324/4838

Wednesday,March 30 ,2022
11:44 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5335 दिनांक: 30/03/2022

गावाचे नाव: मालाड
दस्तऐवजाचा अनुक्रमांक: बरल-१ -4838-2022
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: किरण इन्फ्रा डेव्हलपर्स एल एल पी चे भागीदार मितेश वर्मा -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 4000.00
पृष्ठांची संख्या: 200	
एकूण:	रु. 34000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:03 PM ह्या वेळेस मिळेल.

दु.निबंधक बोरीवली 1

बाजार मुल्य: रु.49094868.66 /-
मोबदला रु.63622000/-
भरलेले मुद्रांक शुल्क : रु. 3181100/-

सह दुय्यम निबधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202205184 दिनांक: 30/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202205094 दिनांक: 30/03/2022
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015462701202122E दिनांक: 30/03/2022
बँकेचे नाव व पत्ता:

मुळ दस्त प्राप्त झाला.
REGISTERD ORIGINAL DOCUMENT
DELIVERED ON 30 MAR 2022

30/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1
दस्त क्रमांक : 4838/2022
नोंदणी :
Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	63622000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	49094868.66
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र. 4801, माळा नं: 48 वा मजला,डी - विंग, इमारतीचे नाव: अल्टा मॉन्टे टॉवर डी, ब्लॉक नं: कोकणी पाडा,कुरार, रोड : मालाड - पूर्व,मुंबई - 400097, इतर माहिती: सदनिकेचे क्षेत्रफळ 192.49 चौ मी कारपेट सोबत 4 कारपार्किंग व्हिलेज मालाड पुर्व व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 812(pt),813,821(pt),844 ;))
(5) क्षेत्रफळ	1) 211.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-इरा रियल्टर्स प्रा लि चे ऑथोसिग्नेट्री केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुखत्यार सचिन चांदलेकर - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AABCE9746R 2): नाव:-मान्यता देणार ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा लि चे ऑथोसिग्नेट्री केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुखत्यार सचिन चांदलेकर - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACO7919F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण इन्फ्रा डेव्हलपर्स एल एल पी चे भागीदार मितेश वर्मा - वय:-23; पत्ता:-प्लॉट नं: युनिट नं 24,, माळा नं: 24 वा मजला , इमारतीचे नाव: सनशाईन टॉवर , ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: सेनापती बापट मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AASFK9377J
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	4838/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3181100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

दस्ता सोबतची इंडेक्स नक्कल

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

30 MAR 2022

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 30/03/2022) toMunicipal Corporation of

सह दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा

Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202203303468 30 March 2022,11:33:56 AM

मूल्यांकनाचे वर्ष	2021
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	62-मालाड (पुर्व) (बोरीवली)
उप मूल्य विभाग	62/292Bभुभाग: मंत्री सिरिन, ओमकार अल्टामाऊंट टॉवर, न्यू दिडोशी निसर्ग रेसिडेंन्सी, रहेजा हाईटस या संकुलातील मिळकती
सर्व्हे नंबर /न. भू. क्रमांक :	इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
72130	167310	184030	201190	167310	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	211.74चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.167310/-
उद्वहवाहन सुविधा-	आहे	मजला -	31st floor And Above		
प्रकल्पाचे क्षेत्र-	10 hector and above	रस्ता सन्मुख -			

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 110 %)

प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.184041/-

मजला निहाय घट/वाढ = 120% apply to rate= Rs.220849/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)

= (((220849-72130) * (100 / 100))+72130)

= Rs.220849/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 220849 * 211.74
= Rs.46762567.26/-

E) बंदिस्त वाहन तळाचे क्षेत्र 55.76चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 55.76 * (220849 * 25/100)
= Rs.2332301.4/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 46762567.26 + 0 + 0 + 0 + 2332301.4 + 0 + 0 + 0 + 0 + 0

=Rs.49094868.66/-

Home Print

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

बरल - १		
४८३८	९	२००
२०२२		

CHALLAN
MTR Form Number-6

GRN MH015462701202122E	BARCODE	Date 26/03/2022-21:16:05	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)	AASFK9377J
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	KIRAN INFRA DEVELOPERS LLP
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	FLAT NO.4801, 48TH FLOOR, D WING, ALTA MONTE

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	3181100.00
0030063301 Registration Fee	30000.00
Total	32,11,100.00

