

CHALLAN MTR Form Number-6



सिंदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदणी करीवयोच्या दस्तांखाल लाग आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लाख नाही. Challan Defaced Details	GRN MH0135184222	01 <mark>819M</mark>	BARCODE				IIII Da	te 22	/03/2019-15:1	2:16 F	orm ID		
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प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २३७/२०१९ करीता मे. एल ॲण्ड टी सीवुडस लिमिडेट 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. MH०१३५९८४२२२०१८१९M असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २५/०३/२०१९ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे





CERTIFICATE

U/s 32 (1) (b) of the Maharashtra Stamp Act Office of the Collector of Stamps, Thane (City) Case No. Adj.2.37.19. Received Adj. Fee Rs. 190 vide Challan Receipt No. Crate 11 / 03 /2019 Received from Shri M/s. L. And T. Seawoods Limited. Residing at CNay: mumbai.) Stamp Duty of Rs. (.90.4500000). Ninety. Croxe forty five Lakh only vide Challan No. Dated 22 /03 /2019 M14013578422201819-M

Certificate under section 32 (1) (b) of

the Maharashtra Stamp Act that the full duty of Rs.90.4500000.... with which this instrument is chargable has been paid vide article No.3.6.2.5.(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: / /20

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(Manej Wavikar) offeotor of Stamps, Thane (City)

51-8-368019e

Collector of Stamps, Tha



प्रमाणपत्र

महाराष्ट्र नुद्रांक अधिनियम तरतुरी अन्वये निर्णमित केलेले आहे परंतु उक्त दरत गोंदणी साठी नोंदणी अधिकाऱ्या यनोर दाखल झाल्यास नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुरी जुसार मोंदणी अधिकारी दत्त नोंदणीची कार्यचाही दरतील, wo Thousand Nineteen at C.B.D.

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LEASE DEED

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THIS LEASE made at _ Belapur, Navi Mumbai

BETWEEN

CITY AND INDUSTRIAL DESCENT 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,

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



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 tor pressee 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:

S Interpretation

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In these presents, the term 'Managing Directory 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 18,09,00,000,000/- (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

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

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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:

Developmental Rights

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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 menuoned 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 faid under the respective law

(b) To Pay Rent

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

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(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.

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



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