



CHALLAN
MTR Form Number-6



GRN	MH013518422201819M	BARCODE			Date	22/03/2019-15:12:16	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM					
Office Name				THD1_JT DIST REGISTRAR THANE URBAN		Full Name			L AND T SEAWOODS LIMITED
Location				THANE		Flat/Block No.			NERUL
Year				2018-2019 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			
0030051701 Amount of Tax				904500100.00		Area/Locality			NAVI MUMBAI
						Town/City/District			
						PIN			
						Remarks (If Any)			
						ADJ/237/2019			
						Amount In			Ninety Crore Forty Five Lakh One Hundred Rupees On
Total				90,45,00,100.00		Words			ly
Payment Details				BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN	Ref. No.	02300042019032219328		190814353692	
Cheque/DD No.				Bank Date	RBI Date	22/03/2019-16:42:20		Not Verified with RBI	
Name of Bank				Bank-Branch			BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		90325 , 25/03/2019			

DEFACED
₹ 904500100.00
DEFACED

Department ID : _____ Mobile No. : 9892019085
NOTE:- This challan is valid for document to be registered in SBI Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



टनन - 6
3803 / 18.30
2098

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		000751409201819M	25/03/2019-12:52:26	IGR108	904500100.00
Total Defacement Amount					90,45,00,100.00

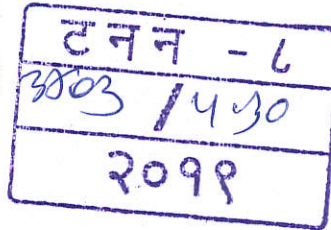
प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २३७/२०१९ करीता मे. एल अॅण्ड टी सीवुडस लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ९०,४५,००,१००/- (अक्षरी रु. नव्वद कोटी पंचेचाळीस लाख शंभर मात्र) GRAS प्रणाली अंतर्गत दिनांक २२/०३/२०१९ रोजी भरलेली असून, त्यांचा GRN NO. MH०१३५१८४२२२०१८१९M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २५/०३/२०१९ रोजी विरूपित (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे



25/3/19
(मनीज वावीकर)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



CERTIFICATE

U/s 32 (1) (b) of the Maharashtra Stamp Act
Office of the Collector of Stamps, Thane (City)

Case No. Adj. 237/19... Received Adj. Fee Rs. 190
vide Challan Receipt No. MH012953222201819-P Date 11/03/2019
Received from Shri M/s. L. And T. Seawoods Limited.
Residing at (Navi Mumbai)
Stamp Duty of Rs. (90,45,00,000) Ninety crore
forty five Lakh only
vide Challan No. MH013518722201819-M Dated 22/03/2019

Certificate under section 32 (1) (b) of
the Maharashtra Stamp Act that the full duty of
Rs. 90,45,00,000 with which this instrument is
chargeable has been paid vide article No. 36-25(b)
of schedule I of Maharashtra Stamp Act 1958.

This certificate is subject to the provision of
section 53 A of Maharashtra Stamp Act.

Place: Thane

Date: 1/20

(Manoj Wavikar)
Collector of Stamps, Thane (City)



प्रमाणपत्र

महाराष्ट्र मुद्रांक अधिनियम तरतुदी
अन्वये निर्गमित केलेले आहे परंतु उक्त
दस्त नोंदणी साठी नोंदणी अधिकाऱ्या यमोर
दाखल झाल्यास नोंदणी अधिनियम १९०८
च्या अधिनियमातील तरतुदी पुढार नोंदणी
अधिकारी दस्त नोंदणीची कार्यवाही करतील,

LEASE DEED

THIS LEASE made at 28th day of March Two Thousand Nineteen at C.B.D.
Belapur, Navi Mumbai

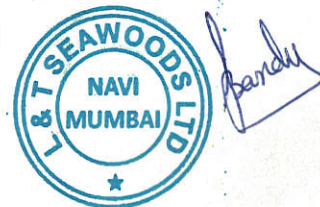
BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956
(1 of 1956) and having its Registered Office at Nirmal, 2nd Floor, Nariman Point,
Mumbai-400 021 (hereinafter referred to as "The Lessor" which expression shall, where
the context so admits, be deemed to include its successors and assigns) of the ONE PART

AND,

M/s L&T SEAWOODS LIMITED (formerly known as L&T SEAWOODS
PRIVATE LIMITED) a Company incorporated under the provisions of the Companies
Act, 1956, having its registered office at L & T House, Narottam Morarjee Marg,

Mr. A. V. Vedpathak
Estate Officer
Emp. No.31762



ज.सं. 3680/19
दि. २५/३/२०१९

25-3-19

Ballard Estate, Mumbai – 400 009 (hereinafter referred to as “the Lessee” which expression shall, where the context so admits, be deemed to include its Successors and Assigns.) of the OTHER PART.