Road/Street	CTS NO 812 PART AND OTHERS VILLAGE MALAD E
Area/Locality	KOKANI PADA KURAR MALAD E MUMBAI
Town/City/District	
PIN	4 0 0 0 9 7
Remarks (If Any)	PAN2=AABCE9746R~SecondPartyName=ERA REALTORS PRIVATE LIMITED~
Amount In Words	Thirty Two Lakh Eleven Thousand One Hundred Rupees Only

सदर चलन क्र. ४८३८ दस्तऐवज क्र. २
एकूण अदा केलेला एकूण मुद्रांक शुल्क रु 3209001/-
पैकी रु 3260001/- एवढे मुद्रांक शुल्क
रुपये 19/04/22 रु BSA कलम 5(g-a) (i) अन्वये वसूलीस पात्र आहे
सह दुय्यम निबंधक (वर्ग-२) बोरिवली क्र १

THE SEAL OF THE SUB-REGISTRAR BORIVALI

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	02300042022[illegible]0851[illegible]289
Cheque/DD No.		Bank Date / RBI Date	26/03/2022-21:18:33 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

बरल - १		
४८३८	२	२००
२०२२		

Print Date 26-03-2022 09:19:20

CHALLAN
MTR Form Number-6

GRN	MH015462701202122E	BARCODE		Date	26/03/2022-21:16:05	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)	AASFK9377J
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	KIRAN INFRA DEVELOPERS LLP
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	FLAT NO.4801, 48TH FLOOR, D WING, ALTA MONTE

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	3181100.00
0030063301 Registration Fee	30000.00
Total	32,11,100.00

Road/Street	CTS NO 812 PART AND OTHERS VILLAGE MALAD E
Area/Locality Town/City/District	KOKANI PADA KURAR MALAD E MUMBAI
PIN	4 0 0 0 9 7
Remarks (If Any)	PAN2=AABCE9746R~SecondPartyName=ERA REALTORS PRIVATE LIMITED~
Amount In Words	Thirty Two Lakh Eleven Thousand One Hundred Rupees Only

DEFACED ₹3211100.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042022032688287	220851076289
Cheque/DD No.		Bank Date	RBI Date	26/03/2022-21:18:33	28/03/2022
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		20328 , 28/03/2022	

Mobile No. : 0000000000

Department ID :

NOTE:- This challan is valid only if it is accepted by the Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवळ दुय्यम निबंधक कार्यालयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागु नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.03.30 13:07:37 IST
Reason: SecureDocument
Location: India

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 दुय्यम निबंधक बोरीवली क्र. १

बरसा १
२३६ | ३ | २००
२०२२

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-324-4838	0007499496202122	30/03/2022-11:44:32	IGR190	30000.00

Print Date 30-03-2022 01:07:37

GRN : MH015462701202122E Amount : 32,11,100.00 Bank : BANK OF MAHARASHTRA Date : 26/03/2022-21:16:05

2	(iS)-324-4838	0007499496202122	30/03/2022-11:44:32	IGR190	3181100.00
			Total Defacement Amount		32,11,100.00

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १

२८३८	४	२००
२०२२		

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2022.03.30 13:07:37 IST
Reason: Secure Document
Location: India

Print Date 30-03-2022 01:07:37

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3003202205184	Date	30/03/2022
Received from Kiran Infra Developers LLP, 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. Borivali 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiepay	Date	30/03/2022
Bank CIN	10004152022033004763	REF No.	202208909782909
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE SUB-REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	५	२००
२०२२		

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3003202205184	**Receipt Date**	30/03/2022

Received from Kiran Infra Developers LLP, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4838 dated 30/03/2022 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	sbiepay	**Payment Date**	30/03/2022
Bank CIN	10004152022033004763	**REF No.**	202208909782909
Deface No	3003202205184D	**Deface Date**	30/03/2022

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
सह. दुय्यम निबंधक बोरीवली क्र. १
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	3003202205094	**Date**	30/03/2022
Received from Kiran Infra Developers LLP, 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. Borivali 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiepay	**Date**	30/03/2022
Bank CIN	10004152022033004680	**REF No.**	202208909719523
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE SUB-REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

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

Receipt of Document Handling Charges

PRN	3003202205094	**Receipt Date**	30/03/2022

Received from Kiran Infra Developers LLP, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4838 dated 30/03/2022 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.

