadi	38/B	0.66
92	WCIPL	Bhingarwadi	39/0	0.52
93	WCIPL	Bhingarwadi	40/0	0.42
94	WCIPL	Bhingarwadi	48/0	2.11
95	WCIPL	Bhingarwadi	49/1	0.93
96	WCIPL	Bhingarwadi	57/0	0.50
97	WCIPL	Bhingarwadi	58/1	3.04
98	WCIPL	Bhingarwadi	58/2	0.06
99	WCIPL	Bhingarwadi	59/0	0.65
100	WCIPL	Bhingarwadi	63/1	0.33
101	WCIPL	Vardoli	145/3	0.29
102	WCIPL	Vardoli	60/5	0.31
103	WCIPL	Vardoli	61/3	0.68
104	JV:Marathon	Vardoli	59/4	1.98
105	JV:Marathon	Vardoli	128/10	0.15
106	JV:Marathon	Vardoli	128/20	4.20
107	JV:Marathon	Vardoli	131/10	2.45
108	JV:Marathon	Vardoli	131/24/1	1.16
109	JV:Marathon	Vardoli	131/29	0.17

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110	JV:Marathon	Vardoli	135/3	0.92
111	JV:Marathon	Vardoli	120/1	0.42
112	JV:Marathon	Vardoli	119/4	0.98
113	JV:Marathon	Vardoli	119/14	1.03
114	JV:Marathon	Vardoli	131/28	0.20

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the RZ 1 Sector Land)

Lands situated, lying and being at Village – Vardoli, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Panvel Panchayat Samitee and Raigad Zilla Parishad and shown in Table below:-

Description of the Property:-

Sr. No.	Village	Survey Nos	Land in Acres
1	Vardoli	69/6B (pt)	4.97
2	Vardoli	77	0.03
3	Vardoli	78	0.29
4	Vardoli	79/1	0.22
5	Vardoli	79/2/A	3.62
6	Vardoli	79/2/B	0.91
7	Vardoli	79/3 (Pt)	1.82
8	Vardoli	79/5	0.20
9	Vardoli	81/2	0.22
10	Vardoli	81/3	0.93
11	Vardoli	81/4	0.54
12	Vardoli	81/5+9B	2.13
13	Vardoli	81/8	0.26
14	Vardoli	82/1	1.69
15	Vardoli	82/2	1.04
16	Vardoli	82/3	3.70
17	Vardoli	82/4	0.32
18	Vardoli	82/5	0.06
19	Vardoli	82/6	0.45
20	Vardoli	82/7	0.19
21	Vardoli	82/8	0.32
22	Vardoli	82/10	0.16
23	Vardoli	82/13	0.21
24	Vardoli	84/3 (PT)	1.11
25	Vardoli	84/4 (PT)	0.74
26	Vardoli	86/1	1.84
27	Vardoli	86/2	2.03
TOTAL			29.99

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६४/१५०



THE THIRD SCHEDULE ABOVE REFERED TO:

(Description of the Plot)

Plot numbered as RZ1-230, Wise City RZ01 Plotted Development Phase 1, situated at Village – Vardoli, Taluka Panvel, District Raigad

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Handwritten signature: Sur Deepa

RECEIPT

RECEIVED the day and year first hereinabove written of and from the within named Allottee/s a sum of **Rs.8,39,652/- (Rupees Eight Lakhs Thirty Nine Thousand Six Hundred Fifty Two Only)** as being the Booking Amount/ part payment of the Purchase Price agreed to be paid by the Allottee/s, to us

WE SAY RECEIVED
For **WADHWA CONSTRUCTION AND INFRASTRUCTURE**
PRIVATE LIMITED

Chhabra

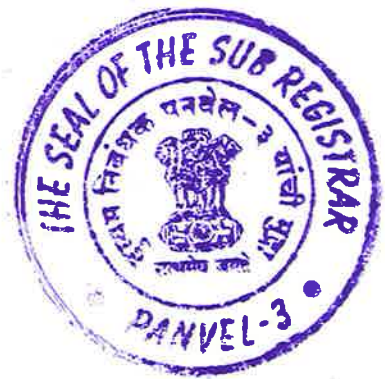
Authorized Signatory

Witnesses:

1. 
2. 

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६६/१५०	



ANNEXURE-I

(Plot and Project Details)

- (i) Purchaser(s) Name : Mr. Avanish Kumar Yadav & Mrs Deepa Ghosh,
- (ii) Correspondence Address of Purchaser(s): G3/1:4, Garden View CHS, Sector 7, Sanpada, Navi Mumbai-400705
- (iii) Email ID of Purchaser(s): aky.yogi33@yahoo.com
- (iv) Plot Details:

a. Project : Wise City RZ01 Plotted Development Phase 1

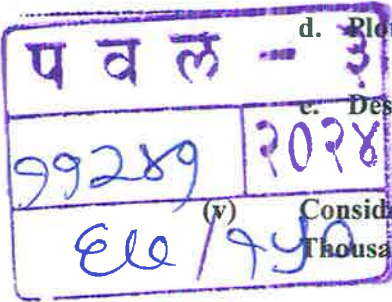
b. Plot Number : RZ1-230

c. Phase : Phase 1

d. Plot Area (Sqm): 120.00

e. Designated FSI(Sqm): 216.00

(v) Consideration Value (CV): Rs.85,67,000/- (Rupees Eighty Five Lakhs Sixty Seven Thousand Only)



(vi) Payment Schedule for (v) above:

Sr. No.	Timelines	Due Date	Due %	Amount (Rs.)
1	Booking Amount		9.90	8,48,133
2	Within 45 Days from Booking	25-04-2024	15.10	12,93,617
3	Within 150 Days from Booking	08-08-2024	25.00	21,41,750
4	Within 240 Days from Booking	06-11-2024	25.00	21,41,750
	On Offer of Possession		25.00	21,41,750
			100%	85,67,000



(vii) Date of Offer of Possession (DOP): 31st December 2025 subject to extended DOP as defined in clause 9

(viii) Maintenance Start Date: Immediately from DOP

(ix) RERA Registration Number:

a. Phase 1/RZ1 – P52000052619

(x) Reimbursements: Payable on/before the “Offer of Possession”

a. Share Money : Rs.1,000/-

b. Corpus Fund : Rs.25,000/-

c. Society formation Charges : Rs.5,000/-

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(xi) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) payable on/before the Date of Offer of Possession

- a. **Cluster Maintenance Charges: Rs.1,08,528/- (Rupees One Lakh Eight Thousand Five Hundred Twenty Eight Only)** covering period of 12 months from DOP.
- b. **Township Maintenance Charges: Rs.1,24,032/- (Rupees One Lakh Twenty Four Thousand Thirty Two Only)** covering period of 24 months from DOP.
- c. **Development Protection Deposit:** Undated cheque of **Rs.3,00,000/- (Rupees Three Lakhs Only)** towards Development Protection Deposit which shall be encashed only if there is violation of guidelines in respect of construction of the Unit

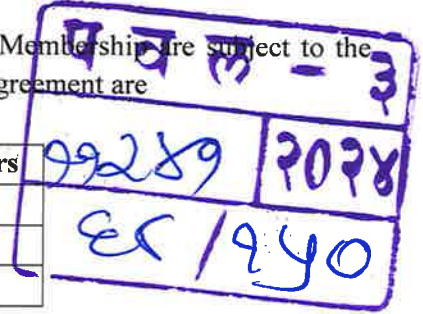
(xii) **User Bases Fees:**

- a. Clubhouse Membership Charges: **Rs.50,000/- (Rupees Fifty Thousand Only)** for a period of 60 Months (to be paid along with offer of possession and to be applicable from date of start of Club)
- b. Infrastructure Development Charges: **Rs.1,00,000/- (Rupees One Lakh Only).**

And

- c. The number of family members eligible for Club Membership are subject to the payment of the Membership Fees in terms of this Agreement are

Plot Area	No. of members
Upto 113 Sq.mtrs.	5
114 to 150 Sq.mtrs.	6
Above 151 Sq.mtrs.	8



(xiii) **Total Consideration = Consideration value (CV) + Reimbursements + Maintenance related Amounts + User based fees.**

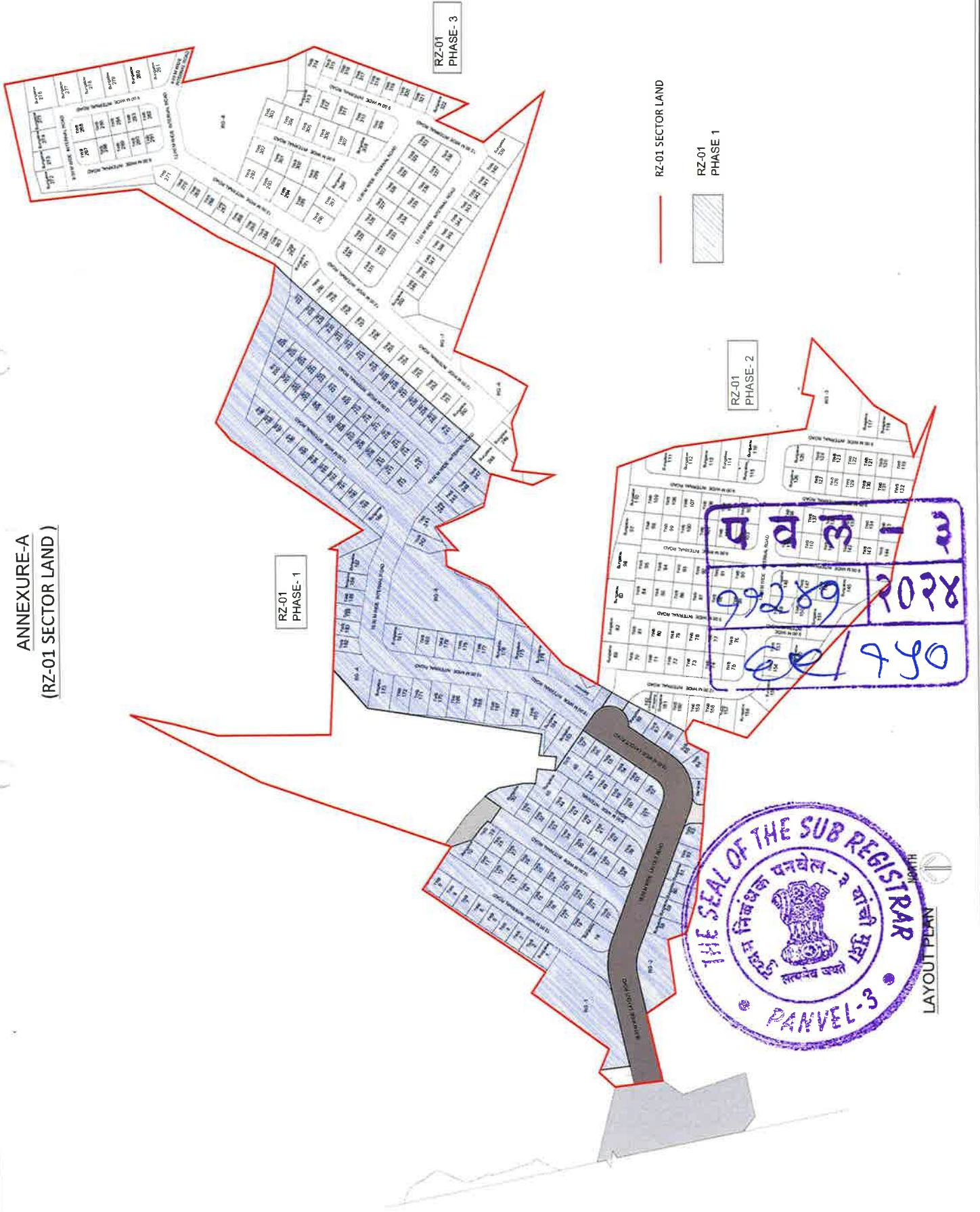
All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

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ANNEXURE-A
(RZ-01 SECTOR LAND)



गाव नमुना सारा (निकासी योजना)
[सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१]

गाव - **पारवेली (५५२५०)** तालुका - **पन्वेल** जिल्हा - **पुणे**

गट क्रमांक व उपविभाग **८२/१०**

वर्ग	हंगाम	कार्य क्रमांक	निकासातील क्षेत्रात उपविभाग				नगरपालिका क्षेत्रात उपविभाग		क्षेत्र	दर
			निकासा प्रकार	निकासी नगर	उपविभाग	उपविभाग	उपविभाग	उपविभाग		
२०२०	घोड्यांचे वर्ष		००	००	००	००	००	००	०.०१००	
२०२१	कार्याचे वर्ष	२०२१							०.०६००	
२०२२	घोड्यांचे वर्ष	२०२२							०.०६००	

टीप - सारणी मधील नोंद घेतून असे दर देण्यात येतील असे

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८९/१५०

गाव नमुना सारा (निकासी योजना)
[सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१,६ अतिरिक्त]

गाव - **पारवेली (५५२५०)** तालुका - **पन्वेल** जिल्हा - **पुणे**

गट क्रमांक व उपविभाग **८२/१०**

LLPN : 245816424 गट क्रमांक व उपविभाग **८२/१०**

मुदतगण पत्राची **घोषणाद्वाराची-१**

क्षेत्र, प्रकार व आकाराची	क्षेत्र क्र.	क्षेत्रात उपविभाग	क्षेत्र	उपविभाग	क्षेत्र क्र.	क्षेत्रात उपविभाग	मुदत, खंड व इतर अधिकार
१) सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१,६ अतिरिक्त	२०२१	१.१	०.०६००	१.१	०.०६००	(१५२५)	मुदतगण माल माल
२) सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१,६ अतिरिक्त	२०२२	१.२	०.०६००	१.२	०.०६००	(१५२५)	मुदतगण माल माल

टीप - सारणी मधील नोंद घेतून असे दर देण्यात येतील असे

गाव नमुना सारा (निकासी योजना)
[सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१]

गाव - **पारवेली (५५२५०)** तालुका - **पन्वेल** जिल्हा - **पुणे**

गट क्रमांक व उपविभाग **८२/१०**

वर्ग	हंगाम	कार्य क्रमांक	निकासातील क्षेत्रात उपविभाग				नगरपालिका क्षेत्रात उपविभाग		क्षेत्र	दर
			निकासा प्रकार	निकासी नगर	उपविभाग	उपविभाग	उपविभाग	उपविभाग		
२०२०	घोड्यांचे वर्ष		००	००	००	००	००	००	०.०१००	
२०२१	कार्याचे वर्ष	२०२१							०.०६००	
२०२२	घोड्यांचे वर्ष	२०२२							०.०६००	

टीप - सारणी मधील नोंद घेतून असे दर देण्यात येतील असे



गाव नमुना सारा (निकासी योजना)
[सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१,६ अतिरिक्त]

गाव - **पारवेली (५५२५०)** तालुका - **पन्वेल** जिल्हा - **पुणे**

गट क्रमांक व उपविभाग **८२/१०**

LLPN : 378472484 गट क्रमांक व उपविभाग **८२/१०**

मुदतगण पत्राची **घोषणाद्वाराची-१**

क्षेत्र, प्रकार व आकाराची	क्षेत्र क्र.	क्षेत्रात उपविभाग	क्षेत्र	उपविभाग	क्षेत्र क्र.	क्षेत्रात उपविभाग	मुदत, खंड व इतर अधिकार
१) सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१,६ अतिरिक्त	२०२१	१.१	०.०६००	१.१	०.०६००	(१५२५)	मुदतगण माल माल
२) सहाय्य करीत वसतुस वसिळा अतिरिक्त अतिरिक्त (सहाय्य करीत वसुधैवीय देवते) नियम १६१ घाटीत नियम २१,६ अतिरिक्त	२०२२	१.२	०.०६००	१.२	०.०६००	(१५२५)	मुदतगण माल माल

टीप - सारणी मधील नोंद घेतून असे दर देण्यात येतील असे

गुजरात न्यायपालिका (विभागीय स्तर)
[गुजरात न्यायपालिका अधिनियम क्रमांक १९७३ (१९७३)]

गण - **वाराणसी (१९७३)** तालुका - **पलवल** विभागा - **पलवल**

गट क्रमांक व उपविभाग - **८७/३**

वर्ग	वर्ग	आवेदन क्रमांक	निकासाधीन क्षेत्राचा विवरण					निकासाधीन क्षेत्राचा क्षेत्रफळ		टीका
			विकासा प्रकार	विकासा नमा	पट विभाग	अपवाद विभाग	पट विभागाचे क्षेत्रफळ	एकर	वर्ग	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
२०२०	घडपूर बंद								घडपूर बंद	०.१५००
२०२१	घडपूर बंद	२०६							घडपूर बंद	०.१५००
२०२२	घडपूर बंद	२०६							घडपूर बंद	०.१५००

टीका - घडपूर बंद क्षेत्रातून क्षेत्र हद्दी वेगळे आहेत आहे

गुजरात न्यायपालिका (विभागीय स्तर)
[गुजरात न्यायपालिका अधिनियम क्रमांक १९७३ (१९७३)]

गण - **वाराणसी (१९७३)** तालुका - **पलवल** विभागा - **पलवल**

गट क्रमांक व उपविभाग - **८७/३**

ULPN : 12899156515

वर्ग	वर्ग	आवेदन क्रमांक	निकासाधीन क्षेत्राचा विवरण					निकासाधीन क्षेत्राचा क्षेत्रफळ		टीका
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
२०२०	घडपूर बंद								घडपूर बंद	०.१५००
२०२१	घडपूर बंद	२०६							घडपूर बंद	०.१५००
२०२२	घडपूर बंद	२०६							घडपूर बंद	०.१५००

टीका - घडपूर बंद क्षेत्रातून क्षेत्र हद्दी वेगळे आहेत आहे

प व ल - ३

१९२४९ २०२४

८२ / १५०

गुजरात न्यायपालिका (विभागीय स्तर)
[गुजरात न्यायपालिका अधिनियम क्रमांक १९७३ (१९७३)]

गण - **वाराणसी (१९७३)** तालुका - **पलवल** विभागा - **पलवल**

गट क्रमांक व उपविभाग - **८७/३**

वर्ग	वर्ग	आवेदन क्रमांक	निकासाधीन क्षेत्राचा विवरण					निकासाधीन क्षेत्राचा क्षेत्रफळ		टीका
			विकासा प्रकार	विकासा नमा	पट विभाग	अपवाद विभाग	पट विभागाचे क्षेत्रफळ	एकर	वर्ग	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
२०२०	घडपूर बंद								घडपूर बंद	१.२५००
२०२१	घडपूर बंद	२०६							घडपूर बंद	१.२५००
२०२२	घडपूर बंद	२०६							घडपूर बंद	०.२०००
२०२३	घडपूर बंद	२०६							घडपूर बंद	०.२०००
२०२४	घडपूर बंद	२०६							घडपूर बंद	१.२५००

टीका - घडपूर बंद क्षेत्रातून क्षेत्र हद्दी वेगळे आहेत आहे

गुजरात न्यायपालिका (विभागीय स्तर)
[गुजरात न्यायपालिका अधिनियम क्रमांक १९७३ (१९७३)]

गण - **वाराणसी (१९७३)** तालुका - **पलवल** विभागा - **पलवल**

गट क्रमांक व उपविभाग - **८७/३**

ULPN : 12413931137

वर्ग	वर्ग	आवेदन क्रमांक	निकासाधीन क्षेत्राचा विवरण					निकासाधीन क्षेत्राचा क्षेत्रफळ		टीका
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
२०२०	घडपूर बंद								घडपूर बंद	१.२५००
२०२१	घडपूर बंद	२०६							घडपूर बंद	१.२५००
२०२२	घडपूर बंद	२०६							घडपूर बंद	०.२०००
२०२३	घडपूर बंद	२०६							घडपूर बंद	०.२०००
२०२४	घडपूर बंद	२०६							घडपूर बंद	१.२५००

टीका - घडपूर बंद क्षेत्रातून क्षेत्र हद्दी वेगळे आहेत आहे



Annexure 'C (Part 1)'		
Sr No	Phase	RERA Number
1	Phase 1	P52000052619
2	Phase 2	P52000052572
3	Phase 3	P52000052569

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११२४९ / २०२४
६४/१५०



ANNEXURE C (PART-2)



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52000052619

Project: Wise City RZ-01 Plotted Development - Phase 1 , Plot Bearing / CTS / Survey / Final Plot No.: **69/6B (Pt), 81/2, 81/3, 81/4, 81/5+9B, 81/8, 82/1, 82/2, 82/3, 82/13** at **Wardoli, Panvel, Raigarh, 410206;**

- 1. Wadhwa Construction And Infrastructure Private Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400098.**
- 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 **12/09/2023** and ending with **31/12/2026** 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.**

प व ल
99289/2028
21/7/20



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:12-09-2023 16:24:43

Dated: **12/09/2023**
Place: **Mumbai**

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

ANNEXURE – D
(Common Areas & Amenities)

A. ENTRANCE PLAZA & PLEASURE PARK

- a. Arrival & Branding Feature Wall
- b. Lotus Pond / Water Feature
- c. Seating Court
- d. Rolling Mounds
- e. Putting Golf
- f. Senior Citizen Zone