WHEREAS by a Development Agreement (hereinafter referred as “Said Agreement”) dated on the 21st day of April 2008, registered with the Sub Registrar of Assurances at Thane under Serial No. 1296 of 2008 and made between the Lessor of the ONE PART and the Lessee of the OTHER PART, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the Said Agreement, a lease of the piece or parcel of the land and premises together with the building and erections now or at any time standing and being thereon hereinafter described as the “said land”.

WHEREAS by a Modified Development Agreement (hereinafter referred as “Said Modified Agreement”) dated 22nd day of November 2018 made between the Lessor of the ONE PART and the Lessee of the OTHER PART, the Lessor agreed to grant to the Lessee the change of use from Commercial to Commercial + Residential use for the Project site on the request of the Developer.

NOW THIS LEASE WITNESSETH as follows:

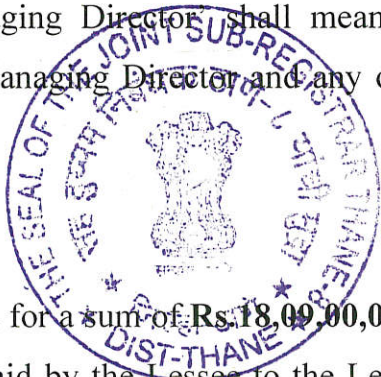
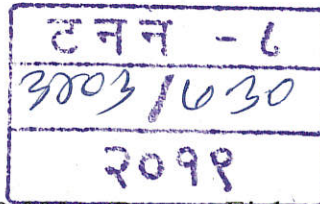
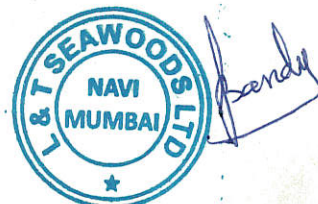
1. Interpretation

In these presents, the term ‘Managing Director’ shall mean the Managing Director including the Additional or Joint Managing Director and any officer authorized by him by a general or special order.

2. Description of Land

In consideration of the said land and for a sum of **Rs. 18,09,00,00,000/-** (Rupees Eighteen Hundred And Nine Crores Only) paid by the Lessee to the Lessor as a Lease Premium and the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece and parcel of land described in the Schedule hereunder written containing by measurement **1,62,002.83 sq. mtrs.** or thereabout and more particularly delineated on the plan on the plan annexed hereto and shown thereon by a red content boundary line together with the buildings and erections now or at any time hereinafter standing and being thereon, together with all rights to deal with and dispose of the Air Space above the

Avedpathak
Mr. A. V. Vedpathak
Estate Officer
Emp. No.31762



Seawoods Railway Station, excluding the Railway Facility land AND TOGETHER WITH all rights, easements and appurtenances thereto belonging in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised Project Site") unto the Lessee for the term of Sixty years computed from the **21st day of April 2008**, subject nevertheless to the provision of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules there under PAYING THEREFOR yearly during this said terms unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of rupees 100/- (Rupees One Hundred) only from 1st January to 31st December or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 10th day of January in each and every year.

3. Covenants by the Lessee

The Lessee with intent to bind all persons into whomsoever hands the demised Project Site may come doth hereby covenant with the Lessor as follows:

(a) Developmental Rights


The Lessee can during the continuance of the said term, construct on the demised Project Site such additional development beyond 50% of the permissible built up area as mentioned in the survival clause of the Said Agreement and which has been authorized by the requisite development authorities. For the said reason the Lessee shall have the right to enter upon, occupy, and use the same and to make at its costs, charges and expenses such investigation, development and improvements in the project Site as may be necessary or appropriate to develop any additional development in accordance with this Lease Deed and the rules and regulations laid under the respective law.

(b) To Pay Rent

During the said terms hereby created to pay unto the Lessor the said rent at times, on the days and in the manner here before appointed for payment thereof clear of all deductions.

(c) To Pay Rates and Taxes

To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised Project Site and anything for the time being thereon.


Mr. A. V. Vedpathak
Estate Officer
Emp. No.31762