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Payment Details

Bank Name	sbiepay	**Payment Date**	30/03/2022
Bank CIN	10004152022033004680	**REF No.**	202208909719523
Deface No	3003202205094D	**Deface Date**	30/03/2022

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ मुंबई उपनगर जिल्हा (वांद्रे) ★ दुय्यम निबंधक बोरीवली क्र. १ ★

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This Agreement for Sale of Flat is made and entered into at Mumbai on this 30th day of March in the year Two Thousand Twenty Two;

Between

Era Realtors Private Limited a company incorporated under the Companies Act, 1956 having its registered office at Omkar House, Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai-400022 hereinafter referred to as "**the Promoter**" (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 co-parcenery 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 **First Part**;

And

Omkar Realtors & Developers Private Limited a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Omkar House, Opp. Sion-Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai-400022 hereinafter referred to as "**the Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Second Part**;

And

Kiran Infra Developers LLP having office/residing at **Unit no 24, 24th Floor, Sunshine Tower, Senapati Bapat Marg, Dadar West, Mumbai, Maharashtra - 400028** hereinafter referred to as "**the Purchaser(s)/Allottee(s)**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns and in case of partnership firm is the purchaser then partners from time to time of the said firm, the heirs, executors, administrators of the last surviving partner) of the **Third Part**;

Whereas:-

(a) The Confirming Party is the absolute owner of the property more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly, Sixthly and Seventhly in the First Schedule hereunder written;

(b) The property bearing CTS No. 821(part) admeasuring 5987.60 square meters and more particularly described in the Second Schedule hereunder written is owned by and belongs to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the MCGM**"). The same is included in the scheme of Redevelopment to carry out redevelopment of the property more particularly described in the First Schedule hereunder written;

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(c) The property bearing CTS No. 825(part) admeasuring 6,980.8 square meters and more particularly described in the Third Schedule hereunder written is owned by and belongs to the Maharashtra Government. The same is also included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written;

(d) The Confirming Party has prepared composite scheme for redevelopment of the said properties which are more particularly

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described Firstly, Secondly, Thirdly, Fourthly, Fifthly, Sixthly and Seventhly in the First Schedule, Second Schedule and Third Schedule hereunder written. The properties more particularly described in the First Schedule, the Second Schedule and the Third Schedule hereunder written are delineated on Plan annexed herewith in red colour boundary line and hereto annexed and marked as **Annexure - "A"**. The properties more particularly described in the First Schedule, Second Schedule and Third Schedule are hereinafter collectively referred to as "**the said Larger Property/Land**";

(e) The Promoter with a view to develop a portion of the Larger Land has executed Development Agreement dated 30th November, 2011 which is duly registered with the Sub registrar of Assurance under serial no.BDR16-1275-2012 on 14th February, 2012 (hereinafter called "**the said Development Agreement**") with the Confirming Party. Under the said Development Agreement dated 30th November, 2011, the Confirming Party has assigned and granted unto and in favour of the Promoter the full, free, unrestricted, uninterrupted, and exclusive development rights with respect to the Free Sale Land being a portion of the said Larger Property which portion admeasures approximately 19,253.46 square meters and more particularly described in the Sixth Schedule hereunder written (which is hereinafter called "**the said Sale Plot as per the Development Agreement**") by the utilization of the Free Sale Component being 51,305.31 square meters or such further built-up area as may be sanctioned from time to time to be utilised in-situ on the Free Sale Land and/or the amendments and revisions to be made thereon from time to time including the TDR benefits therefrom;

(f) The Larger Land was encroached upon by hutment dwellers and was a declared/notified/censused slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971. The Competent Authority has issued Annexure -II certifying the number of eligible hutment dwellers. The Promoter proposes to develop the Larger Land under Regulation 33(10) of the Development Control Regulation for Greater Mumbai, 1991 (hereinafter referred to as "**DCR 1991**") read with applicable laws;

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(g) Save and except as provided in Recitals (f), there are no encroachments affecting the Larger Property;

(h) There are no mortgages or lien or charge affecting the Larger Land save and except as stated in Clause 98 hereunder;