B. STROLLING PARK

- a. Rock Garden
- b. Seating Court with pergola
- c. Toddler's play area
- d. Chit chat area

C. COMMUNITY PARK & CELEBRATION GARDEN

- a. Community Lawn
- b. Walking Trail
- c. Aroma Garden
- d. Seating Court
- e. Reading Hammocks
- f. Event Plaza
- g. Kids' Play

D. ENERGETIC / FITNESS GARDEN

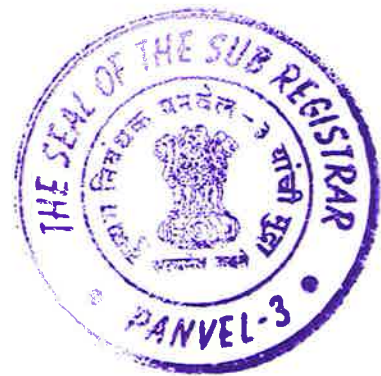
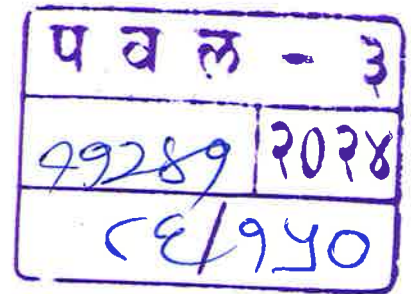
- a. Yoga Park
- b. Jogging Park
- c. Outdoor Gym
- d. Reflexology Park
- e. Multipurpose Court
- f. Pet's Corner
- g. Herbal Planting
- h. Cycle Track

E. GARDEN OF SOLACE

- a. Amphitheatre
- b. Seating pods
- c. Working / Reading pods

F. PLEASURE GARDEN & ADVENTURE PARK

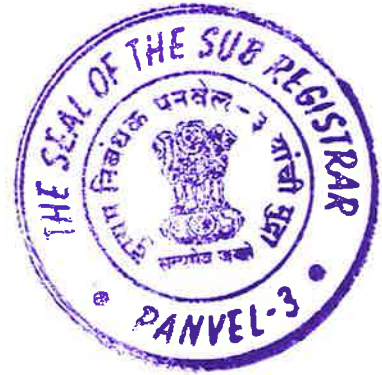
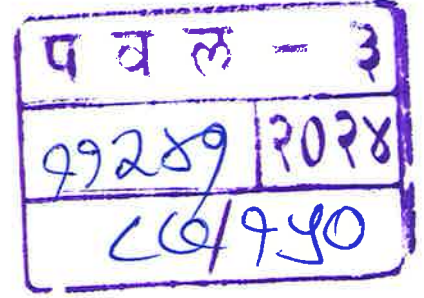
- a. Viewing Deck / Machan
- b. Fountain
- c. Bon Fire
- d. Picnic Spot
- e. Barbeque Area
- f. Relaxing Hammocks
- g. Gazebos



ANNEXURE – E

LIST OF KEY APPROVALS

Sr No	Particular of Approvals	Date
1	Master Layout Approval issued by CIDCO/NAINA/Panvel/Wardoli/LT-00662/CC/2023/0415	11.08.2023
2	Plotted Layout Approval for RZ01 issued vide No. CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416	14.08.2023





9819370077
 jimeshshah@gmail.com
 20, MILAP APARTMENTS,
 S.V ROAD, MALAD WEST,
 MUMBAI 400 064

legal

- FORMAT - A
 (Circular No.:- 28/2021)

To,
 Maharashtra Real Estate Regulatory Authority
 Mumbai

LEGAL TITLE REPORT

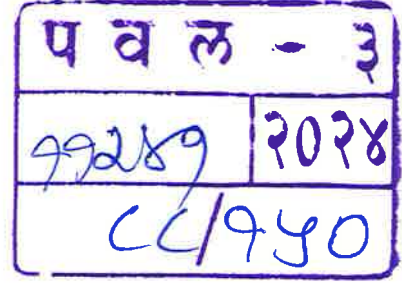
Sub: Title clearance certificate with respect of **WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED** (hereinafter referred to as "WCIPL"), a Company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013 having its registered office at 301, Platina, Bandra Kurla Complex, Bandra (East), Mumbai 400 098, in respect of property being ALL THAT piece and parcel of Agricultural Land, ground and hereditaments situate lying and being at Village - Vardoli & Bherle, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Panvel Panchayat Samitee and Raigad Zilla Parishad (hereinafter referred as the "said Plot")

I have investigated the title of the said Plot on the request of **WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED** (hereinafter referred to as "WCIPL") and verified following documents of i.e.:-

1) Description of the Property:-

ALL THAT piece and parcel of Agricultural Land, ground and hereditaments situate lying and being at Village - Vardoli & Bherle, Taluka and registration and Sub District Panvel, District and Registration District of Raigad within the limit of Panvel Panchayat Samitee and Raigad Zilla Parishad and shown in Table below:-

Sr. No.	Village	Survey No/ H. No.	Area out of	Registration District
1	Vardoli	69/6B	3.15.53 out of 3.55.00	WCIPL



	Vardoli	77	0.44.00	Valuable Properties Pvt. Ltd. (hereinafter referred to as VPPL)
2				
3	Vardoli	78	0.11.40	WCIPL
4	Vardoli	79/1	0.09.00	VPPL
5	Vardoli	79/2/A	1.59.00	VPPL
6	Vardoli	79/2/B	0.34.90	VPPL
7	Vardoli	79/3	0.77.40	VPPL
8	Vardoli	79/5	0.08.60	VPPL
9	Vardoli	81/2	0.20.10	VPPL
10	Vardoli	81/3	0.40.90	VPPL
11	Vardoli	81/4	0.24.00	VPPL
12	Vardoli	81/5/9B	0.87.70	WCIPL
13	Vardoli	81/8	0.10.00	VPPL
14	Vardoli	82/1	0.83.80	VPPL
15	Vardoli	82/2	0.43.00	VPPL
16	Vardoli	82/3	1.45.00	VPPL
17	Vardoli	82/4	0.15.00	VPPL
18	Vardoli	82/5	0.02.50	VPPL
19	Vardoli	82/6	0.17.50	VPPL
20	Vardoli	82/7	0.07.00	VPPL
21	Vardoli	82/8	0.13.00	VPPL
22	Vardoli	82/10	0.06.00	VPPL
23	Vardoli	82/13	0.08.00	VPPL
24	Vardoli	84/3	0.55.00	VPPL
25	Vardoli	84/4	1.35.70 1.62.70	VPPL
26	Vardoli	86/1	0.71.30	VPPL
27	Vardoli	86/2	0.97.70 0.99.70	VPPL

28	Vardoli	128/20	Marathon Panvel 1.70.00HE S... Pvt.	
29	Vardoli	131/9	0.34.00	VPPL
30	Vardoli	131/10	0.94.00	VPPL
31	Vardoli	131/15	0.33.00	VPPL
32	Vardoli	131/16	0.31.00	VPPL
33	Vardoli	131/18	0.43.00	VPPL
34	Vardoli	131/19	0.34.00	VPPL
35	Vardoli	131/20	0.42.00	VPPL
36	Vardoli	131/23	0.10.00	VPPL
37	Vardoli	131/24/1	0.47.00	Marathon
38	Vardoli	131/24/2	0.13.00	VPPL
39	Vardoli	131/25	0.58.00	WCIPL
40	Vardoli	131/26	0.05.00	VPPL
41	Vardoli	131/31	0.01.00	VPPL
42	Vardoli	134/1/B	0.53.00	VPPL
43	Vardoli	134/1/C	0.53.00	WCIPL
44	Vardoli	135/3	0.37.20	Marathon
45	Vardoli	135/4/1	0.11.10	VPPL
46	Vardoli	135/4/2	0.55.90	VPPL
47	Bherle	22/1/1	0.74.00	VPPL
48	Bherle	22/1/2	0.73.00	VPPL
49	Bherle	22/3	0.20.00	VPPL
50	Bherle	24/2	1.04.80	VPPL
51	Bherle	25/1	0.59.00	VPPL
52	Bherle	25/2	0.54.10	WCIPL
53	Bherle	26	0.56.10	VPPL
54	Bherle	27	0.33.00	VPPL
55	Bherle	33/1/1	0.91.00	WCIPL
56	Bherle	35	0.10.10	WCIPL



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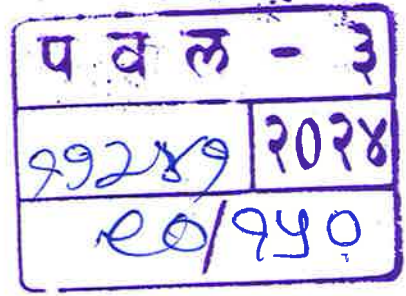
२९/५०

The documents of allotment of plot in the following manner:-

Sr. No.	Particulars/ Nature of document	Date
57	Photocopy of Notification bearing No.TPS.1205/MMR DCR/CR-48/06/UD-12 issued by Urban Development Department, Government of Maharashtra sanctioning development control regulations for development of special township project under the provisions of Maharashtra Regional and Town Planning Act, 1966 in Mumbai Metropolitan Region (MMR)	10.03.2006
58	Photocopy of Notification bearing No.TPS-1818/1349/CR-229/18/20(4)/UD-13 issued by Urban Development Department, Government of Maharashtra sanctioning special regulations for development of integrated township project under the provisions of Maharashtra Regional and Town Planning Act, 1966 in areas for which regional plans are sanctioned including Konkan Division comprising Raigad Region.	20.11.2018
59	Photocopy of notarised Power of Attorney executed by Narendra Hete, director of VPPL in favour of Bipin Doshi for executing and admitting execution of the land purchase documents.	16.05.2007
60	Photocopy of notarised Power of Attorney executed by Narendra Hete, director of VPPL in favour of Sanjay Dadu Baile for executing and admitting execution of the land purchase documents.	16.05.2007
	Photocopy of notarised Power of Attorney executed by Narendra Hete, director of VPPL in favour of Yogesh Phalke for executing and admitting execution of the land purchase documents.	16.05.2007
	Photocopy of notarised Power of Attorney executed by Narendra Hete, director of VPPL in favour of Anil Terdalkar for executing and admitting execution of the land purchase documents.	16.05.2007
	Photocopy of notarised Power of Attorney made before Embassy of India, Kingdom of Bahrain executed by Mohammed Ameen Ahmed Ali Hasan in favour of (i) Sanjay D. Baile, (ii) Nishant S. Gaikwad and (iii) Bipin Doshi for executing and admitting land purchase documents.	28.02.2013
	Photocopy of Resolution passed by the Board of VPPL in ratifying the execution of land purchase documents by Bipin Doshi, Anil Terdalkar and Sanjay Dadu Baile.	09.05.2014
	Permission bearing No. TNC-2007/PRA.KRA 161/L9 granted by Revenue and Forests Department of the Government of Maharashtra to VPPL under Section 63-1A of the MTAL Act, 1948, to set up a Special Township Project in Taluka Panvel, District Raigad, on the terms and conditions as more specifically set out therein.	09.08.2007
	Revised permission allowing VPPL to purchase lands to set up Energy City, Information & Technology, Telecom City and Entertainment City on the terms and conditions as more specifically set out therein.	02.05.2008

57	Bherle	36/1	0.23.00	VPPL
58	Bherle	36/2	0.26.80	VPPL
59	Bherle	37/1	0.64.40	VPPL
60	Bherle	37/2	0.10.00	WCIPL

Sr. No.	Particulars/ Nature of document	Date
	Revised permissions as regards extension of time period for purchase of lands by VPPL from time to time.	27.08.2008, 16.06.2009 & 06.11.2012
	Permission bearing No. TNC-2008/PRA.KRA.358/L9 dated granted by Revenue and Forests Department of the Government of Maharashtra to WCIPL under Section 63-1A of MTAL Act, 1948, to set up a Special Township Project in Taluka Panvel, District Raigad, on the terms and conditions as more specifically set out therein. and	09.05.2008
	Revised permissions as regards extension of time period for purchase of lands by WCIPL from time to time.	26.06.2009 & 30.07.2009
	Permission bearing No. TNC-05/2013/PRA.KRA.263/J1 dated as regards extension of time period for purchase of lands by WCIPL.	02.09.2013 & 31.12.2013
	VPPL has entered into a registered Joint Development Agreement with WCIPL	18.02.2014
	Photocopy of Letter of Intent issued by CIDCO bearing No. CIDCO/NAINA/PLNG/STP/BP-236/LOI/2016/4968 with respect to area measuring 54.964 Hectare (excluding Gat No. 61/2, 115/7 & 119/21 of WCIPL Property and Gat No.122/6, 126/0 & 127/0 of VPPL Property).	25.11.2016
	Renewed Letter of Intent issued by CIDCO bearing No. CIDCO/NAINA/PLNG/STP/BP-236/LOI/2017/356.	23.05.2017
	Writ Petition 11115 of 2016 filed by WCIPL against State of Maharashtra & others and Orders dated 23.9.2016 and 1.10.2017 therein.	23.09.2016
	Photocopy Marathon Realty Ltd has obtained permission from Government to India Ministry of Commerce Industry, Department of Commerce (SEZ Section) Udyog Bhavan, New Delhi bearing No. F2/76/006-EPZ dated 22/8/2006 to set up a for Multi-products Zone over an area of 1100 hectares Tal. Panvel, Dist. Raigad.	22.08.2006
	Photocopy of Marathon Prachin Infrastructure Pvt. Ltd has obtained permission u/s 63 (1) (A) of Bombay Tenancy and Agricultural Land Act 1948 now known as Maharashtra Tenancy and Agricultural Land Act 1948 from Directorate of Industries, Mantralaya Mumbai bearing No. DII/2 and P/11/11/19/2006 A-27776 dated 12/09/2006 for purchasing agricultural land at Barwai, Pali Bk, Poyanji, Khanavate, Moho, Pali, Vardoli, Bhinga Bherle, Vardoli, Lonvali, Belavali, Sangad, Chikhale, Wagni, & Moh (20 Villages) Tal. Panvel, Dist. Raigad upto 2001 hectares for Multi-products Special Economic Zone and other activities like Information Technology & etc.	12.09.2006
	Photocopy of Development Agreement dated 17/09/2018 made and entered between Marathon Prachin Infrastructure Pvt. Ltd. (known as Marathon Panvel Infrastructure Pvt. Ltd.) and Marathon Realty Pvt. Ltd. as Confirming Party and WCIPL as Construction and Infrastructure Pvt. Ltd. as Developer and WCIPL registered at the office of Sub-Registrar of Assurance Panvel Raigad at Sr. No. PVL.2 - 13048/2018 in respect of land of Sr. No. 59/4 and other land of Village Vardoli, Taluka Panvel.	17.09.2018



Sr. No.	Particulars/ Nature of document	Date
	Photocopy of Deed of Rectification dated 21/12/2021 made and entered between Marathon Panvel Infrastructure Pvt. Ltd. as land Owner and Marathon Realty Pvt. Ltd. as Confirming Party and Wadhwa Construction and Infrastructure Pvt. Ltd. as Developer and same is registered at the office of Sub-Registrar of Assurance Panvel Raigad at Sr. No. PVL.5 - 16529/2021 in respect of land of S. No. 59/4 and other land of Village Vardoli, Taluka Panvel.	21.12.2021
	Photocopy of Power of Attorney dated 21/12/2021 made and executed by Marathon Panvel Infrastructure Pvt. Ltd. as land Owner to and in favour of Wadhwa Construction and Infrastructure Pvt. Ltd. as Developer and same is registered at the office of Sub-Registrar of Assurance Panvel Raigad at Sr. No. PVL.5 - 16531/2021 in respect of land of S. No. 59/4 and other land of Village Vardoli, Taluka Panvel.	21.12.2021
	Photocopy of Location Clearance by urban Development Department, the Director of Town Planning Maharashtra state Pune have passed Notification no. Naina/Mouje-Vardoli Tal. Panvel/ITP/CR/21TPV-3/2474 dated 12/05/2022 to incorporate the additional lands (mentioned in the said Notification) in the Integrated Township Project developed by M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. at Vaillage vardoli and Bherle Tal. Panvel, Dist. Raigad, as per terms & conditions (mentioned in the said Notification).	12.05.2022
	Photocopy of Location Clearance by urban Development Department the Collector Alibag Raigad have grant Letter of Intent No. K.M.S/LNA/A-1(B) Letter of Intent Vardoli & Bherle / 2022/3909/1 dated 06/09/2022 to incorporate the additional lands (mentioned in the said LOI) in the Integrated Township Project developed by M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. at Vaillage vardoli and Bherle Tal. Panvel, Dist. Raigad, as per terms & conditions (mentioned in the said LOI).	06.09.2022
	Photocopy of No Objection Certificate bearing No. 3818/LC-Valuable Properties/T-1(2)/1875 dated 26/03/2009 issued by Chief Engineer Water Resources Department Kokan Region Mumbai for location clearance to develop Special Township Project developed by M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. at Village Lonovali, Wangani, Wajapur, Waje, Sangoli, Vardoli, Bherle, Chikhale, Moho, Pali, Belavali & Shivkar Tal. Panvel, Dist. Raigad.	26.03.2009
	Photocopy of No Objection Certificate bearing No. J/No./Tantra/2019/851 dated 18/04/2019 issued by Archaeology Maharashtra State to develop Integrated Township Project developed by M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. at Village Vardoli, Bherle, Bhingarvadi and Khanawale Tal. Panvel, Dist. Raigad.	18.04.2019

Sr. No.	Particulars/ Nature of document	Date
	Photocopy of No Objection Certificate bearing No. B/20/Land/2294/2019-20 dated 14/08/2019 issued by Dy. Forest Officer, Forest Department Raigad Alibag to develop Integrated Township Project of additional lands (mentioned in the said NOC) developed by M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. Village Vardoli, Bherle, Bhingarwadi and Khanawale Tal. Panvel Dist. Raigad.	14.08.2019
	Photocopy of No Objection Certificate bearing No. B/20/Land/Kaat 4/17029/2018 dated 04/05/2019 and Kaat 4/193/2019 dated 04/05/2019 issued by Tahsildar Panvel to develop Integrated Township Project developed by M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. Village Vardoli, Bherle, Bhingarwadi and Khanawale Tal. Panvel Dist. Raigad the said lands (mentioned in the said NOCs) not yet approved by Khattedar.	04.05.2019
	Amended Development permission dated 1/2/2022 bearing no. CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2022/0153.	01.02.2022
	Development permission dated 12/1/2023 bearing no. CIDCO/NAINA/Panvel/Wardoli/LT-00592/CC/2023/0310	12.01.2023
	Amended Development permission dated 26/05/2023 bearing no. CIDCO/NAINA/Panvel/Wardoli/BP-00236/ACC/2023/0366	26.05.2023
	Development permission dated 11/08/2023 bearing no. CIDCO/NAINA/Panvel/Wardoli/LT-00662/CC/2023/0415	11.08.2023
	Development permission dated 11/08/2023 bearing no. CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416	11.08.2023

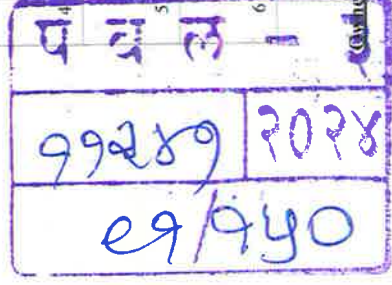
3) 7/12 extract issued by Talathi of Panvel.

4) Search report for searches in the office of Sub-Registrar of Assurances at Panvel for 30 years from the year 1994 to 2023.

5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property provided by the Promoter I am of the opinion that the title of promoter is clear, marketable and without any encumbrances subject to the following encumbrances.

Sr. no.	Date	Lender	Sanction Amount	Nature of Document	Registration No.
1	31-08-2018	Piramal Trusteeship Services Ltd	500 Cr	Indenture of Mortgage	PVL2-11755-2018
2	28-09-2018	Piramal Trusteeship Services Ltd	125 Cr	Indenture of Mortgage	PVL3-10910-2018
3	24-01-2019	Piramal Trusteeship Services Ltd	375 Cr	Supplemental Indenture of Mortgage	PVL2-1045-2019

2nd Supplemental Indenture of Mortgage	Piramal Trusteeship Services Ltd	375 Cr	28-06-2019	PVL5-6902-2019
1st Supplemental Indenture of Mortgage	Piramal Trusteeship Services Ltd	125 Cr	28-06-2019	PVL5-6904-2019
Amended & Restated Indenture of Mortgage	Piramal Trusteeship Services Ltd	500 Cr	12-05-2022	PVL5-8112-2022



Partners of the Land

WCIPL and VPPL are respective owners of the Land. In respect of VPPL lands, WCIPL has entered into a registered Joint Development Agreement dated 18th February, 2014 with VPPL being the Owner

6) The report reflecting the flow of the title of the owner/promoter on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 11.8.2023

For JPS LEGAL

PARTNER

ANNEXURE-G

CATALYST

Believe in yourself... Trust us!



CL/MUM/23-24/07125/6

May 02, 2024

To,
Wadhwa Construction & Infrastructure Private Limited
 301, Platina, 3rd Floor, Plot C-59, G Block,
 Bandra Kurla Complex, Bandra (E), Mumbai-51.

Dear Sir/Madam,

Sub: No-objection Certificate for sale of Plot No. "PL-230" in Project "Wise City Rz-01 Plotted Development – The Haven" situated at Villages of Vardoli, Bherle and Bhingarwadi, Panvel Taluka, District Raigad, Maharashtra (Plot).

Reference is drawn to the Debenture Trust Deed dated March 26, 2024 (**DTD**) executed between Catalyst Trusteeship Limited (**Debenture Trustee**), Wadhwa Group Holdings Private Limited and Wadhwa Construction & Infrastructure Private Limited (**Developer**).

We are in receipt of your letter / email dated _____ seeking our No-objection Certificate (**NOC**) for sale of the Plot, details of which are set forth below.

Project	The Haven – RZ01 Plotted Development
Plot No.	PL-230
Phase	PH - 01
Carpet Area of the Plot (Sq. Ft.)	1292
Name of the Applicant (Purchaser)	Mr. Avanish Kumar (3dav)
Name of the Co-Applicant (Co- Purchaser)	Mrs. Deepa Ghosh
Total Sale Consideration (excluding taxes) (A)	85,67,000
Amount Received as on date (B)	5,00,000
Balance Amount yet to be received (excluding taxes) (C= A-B)	80,67,000
Total taxes (D)	NA
Taxes received till date (E)	NA
Balance Amount yet to be received (F= D-E)	NA
Booking Date	11-03-2024
Home loan taken from	Self-funding
Contact number	9868805115

As you are aware, the Plot as well as the receivables from the sale of the Plot, amongst other assets, forms a part of the Mortgaged Properties (*as more particularly defined in the Indenture of Mortgage dated April 18, 2024*).

Accordingly, as the Debenture Trustee, on behalf of the Debenture Holders, we hereby give our NOC for sale of the Unit to the aforementioned Purchaser(s) subject to compliance of following conditions:

1. This NOC is only for sale of the Plot to the identified Purchaser(s) at the identified site consideration.
2. The entire sale consideration (excluding the taxes and passthrough charges) received / to be received for the Plot shall be deposited forthwith directly in the below mentioned account.

Wadhwa Construction and Infrastructure Pvt. Ltd. RZ-01 PH 1 Master Rera Account

Bank: ICICI Bank Ltd.

Branch: Bandra West

Account Number: 777705122104

Signature Not Verified
 Digitally signed by Deesha
 Srikkanth
 2024.05.02 06:23 +05:30

CATALYST TRUSTEESHIP LIMITED

Registered Office : CDA House, Plot No. 65, Bhamburda Colony (Right), Paud Road, Pune - 411 038 Tel : +91 (20) 6680 7200
 Delhi Office : 970-971, 9th Floor, Kalash Building, 26 Kasturba Gandhi Marg, New Delhi - 110 001 Tel : +91 (11) 4302 9101/02
 Corporate Office : 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013
 Tel : +91 (22) 4922 0555 Fax : +91 (22) 4922 0505
 CIN No. U74999PN1997PLC110262 Email : dl@ctttrustee.com Website : www.catalysttrustee.com

Pune | Mumbai | Bengaluru | Delhi | Chennai | GIFT City | Kolkata | Hyderabad



CATALYST

Believe in yourself... Trust us!



- The balance component comprising of taxes and pass through charges, received / to be received for the aforesaid unit shall be deposited forthwith directly in the below mentioned account.

Wadhwa Construction and Infrastructure Pvt. Ltd. Bank: IDBI Bank
Branch: Bandra West
Account Number: 0175102000004954

- In case of default by the Purchaser(s) in depositing the entire sale consideration for the Plot in the relevant Escrow Account, this NOC shall be rendered invalid, and we shall not be bound by the consent given hereby, without any further notice to you / the Purchaser(s).
- In the event, the sale is cancelled for any reason, this NOC shall stand revoked automatically and a fresh NOC will be required to be obtained.
- The possession of the Plot is to be handed over to the Purchaser(s) only upon realisation of the entire sale consideration (including taxes and other charges). Our first ranking charge on the Plot shall continue till deposit of the entire sale consideration for the Unit in the relevant Escrow Account.

This NOC shall in no manner affect the charge created under the relevant Transaction Documents on the Mortgaged Properties for the benefit of the Debenture Holders.

This NOC is being issued subject to receipt of all permissions / approvals / sanctions of the Plot, from the concerned competent authorities and the construction of the same being in accordance with the approved plans.

Please note that this NOC is without prejudice to and shall not affect any rights, interests, remedies of the Debenture Trustee / Debenture Holders under the Transaction Documents and the applicable laws. Further, the Obligors shall continue to comply with their obligations under the Transaction Documents.

Any capitalized terms used and not defined herein shall have the same meaning as ascribed to them in the DTD.

Any other NOC/s issued earlier for the Plot stands revoked.

Yours faithfully,
For Catalyst Trusteeship Limited

Authorized Signatory
Name: Deesha Trivedi
Designation: Vice President



Signature Not Verified

Digitally signed by Deesha Srikkanth
2024.05.02 06:23 +05:30

CATALYST TRUSTEESHIP LIMITED

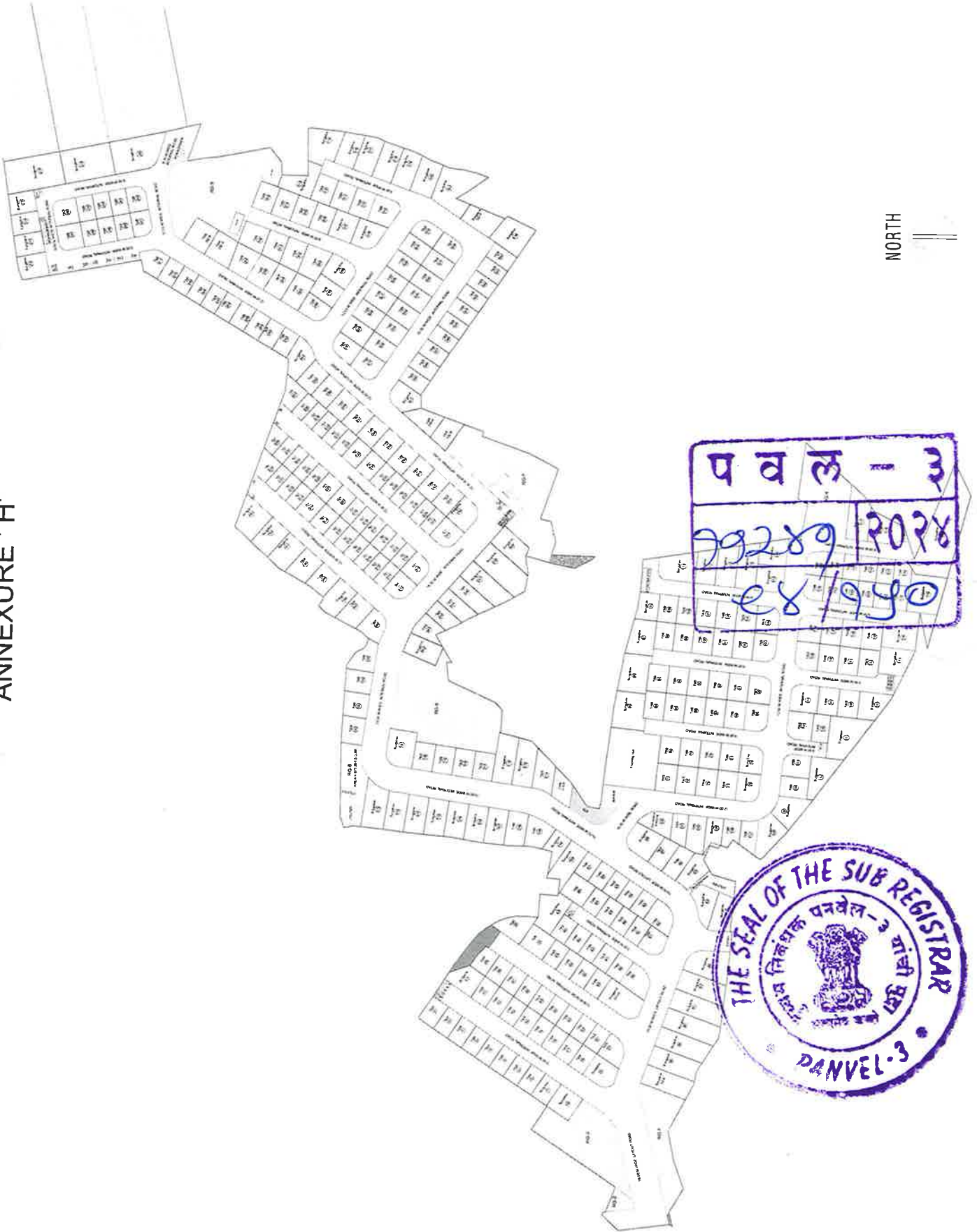
Registered Office : CDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune - 411 038 Tel : +91 (20) 6650 7200
Delhi Office : 910-911, 9th Floor, Kailash Building, 26 Kasturba Gandhi Marg, New Delhi - 110 021 Tel : +91 (11) 4302 9101/02
Corporate Office : 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013
Tel : +91 (22) 4922 0555 Fax : +91 (22) 4922 0505
CIN No. U74999PN1997PLC110262 Email : dt@cat.trustee.com Website : www.catalysttrustee.com

Pune | Mumbai | Bengaluru | Delhi | Chennai | GIFT City | Kolkata | Hyderabad

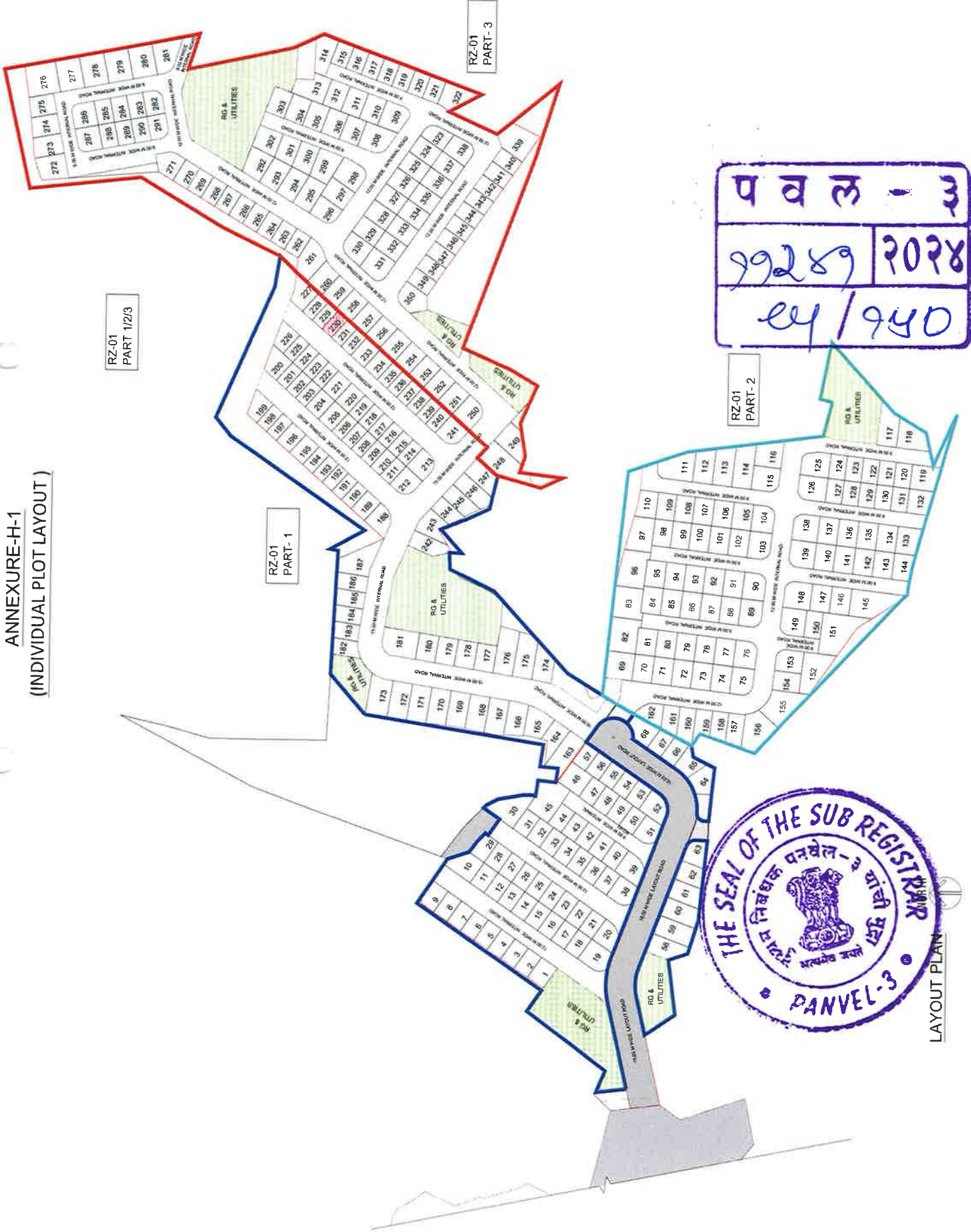


ANNEXURE 'H'

NORTH



ANNEXURE-H-1
(INDIVIDUAL PLOT LAYOUT)



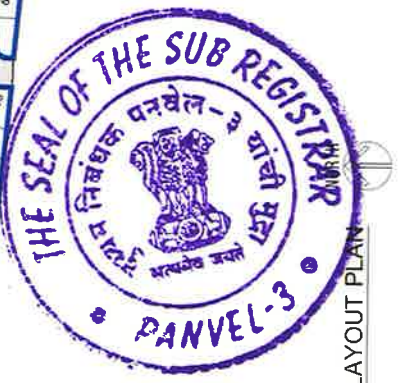
RZ-01
PART 1/2/3

RZ-01
PART- 1

RZ-01
PART- 3

RZ-01
PART- 2

प व ल - ३
११२४१ २०२४
६५/१५०

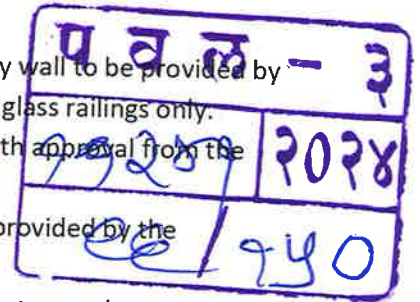


LAYOUT PLAN

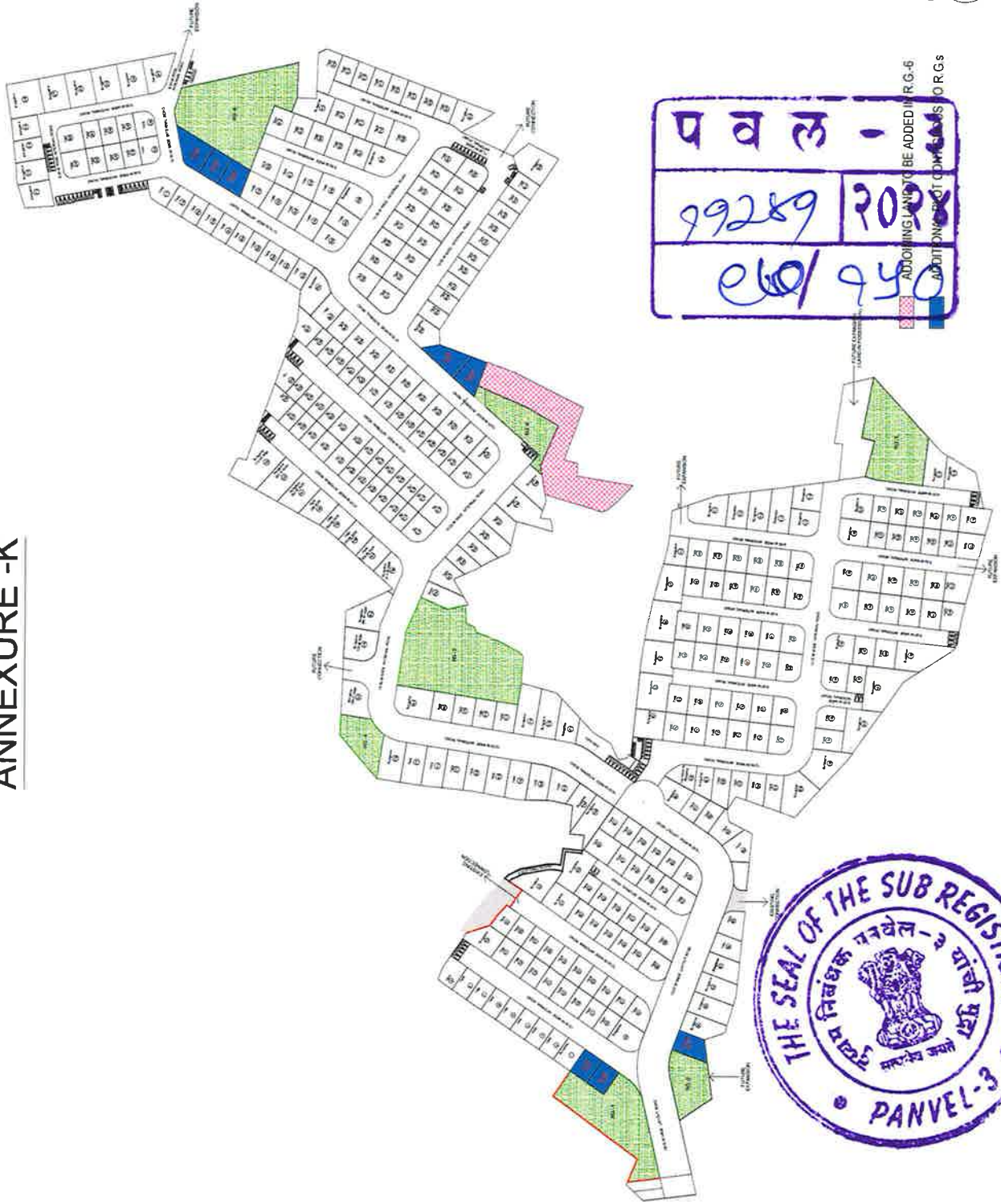
ANNEXURE – J

External Specifications for construction of the Unit on the said Plot

1. Façade paint colour scheme shall be provided by the Developer to maintain uniformity of façade of all Units in a cluster.
2. Maximum height of the structure to be restricted to 15m from surrounding ground level.
3. Few walls on the outer side shall have grooves. The design of this shall be provided by the Developer.
4. Overall Façade should have a “ruff-tuff” texture. The specifications and sample of this shall be provided by the Developer.
5. Terrace parapet and the roof line to be kept horizontal only. Sloping roof is not permitted.
6. Toilet Shafts to have Jali/Mesh screen on the outer face. The design specifications of this Jali/Mesh shall be provided by the Developer.
7. Sun shading device can be of UPVC or FRP or GRC but not GLASS.
8. The design of boundary wall to be provided by the Developer.
9. The design & the location of the main gate (entry-exit) and boundary wall to be provided by the Developer. All Balconies/Deck/Part Terrace(s) to have complete glass railings only.
10. Construction of swimming pool, if planned shall be in compliance with approval from the Competent Authority.
11. Design and specifications of Landscape in front open spaces will be provided by the Developer.
12. Developer to give specific guidelines on the ‘Construction Method Statement’ to ensure safety of adjacent unit already built.