(i) The layout as proposed on the said Larger Property mainly consists of three parts apart from buildable reservations and non-buildable reservations, open spaces if any, to be provided as per contemporary statutory norms within the layout. First Part of the said Larger Property which is being redeveloped which at present consists of a Building known as "**Alta Monte**" comprising four residential sale towers. The said four residential sale towers are indicated on plan and delineated with green colour boundary line with **sky blue** colour wash and marked and annexed hereto being **Annexure - "A"**. First Part of the said Larger Property, whereon Building Alta Monte is being constructed is more particularly described in the Fourth Schedule hereunder written. The said First Part of the said Larger Property shall be connected by access road / elevated road to Western Express Highway as shown on Plan which admeasures approximately 4733.81 square meters and more particularly described in the Fifth Schedule hereunder written (which is hereinafter called "**the said proposed access road**"). Second Part of the said Larger Property is to rehabilitate the slum dwellers in the rehab building. The Rehab Buildings are indicated on plan being **Annexure - "A"** annexed herewith in blue colour boundary line. The Third Part of the said Larger Property which is being redeveloped which at present consists of a Building known as "**SIGNET**" presently having approvals for two wings which is now proposed to be bifurcated and will be constructed into 3 wings on the Third Part of the Larger Land admeasuring 4728.29 square meters and the same is indicated on plan being **Annexure-"A"** annexed herewith in red colour boundary line with yellow colour wash marked and annexed hereto as Annexure - "A". The Third Part of the Larger Land whereon Building "**SIGNET**" is being constructed is more particularly described in the **Seventh Schedule** hereunder written. The Promoter has also proposed to construct Buildings ("**Proposed Buildings**") as per proposed layout plan ("**Proposed Layout**"). The Proposed Layout specifies the location of the new / future / further buildings / towers / wings to be built on the portion of said Larger

THE CHIEF OFFICER OF THE SUB-REGISTRAR BORIVALI No. 1 मुंबई उपनगर जिल्हा, (महा.) MUMBAI SUBURBAN DIST. (MAHA.)

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Property, specifying the proposed total FSI proposed to be utilized on the said Larger Property ("**Proposed Potential**") and also the tentative locations where the common areas, facilities and amenities, reservations and other open and built-upon spaces inter alia, RG, PG, Cemetery etc. are proposed to be situate. The copy of the Proposed Layout is annexed hereto and marked as **Annexure - "B"** hereto;

(j) The scheme and scale of development is proposed to be carried out by the Promoter on the Larger Land in accordance with applicable law as amended from time to time;

(k) The development / redevelopment of said Larger Land comprising of Rehab Buildings and Buildings known as "**Signet**", "**Alta Monte Tower "B" & "D**" and Proposed Buildings on the said Larger Land is a phase of the Whole Project and proposed as a "**Real Estate Project**" by the Promoter and shall be registered as a 'real estate project' ("**the Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("**RERA Rules**") hereinafter referred to as "**the said Act**". The Promoter has registered the Project /"real estate project" as defined in RERA with the Real Estate Regulatory Authority at Mumbai bearing Registration No. P51800010463. The authenticated copy of the RERA Certificate for the Project is annexed hereto and marked as **Annexure - 'I'**;

(l) The Promoter is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Land in full or in part(s), as may be required by the applicable law from time to time which inter alia, includes construction of buildings in consonance with proposed lay-out in phase-wise manner on the Plot/Part of the said larger property presently reserved for buildable/non-buildable reservations, open space due to proposed changes in layout by implementing various scheme as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations, which are applicable to the

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development of Larger Land/Property/ Project inter alia in consonance with revised Development Control Regulations and Development Plan 2034;

(m) The Slum Rehabilitation Authority has issued LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 5th July, 2008 to the said confirming party (which is hereinafter called "**the said First LOI**") for redevelopment of the part of the said Larger Property and revised from time to time;

(n) By an Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 5th August, 2011 the Slum Rehabilitation Authority has approved the proposal of the construction of Sale Residential Building "**Alta Monte**", to be constructed on the First Part of the Larger Property bearing CTS nos. 812, 813, 811A/7(pt.), 844, 814(pt.) and 821(pt.). The said Sale Residential Building is hereinafter called "**the said Building**". The said Intimation of Approval is amended on 27th December, 2011 and 19th December, 2016;

(o) By its letter bearing No. SRA/ENG/2143/PN/PL/AP dated 10th August, 2011 the Slum Rehabilitation Authority has granted Commencement Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of Sale Towers of Building **"Alta Monte"** on the said Larger Property. The Developer had proposed to construct Sale Residential Building "Alta Monte" comprising four Towers for the purpose of sale on part of the Sale Area of the said Larger Property which are numbered as Sale Tower No. "**A**"; Sale Tower No. "**B**"; Sale Tower No. "**C**" and Sale Tower No. "**D**". The Commencement Certificate is re-endorsed on 10th February, 2012 and further from time to time, as per approved IOA dated 27th December, 2011; Out of the said four Sale Towers, the Developer has already completed construction in respect of Sale Tower No. "**A**" and Sale Tower No. "**C**";

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(p) Slum Rehabilitation Authority has accorded full Occupation Certificate to Sale Tower "A" and Sale Tower "C" of Building "**Alta Monte**", hence Tower "A" & Tower "C" are not registered with the Authority;

(q) By an Intimation of Approval No. SRA/ENG/2795/PN/PL& STGL/AP dated 16.05.2017 the Slum Rehabilitation Authority has approved

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the proposal of the construction of the Building Known as SIGNET to be erected on the Third Part of the Larger property bearing CTS No. 824(part), 821(part) and 825 (part) totally admeasuring about 4728.29 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban. Earlier Slum Rehabilitation Authority has approved the proposal of the construction of sale building on the Third Part of the Larger property, which is revised vide aforesaid Intimation of Approval No. SRA/ENG/2795/PN/PL&STGL dated 16.05.2017;

(r) By its letter bearing No. SRA/ENG/2795/PN/PL&STGL/AP dated 16.05.2017 the Slum Rehabilitation Authority has granted Commencement Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of the Building Known as "**SIGNET**" presently consisting of two wings is now proposed to be bifurcated and constructed in to 3 wings on the said Third Part of the Larger property;

(s) The Promoter has thus obtained certain approvals from the concerned local authority in respect of the said Project and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Project;

(t) While sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Project land and the said Project and upon due observance and performance of which only the completion or occupation certificates in respect of the said Project shall be granted by the concerned local authority;

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(u) The principal and material aspects of the development of the said Project have been sanctioned under the relevant laws and the Promoter has accordingly commenced construction of the said Project in accordance with the said approved/sanctioned plans;

(v) As per the present plan prepared for the said Project, the details of the same are as under:-

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I. **Details of "Alta Monte"**:-

The said Building presently comprising of Four Residential Towers Sale Tower "A", Sale Tower "B" , Sale Tower "C" and Sale Tower "D. The Developer has already completed construction of Sale Tower No. "**A**" and Sale Tower No. "**C**", as stated hereinabove;

The aforesaid Sale Residential Building comprising four Towers shall have common Podium comprising 02 Lower Ground + Ground + 05 upper Podium levels (hereinafter referred to as "**the base composition**") whereupon the stilt and upper floors of respective Tower will stand;

Tower/Wing No. A comprises of common Podium comprising 1 Lower ground + Ground + 05 upper Podium levels + Stilt on amenity Podium + 45 upper habitable floors;

Tower/Wing No. B shall comprise of common Podium comprising 1 Lower ground + Ground +05 upper Podium levels + Stilt on amenity Podium + 51 upper habitable floors;

Tower/Wing No. C comprises of common Podium comprising 1 Lower ground + Ground +05 upper Podium levels + Stilt on amenity Podium + 55 upper habitable floors;

Tower/Wing No. D shall comprise of common Podium comprising 02 Lower ground + Ground+ 05 upper Podium levels + Stilt on amenity Podium + 54 upper habitable floors;

The common areas, facilities and amenities in the said Building Alta Monte that may be usable by the Purchaser(s)/Allottee(s) in the Building Alta Monte and are listed in the **Ninth Schedule** hereunder written (**"Alta Monte Amenities"**)

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II. **Details of "SIGNET"**:-

The building SIGNET presently comprising of two wings is now proposed to be bifurcated and constructed in to 3 wings as under:-

(i) Wing No. 1 shall comprise of common Basement + Ground + 33 Upper habitable floors;

(ii) Wing No. 2 shall comprise of common Basement + Ground + 33 Upper habitable floors;

(iii) In the aforesaid Wings, Ground Floor and First Floor are sanctioned as Commercial Space for diverse use as may be permitted and Upper 2nd (Second) to 33rd (Thirty Third) Floors are sanctioned as Residential floors;

(iv) Apart from aforesaid, in the building Signet i.e. Wing 1 and 2, as aforesaid, as per the present sanctioned plans for the said building Signet, an additional Wing, a Car Parking Tower comprising Basement + Ground + 9 parking levels + Amenity Floor on 10th level will be constructed on the Third Part of the Larger Property;