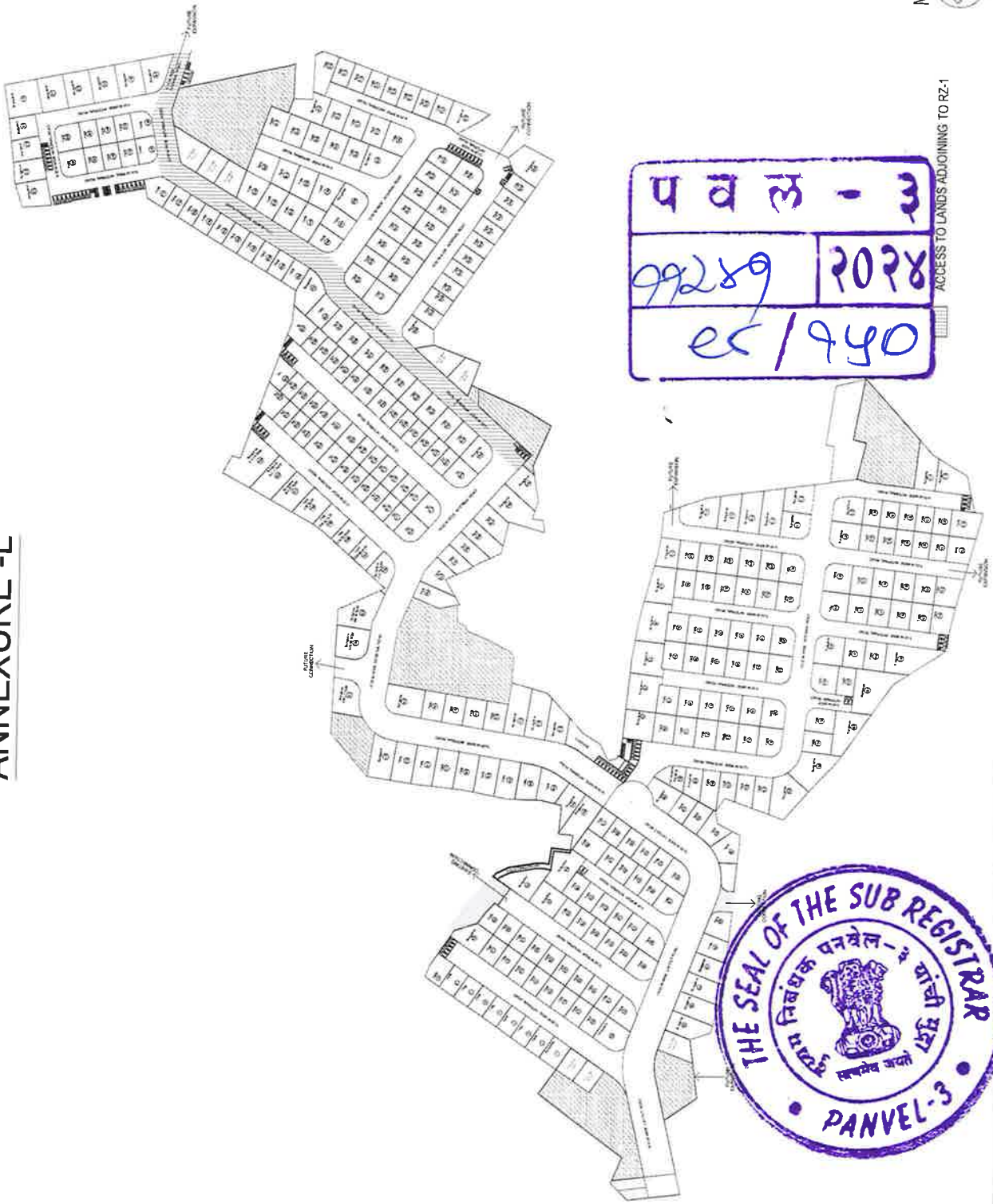
ANNEXURE -K



ADJOINING LAND TO BE ADDED IN R.G.-6
ADDITIONAL COMPASS FOR CS



ANNEXURE - L



ACCESS TO LANDS ADJOINING TO RZ-1

पवल - ३	
११२४९	२०२४
२५/१५०	



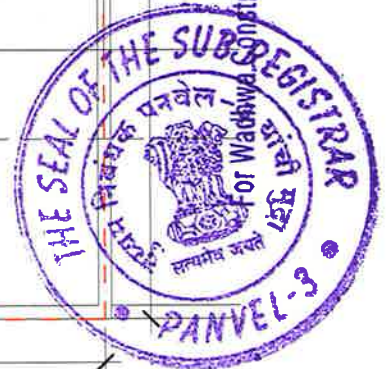
ANNEXURE- M
BUNGALOW AREA ON PLOT

प व ल - ३
११२४९ २०२४
२२/१५०



For Wadhwa Construction & Infrastructure Pvt. Ltd.
Shubham
Authorised Signator

For Wadhwa Construction & Infrastructure Pvt. Ltd.
Shubham
Authorised Signator



Sanish
Deepesthob3

ENTRY
12.00 M WIDE ROAD

N
North

ROW HOUSE

Note : All dimensions are in Metres

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No.: CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated: 14 Aug 2023

To,

Wadhwa Construction and Infrastructure Private Limited

301 Platina Plot No C-59 G-Block Bandra Kurla Complex Bandra (East) Mumbai
Maharashtra
400098

Sub: Development Permission for proposed Residential building on land bearing Survey No. plot nos. RZ-01 of approved ITP at Village-Wardoli, Tahsil - Panvel City/District - Raigad.

File No.: CIDCO/NAINA/LT-00663/2023

- Ref:**
1. Amended Permission of ITP Layout issued by this office for land u/r vide CC no. CIDCO/NAINA/PANVEL/Wardoli/ITP/BP-236/Amended Perm/2019/585/SAP/162 dated 20.05.2019.
 2. Earlier approved amended ITP layout vide number CIDCO/NAINA/Panvel/Wardoli/LT-00592/CC/2023/0310 dated 12.01.2023.
 3. Last Amended Amended Master Layout of ITP vide ref. no. CIDCO / NAINA / Panvel / Wardoli / LT-00662 / CC / 2023 / 0415 Dated 11.08.2023.
 4. 7/12 extracts for Survey no. 84/3 and 21 others at Village: Vardoli, Taluka: Panvel, of land under proposed plotted development.
 5. Measurement map issued by DYSLR Office dated 22.04.2022 for Survey no. 84/3 and 21 others at Village: Vardoli, Taluka: Panvel, of land under proposed plotted development
 6. Physical Survey plan with Global coordinates
 7. Title certificate and search report, dtd. 19.05.2023 for Survey no. 84/3 and 21 others at Village: Vardoli, Taluka: Panvel, of land under proposed plotted development
 8. NOC issued for Height clearance of building from AAI, vide No. NAVI/ WEST/ B/041217/208760, dated 23/05/2017.
 9. Revalidation of AAI NOC vide letter no. AM/IRHQ/WB/DOAS/NAVI/WEST/B/041217/208760/157/938 dated 23.06.2022.



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No.: CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated: 14 Aug 2023

10. Letter of Superintending Engineer, Superintending Engineer, M.S.E.D.Co Ltd, Pen Circle, Pen No. SE/PC/Tech/ 00989 dated 29.02.2016, regarding assurance for giving power supply

11. Letter of Addl. Chief Engineer (II), CIDCO vide no. CIDCO/ACE(ii)/2017, dated 18.04.2017, regarding assurance for giving water supply.

12. NOC from Water Resources Department for Survey no. 40/1 and others at Vardoli, vide ref. no. o.w no.. MJP/ W.M./TP/TS-1/784/2022, Dated 10/03/2022

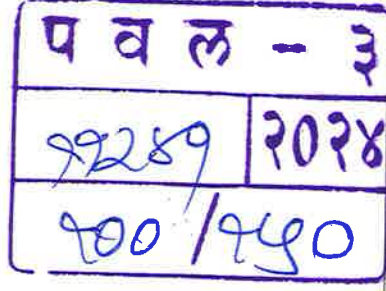
13. Environment Clearance granted by environment department IA/MH/MIS/64748/2017; F.No. 21-258/2017/IA-III dated 13.10.2017 and revised EC dated 24/6/2020.

14. Application received to this office for subject matter in NIAMS vide ref. no. CIDCO / NAINA / DRAFT / 00034 / 2023, dtd. 08.06.2023.

Sir/ Madam

With reference to your application No.CIDCO/NAINA/LT-00663/2023, dated 10 Aug 2023 for grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on Survey No,plot nos. RZ-01 of approved ITP at Village-Wardoli, Tahsil - Panvel City/District - Raigad, the Commencement Certificate, vide letter No. CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416, dated 14 Aug 2023, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated : 14 Aug 2023

f) Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.

g) Always exhibit a certified copy of the approved plan on site.

h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

i. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' at a conspicuous place on site indicating following details:-

- Name and address of the owner/developer, Architect and Contractor.
- Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
- Order Number and date of grant of development permission or re-development permission issued by the Corporation.
- FSI permitted.
- Number of Residential flats/Commercial Units with their areas.
- Address where copies of detailed approved plans shall be available for inspection.

ii. A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

3. The amount of 0/-in (rupees), deposited via NAINA/6988/2023 Dated : 10/08/2023 with the Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.

5. This permission does not entitle the applicant to develop the land which does not vest with him.

6. The conditions of Commencement certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated : 14 Aug 2023

7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.

8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.

9. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.

10. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alteration of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.

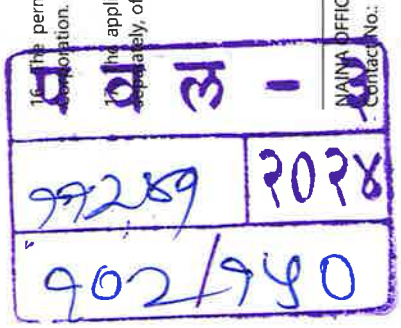
11. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.

12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP reservations and to accommodate the reservations of the authorities such as MMRDA, NHAI, PWD, DFCC etc.

13. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose/levy penalty, as may be determined, to regulate such occupancies.

14. It may please be noted that the applicant has to make provisions for infrastructure at his own cost till CIDCO executes and provides the same.

15. The applicant shall ensure potable water to the consumer / occupier of tenements/units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.



16. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.

17. The applicant is required to provide a solid waste disposal unit for non-bio ~~degradable~~ bio-degradable waste ~~to store/dump solid waste~~ ~~completely~~, of sufficient capacity, at a location accessible to the Municipal sweepers, ~~to store/dump solid waste~~.



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated : 14 Aug 2023

18. The applicant shall ensure that the building materials will not be stacked on site during the construction period.
19. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
20. The applicant shall strictly follow the Prevailing Rules / Orders / Notifications issued by the Urban Development Department, SOM from time to time, for labors working on site.



21. As per the notification dtd. 14th September 1999 and amendment on 7th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt. Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all buildings having a ground floor condition shall apply.
The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement concrete blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the bricks, blocks & tiles as the case may be in their construction activity.

22. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 40.2.1 of the DCPR of Sanctioned Interim Development Plan of NAINA.

23. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.

24. No development shall be carried out in CRZ area without prior clearance / approval from the Competent Authority

25. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.

SPECIFIC CONDITIONS :

26. The applicant shall submit the Non-Agricultural Measurement Plan and Non-Agricultural 7:12 extract showing NA status of Survey Number :plot nos. RZ-01 of approved ITP at Village :Panvel, District :Raigad while applying for Plinth Completion Certificate

Signature valid

Digitally signed by ARHIFET PANVEL
Date: 14 Aug 2023 18:23:17
Organization: NAINA (Navi Mumbai Airport Influence Notified Area) Management System
Digitally signed by ARHIFET PANVEL

Signature valid

Digitally signed by ARHIFET PANVEL
Date: 14 Aug 2023 18:23:17
Organization: NAINA (Navi Mumbai Airport Influence Notified Area) Management System
Digitally signed by ARHIFET PANVEL



Certificate No. : CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated : 14 Aug 2023

27. As per section 42 B sub section (2) of MLR Code, applicant shall inform in writing to the village officer and the Tahasildar within 30 days from the date on which change of use of land commenced and submit copy of the same to this office.
28. The compound wall shall be erected on site to ensure that marginal distance can be measured as per drawing before applying for the Plinth Completion certificate.

29. The openings provided shall not vest any easement right on the part of the other user. The Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end walls. The applicant shall keep the openings solely at his own risk.

30. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.

31. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary.

32. The applicant may approach the Authority Concerned for the temporary power requirement, location of the transformer etc. The permanent power connection shall be obtained only after getting the necessary Occupancy Certificate from the Corporation.

33. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.

34. In case of existing drinking water wells, the same shall be well built and protected.

35. While extracting water from underground, the applicant will strictly follow the instructions given by Sr. Geologist of the Groundwater Surveys Development Agency (G.S.D.A.) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.

36. The applicant shall provide at his own cost, the infrastructural facilities (such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Corporation.

37. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.



CIDCO
CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
CORPORATE OFFICE: BELAPUR, BELAPUR

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated : 14 Aug 2023

38. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.

39. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.

40. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.

41. The applicant shall observe all the rules in force regarding overhead / underground electric lines / transmission lines / utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.

42. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.

43. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 5 trees shall be planted for every tree to be felled. Cutting/ felling of trees shall be carried with prior approval of the Tree Authority concerned.

44. Every plot of land shall have at least 1 tree for every 100 Sq.mt. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.

45. Planted tree shall be indigenous, healthy, well grown and of minimum 1.50 m. high from ground level maintaining a distance 3.0 m. from center to center between two trees and 0.45 m. from the compound wall / plot edge.

46. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.

47. The applicant shall get the approved layout demarcated on the site by the licensed surveyors. The measurement plan shall be certified by the Dy. S L R, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, recreational open space or other reservations. The demarcated layout measurement plan certified by Dy. S L R shall be submitted before applying for first-plinth completion certificate.

48. In case of any discrepancies observed in the approved plans vis-à-vis the consolidated plan issued by Dy. S L R, which will affect the layout, buildings etc. with respect to the requirement of DICRS by any statutory authority (NOC that



NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345



CIDCO
CITY & INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED
CORPORATE OFFICE: BELAPUR, BELAPUR

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated : 14 Aug 2023

are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, CRZ, Electric Authorities for HT lines etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.

49. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, water supply, Electrical installation etc. shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.

50. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.

51. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme

52. The applicant shall not change the use, alter / amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.

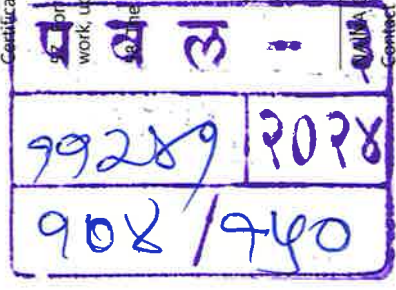
53. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.

54. The applicant shall construct the society office / room, if any as proposed and approved in the plan and it shall not be used for any other purpose. This society office / room shall be handed over to the Co-operative housing Society to be formed in due course.

55. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.

56. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.

57. The applicant shall provide the solar water heating systems in the buildings, as per the approved plans. The applicant shall provide the solar water heating systems in the buildings, as per the approved plans. The applicant shall provide the solar water heating systems in the buildings, as per the approved plans. The applicant shall provide the solar water heating systems in the buildings, as per the approved plans.



NAINA OFFICE: Tower No. 10, 8th Floor, Belapur Railway Station Complex, Sec. 10, CBD Belapur, Navi Mumbai -400 614,
Contact No.: Landline: +91-22-6255-0330 Fax: +91-22-62550345

Certificate No.: CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0415

Dated: 14 Aug 2023

59. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions of the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to in order to achieve the objectives of any Court of Law, Central / State Government, Central / State P.U., Local Authority or any public Authority as may be issued by them from time to time.

ADDITIONAL CONDITIONS:

60. All the conditions mentioned in the Approval letter for Amendment No. 11, 08, 2023 shall be binding on applicant. CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0415 dated 11.08.2023 shall be binding on applicant.

61. The ownership of all the land (100%) falling under 18.0 m wide access road for entire the layout shall be with the applicant as per the ITP policy. As per the agreement executed with CIDCO regarding acquisition of 18 m wide access road land, you shall speed up the process and carry out all the necessary follow-up required towards acquisition of lands with revenue authorities and ensure that the acquisition for 18.0 m access road is completed before 31.03.2024. Sale permission of built up area measuring 25940.498 sq.m. in the Building no. 5 wing D5, Building no. 9 wing G1 & Building no. 7 wing E3 – (first to sixth floor) in RZ-08 layout shall be granted only after submission of documents related to 100% ownership of 18.0 m wide access road to ITP.

62. The applicant shall handover the land under Growth Centre to NAINA, CIDCO at earliest. In this regard applicant shall initiate the process for separate TILR map & the same shall be handed over after issuance of this permission & for handing over PP shall follow the procedure in consultation with the CIDCO Land department.

63. The Project Proponent shall obtain the Environmental Clearance from the Ministry of Environment, Forest and Climate Change (MoEF & CC) and from the appropriate Competent Authority before obtaining the Building Permission within the land to be incorporated in the area of the said notified Integrated Township Project. Also the terms and conditions of the notifications issued by the Ministry of Environment, Forest and Climate Change for Environment Impact Assessment Act, 1986 from time to time shall be binding on the said Project Proponent.

64. Tree NOC shall be obtained and submitted to this office for the affected areas of layout, before commencement or construction of intended building in the affected plots.

65. PP to submit the revised AAI NOC including newly added survey numbers before any further building permission on the newly added survey numbers.

66. The Project Proponent shall submit the Bank Guarantee as per policy for infra cost of proposed plotted development before applying for final approval of Plotted development permission.

Signature valid
Date: 14 Aug 2023 18:29:33
Organization: NAINA Project Management System
Designation: Assistant PM

Certificate No.: CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

Dated: 14 Aug 2023

67. The Project proponent shall submit the measurement map from Land Records Office as per proposed plotted development layout before applying for final approved layout.

68. All the Layout roads (i.e. 15 m, wide main access road, 12 m, and 09 m, roads on which these plots for semidetached bungalows / Rowhouse has access) shall be constructed (water bound macadam roads) along with 18 m, wide access road to RZ01-A, RZ01-B & RZ01-C layout before applying for completion certificate to this office.

69. It shall be binding on the applicant to submit Global coordinates of individual plot including footprint of structure, mentioning the plot area while approaching this office for granting PCC.

70. All statutory conditions/regulations as per relevant acts including RERA and any subsequent Notifications/Amendments shall be adhered by you.

CC To,

Abhijeet Ramesh Patankar, RegistrationNo : CA/2000/25792

2. District Collector, Office of the Collector, Revenue Dept, Near Hiraokot Lake, Alibag, Dist-Raigad 402201

Yours faithfully,

3. The Tehshildar, Talathi training centre, Sai nagar, Tal.Panvel, Raigad 410206.

4. MSED Co. Ltd, Pen Circle, Pen 402107.

5. Dy Superintendent of Land Records, CIDCO samaj mandir, ground floor, Sector-18, Besides Bathiya School, New Panvel, Tal.Panvel, Dist.Raigad 410206.

6. Matheran Monitoring Committee, Matheran INagar Parishad

Signature valid
Date: 14 Aug 2023 18:29:33
Organization: NAINA Project Management System
Designation: Assistant PM

Certificate No. : CIDCO/NAINA/Panvel/Wardoli/LT-00663/CC/2023/0416

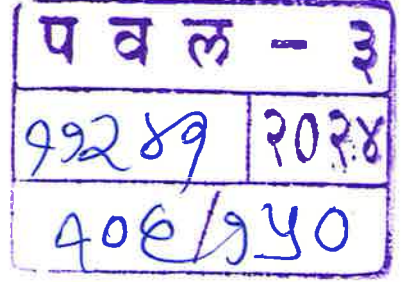
Dated : 14 Aug 2023

Samiti Sabhgruh, Matheran, Taluka - Karjat, District - Raigad
410102.

7. Desk Officer, UD-12, Urban Development Department,
Government of Maharashtra, 4th floor, Mantralaya, Madam Cama
Road, Hutatma Rajguru Chowk, Nariman Point, Mumbai - 400032

8. Chief Engineer (II), CIDCO

9. CCUC(NAINA), CIDCO





सिडको महाराष्ट्र

ANNEXURE N



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एमजीपी - ०१४५३४)

नौदलीकृत कार्यालय :

सिडको मुख्यालय, नरीमन पॉइंट,

मुंबई ४०० ०२५

दूरध्वनी ०२०-२२-२२०२ २५००

फॅक्स ०२०-२२-२२०२ २५०९

मुख्य कार्यालय :

सिडको भांडव, सी वी रो, वंद्रेपूर,

नवी मुंबई ४००१ ५१६

दूरध्वनी ०२०-२२-२२०२ २५००

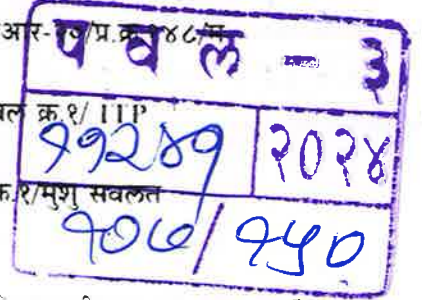
फॅक्स ०२०-२२-२२०२ २५०९

संदर्भ क्र.सिडको/मु.भू व भू. अ (नैना)/२०२४/१०४५

दिनांक २९.०२.२०२४

मुद्रांक शुल्क कमी करण्याबाबतचे किंवा माफ करण्याबाबतचे प्रमाणपत्र

- संदर्भ : १) शासन आदेश, महसूल व वनविभाग, क्रमांक. मुद्रांक-२०२०/ युओआर-२०/प्र.क्र.४८/२१ (धोरण), दिनांक २० जून २०२३.
- २) सहजिल्हा निबंधक व मुद्रांक जिल्हाधिकारी यांचे पत्र क्र. जा क्र/ टेबल क्र.१/ IIP POLICY/१०५० दिनांक : २५.०१.२०२४.
- ३) सहजिल्हा निबंधक व मुद्रांक जिल्हाधिकारी यांचे पत्र क्र. जा क्र/टे.क्र.१/मुशु सवलत प्रमाणपत्र/२०२३/२४२६ दि.२९.०२.२०२४.