(v) The common areas, facilities and amenities in the Building Signet that may be usable by the Purchaser(s)/Allottee(s) in the Building Signet and are listed in the **Tenth Schedule** hereunder written **("Signet Amenities")**

(vi) The Promoter has further informed to the Purchaser(s)/Allottee(s) that after seeking necessary approval pertaining to basements upto three levels below and two upper additional floors above currently approved plans, as stated herein, such additional construction may be constructed in consonance with such revised approvals / permissions;

The building Signet shall comprise of building consisting of residential Flats and commercial spaces as stated above;

III. **Details of "Rehab Buildings"**:-

The Confirming Party has started construction of Rehab Wing(s) on the designated portion of the said Larger Property in consonance with approved plans;

IV. Further, the Allotee/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the construction of the Building/s or wings/s of the said Project may not be proportionate to the area of the physical Land on

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which it is being utilized for construction and/or in proportion to the total area of the Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Land/individual segment/phase as it thinks fit and the Purchaser(s)/Allottee(s) of the premises in such buildings (including the Allottee/s) have understood the manner of consumption of the FSI as set out herein and agree not to raise any claim or dispute thereof.

V. **Details of "Proposed Building on Existing Reservations":-**

(i) The Promoter shall also be entitled to entire increased, additional and extra F.S.I. which may be available thereto in respect of the portion of Larger Land on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality or altering, shifting, relocating, any buildable/non-buildable reservations on the said portions of Larger Property Viz. set back area, Play Ground reservation (P.G) , Recreational Garden reservation (R.G), School, Cemetery reservation and any other reservations. Such additional and extra FSI shall absolutely and exclusively belong to and be available to the Promoter for utilisation and consumption on the portion of larger land which is at present reserved for PG/RG/ School, Cemetery and which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property in the manner as Promoter deems fit and appropriate and neither the Purchaser(s)/Allottee(s) nor the Organization/Apex Body/Federation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity. The existing buildable/non-buildable

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reservations, open space inter alia RG, PG, School, Cemetery etc. are shown in existing layout being **Annexure** - "**A**" annexed herewith. The said Proposed Building/s on larger land inter alia on existing reservations are shown in proposed layout being Annexure - "B" annexed herewith.

(ii) The Promoter shall be entitled to the entire unconsumed and residual floor space index ("**FSI**") in respect of the said Larger Land (including the Project Land), and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("**TDR**"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various scheme as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations, and Development Plan 2034 which are applicable to the development of Larger Land/Property/ Project or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoter for utilization and consumption on the portion of larger land which is at present reserved for PG/RG/ School / Cemetery which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property and that neither the Purchaser(s)/Allottee(s) nor the Organization/Apex Body/Federation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or

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density and environment and/or of water and electricity;

(w) The Purchaser(s)/Allottee(s) has inspected the following:-

(i) LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 15th July, 2008 (First LOI) issued by Slum Rehabilitation Authority;

(ii) LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 26th March, 2010 (Second LOI) issued by Slum Rehabilitation Authority;

(iii) LOI bearing No. SRA/ENG/1759/PN/PL/LOI dated 15th June 2011 (Third LOI) issued by Slum Rehabilitation Authority;

(iv) LOI bearing No. LOI No. SRA/ENG/1759/PN/PL/LOI dated 21st December, 2011 (Fourth LOI) issued by Slum Rehabilitation Authority;

(v) LOI bearing No. LOI NO.SRA/ENG/1759/PN/PL & STGL/LOI dated 13th August, 2014 (Fifth LOI);

(vi) LOI bearing No. LOI NO.SRA/ENG/1759/PN/PL & STGL/LOI dated 5th December, 2016 (Sixth LOI);

(vii) Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 5th August, 2011 issued by the Slum Rehabilitation authority for Alta Monte;

(viii) Amended Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 27 December, 2011 issued by Slum Rehabilitation Authority for Alta Monte;

(ix) Amended Intimation of Approval No. SRA/ENG/2143/PN/PL/AP dated 19th December, 2016;

(x) Intimation of Approval No. SRA/ENG/2795/PN/PL&STGL dated 16.5.2017;

(xi) Commencement Certificate issued by Slum Rehabilitation Authority in respect of Alta Monte on 10th August, 2011, re-endorsed on 10th February, 2012;

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(xii) Occupation Certificate issued by Slum Rehabilitation Authority in respect of Tower "A" and Tower "C" of Building "Alta Monte";