मॅसेर्स, वाधवा कन्स्ट्रक्शन्स अँड इन्फ्रास्ट्रक्चर प्रा. लि. हे, नैना या प्रादेशिक विभागातील भूमापन क्र. सर्व्हे क्र. ४०/१ व इतर, मौजा, वारदोली, तालुका,पनवेल, जिल्हा रायगड, महाराष्ट्र येथे स्थित असलेल्या एकात्मिक वसाहत प्रकल्पाच्या विकासाचा प्रकल्प प्रस्तावक आहे. हा एकात्मिक वसाहत प्रकल्प नगररचना आणि मूल्यानिर्धारण विभाग, मध्यवर्ती इमारत, पुणे अधिसूचना क्र. वि.यो. नैना/ मौ. वारदोली, व भरेले ता. पनवेल/ए. न. प्र/ प्र. क्र.६४/२१/ टोपोव्ही-३/२४७४ दि. १२.०५.२०२२ अन्वये अधिसूचित केला आहे.

असे प्रमाणित करण्यात येते की, प्रकल्प प्रस्तावक मॅसेर्स, वाधवा कन्स्ट्रक्शन्स अँड इन्फ्रास्ट्रक्चर प्रा लि. यांनी संदर्भ क्र.१ वरील शासन आदेश, महसूल व वन क्रमांक. मुद्रांक २०२०/युओआर-२०/प्र.क्र.४८/२१ (धोरण) दिनांक २० जून २०२३ (धोरण), अन्वये तरतूद केलेल्या मुद्रांक शुल्कातील कपातीचा किंवा मुद्रांक शुल्क माफीचा कोणताही लाभ, उक्त एकात्मिक वसाहत प्रकल्पाचा जमीन मालक व विकासक/ प्रकल्प प्रस्तावक यांच्या निष्कारित केलेल्या जमिनीच्या खरेदीवरील पहिल्या अभिहस्तांतरणाच्या संलेखावर घेतलेला नाही आणि म्हणून उक्त आदेशान्वये उक्त युनिटाच्या खरेदीसाठी उक्त एकात्मिक वसाहत प्रकल्पाच्या प्रस्तावकाकडून कोणत्याही वेळापत्रकाच्या अधीन असलेल्या कोणत्याही युनिटाच्या विक्री किंवा अभिहस्तांतरणाच्या कराराच्या पहिल्या व्यवहारासाठी मुद्रांक शुल्कात कपात मिळण्याकरिता किंवा मूट मिळण्याकरिता पात्र आहे आणि तसेच एकात्मिक वसाहत प्रकल्पाच्या मध्यस्थी देण्यासाठी त्याच्या म्युनिसिपल कॉर्पोरेशनच्या प्रस्तावकाकडून हक्क नेमून देण्यासाठीच्या व्यवहाराच्या संलेखाकरिता मुद्रांक शुल्कात कपात किंवा मुद्रांक शुल्क माफी मिळण्यासाठी पात्र असेल.

हे मुद्रांक शुल्क कमी करण्यासाठी किंवा मुद्रांक शुल्क माफ करण्याबाबतचे प्रमाणपत्र केवळ संदर्भ क्र.१ वरील आदेशान्वये मुद्रांक शुल्क लाभ प्राप्त करण्याच्या प्रयोजनासाठी देण्यात आले आहे.

उपसचिव तथा

मुख्य भूमी व भूमापन अधिकारी (नैना)

in proviso of Clause 1 above, 50% of such amount shall be deposited with the concerned Branch office of the Town Planning, and 50% to the concerned Planning Authority.

12.6 The Project Proponent/s shall submit a bank guarantee of an amount equal to the 15% of estimated development cost required for development of the basic Physical infrastructure such as roads, water supply, drainage & garbage disposal, Trunk installations for power supply, fire brigade station & fire engines. Such development cost be worked out as per respective phases taking into consideration the phased programme for development of infrastructure with amenities under project as submitted and as required under clause 6.1. Certificate regarding estimated development cost shall be produced by the respective Architect of the project. If Bank Guarantee as mentioned above is submitted then separate security deposit shall not be insisted by the authority.

12.7 The Project Proponent/s shall construct and maintain the Fire Station building & infrastructure at their cost. The project proponent shall post well-trained staff at fire station as per the recommendations of the Director of Fire Services, Maharashtra State / Chief Fire Officer of the concerned Authority, or the cost of staff appointed by Chief Fire Officer for this purpose shall be borne by the Project Proponent. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion of fire station and as per requirement such fire brigade/station shall be handed over to the nearest respective authority on the terms and condition decided by the respective authority and project proponent.

12.8 Developer shall complete the Special Township Project within 10 years or such period as allowed by the Government from the approval to the master plan. Developer shall develop and maintain all infrastructures (internal street light, roads etc.) up to the completion of the STP project. Within such period, the concession in property tax levied by the respective Planning Authority shall be 66% of normal rate as prescribed under the Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act, 1965 or Maharashtra Municipal Corporation Act. Such property tax shall be levied after the actual possession or issuing of Occupancy Certificate whichever is earlier.

Respective Planning Authority shall provide mandatory provisions like Birth and Death Registration Certificate etc. for the same period in such STP. Provided that the utilities like fire brigade, police station/chauki etc. shall be handed over to the nearest respective Authority at the terms and condition decided by the respective authority.

12.9 Licensing to the Project Proponent/s - The respective Authority shall provide licenses to the Project Proponent/s for telephone Connection, Power and other utilities in the Township area as per existing rules & regulations. After granting the license from the respective Authority, the project proponent/s shall provide utilities in the Township area as per the conditions laid down by the respective authority.

12.10 It shall be mandatory for the Project Proponent/s to provide appropriate width of road as per existing width or as per easement rights to the land not owned by the project proponent which is surrounded by the Township Area.

13. Special Concessions:-

13.1 Deemed conversion for Non-Agricultural (N.A.) Use:- The lands under approved Master Layout Plan shall be considered as deemed N.A. No separate permission shall be required under the provisions of Maharashtra Land Revenue Code, 1966. The amount of nonagricultural assessment shall be exempted to the extent of 50% of the normal rate for the land under Integrated Township Project.

13.2 Grant of Government land: - The Government land/s, if surrounded or adjacent by the lands owned by the Project Proponent/s, may preferably be granted to the Project Proponent/s, as per the rules and regulations to that effect, by the Revenue and Forest Department of the State Government. Maximum 10% of the total area under township shall be allowed to be included in such township.

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IN FAVOUR OF

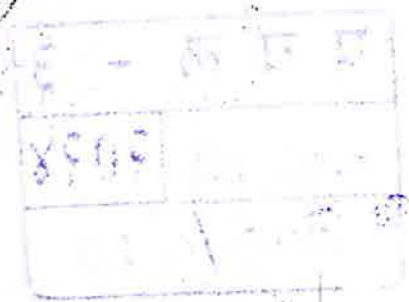
IRREVOCABLE GENERAL POWER OF ATTORNEY

VALUABLE PROPERTIES PVT. LTD.
IN FAVOUR OF

- (1) Mr. SANJAY CHABRA, (2) Mr. NAVIN MADHUA,
(3) Mr. SRINIVASAN GOPALAN
(4) WADHWAN CONSTRUCTION & INFRASTRUCTURE LTD.



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REGD. CHIEF GENERAL POWER OF ATTORNEY
VALUABLE PROPERTIES PVT. LTD.
BHAUSAHE
(1) Mr. SANJAY CHAKRE, (2) Mr. RAJIV RAMDAS,
(3) Mr. SRINIVASAN GOPALAN
(4) WADHWANI CONSTRUCTION & INFRASTRUCTURE LTD.

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REGD. CHIEF GENERAL POWER OF ATTORNEY
VALUABLE PROPERTIES PVT. LTD.
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(3) Mr. SRINIVASAN GOPALAN
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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, VALUABLE PROPERTIES PVT. LTD., a company registered under the Companies Act, 1956 and having its registered office at 602, Centre Point, J.B. Nagar, Andheri - Kurla Road, Andheri (East), Mumbai 400059, represented by its authorised signatory Mr. Mohamed Ameen Ahmed Ali Hasan, authorised vide Board Resolution passed on 14 January 2014 hereinafter referred to as "VPPL" SEND GREETINGS ; under Document No PVL-3-1009/2014.

WHEREAS:

- A. VPPL has acquired land, in Taluka Panvel, District Raigad, Maharashtra (hereinafter referred to as "Township Land") for the purpose of developing mega city/special township project in pursuance of the aforesaid Township/Megacity Regulations.
- B. VPPL is owned and possessed of and is desirous of developing a portion of Township land measuring about 258 Acres or thereabouts comprising of 109 Acres of land in buffer zone and 149 Acres of land in U-1 zone situated at Villages - Vardol, etherik and Bhingarvadi, Uran Sub - Region of the Mumbai Metropolitan Region, Taluka Panvel, District Raigad, Maharashtra more particularly set out in Annexure A (hereinafter referred to as "VPPL Land").
- C. The Wadhwa Group, has acquired and is in the process of acquiring adjacent to certain portions of the Township Land owned by VPPL and is desirous of developing the said land along with the VPPL Land (as defined above) as a Township / Special Township / Megacity project ("Mitic Project") and pursuant to the negotiations between the parties to jointly develop the VPPL Land, a registered Agreement for Joint Development dated 18 February 2014 entered into between VPPL and the Wadhwa Group, hereinafter referred to as "Wadhwa" of the Second Part, whereunder VPPL has agreed with these presents by and between ourselves, there is an agreement between the One Part and Wadhwa Construction and Infrastructure Pvt. Ltd. (hereinafter referred to as "Wadhwa") of the Second Part, whereunder VPPL has agreed in favour of the Wadhwa the right to develop the VPPL Land together with the land owned by Wadhwa or to be acquired by it as envisaged under the Mitic Project for development of Township/Special Township/Megacity as per the rules and regulations stipulated under the Township/Megacity Regulations of Maharashtra Government or any other applicable provisions of development under applicable Act, Rule or Notification, as may be in force from time to time by utilizing and consuming maximum FSI to the utmost extent as may be permitted thereunder for construction of residential premises, commercial offices/premises, club house, restaurants, hotels, educational, amenity spaces, health facilities, parks, gardens and play grounds, public utilities for the consideration and conditions more aforesaid.

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set out therein (hereinafter referred to as the "said Agreement for Joint Development");

- D. The Wadhwa in the said Agreement for Joint Development has also agreed to do horizontal infrastructure development of the flat developable portion of Township Land measuring 50 Acres or thereabout falling in buffer zone more particularly set out in Annexure B hereunder written, as per the Township/Megacity Regulations and Press Note-2 of 2005 (as defined in the Agreement for Joint Development) in accordance with the terms of the Agreement for Joint Development (hereinafter referred to as "VPPL Horizontal Development Land").
- E. The said Agreement for Joint Development is stamped with the stamp duty payable as required under Article 50(a) of Bombay Stamp Act, 1956 and is treated as the main/principal document under Section 4 of the said Act and this Power of Attorney is treated as incidental and/or subsidiary document and stamped accordingly.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT WE, VALUABLE PROPERTIES PRIVATE LIMITED, a company registered under the Companies Act, 1956 and having its registered office at 602, Centre Point, J.B. Nagar, Andheri - Kurla Road, Andheri (East), Mumbai 400059, represented by its authorised signatory Mr. Mohamed Ameen Ahmed Ali Hasan, authorised vide Board Resolution passed on 14 January 2014 do hereby constitute, nominate and appoint (1) Sanjay Chhabra, (2) Nabin Khatija and (3) Suresh Gopalani and (4) WADHWA CONSTRUCTION & INFRASTRUCTURE LTD., their Authorised Representatives as our true and lawful attorneys (hereinafter referred to as "Attorneys") each of them to act jointly and/or severally with full right, power and authority in our name and for and on our behalf to do all or any of the following acts and matters in relation to the VPPL Land as hereinafter appearing:

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- 1. This Power of Attorney is granted only in respect of the VPPL Land more particularly set out in the Annexure A hereunder written and shall remain limited to VPPL Land and will only extend to Horizontal Development Land more particularly described in the Annexure B hereunder written only if Swap Notice is issued by the Government in accordance with the Agreement for Joint Development. Nothing contained herein shall authorize or be deemed to authorize the Attorneys or Wadhwa to take any action that is not permitted or is contrary to the terms of the Agreement for Joint Development. Capitalised terms used herein but not defined shall have the meaning set forth in the said Agreement for Joint Development (if so defined therein).

- 2. (a) To attend to, manage, look after, watch, examine and take care and protect the VPPL Land or any part or portion thereof regularly at all reasonable times



and to prevent any encroachments, trespasses and/or unauthorized constructions thereof being made by any person or persons by fencing or erecting Compound Wall and if any trespasses or unauthorized structures are being made hereafter and/or erected or constructed by any person or persons on the VPPL Land or any part or portion thereof to take all effective steps for removing the same and to take all preventive measures appropriate actions, and legal proceedings against the concerned person or persons or body.

- (b) To take all steps under the provisions of the said Agreement for Joint Development for development of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa Land and to take all steps for the purpose of enforcement of and giving effect to the said Agreement for Joint Development and for that purpose to carry on correspondence and make representations to any person/s or party or body or Authority and to write at any Agreement, arrangement, writing, contract or commitment with them and to lodge the same for registration with the concerned Sub-Registrar of Assurances and to admit execution thereof and to do all acts, deeds, matters and things as the said Attorneys may desire or deem fit and proper.

- (c) To develop and set up Township / Special township / Megacity by construction/development of residential, commercial, educational, amenity spaces, health facilities, parks, gardens and play grounds, public utilities for creation of necessary common infrastructure on the VPPL Land and to consume the entire FSI potential as may be permissible under the Township / Megacity Regulations or otherwise, to the utmost extent in exercise of the powers reserved under the said Agreement for Joint Development concluded between Ourselves and the Wadhwa in respect of the VPPL Land and also to carry out and/or departmentally and/or in such manner as may be required by the said Attorneys, development/construction of Township / Megacity on the VPPL Land alongwith Wadhwa Land in accordance with the plans and specifications sanctioned by the Government of Maharashtra, Raigad, City and Industrial Development Corporation (CIDCO), Government of Town Planning, Asst. Director of Town Planning, Gram Panchayat, Municipal Council/Municipal Corporation and other concerned Authorities and in accordance with all the applicable rules and regulation made by the Government of Maharashtra, Town Planning Authorities, Deputy Director of Town Planning, Police Authorities, Fire Fighting Authorities, the Gram

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Panchayat/Zila Parishad, Land Survey Department, D.I.R., Collector / Dy. Collector, Directorate of Industries, Ministry of Labour, Maharashtra State, Revenue Department, Municipality Authorities and other concerned local and public authorities, in this behalf for the time being.

2. To get the VPPL Land surveyed by all authorities including by Surveyors, Architects or T.I.R. authorities and upon such survey being done obtain the certificate/extract from the concerned authorities and to execute Deed of Rectification, Supplemental Agreements, Agreements with owners/occupants of adjoining lands for straightening of boundaries or any other writings or writing confirming the variation of the area of any of the VPPL Land and to do all necessary acts, deeds, things and matters including presenting and getting such documents registered with the authorities concerned.
4. To seek and obtain refund of any moneys/deposits paid to the State/Central Government, Collector / Dy. Collector, S.D.O. Gram Panchayat / Zila Parishad / Municipal Council / Corporation or any other public authority or due from the State / Central Government, Collector/Dy. Collector, S.D.O Gram Panchayat / Zila Parishad / Municipal Council / Corporation / Govt. or any other authority and for the said purpose to make, sign and submit applications, affidavits, undertakings and perform all acts, deeds and things as may be necessary in relation thereto, to receive the amount and issue receipts therefor.
5. To get the areas of the VPPL land corrected in land revenue administrative office and for the said purpose to sign all required statements etc.
6. To make applications, petitions and representations to Authorities including but not limited to Planning Authority, Revenue Authority, Registering Authority and on our behalf and the said Attorney shall be entitled to attend any meeting of any such Application or meeting and to represent us before the said Authorities and/or Rectification and/or Entry or Rectification of the VPPL Land and for that purpose to appear either personally or through the Attorney or substitutes and to carry on correspondence and give affidavits, undertakings or A.M.V.s as the said Attorney may desire or deem fit.
7. To apply to the Collector, Raigad Dist. for obtaining the N.A. permission and sanad subsequent thereto and for N.A. use of the lands under proposed development and for that purpose to do and to carry out all such acts, deeds, affidavits, bonds, matters and things as may be necessary and to appear before all officers of the

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Director, Town Planning Authority, M.P.F., Directorate of Industries, Maharashtra State, Revenue Department, Gram Panchayat, Zila Parishad, Land Survey Department, D.I.R., S.D.O. and other local authorities and bodies in respect of the VPPL Land and for the said purpose to make, sign and submit applications, affidavits, undertakings or A.M.V.s as the said Attorney may desire or deem fit.

- (a) To get the present designation/status of the lands under development of Township / Special Township / Megacity in the Development Plan (if any) changed and for the said purpose to represent us by signature or otherwise before the concerned authorities, officers and persons including State Govt. Corporation, Collector, Commissioner, Town Planning Officer etc. and to sign all applications, petitions, statements, replies, undertakings, assurances, to deposit money and also for the said purpose take all actions in Courts or otherwise including filing writ petition, suit etc.

- (b) To handover the possession of the VPPL lands or any part or portion thereof including area lying under reservation and/or area lying under road setback, if any or C. P. Road to the authorities to whom the same is required to be handed over and for the aforesaid purpose to surrender and/or transfer the aforesaid portion of the VPPL lands and execute conveyance/Deed of Transfer/s to the concerned authorities and to sign all applications, petitions, statements, replies, undertakings, assurances, to deposit money and also for the said purpose take all actions in Courts or otherwise including filing writ petition, suit etc. for and if permitted under law any time till the completion of the development of Township / Special Township / Megacity obtain in lieu thereof F.S.I for the purpose of utilizing the same on the VPPL and Wadhwa land and/or get compensation for the same in any form including by way of money by arriving at such arrangement or arrangements with the State Government and the Town Planning Authorities and/or any other authorities and for the purpose aforesaid to sign all applications, petitions, statements, replies, undertakings, assurances, conveyance and Deed of Transfer/s as may be directed by the competent authorities and to attend before any Registrar, Sub-Registrar or Dy. Registrar of Assurances having jurisdiction in the said documents.

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- (c) To deal with the State Government with all concerned authorities and bodies in connection with the development plans, obtaining of additional floor space for the development of Township / Special Township / Megacity to be developed on the VPPL land alongwith Wadhwa land and any other matters relating thereto.

- (d) To deal and cooperate with the concerned authorities in connection with or in relation to the development of Township / Special Township / Megacity on the VPPL Land and in particular to do the following things:-
(i) To refer the development plan to Director Town Planning, Dy. Director Town Planning, Collector Raigad for sanction, revalidation of plans, approvals with further alterations or additions or modifications, as may be required.

- (ii) To apply for and obtain necessary permissions and appear before National / State Highway Authority's, Waterworks Dept., Electrical Board etc.
- (iii) upon receipt of Locational Clearance, to obtain environment clearance from the Ministry of Environment and Forest, obtain Letter of Intent from the Collector Raigad or Competent Authority, apply for final approval of the layout plan to the Collector Raigad or Competent Authority;

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- (iv) To appear and represent us before any and all concerned authorities and parties as may be necessarily required for the development of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa Land and to make such arrangements at such arrangement as may be conducive to the development and completing the same.
- (v) To apply and deal with Central and State Forest Department for the clearance of the Township / Special Township / Megacity from the Notification: Resolution issued by from the Government of Maharashtra required to apply and seek permission under the Forest Act, 1927, Maharashtra Private Forest (Acquisition) Act, 1973, Forest Conservation Act, 1980 and rules and regulations framed thereunder for Non forest use of private reserved / protected / Forest Area which may be completed in the VPPL land or otherwise.

8. To deal with, sign, file applications, papers and any writings of whatsoever nature, with the Collector, Town Planning Authority or any other Officer or Authority or any other Officer concerned, statutory bodies, or Authorities including the Competent Authority under the State Government/ Central Government/ or any of its



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Department and Officers in connection with the development of Township / Special Township / Megacity project on the VPPL Land alongwith Wadhwa Land and in particular to do the following acts, deeds, matters and things, namely:

(i) To apply, submit proposal to Government of Maharashtra for declaration of Township / Special Township / Megacity and get the same Notified as Township / Special Township / Megacity project under the Township/Megacity Regulations, to apply for locational clearance to the Government of Maharashtra and Director of Town Planning and for the permission and/or sanction for development of Township / special Township / Megacity on the VPPL Land alongwith Wadhwa land and for that purpose to make any declarations, sign forms in our name and on our behalf as our Attorney(s) shall deem fit and proper.

(ii) To approach, appear before, represent, correspond and make, sign and submit applications, petitions, letters and writing appeals, etc to the Government of Maharashtra, Central Government, Commissioner of Township, Planning Authorities, Director/Deputy Director of Town Planning, Divisional Commissioner, Collector/Dy. Collector, Raigad, Sub-Divisional Officer, Panvel, Chairman & Managing Director CIDCO, Civil Aviation Authorities, Railway Authorities, NARMA Authorities, Tehsil, Taluk, District Officer, Police Authorities, Fire Fighting Authorities, Maharashtra Electricity Board, Maharashtra Pollution Control Board, Department, Public Works Department, Heritage Commission, Maharashtra Sensitive Zone Authorities, Gram Panchayat / Zilla Parishad, Land Survey Department, Panvel, D.L.R., Zonahandi Commissioner, Pune, Directorate of Industries, Ministry of Environment and Forest, Revenue Department, Municipality Authorities and other concerned local and public and/or other Competent Authorities for all and any exemptions, sanctions and consents required by any law in connection with the management, improvements and developments of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa land and for that purpose to sign, declare, affirm, execute, deliver and necessary letters, writings and undertakings, and other necessary or required documents to the concerned authorities for obtaining necessary No Objection Certificate (NOC) from the said Departments.

(iii) To make, sign and submit applications, proposals and other documents to the Revenue Ministry, Gram Panchayat/Zilla Parishad, S.O.C., T.L.R., S.L.R., D.L.R.

Collector/Dy. Collector, Maharashtra State, Revenue Department, Municipal Authorities, Town Planning Authorities, Urban Agglomeration and/or the Govt. of Maharashtra or to any Govt. body or authority, Competent Authority for obtaining new/renewal of permission/s under Section 63-1A of the Bombay Tenancy and Agricultural Lands Act, 1948 and 47 (2) (C) of Maharashtra Agricultural Lands (Colling on Holdings) Act, 1961 and all other permissions that in the opinion of our attorney may be deemed to be necessary.

(iv) To make prepare apply submit and obtain approval, sanction of Master Plan, Lay out plan of the Township / Special Township / Megacity to be developed/constructed on the VPPL Land alongwith Wadhwa land in accordance with said Agreement for Joint Development and/or obtain sanction of the revision or revalidation of the plans already sanctioned or to be sanctioned with further alterations, additions or modifications as the said Attorneys may require;

(v) To make and prepare and/or cause to be made and prepared at the entire cost of said Attorney(s) the Master Plan, such layout, amalgamation plans, specifications and designs and/or any alterations to existing Master and / or layout plans and/or specifications necessary, for the purpose of development of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa land and for that purpose to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorneys and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans sanctioned from concerned authorities.

(vi) To approach Collector / Addl Collector / Dy. Collector, State Government or Competent Authority for getting sanction of Master plan, layout plans and any revision or revalidation of the said Attorneys may desire or deem fit from time to time, and for that purpose file any Form or apply for any permission or permissions and revise the plans pertaining Township / Special Township / Megacity from time to time as the said Attorneys may desire or deem fit;

(vii) To appoint and/or remove Architects, Engineers, Supervisors, etc.

specialists, contractors, workmen, clerks and other staff members, advocates, solicitors, consultants and other persons for the purposes mentioned in these presents, to make payment to the contractors and other persons engaged in connection with carrying out development/development/ Township / Special Township / Megacity and upon such payments being made to obtain effectual receipts and discharges from the said contractors, sub-contractors and architects and other persons so engaged as aforesaid and to terminate the services of any of them and to appoint others in their place and stead and upon such terms and conditions as such Attorneys shall deem fit;

(viii) If the said Development of Township / Special Township / Megacity is proposed to be completed in phase wise manner then to apply for sale permission after completion of basic infrastructure as mandated under the Township/Megacity Regulations and Press Note 2 of 2005 and for such purpose to sign, submit and execute undertaking and all such other documents as may be required by the Collector or Competent Authority in this behalf;

(ix) To apply for Full Commencement Certificate, Drainage-Completion Certificate, part/full Occupation Certificate and Completion Certificate for the Township / Special Township / Megacity project in accordance with all necessary and incidental steps including making arrangements for water connection, electricity supply, drainage connection, sewerage service connections and incidental matters and works which are required to be carried out and/or to be done for becoming eligible for grant of such full Commencement Certificate, Drainage Completion Certificate, part/full Occupation Certificate, Completion Certificate, and for the purpose to sign, execute all applications, plans, specifications, undertakings, Indemnities deeds and documents as may be necessary for aforesaid purpose;

(x) To do, perform and execute such further acts, deeds, matters and things as to take steps on our behalf for keeping all orders/permissions/licenses/certificates and other such permissions granted by the concerned authorities pertaining to the development of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa land, valid and subsisting and to renew the said orders/permissions/licenses/certificates from time to time.

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(ix) To carry out all the requisitions that may be made by any of the Concerned Authorities in connection with the development of Township / Special Township / Megacity on the VPL Land alongwith Wadwa Lands, plans and specification or the amendments, alterations or additions submitted to such Concerned Authorities and to develop Township / special Township / Megacity as per the plans sanctioned by the collector, Town Planning Authorities or any other competent authority.

10. To execute any Deed of Right of Way or grant any easementary right from through or upon the said VPP Land and to register the same with Sub Registrar of Assurances and to admit execution thereof and to take all effective steps under the Indian Registration Act, 1908.

11. To exclusively represent us in any Civil, Revenue, Criminal or any other proceedings relating to the said VPP Land including but not limited to any dispute relating to our Title or any Permission or Permissions received by us or obtained by us and any proceedings challenging or disputing either acquisition or development or transfer or Joint Development or Permission for development in respect of the said VPP Land at our suits and the said Attorney alone shall be entitled to attend to all such proceedings on our behalf and for that purpose to institute or defend any action, serve or receive any Writ of Summons, declare any Plans, Plans, Plans, Statements, affidavits, make any interim or any other evidence and to refer the matter to Arbitration or Conciliation Award and to subject to the provisions of this POA arrive at a Deed or Decree and to register the same with Sub Registrar of Assurances and to execute the same as the said Attorney may desire or deem fit from time to time.

12. To apply for to avail of and/or to consume FSI available and to be available by the State Government in future for development of Township / Special Township / Megacity with object to foster the region and/or to obtain additional FSI whatsoever permissible under the Development Control Rules at present and to load and consume the same fully on any part of the lands under POA for Township / Special Township / Megacity and accordingly amend and modify the plans as required by the said Attorneys and get the same sanctioned and for the purpose to do all such acts, deeds, matters and things as may be required from time to time.

To apply, approach or and appoint consultants for obtaining Environment Impact Assessment clearance from Ministry of Environment Forest, New Delhi and make application to the Maharashtra Pollution Control Board, Superintendent of Gardens, Traffic Police and all the concerned authorities for obtaining consent for Township / Special Township / Megacity for such purposes to sign, execute, file and comply with the concerned authorities all requisite forms, applications, undertakings, affidavits, indemnities and other writings.

14. To execute any Agreement for Sale, Letter of Allotment, Deed of Rectification, Deed of Confirmation, Package Deal Agreement and any other deed, documents, writings and assurances for the sale / allotment of any premises in proposed building or buildings to be constructed on the said VPP Land / Wadwa Land in accordance with the said Agreement for Joint Development and to receive consideration and to appropriate the same without being liable to account for the same to us provided however in the manner set out in the said Agreement for Joint Development; and to lodge the same for registration with Sub Registrar of Assurances and to admit execution thereof and to take all steps under the provisions of Indian Registration Act, 1908.

15. To appear before and represent us by signature or otherwise to the Govt. of Maharashtra, Town Planning Authorities, Corporation authorities, Competent Authority, Urban Agglomeration, Collector, Magistrate, MRTD, Gram Panchayat, Land Survey Department, D.L.R, Commissioner of any district, Maharashtra, City Survey, M.S.E.D.C.L. authorities under Maharashtra Societies Act, Maharashtra Ownership Flats Act, Maharashtra Apartment Ownership Act, Maharashtra Land Revenue Code etc. and all other public authorities, officers, persons etc.

16. (a) To make necessary applications for procuring permits and iron, steel and other building materials to the Chief Executive Officer and other concerned authorities for the purpose to sign and execute the applications, affidavits, undertakings, and other documents and to receive the same and make payments thereon.

To employ and to engage and to employ any other security personnel for development during the development/ construction/ construction of Township / Megacity and to take all necessary steps for the same.

To pay taxes, assessments, levies, rates, charges, expenses and other dues in respect of the said property and development/construction thereon.

To make application to the competent authorities for new water connection and other amenities and to the M.S.E.B. for new sub-station, electricity meters, erection of transformer or for such other purpose as may be necessary, to deposit or pay any amount, to enter into agreement or Indemnity with M.S.E.B. and generally to represent us before the M.S.E.B. authorities. To shift or get shifted the transmission lines/electrical lines/transformers/high tension lines and for the said purpose to sign and submit applications, statements, affidavits, undertakings, bonds, etc. and to do all acts, deeds and things in relation thereto.

17. To make application to the competent authorities for new water connection and other amenities and to the M.S.E.B. for new sub-station, electricity meters, erection of transformer or for such other purpose as may be necessary, to deposit or pay any amount, to enter into agreement or Indemnity with M.S.E.B. and generally to represent us before the M.S.E.B. authorities. To shift or get shifted the transmission lines/electrical lines/transformers/high tension lines and for the said purpose to sign and submit applications, statements, affidavits, undertakings, bonds, etc. and to do all acts, deeds and things in relation thereto.

18. Save and except the Vertical Entitlement of VPL in Phase-I more particularly set out in the said Agreement for Joint Development and of which plan is annexed hereto as Annexure - C the said Attorneys are fully authorized and empowered to independently book, allot, transfer, retransfer, cancel, sell, convey, exchange, partition, release, surrender, grant lease, license, mortgage or otherwise transfer to persons of their choice any residential / commercial / retail units / premises comprised in such Township / Special Township / Megacity project on the VPL Land alongwith Wadwa land or part thereof in any manner and at such terms and on such terms and conditions as the said Attorneys may deem proper and to deliver possession thereof to any person or persons.

To sign, execute, deliver and register Letters of Allotments, all Agreements, Lease Deeds, Leave and License Agreements, Tenancy Agreements, Agreements, conveyances, Indentures, Deed of Declaration, Deeds and/or all Agreements / Deed of Confirmation, Correction/Rectification/Amendments in the said sale deed, Agreements for sale under MOFA, Indentures, deed of declaration, apartments etc. as may be required for fully and effectually conveyance of residential / commercial / retail units / premises comprised in such Township / Special Township / Megacity in accordance with the terms of the said Agreement for Joint Development. However, it is provided that, the said Attorneys shall be empowered to handover the possession of the residential / commercial / retail units/premises comprised in such Township / Special Township / Megacity to the end user only after the VPL's Vertical Entitlement or additional vertical entitlement as the case may be and Horizontal Development Land with infrastructure, utilities as set out in the said

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necessary or required or as in the opinion of the said Attorneys deem necessary and to sign all such applications, undertakings, declarations, representations, petitions, appeals and reviews.

30. To correspond, make applications, deal with and represent us and appear before all authorities including the Revenue Authorities, Collectorate, Survey Department, Fire Brigade, Directorate of Industries, Government of Maharashtra, Central Government, Town Planning Authority, State/National Highway Authority, Civil Aviation Authority, Food and Drug Authority, Transport Authority, Grampanchayat, Zilla Parishad, Municipal Council, Municipal Corporation, U.L.C. Authorities in all matters relating to concerning touching or affecting the development of Township / Special Township / Megacity project on the VPPL Land alongwith Wadhwa land including for laying out roads, sewers, drains, garbage disposal, access roads, water supply, power etc and/or providing other infrastructure facilities and conveniences and/or obtaining sanctions and permissions for development/construction of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa Land and/or to obtain revisions and alterations in such sanctions as the said Attorneys might feel necessary or proper from time to time.

31. To appear before and represent us before the Ministry of Environment and Forests, Government of India, New Delhi and Forest Department and Urban Development Department, Government of Maharashtra for sanction of all necessary permissions and sanctions for development of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa Land as per the terms of the said Agreement for Joint Development and for such purpose sign and execute all applications, petitions, declarations and writings in our name and on our behalf.

32. To sub-divide the VPPL Land and/or amalgamate the VPPL Land or any part thereof with any adjoining land owned by Wadhwa or to be acquired by them in future and to make and prepare and/or cause to be made and prepared all necessary specifications, maps, designs, including for lay out including all necessary reservations on the such lands, sub-division, amalgamation, reconstruction, modification, amendments variation and/or alterations and to obtain appropriate authorities including Town Planning, Urban Development and Government of the State of Maharashtra and to get the same sanctioned from such authorities for that purpose to do all acts, deeds, matters and sign all applications, petitions, declarations, deeds, documents, affidavits, undertakings, assurances, etc. as the case

33. To obtain all licenses required in the Township / Special Township / Megacity including water, fire, drainage, electricity supply, electric connection, telephone, etc. and for the said purpose or any of them to give and deliver in the said Township / Special Township / Megacity project on the lands under development of Township / Special Township / Megacity project as may be necessary or required by them.

34. To pay all outgoings in respect of the VPPL Lands including the land revenue, non-agricultural assessment, municipal and other taxes, fines, penalties, deposits, fees and charges whatsoever.

35. In case of compulsory acquisition of the VPPL Land or any part thereof to represent us in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings if necessary and required.

36. To insure the said property against damages, fire, tempest, riots, acts of terrorism, vandalism, accidents, floods / tsunamis, earthquakes, lightning strikes, theft of materials, equipment or goods stored on the lands under development and other natural calamities or otherwise as our said Attorneys may think fit and proper.

37. To commence and prosecute any action suits or other proceedings as a party or person in respect of any of the matter or things relating to the VPPL Land or any part thereof or development of Township / Special Township / Megacity on the VPPL Land alongwith Wadhwa land and to appear and defend any other proceedings commenced or to be commenced against us or whereinto we shall be a party and to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such action suit or proceedings as aforesaid.

38. To commence, institute, carry on, defend, oppose, compromise, settle or take all actions or other legal proceedings including referring the matter to Arbitration or Conciliation and accept any Award, Arbitration or Conciliation award, share or title in respect of VPPL Land or any part thereof or development of Township / Special Township / Megacity on the VPPL Land or any part thereof or in connection with or touching the VPPL Land or any part thereof and/or to become a party to any such suits, actions or proceedings as aforesaid and to do all acts, deeds, matters and things as may be necessary or required for the purpose of such suits, actions or proceedings as aforesaid and to appear and defend any other proceedings commenced or to be commenced against us or whereinto we shall be a party and to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such action suit or proceedings as aforesaid.

39. To execute, register, sign, seal and deliver, acknowledge and perform any contract, agreement, deed, writing, instrument or document or other assurances or thing of and relating to the VPPL Land or any part thereof which may in the opinion of the said Attorneys be necessary or required to be entered into, made, executed, delivered and perform for effectuating all or any of the purposes of the said Agreement for Joint Development and to do all acts, deeds, matters and things as may be necessary or required for the purpose of such suits, actions or proceedings as aforesaid and to appear and defend any other proceedings commenced or to be commenced against us or whereinto we shall be a party and to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such action suit or proceedings as aforesaid.

40. To appear before the Registrar or Sub-Registrar of Assurances or any other officers for the time being appointed under the law relating to the registration, to receive deeds, documents and assurances for registration relating to the residential / commercial / retail units / premises situate in such Township / Special Township / Megacity project on the lands under development of Township / Special Township / Megacity project as may be necessary or required by them.

41. To appear before the Registrar or Sub-Registrar of Assurances or any other officers for the time being appointed under the law relating to the registration, to receive deeds, documents and assurances for registration relating to the residential / commercial / retail units / premises situate in such Township / Special Township / Megacity project on the lands under development of Township / Special Township / Megacity project as may be necessary or required by them.

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Magistry or the VPPL Land or any part thereof and to lodge and/or admit execution of all deeds, documents and assurances executed signed sealed and delivered to us on our behalf or in our favour and to take necessary and proper proceedings for the acknowledgement and registration of the same.

- 41. To substitute and/or appoint from time to time one or more attorneys under our said Attorneys hereunder with the same or limited powers and at pleasure to remove and discharge such substitutes or substitute and to appoint another or others as the said Attorneys may deem fit and proper. If the said Attorneys think fit and proper they shall be entitled to appoint such substitute or delegate with powers conferring such powers as they may think fit and proper and in such event such power of attorney shall not be revocable.
- 42. And generally for any of the purposes mentioned herein, to sign all applications, papers, undertakings, and to do all other acts, deeds and things in the premises aforesaid which may be deemed expedient and necessary to carry out the intent and purposes of this Power of Attorney as may be necessary from time to time as fully and effectually as we could do if personally present.
- 43. AND WE HEREBY confirm that this Power of Attorney is for consideration and being coupled with interest in favor of the said Attorney under the provisions of the said Act, 1872.
- 44. AND WE HEREBY undertake to allow ratify and confirm all and whatsoever the said Attorneys and/or their substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.
- 45. AND upon VPPL issuing Swap Notice to Wadhwa in respect of the VPPL Horizontal Development Land more particularly described in the second Schedule in the manner set out in said Agreement for Joint Development and the authorities set out herein pertaining to VPPL Land shall be applicable and stand vested in the said Attorneys with respect to VPPL Horizontal Development Land. And the said Attorney shall be entitled to exercise all the powers as contained hereinabove and applicable in respect of VPPL Land more particularly described in the second Schedule hereunder written including but not limited to deal with, develop, dispose of, sale, mortgage, lease, give on Leave & License, enter into Agreement for Sale, Agreement for Lease, Agreement for Leave & License, Mortgage, charge, Deed of Conveyance or Conveyances, Deed of Transfer, Deed of Exchange or any other deed, documents, writings or assurances as the case may be and to register the same

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with the Sub Registrar of Assurances and to admit execution thereof as the said Attorney may desire without any reference or recourse to us or without our consent or concurrence in any manner whatsoever.

AND notwithstanding anything to the contrary contained in this power of attorney, the power of attorney holder is conferred with the above powers subject to the limitation that nothing contained herein shall authorize the Attorney to take any action that is contrary to the terms and conditions stipulated in the said Agreement for Joint Development or Applicable Laws and the said Attorneys will use and execute the powers referred above in compliance with the said Agreement for Joint Development and Assurances contemplated under the said Agreement for Joint Development. In the event that the powers are exercised or used in contravention of the said Agreement for Joint Development or Applicable Laws the same shall not be binding on VPPL and the Attorneys shall jointly and severally indemnify and hold harmless VPPL and its directors, officers and agents for any Loss on account of any actions that are taken in contravention of the terms of these presents. Further nothing herein shall entitle the Attorney to exercise any of VPPL's rights under the said Agreement for Joint Development other than as specified herein.

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AND this power of attorney shall remain irrevocable unless the said Agreement for Joint Development is terminated by VPPL on the terms and in the manner as stated therein, in which case the power of this attorney shall stand terminated upon termination of the said Agreement for Joint Development. However, anything contained herein or in the said Agreement for Joint Development, to the extent of this power of attorney shall not invalidate the actions taken or to be taken by the Nationalized / Private Banks and/or Financial Institution and/or NBFC or third party Financier, including debenture holders, providing financial assistance to the Attorney (by themselves or through their representatives) including without limitation the mortgages and securities/mortgages created under the terms thereunder, and all powers conferred under this power of attorney by the Attorney to other attorneys/substitutes to the extent applicable continue to be valid as if such powers of attorney had been exercised by VPPL itself.

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AND we do hereby agree and undertake to ratify and confirm whatever our Attorneys, their substitutes may lawfully do or cause to be done by virtue of these presents notwithstanding any express power in that behalf is not given hereunder and the said acts, deeds and things will be presumed to be done by us.

AND we Valuable Properties Private Ltd. and its Authorized Signatory Mohammed Arzeem Ahmed Ali Hasan duly authorized by Board Resolution dated 14 January 2014 have hereunto



affixed our Common Seal and photograph and Left hand Thumb Impression of the Signatory for the purpose of identification and the said (1) Sanjay Chhabaria (2) Navin Makhija (3) Shrinivas Gopalan and (4) Wadhwa Construction And Infrastructure Pvt. Ltd. and its Signatory have signed at the foot of this Power of Attorney in token of their agreement with and confirmation of the contents of this Power of Attorney by signing at the foot hereof and have affixed their respective signatures and photographs and Left hand thumb impression for the purpose of identification along with Common Seal of the said Wadhwa Construction And Infrastructure Pvt. Ltd. at the foot of this Power of Attorney.

IN WITNESS WHEREOF we have hereunto set our respective hands at Mumbai this 18th day of February 2014.

SIGNED SEALED AND DELIVERED by the
Within named VALUABLE PROPERTIES PVT. LTD.
through its Authorized Signatory
MR. MOHAMMED ARZEEM AHMED ALI HASAN
duly authorized via Resolution
dated 14 January 2014
In the presence of...