(xiii) Commencement Certificate bearing No. SRA/ENG/2795/PN/PL&STGL dated 16.5.2017;

(xiv) Sanctioned plan dated 16.05.2017 in respect of building Signet to be constructed on the said Third Part of the Larger Land;

(xv) Authenticated copies of the Property Cards of the Properties more particularly described in the First, Second and Third Schedules hereunder written;

(xvi) Deed of Conveyance executed between the legal heirs of Janu Bhoye (Deceased) and Omkar Realtors & Developers Pvt. Ltd. dated 15th June, 2007 registered with the Office of Sub-Registrar Borivali - 6 under Sr. no. BDR12-4652-2007 on 15th June, 2007;

(xvii) Deed of Conveyance dated 22nd October, 2010 executed between Sitaram Sukhtankar & Omkar Realtors & Developers Pvt. Ltd. registered with the office of Sub-Registrar Borivali – 6 under Sr. no. BDR-12-09866-2006;

(xviii) Deed of Conveyance dated 5th October, 2007 executed between Malkani Dev. Pvt. Ltd. and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of sub-Registrar Borivali - 4 under Sr. no. BDR-10-07230-2007;

(xix) Deed of Conveyance dated 10th May 2010 executed between F. E. Dinshaw Trust, Haroon Malkani and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar Borivali - 6. Under Sr. no. BDR-12-5032-2010 on 17th May, 2010;

(xx) Deed of Conveyance dated 19th January,, 2008 between Arun Mhatre & 3 Ors. and Omkar Realtors & Developers Pvt. Ltd. registered with the office of Sub-Registrar Borivali - 1 under Sr. no. BDR-2-01421-2008 on 20th February, 2008;

(xxi) Deed of Conveyance dated 19th September, 2015 executed between F.E. Dinshaw Trust and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar, Borivali - 6 under Sr. no. BRL-6-3786-2016.

(xxii) Deed of Conveyance dated 26th June, 2008 executed between Ramesh Mhatre & 2 Ors. and Omkar Realtors & Developers Pvt. Ltd. registered with the Office of the Sub-Registrar, Borivali - 6 under Sr. no. BDR-12-05066-2008 on 26th June, 2008;

(xxiii) Deed of Conveyance dated 4th June, 2010 executed between Ramesh Moreshwar Patil & 11 Ors. being the family members and Alka Construction Co. and Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali-6 under Sr. no. BDR-12-05651-2010 on 4th June, 2010;

(xxiv) Deed of Conveyance dated 22nd March, 2011 executed between Sara Anikat Patil and Alka construction Co. & Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali – 6 under Sr. no. BDR-12-02352-2011 on 22nd March, 2011;

(xxv) Deed of Conveyance dated 22nd March, 2011 executed between Aadit Anirudha Patil And Alka Construction Co. (Confirming Party) & Omkar Realtors & Developers Pvt. Ltd. registered with the office of the Sub-Registrar Borivali – 6 under Sr. no. BDR-12-02353-2011 on 22nd March, 2011;

(xxvi) Development Agreement dated 30th November 2011 between Confirming party and the Promoter;

(xxvii) The Purchaser is aware that Miscellaneous Application No.125 /2014(WZ) in Appeal No.14/2014(WZ) before the National Green Tribunal, Western Zone is pending;

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(x) The Promoter has through its architects submitted building plans to the Competent Authority for sanction thereof and has obtained the necessary approvals from the Competent Authority and other concerned local authorities to the plans, specifications, elevations, sections and details of the said Project;

(y) The Promoter has the right to sell the Flats/commercial space in the said Project to be constructed by the Promoter, and, to enter into this Agreement with the Purchaser(s)/Allottee(s) of the Flats/commercial space to receive the sale consideration in respect thereof;

(z) Copy of the Title Certificate of Messrs. Law Firm of Khonas, Advocates and Solicitor certifying the right/entitlement of the Promoter is annexed hereto and marked as **Annexure - "C"** hereto (**"the said Title Certificate"**);

(aa) The Confirming Party has entered into a writing with an Architect Mr. Anand V. Dhokay, registered with the Council of Architects and such writing is as per the terms prescribed by the Council of Architects. The Promoter and the Confirming Party have appointed J+W Consultants P.P.L. as R. C. C. Consultant and also as Structural Engineer for preparation of the structural design and drawings of the Building and the Purchaser(s)/Allottee(s) accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the said Building;