Identified by us
Chandan Gupta
Nishant Gairowans

Authorized Signatory
VALUABLE PROPERTIES PVT. LTD.
MUMBAI

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Name: _____ Photograph: _____ Left Hand Thumb: _____
 VALUABLE PROPERTIES PVT. LTD through its Authorized Signatory
 DR. MOHAMMED AMEEN AHMED ALI HASAN
 We accept
 (1) Sanjay Chabria
 (2) Navin Malhotra
 (3) Srinivasan Gopalan



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Khande Ltd
 (Signature)

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Valuable

CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE EXTRA-ORDINARY GENERAL MEETING OF THE MEMBERS OF VALUABLE PROPERTIES PRIVATE LIMITED HELD ON 4TH DECEMBER 2013 AT 6.30 P.M AT THE REGISTERED OFFICE OF THE COMPANY

"RESOLVED THAT in accordance to the provisions contained in Section 100(1)(a) of the Companies Act, 2013 the consent of the Company be and is hereby accorded for grant of development rights of a portion of the Township Land measuring 288 Acres or thereabouts comprising of 100 Acres of land in Butler Zone and 188 Acres of land in U1 Zone situated at Village Vardoli, Dhule and Shingurwad, Parvat Uran Sub Region of The Mumbai Metropolitan Region, Taluka Pune, District Raigad, Maharashtra ("Pune Land") in favour of Wadhwa Constructions & Infrastructure Private Limited for a consideration and on such other terms and conditions as set out in the Joint Development Agreement to be executed between the Company and Wadhwa Constructions & Infrastructure Private Limited (said Joint Development Agreement) meeting and approved by the members."

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"RESOLVED FURTHER THAT the board of directors of the Company and is hereby authorized to grant of development rights of the above mentioned land in favour of Wadhwa Constructions & Infrastructure Private Limited on the terms and conditions as set out in the Joint Development Agreement approved by the members and generally to do and perform all such acts, deeds and things as may be necessary and to execute and execute the said Joint Development Agreement and other incidental documents as may be necessary or expedient to give effect to the grant of development rights of the Pune Land to Wadhwa Constructions & Infrastructure Private Limited in the best interest of the Company including the power to negotiate authority and to do all such acts and things as may be necessary to implement this resolution."

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CERTIFIED TRUE COPY FOR VALUABLE PROPERTIES PRIVATE LIMITED

DIRECTOR
Place : Mumbai
Date : 15TH February, 2014



Valuable

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VALUABLE PROPERTIES PRIVATE LIMITED HELD ON 14TH JANUARY 2014 AT FLOOR 20 SUBURBAN FINANCIAL HARBOUR SARY TOWER, MUMBAI, MAHARASHTRA

"RESOLVED that the Company in exercise of its Power of Attorney containing the Development Agreement with Wadhwa Constructions and Infrastructure Private Limited for grant of development rights in respect of the land lying and situated at Village Vardoli and Dhule, Taluka Pune, District Raigad, Maharashtra ("Pune Land") to Wadhwa Constructions and Infrastructure Private Limited for the consideration and on the other terms and conditions as set out in the said Joint Development Agreement placed before the Board and approved at the meeting."

"RESOLVED FURTHER that Company in exercise of its Power of Attorney containing the Development Agreement and in exercise of the said Power of Attorney placed before the Board and approved at the meeting."

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"RESOLVED FURTHER that Company to execute all necessary deeds, documents, applications, orders, notices, notices, etc. which may be required to be done for the said land."

"RESOLVED FURTHER that Mr. Mubarriz Ahmed Ali Khan be and is hereby duly authorized to sign and execute on behalf of the Company the above-mentioned Joint Development Agreement, Power of Attorney and all other necessary deeds, documents, POA (delegation, application, orders and writings and send execution of such documents before the concerned Sub-Registrar to do all such acts, deeds and things in the name and on behalf of the Company as may be necessary or expedient for the execution of grant of development rights in respect of the Pune Land to Wadhwa Constructions and Infrastructure Private Limited."

"RESOLVED FURTHER that the common seal of the Company, if needed, be affixed on the said Development Agreement, Power of Attorney and all other necessary documents."

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Valuable

presence of any one of the authorized persons mentioned hereinafter, who shall sign with documents and writing in their hands.

*RESOLVED FURTHER THAT a copy of this resolution certified by any of the Director of the Company be submitted to concerned authorities.

DATED THIS 14TH DAY OF JANUARY 2014

CERTIFIED TRUE COPY
FOR VALUABLE PROPERTIES PRIVATE LIMITED

Mu
MUNAWWAR AHMED ALI HASAN DIRECTOR
MUNAWWAR AHMED ALI HASAN DIRECTOR

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Valuable Properties Private Limited
PIL, C/14, P/14, J. B. Nagar, Andheri - West, Mumbai - 400 058
Tel: +91 22 4022 2321 Fax: +91 22 6034 4172

INCOME TAX PAN SERVICES UNIT

Income Tax Department
301, Trade Towers, 2nd Floor, 101, B. K. Road, Andheri (E), Mumbai - 400 059
Tel: +91 22 2611 1111 Fax: +91 22 2611 1112

Dear Sir / Madam,

Permanent Account Number (PAN)
AAACW5097J



Your request for changes / corrections in PAN data / request of PAN card has been processed and new PAN card is attached.

We wish to inform you that details of PAN on return of income need change for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

Income Tax Department maintains a website - www.incometaxindia.gov.in and Applet in Bangalore, Kerala (Phone - 1800 - 120 - 1800) for providing information and seeking taxpayer services. This site contains detailed information on PAN also.

Income Tax Department

PLD ID: ITC / MCA / PANVEL-3 / PAN
S.No. 15/2008-2009 (1111) / 1152008
S.No. 15/2008-2009 (1111) / 1152008
MUNAWWAR AHMED ALI HASAN DIRECTOR
MUNAWWAR AHMED ALI HASAN DIRECTOR



(This being a computer-generated letter, no signature is required)



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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **MR. SANJAY CHABRIA**, of Mumbai, India, residing at Flat 301, Park, Plot No. C-09, Bandra Bunk Complex, Bandra (E), Mumbai 400051, do hereby state as follows:

- WHEREAS**
- I am the Chairman/Director in various Private Limited Companies and in various Partnerships (hereinafter referred to as "Companies" or "Partnerships") and I am desirous of continuing the business of such Companies/Partnerships.
 - In the course of my business, as a Director/Partner and as a Director/Partner, I execute several deeds and documents including Loans and Finance Agreements, Conveyances, Deeds, Agreements, MOU, Power of Attorney, other Agreements and other documents under the provisions of the Indian Registration Act, 1908.
 - In the course of my business I have to travel out of Mumbai for various business purposes and during such period as well as in several cases where I am unable to attend personally or where it is extremely difficult for me to personally attend the office of Sub-Registrar of Assurances to make necessary of such deeds and other documents (by me) and to execute such documents to be duly registered, I am hereby appointing Mr. Shashank K. Kulkarni to be my true and lawful attorney to execute on my behalf and to do the under-mentioned acts, deeds, matters and things in relation to the Companies/Partnerships which I have personally executed or which I may execute hereunder set out.
- NOW KNOW YE ALL AND THESE PRESENTS WITNESS** that I, **MR. SANJAY CHABRIA** in my individual capacity and as a Director/Partner of various Private Limited Companies and Partnerships (set out in Annexure A hereto) do hereby nominate, constitute and appoint Mr. Shashank K. Kulkarni to be my true and lawful attorney to execute on my behalf to do the under-mentioned acts, deeds, matters and things in relation to the Companies/Partnerships which I have personally executed or which I may execute hereunder set out, that is to say:
- To represent me before the Registrar of Assurances in Maharashtra and to lodge any document for registration and to execute the same before the Registrar of Assurances in Maharashtra and to do all such other acts, deeds, matters and things as may be required for the registration of such documents which I have personally executed or which I may execute hereunder set out.
 - To represent me before the Sub-Registrar of Assurances in Maharashtra and to lodge any document for registration and to execute the same before the Sub-Registrar of Assurances in Maharashtra and to do all such other acts, deeds, matters and things as may be required for the registration of such documents which I have personally executed or which I may execute hereunder set out.



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६६/१६६



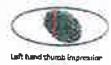
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I do hereby agree to call and confirm all and whatever my said attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunto set my hand at Mumbai on this 17th day of July, 2014.

SIGNED & DELIVERED
By the within named
OF **SANJAY CHABRIA**
Partner and in his capacity as a Director/
Partner in the Companies/Partnerships
listed in Annexure "A" hereto
In presence of

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प व ल - ३
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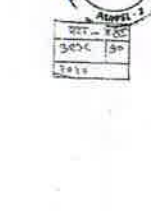
Annexure A

Director/Partners in the following Companies/Partnerships

Sr. No.	Company name	Trust Director/Partners in the company/Partnership
1.	Adornia Int. Ltd. Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
2.	Biological Holding Private Limited	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
3.	ADP Farms Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
4.	Shriwasthi Estates Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
5.	Marve Interiors Pvt. L.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
6.	Marve Interiors Pvt. Ltd. (formerly known as Vidharoop Residential Private Limited)	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
7.	Wadhwa Construction P.L.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
8.	Rayatwadi Pvt. L.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
9.	Shriwasthi Estates Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj
10.	Shriwasthi Properties P.L.	Vijay V. Wadhwa Sanjay Chabria Vikas V. Wadhwa Ravi W. Madhuj

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Sr. No.	Company Name	Total Director/ Partners in the company/Partnership firm
22.	20th Builders Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
23.	Wadhwa Associates Builders Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
24.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
25.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
26.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
27.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
28.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
29.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
30.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
31.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
32.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
33.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
34.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
35.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
36.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
37.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
38.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
39.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan
40.	Wadhwa Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan

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Sr. No.	Company Name	Total Director/ Partners in the company/Partnership firm
24.	Mahindra Properties P.L.	Sanjay Chhabria Renu Mahajan Mr. M. Anand Mr. Anand
25.	Wadhwa Estates & Developers P.L.	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan Mr. V.S. Prasad
26.	Wadhwa Power Private Limited	Vijay V. Wadhwa Sanjay Chhabria Renu Mahajan

Partner in the following Partnership Firm

Sr. No.	Name of the Partnership Firm	Partner
1.	"M/s. Vijay Associates (Real Estate)"	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan Renu Mahajan
2.	"M/s. Wadhwa C. Wadhwa Construct or"	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan Renu Mahajan
3.	Wadhwa Construction	Vijay V. Wadhwa Sanjay Chhabria Vishu V. Wadhwa Renu Mahajan

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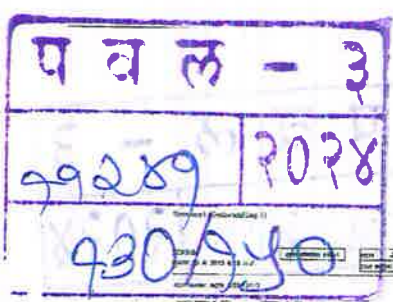


Form with various fields and stamps, including a large 'PLEASE KEEP MUMBAI GREEN!' banner and a seal of the Registrar of Companies, Mumbai.

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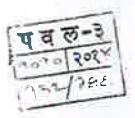


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Sr. No.	Company Name	Legal Documents/Particulars in the Schedule/Particulars in the Schedule
11.	Lock Masters Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
12.	Lock Properties Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
13.	Wadhwa & Associates Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
14.	Raghuraj Estates & Real Estate Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
15.	Raghuraj Leasing & Real Estate Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
16.	Raghuraj Leasing & Construction Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
17.	Raghuraj Builders P. L.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
18.	Raghuraj Leasing & Construction Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
19.	Chhatra Mahal Pvt. L.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
20.	Joint Law Collaborative International	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
21.	Wadhwa Property P.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
22.	Wadhwa Property P.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
23.	Wadhwa Property P.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa

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Sr. No.	Company Name	Legal Documents/Particulars in the Schedule/Particulars in the Schedule
24.	Patel's Builders Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
25.	Maharaj Properties P.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
26.	Wadhwa Estates & Developers Pvt. Ltd.	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
27.	Wadhwa Power Private Limited	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
28.	Wadhwa & Overseas Builders LLP	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa

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Sr. No.	Share of the Partnership Firm	Particulars
1.	Wadhwa & Overseas Builders LLP	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
2.	Wadhwa & Overseas Builders LLP	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
3.	Wadhwa & Overseas Builders LLP	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa
4.	Wadhwa & Overseas Builders LLP	Vijay V. Wadhwa, Sanjay Chhabria, Anand V. Wadhwa

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Form with various fields and stamps, including a 'SEAL OF THE SUB REGISTRAR'.



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(Summary) (संक्षेपवर्णिका)

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सदरने कुलमुद्राकारण ही वचने अस्तु (याची सत्यता पडताळणी आहे)

सदरने कुलमुद्राकारण ही वचने अस्तु (याची सत्यता पडताळणी आहे)

सदरने कुलमुद्राकारण ही वचने अस्तु (याची सत्यता पडताळणी आहे)

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कुलमुक्त्यापत्र पत्र बाबत घोषणा पत्र

मी शिवधाम ज्योतिषी यांचा पत्नी वरवी
 मी, दुय्यम विभाग पत्रिका ३ यांचे कार्यालय पत्रिका ३
 या ठिकाणाला दस्त नोंदणीसाठी सादर करण्यात
 आणत आहे की, शिवधाम ज्योतिषी यांनी पत्नी शिवधाम
 यांना मला मिळेल्या मुक्त्यापत्र पत्रा अन्वये मी सादर दस्त नोंदणीसाठी सादर केला
 आहे/निव्वारित करून घेतली जाताना दिसा आहे. सादर कुलमुक्त्यापत्रात किटून वेगळ्या
 यांनी कुलमुक्त्यापत्र रद्द केलेले नाही किंवा कुलमुक्त्यापत्र किटून देणार व्यक्ती
 वीके कोणीही मला काढलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुक्त्यापत्र
 रद्द झालेले नाही. सादर कुलमुक्त्यापत्र पुर्णपणे वैध असून शिवधाम ज्योतिषी
 कुलमुक्त्यापत्र मी पुर्णतः स्वामि आहे.

सादरचे क्वचन पुढील अर्थाने नोंदणी अधिनियम १९०८
 अन्वये गिरोस मी पाव राहिल. याची मला जाणीव आहे.

कुलमुक्त्यापत्र घाबरचे नाव

शिवधाम
 साहेब



सादरचे कुलमुक्त्यापत्र मी काढले असून त्याची सध्या यदायदाची आहे.

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कुलमुक्त्यापत्र पत्र बाबत घोषणा पत्र

मी शिवधाम ज्योतिषी यांचा पत्नी वरवी
 मी, दुय्यम विभाग पत्रिका ३ यांचे कार्यालय पत्रिका ३
 या ठिकाणाला दस्त नोंदणीसाठी सादर करण्यात
 आणत आहे की, शिवधाम ज्योतिषी यांनी पत्नी शिवधाम
 यांना मला मिळेल्या मुक्त्यापत्र पत्रा अन्वये मी सादर दस्त नोंदणीसाठी सादर केला
 आहे/निव्वारित करून घेतली जाताना दिसा आहे. सादर कुलमुक्त्यापत्रात किटून वेगळ्या
 यांनी कुलमुक्त्यापत्र रद्द केलेले नाही किंवा कुलमुक्त्यापत्र किटून देणार व्यक्ती
 वीके कोणीही मला काढलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुक्त्यापत्र
 रद्द झालेले नाही. सादर कुलमुक्त्यापत्र पुर्णपणे वैध असून शिवधाम ज्योतिषी
 कुलमुक्त्यापत्र मी पुर्णतः स्वामि आहे.

सादरचे क्वचन पुढील अर्थाने नोंदणी अधिनियम १९०८ चे अर्थाने
 अन्वये गिरोस मी पाव राहिल. याची मला जाणीव आहे.

कुलमुक्त्यापत्र घाबरचे नाव

शिवधाम
 साहेब



सादरचे कुलमुक्त्यापत्र मी काढले असून त्याची सध्या यदायदाची आहे.

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Summary (Sikowadipap)

2014/130
 मुद्रण: 20 फेब्रुवारी 2014 0:23
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दस्तावेज क्र. 2014/130/2014
 प्रमाण: ₹ 00/-
 मालकी क्र. 2014/130/1300

3. मी. म. 5. मी. पत्रिका 3 बाबत घोषणापत्र
 म. म. 1010 अ. दि. 20-02-2014
 पत्रिका 3 18 म. म. सादर केला.

पत्रिका 1070 पत्रिका क्र. 204022014
 सादरकर्त्याचे नाव: शिवधाम ज्योतिषी
 सादरकर्त्याचे पत्नी: शिवधाम ज्योतिषी
 कुलमुक्त्यापत्र किटून देणारा व्यक्ती: ...

मिळीली रक्कम: ₹ 102.00
 दस्त: शिवधाम ज्योतिषी ₹ 3440.00
 पत्रिका शुल्क: 172
 एकूण: 3540.00

Sub Registrar Panvel 3
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दस्तावेज क्र. 2014/130/2014
 मुद्रण: 20 फेब्रुवारी 2014 0:23
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दस्तावेज क्र. 2014/130/2014
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Wadhwa Construction & Infrastructure Pvt. Ltd.

301, Platina, Plot No. C-59, G-Block, BKC, Bandra (East), Mumbai-400 098.

Tel: 022-67308400 • Fax: 022-67308401

E-mail: info@thewadhwagroup.com • Website: thewadhwagroup.com

CIN: U70109MH2000PTC129871
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED HELD ON 17TH DECEMBER, 2021 AT THE REGISTERED OFFICE OF THE COMPANY AT 301, PLATINA, 3RD FLOOR, PLOT NO. C-59, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI – 400098

The Chairperson informed the Board that the Company is required to execute Agreements with its Purchasers of Wise City Project. The Chairperson further informed that such Agreements are also required to be executed by Valuable Properties Private Limited (VPPL). VPPL has authorised the Company through the Company's Authorised Representatives to execute and register such documents. He also informed the Board that earlier authority given to Mr. Gurudutta Deshmukh has been withdrawn. The Board thereafter decided to authorise Mr. Manohar Chhabria and Ms. Geeta Chhabria to severally sign and execute documents for Company and Valuable Properties Private Limited. The Board after a brief discussion resolved as :-

RESOLVED THAT in supersession of all earlier resolutions passed the authority given to Mr. Gurudutta Deshmukh is with drawn and for the sale of flats in the Project of the Company 'Wadhwa Wise City' at Panvel, the Company is required to execute Agreement for Sale in favour of its various Purchasers and for the same Mr. Manohar Chhabria and Ms. Geeta Chhabria are authorizes to sign and execute the same.

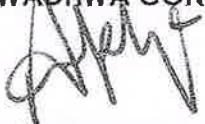
RESOLVED FURTHER THAT Valuable Properties Private Limited is required to be a Confirming Party in such Agreements and VPPL has authorised the Company through its Authorised Representatives by Power of Attorney to execute such Agreements on its behalf and Company is required to execute Agreements for itself as well as on behalf of VPPL and Company hereby appoint and authorise Mr. Manohar Chhabria and Ms. Geeta Chhabria to severally sign and execute documents / agreements / letters etc. for VPPL.

RESOLVED FURTHER THAT the Company do hereby authorize Mr. Manohar Chhabria and Ms. Geeta Chhabria to execute the various Agreements for Sale, Deed of Confirmation, Deed of Cancellations and/or Rectification, Undertakings, Indemnity Bond, Modification, Affidavits, Settlement Deeds, Declarations, Statements form Receipts, Writings and any other documents and all such deeds and documents etc. in respect of the flat sale in the Project 'Wadhwa Wise City' for and on behalf to the Company as well as to and on behalf of the Company as the Constituted Attorney of VPPL.

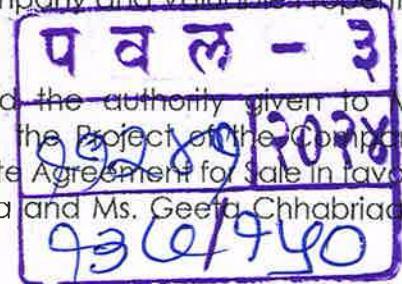
RESOLVED FURTHER THAT the said Agreements so executed on behalf of the Company and VPPL (by the company as their Constituted Attorney) through the said Mr. Manohar Chhabria and Ms. Geeta Chhabria be registered with the Sub Registrar of Assurances.

FURTHER RESOLVED THAT Mr. Manohar Chhabria and Ms. Geeta Chhabria do execute and register a Power of Attorney in fovour of Priyanka Sanjay Pingle and / or Mr. Jitendra Rameshkumar Bakliwal and / or Mr. Sanjay Baile to severally admit execution of the Agreements, Rectification Deed, Deed of Cancellations, Undertakings, Indemnity Bond, Affidavits, Settlement Deeds, Declarations, so executed by Mr. Manohar Chhabria and Ms. Geeta Chhabria for and on behalf of the Company and VPPL before the Sub Registrar, having authority.

For WADHWA CONSTRUCTION AND INFRASTRUCTURE PVT. LTD.



NAVIN MAKHIJA - DIRECTOR
DIN :- 00390435



Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Amount (Rs.)
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Sl. No.	Particulars	Area (sq. m)	Volume (cu. m)	Rate (Rs./sq. m)	Amount (Rs.)
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वाकली नं. 6853
 मॉडेल नं. 399
 Magn. 399M
 दिनांक: 04/12/2019

1) देवदत्ता चव्हाण: eChallan क्र. 5, 100/-
 मॉडेल/नॉन-मॉडेल अर्जा क्र. 14005085225201820E दिनांक: 04/12/2019
 दिनांक नं. 14
 2) देवदत्ता चव्हाण: DHC क्र. 220/-
 मॉडेल/नॉन-मॉडेल अर्जा क्र. 0412201911877 दिनांक: 04/12/2019
 दिनांक नं. 14

REGISTERED ORIGINAL DOCUMENT
 DELIVERED ON 04 DEC 2019

वॉकर - १५
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Document **H**andling **C**harges
 Director General of Registration & Stamps

Receipt of Document Handling Charges

PRN: 0412201911877 Receipt Date: 04/12/2019

Received from MAHESH CHHABRIA, Mobile number 9000000000, an amount of Rs.220/- towards Document Handling Charges for the Document to be registered on Document No. 5745 dated 04/12/2019 at the Sub Registrar Office Joint S.R. Andhari 4 of the District Mumbai Sub-urban District.

DEFAUCED
 ₹ 220
 DEFAUCED

Payment Details

Bank Name: IBKL	Payment Date: 04/12/2019
Bank CIN: 10004152019120409165	REF No: 243040549
Deface No: 0412201911877D	Deface Date: 04/12/2019

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



पवल - ३
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CHALLAN
 MTR Form Number-6

Sl. No.	Sl. No.	Sl. No.	Sl. No.	Sl. No.	Sl. No.	Sl. No.	Sl. No.	Sl. No.	Sl. No.
003045001	Stamp Duty	300.00	003083301	Registration Fee	100.00	Total: 600.00			
Department: Inspector General of Registration		Stamp Duty		TAX ID (If Any)		Form ID: 49(C)			
Type of Payment: Registration Fee		PAN No. (If Applicable)		Full Name		MAHESH CHHABRIA			
Office Name: MUMBAI		Location		Flat/Block No.		Remarks (If Any): Second Party Name: CHANDRAKANT SHINDE			
Year: 2019-2020 One Time		Amount in Rs.		Area/Locality		MUMBAI			
Assessment Head Details		Amount in Rs.		Town/City/District		MUMBAI			
003045001 Stamp Duty		300.00		PIN		400027			
003083301 Registration Fee		100.00		Remarks (If Any)		Second Party Name: CHANDRAKANT SHINDE			
Total		600.00		Amount in Words		Six Hundred Rupees Only			
Payment Details: ICICI BANK		FOR USE IN RECEIVING BANK		Bank CIN		6910332019120411164			
Cheque/DD Details		Bank Code		RBI Date		04/12/2019-145441			
Name of Bank		Branch		Branch		ICICI BANK			
Name of Branch		Branch		Branch		Not Verified with Scroll			



वॉकर - १५
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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: I, MAHESH CHHABRIA, of Mumbai Indian Inhabitant, having address at 215, 1st Floor, Apartment, 15th Road, Plot No.462, Between Khar East and West, Mumbai - 400052, do hereby SEND GREETINGS.

WHEREAS:

(a) I am the Director/Partner/Authorized Signatory in various Private Limited Companies and several Sole Proprietorships/Limited Liability Partnerships firms in my individual capacity and in my capacity as a partner in the business and development of immovable property.

(b) In the course of my business, I execute several legal documents including Sale Deed, Agreement for Sale, Leave and License Agreement, Co-ownership, Development Agreement, MDU, Power of Attorney, other Agreements and all such documents under Maharashtra Government of Maharashtra (Maha) and Real Estate (Regulation and Development) Act, 2016 (RERA) which are required to be compulsorily registered under the provisions of the Indian Registration Act, 1908.

(c) In the course of my business I have to travel out of Mumbai for various business purpose and during such period as well as at several times due to either pre-occupation or other reasons it is extremely difficult for me to personally attend the office of Sub-Registrar of Assurances to admit execution of such deeds and/or documents (executed by me) and to enable such documents to be duly registered. I am therefore desirous of appointing jointly or severally any one of (1) MR. CHANDRAKANT SHINDE residing at Room No. 79, Indira Nagar No. 2, N. V. Pooranmal Hotel, V M Road, Vile Pate (West), Mumbai - 400056 (2) MR. SOMNATH PARAS, residing at Room No. 212, Shri Siddhi Apartment, Building No. 03, Manvelbada Road, Virar (East), Palghar - 401305 (3) MR. ARJUN LINGAYYA THODKAR residing at Room No.4, Gresh Chawl, Greshwadi, Rokada Lane, J. S. Road, Near R Ward Office, Borivali West, Mumbai - 400103 (4) MR. JITENDRA BHIMRAO GAIKWAD residing at Post Siddharth Nagar, Panchnag, Mahabaleshwar, District Satara 412 805, to be my true and lawful attorney to represent me for the purpose hereunder set out.



बंदर - २५
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NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I MR. MANOHAR CHHABRIA in my individual capacity and as a Director/Partner/Authorised Signatory of various Private Limited Companies and partnership firms do hereby nominate, constitute and appoint severally any one of

- (1) MR. CHANDRAKANT SHINDE, residing at Room No. 79, Indira Nagar No. 2, Near Poonmal Hotel, V M Road, Vile Parle (West), Mumbai - 400056
- (2) MR. SOMNATH PARAB, residing at Room No. 212, Shri Siddhi Apartment, Building No. C3, Marvepada Road, Vihar (East), Palghar - 401305
- (3) MR. ARJUN LINGAYYA THOKLA, residing at Room No. 4, Ganesh Chawl, Gawdewad, Kankadia Lane, J. S. Road, Near R Ward Office, Borivali West, Mumbai - 400103
- (4) MR. JITENDRA BHIMRAO GAURWAD, residing at Post Siddharth Nagar, Panchgani, Maharashtra, District Satara 412 805, to be my lawful Attorney for me and on my behalf to do the under mentioned acts, deeds, matters and things and exercise all powers hereinafter conferred, that is to say:-

1. To represent me for registration and also to lodge all documents / deeds (set out above) and admit execution before the Sub-Registrar of Assurances at Mumbai/ Bandra/ Goregaon/ Borivali/ Thane/Vashi/Panvel or at other places as may be required for all the deeds and documents which I have personally executed or which I may hereafter execute.

2. To represent me before any adjudicating authority in Maharashtra for the purpose of lodging any document for adjudication under the Bombay Stamp Act, 1956 and rules framed there under for all or any of the documents applied by me for adjudication before the relevant authority at Mumbai/ Bandra/ Goregaon/ Borivali/ Thane/Vashi/Panvel or at other places as may be required for all the deeds and documents which I have personally executed or which I may hereafter execute.

पल - ३
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To identify my signature and admit execution of the same.

3. To do all other acts, deeds, matters and things as may from time to time be required under the provisions of the Indian Registration Act, 1908 for the due registration of such deeds and documents.

AND GENERALLY TO DO ALL other acts, deeds, matters and things as may from time to time be required, in compliance with the law for the due registration of such deeds and documents which have already been executed, or which may hereafter be executed by me and/or on my behalf.

I do hereby agree to ratify and confirm all and whatsoever my said attorney shall or pursuant to do or caused to be done by him or these persons.

बंदर - २५
 १०/११/१९
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Constituted Attorney
 (3) MR. ARJUN LINGAYYA THOKLA



Specimen signature of Constituted Attorney

Constituted Attorney
 (4) MR. JITENDRA BHIMRAO GAURWAD



Specimen signature of Constituted Attorney



बंदर - २५
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IN WITNESS WHEREOF I have hereunto set my hands at Mumbai on this 10th day of DECEMBER, 2019.

SIGNED, SEALED & DELIVERED by the within named
 MR. MANOHAR CHHABRIA
 for self and in capacity of a Director/Partner
 Authorised Signatory in the companies
 /Partnership Firm
 In presence of _____



Manohar



Left hand thumb impression

Tushar Gaurwad
Dipak Sotve
Bhatia

Constituted Attorney
 (1) MR. CHANDRAKANT SHINDE

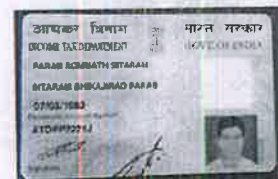


Specimen signature of Constituted Attorney

Constituted Attorney
 (2) MR. SOMNATH PARAB



Specimen signature of Constituted Attorney



घोषणापत्र

मी याद्वारे घोषित करतो की, दुय्यम निबंधक यांचे कार्यालयत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. व इ. यांनी दि. रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीत सादर केला आहे / निश्चितीत करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे क म न यु ज र् चे आबकून शात्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिर्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :

कुलमुखत्यारपत्र धारकाचे नांव
व सही

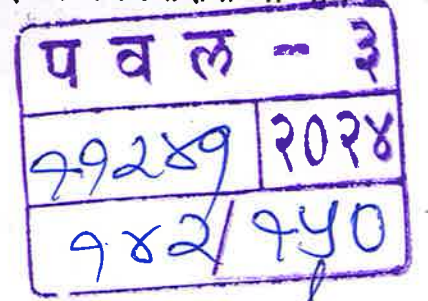
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घोषणापत्र

मी जितेंद्र गायकवाड याद्वारे घोषित करतो की, दुय्यम निबंधक पनवेल-३ यांच्या कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे. मनोहर छात्रिया यांनी दि. 04/12/2019 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे /निष्पादित करून कबुली जबाब दिला आहे. सादर कुलमुखत्यार पत्र लिहून देणारयांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मंयत झालेले नाही व अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबातल ठरलेले नाही. सादर चे कुलमुखत्यार पत्र पूर्णपणे वैध्य असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादर चे कथन चुकीचे आढळून अल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 06/06/2024



कुलमुखत्यार पत्रधारकाचे नाव

जितेंद्र गायकवाड



REPORT

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

WADHWA CONSTRUCTIONS &
INFRASTRUCTURE PRIVATE LIMITED

05/12/2000
Permanent Account Number
AAACW5097J

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आयकर विभाग
INCOME TAX DEPARTMENT



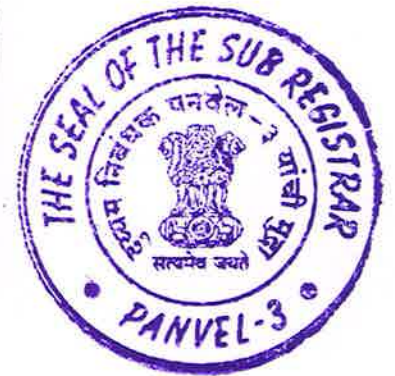
भारत सरकार
GOVT OF INDIA

VALUABLE PROPERTIES PRIVATE
LIMITED



20/04/2007
Permanent Account Number
AACCV4657K

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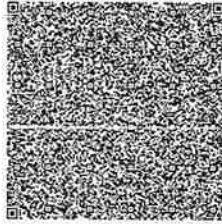
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00896/89940

To
अवनीश कुमार यादव
Avanish Kumar Yadav
AVANISH KUMAR YADAV
G3/(1/4)FIRST FLOOR FLAT NO 4 GARDEN VIEW CHS
SANPADA SECTOR 7
GURUDWARA
SANPADA
Navi Mumbai
Thane Maharashtra - 400705
9868805115

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2023.06.30 07:49:55
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

9486 4002 7324
VID : 9130 0558 6840 9966

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अवनीश कुमार यादव
Avanish Kumar Yadav
जन्म तारीख/DOB: 24/07/1977
पुरुष/ MALE

Issue Date: 07/12/2012

9486 4002 7324
VID : 9130 0558 6840 9966

माझे आधार, माझी ओळख

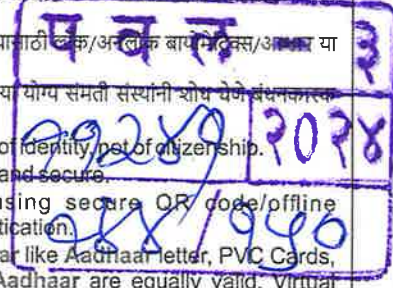


Government of India



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी व्हर्च्युअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी सर्वात जलद mAadhaar ॲप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी ब्लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्यांचा वापर करा.
- आधारची मागणी करणाऱ्या योग्य समिती संस्थांनी शोध घेणे बंधनकारक आहे .
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पता:
अवनीश कुमार यादव, ग3/(1/4)फर्स्ट फ्लोर फ्लॉट नं. 4
गार्डन विव्हि चस, संपदा/सेक्टर 7, गुरुद्वारा, सानपादा, ठाणे,
मुंबई, महाराष्ट्र - 400705

Address:
AVANISH KUMAR YADAV, G3/(1/4)FIRST
FLOOR FLAT NO 4 GARDEN VIEW CHS,
SANPADA SECTOR 7, GURUDWARA,
SANPADA, Navi Mumbai, Thane,
Maharashtra - 400705



9486 4002 7324
VID : 9130 0558 6840 9966

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भारत सरकार
Government of India



Issue Date: 20/07/2014



अक्षय रामचन्द्र फडके
Akshay Ramchandra Phadke
जन्म तिथि/DOB: 01/01/1995
पुरुष/ MALE

5280 4613 8781

VID : 9187 2801 4972 2850

मेरा आधार, मेरी पहचान

प व ल - ३
९९२४९ २०२४
९४५/१५०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMEER SURESH MHASKAR

SURESH GANPAT MHASKAR

23/07/1991

Permanent Account Number
BBSPM3918H

SAMEER

Signature

08/11/2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DCJPG9663M

नाम / Name
DEEPA GHOSH

पिता का नाम / Father's Name
RAM SWAROOP GHOSH

जन्म की तारीख /
Date of Birth
15/07/1980

06102019

PAN Application Digitally Signed, Card Not Valid unless Physically Signed

Deepa Ghosh



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABIPY8112A

नाम / Name
AVANISH KUMAR YADAV

पिता का नाम / Father's Name
PARAG MADHAV YADAV

जन्म की तारीख /
Date of Birth
24/07/1977

30052024

हस्ताक्षर / Signature

भारत सरकार
Government of India

दीपा घोष
Deepa Ghosh
जन्म तिथि / DOB : 15/07/1980
महिला / Female

3918 4764 2803

मेरा आधार, मेरी पहचान

398/11241

गुरुवार, 06 जून 2024 12:23 म.नं.

दस्त गोषवारा भाग-1

पवल3

98E/950

दस्त क्रमांक: 11241/2024

दस्त क्रमांक: पवल3 /11241/2024

बाजार मूल्य: रु. 6,44,160/-

मोबदला: रु. 85,67,000/-

भरलेले मुद्रांक शुल्क: रु.2,57,100/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project : No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:12344

पावती दिनांक: 06/06/2024

अ. क्रं. 11241 वर दि.06-06-2024

सादरकरणाराचे नाव: अबनीश कुमार यादव

रोजी 12:21 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

एकुण: 33000.00

दस्त हजर करणाऱ्याची सही:

(Signature)

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्रं. 1 06 / 06 / 2024 12 : 21 : 12 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 06 / 06 / 2024 12 : 22 : 24 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे

कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट

आढळून आल्यास याची संपूर्ण जबाबदारी

दस्त निष्पादकाची सहील

लिहून देणार

लिहून घेणार

(Signature)





06/06/2024 12:27:42 PM

दस्त गोषवारा भाग-2

पवल3

980/980

दस्त क्रमांक:11241/2024

दस्त क्रमांक :पवल3/11241/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अवनीश कुमार यादव पत्ता:प्लॉट नं: जी 3/1-4, माळा नं: -, इमारतीचे नाव: गार्डन व्ह्यू सी.एच.एस., ब्लॉक नं: सेक्टर 7, रोड नं: सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:ABIPY8112A	लिहून घेणार वय :-46 स्वाक्षरी:- 		
2	नाव:दीपा घोष पत्ता:प्लॉट नं: जी3/1-4, माळा नं: -, इमारतीचे नाव: गार्डन व्ह्यू सी.एच.एस., ब्लॉक नं: सेक्टर 7, रोड नं: सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:DCJPG9663M	लिहून घेणार वय :-43 स्वाक्षरी:- 		

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

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:समीर सुरेश म्हसकर वय:32 पत्ता:वैशाली नगर,मुलुंड पश्चिम, मुंबई पिन कोड:400080			
2	नाव:अक्षय फडके - वय:28 पत्ता:वैशाली नगर, मुलुंड पश्चिम,मुंबई पिन कोड:400080			

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	वेल्युएबल प्रॉपर्टीज प्रायव्हेट लिमिटेड तर्फे मुखत्यार म्हणुन वाधवा कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे संचालक श्री मनोहर छात्रिया तर्फे मुखत्यार जितेंद्र गायकवाड : प्लॉट नं: ऑफिस -158, माळा नं: -, इमारतीचे नाव: दानी कॉर्पोरेट पार्क, ब्लॉक नं: सी.एस. टी. रोड, कलीना, रोड नं: सांताक्रूझ पूर्व, मुंबई, महाराष्ट्र, MUMBAI. AACCV4657K वाधवा कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता/संचालक श्री मनोहर छात्रिया तर्फे कबुलीजबाबाकरीता कुलमुखत्यार श्री जितेंद्र गायकवाड :
2	प्लॉट नं: ऑफिस नं. 301, माळा नं: तिसरा मजला, इमारतीचे नाव: प्लॅटीना, ब्लॉक नं: प्लॉट क्रमांक सी - 59, बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. AAACW5097J



Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AVANISH KUMAR YADAV AND OTHER	eChallan	69103332024060514077	MH003103095202425E	257100.00	SD	0001724560202425	06/06/2024
2		DHC		0624050118326	1000	RF	0624050118326D	06/06/2024
3		DHC		0624053318299	2000	RF	0624053318299D	06/06/2024
4	AVANISH KUMAR YADAV AND OTHER	eChallan		MH003103096202425E	30000	RF	0001724560202425	06/06/2024

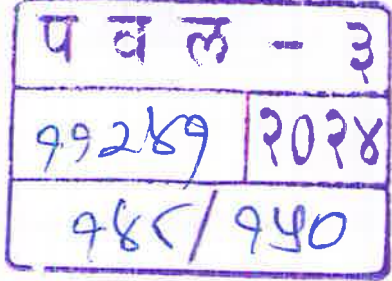
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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10/06/2024 12 36:53 PM

दस्त गोषवारा भाग-2

पवल3

98E/950

दस्त क्रमांक:11241/2024

दस्त क्रमांक :पवल3/11241/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:वाधवा कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता/संचालक श्री मनोहर छात्रिया तर्फे कबुलीजबाबाकरीता कुलमुखत्यार श्री जितेंद्र गायकवाड पत्ता:प्लॉट नं: ऑफिस नं. 301, माळा नं: तिसरा मजला, इमारतीचे नाव: प्लॅटीना, ब्लॉक नं: प्लॉट क्रमांक सी - 59, बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAACW5097J	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:वॅल्युएबल प्रॉपर्टीज प्रायव्हेट लिमिटेड तर्फे मुखत्यार म्हणुन वाधवा कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे संचालक श्री मनोहर छात्रिया तर्फे मुखत्यार जितेंद्र गायकवाड पत्ता:प्लॉट नं: ऑफिस -158, माळा नं: -, इमारतीचे नाव: दानी कॉर्पोरेट पार्क, ब्लॉक नं: सी.एस. टी. रोड, कलीना, रोड नं: सांताक्रूझ पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAACCV4657K	लिहून देणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:10 / 06 / 2024 12 : 33 : 35 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:समीर सुरेश म्हसकर वय:32 पत्ता:वैशाली नगर,मुलुंड पश्चिम, मुंबई पिन कोड:400080		
2	नाव:अक्षय फडके - वय:28 पत्ता:वैशाली नगर, मुलुंड पश्चिम, मुंबई पिन कोड:400080		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	अवनीश कुमार :यादव प्लॉट नं: जी 3/1-4, माळा नं: -, इमारतीचे नाव: गार्डन व्ह्यू सी.एच.एस. , ब्लॉक नं: सेक्टर 7, रोड नं: सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. ABIPY8112A दीपा :घोष
2	प्लॉट नं: जी3/1-4 , माळा नं: -, इमारतीचे नाव: गार्डन व्ह्यू सी.एच.एस., ब्लॉक नं: सेक्टर 7, रोड नं: सानपाडा, नवी मुंबई, महाराष्ट्र, ठाणे. DCJPG9663M

शिक्का क्र.4 ची वेळ:10 / 06 / 2024 12 : 35 : 52 PM

Sub Registrar Panvel 3



Payment Details.

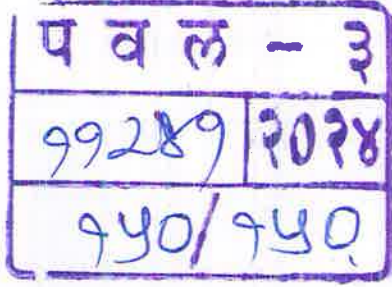
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AVANISH KUMAR YADAV AND OTHER	eChallan	69103332024060514077	MH003103096202425E	257100.00	SD	0001724560202425	06/06/2024
2		DHC		0624050118326	1000	RF	0624050118326D	06/06/2024
3		DHC		0624053318299	2000	RF	0624053318299D	06/06/2024
4	AVANISH KUMAR YADAV AND OTHER	eChallan		MH003103096202425E	30000	RF	0001724560202425	06/06/2024

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

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 पाने आहेत, पुस्तक क्र
 क्रमांक ९९२४९ वर नोंदला.
 सह दुय्यम निबंधक वर्ग-२, पनवेल-३
 दिनांक १० माहे ०६ सन २०२४