(bb) The requisite approvals and sanctions, Layout plans for the development of the said Project from the competent authorities are obtained / being obtained, the details whereof are stated herein. (ii) Further approvals and sanctions from other relevant statutory authorities will be obtained by the Promoter the details whereof are annexed hereto and marked as **Annexure - "D"**. Such further approvals and sanctions are applied for and/or in process of being obtained and/or obtained by the Promoter;

(cc) The Promoter has accordingly commenced construction of the said Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove;

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(dd) The Purchaser(s)/Allottee(s) has, prior to the date hereof, examined copies of all the aforesaid documents, plans, title certificate and has caused the same to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Purchaser(s)/Allottee(s) has agreed and consented to the development of the entire project on the said Larger Land/Property;

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(ee) The Purchaser(s)/Allottee(s) has applied to the Promoter for allotment of a Flat No. **4801** of type **5 RHK** on **48th** floor in wing **D** situated in the said Building "**Alta Monte**" being constructed on the said First Part of the Larger Property for consideration and on the terms and conditions as set out hereinafter;

(ff) The Promoter has agreed to sell to the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) has agreed to purchase and acquire from the Promoter, residential Flat No. **4801** in **D** Wing on the **48th** floor of the Sale Residential Building viz. "**Alta Monte**" and more particularly described in the **Eighth Schedule** hereunder written and delineated on the plan thereof hereto annexed and marked as **Annexure - "E"** and thereon shown in **red** colour line in the said building Alta Monte developed on the First Part of the Larger Property at or for the price of Rs. **63,622,000/- (Rupees Six Crores Thirty Six Lakhs Twenty Two Thousand and Paise Zero Only)** and upon the terms and conditions mentioned in this Agreement ("**Purchase Price**").

(gg) The carpet area of the said Flat(s)/Apartment(s) is **171.59** square meters as per RERA and the carpet area as per RERA means the net usable floor area of Flat(s)/Apartment(s), excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat(s)/Apartment(s) for exclusive use of the Purchaser(s)/Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat(s)/Apartment(s) for exclusive use of the Purchaser(s) / Allottee(s), but includes the area covered by the internal partition walls of the Flat(s)/Apartment(s);

(hh) The parties relying upon the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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(ii) Prior to the execution of these presents, the Purchaser(s)/Allottee(s) has paid to the Promoter a sum of **Rs. 32,065,488/- (Rupees Three Crores Twenty Lakhs Sixty Five Thousand Four Hundred Eighty Eight and Paise Zero Only),** being part payment of the Purchase Price of the said Flat agreed to be sold by the Promoter to the Purchaser(s)/Allottee(s) as advance payment (the payment

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and receipt whereof the Promoter both hereby admit and acknowledge);

(jj) The Purchaser(s)/Allottee(s) agree/s that the size of the said Flat shall be as per the plans approved by Slum Rehabilitation Authority or concerned statutory authority which are already inspected by the Purchaser(s)/Allottee(s) and have completely satisfied himself / herself / themselves in respect thereof;

(kk) Under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises to the Purchaser(s)/Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908.

(ll) Income Tax Permanent Account Number of the Parties are as under:-

Name Of The Party	PAN No.
Era Realtors Private Limited	AABCE9746R
Omkar Realtors & Developers Pvt. Ltd.	AAACO7919F
Kiran Infra Developers LLP	AASFK9377J

(mm) In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Purchaser(s)/Allottee(s) hereby agrees to purchase and acquire, the said Flat and the right to use the Common Areas and Limited Common Areas in the said Building Alta Monte in the manner hereinafter appearing;

Now This Agreement Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Follows:-

The parties herein agree and declare that the recitals as incorporated hereinabove shall form the integral part of operative part of this agreement.

2. The Promoter shall construct the Sale Residential Building/s **"Alta Monte"** as stated in Recitals herein on the said First Part of the Larger Property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser(s)/Allottee(s) in respect of variations or modifications which may adversely affect the Flat of the

Purchaser(s)/Allottee(s) except any alteration or addition required by any Government authorities or due to change in law. The Promoter may also make such minor additions and alterations as may be required by the Purchaser(s)/Allottee(s), within the said Flat / Apartment or as may be required by any other allottee of the said Project within his/her/their/its Flat/ Apartment without the written permission of any other allottee of premises in the Project or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an Authorized Architect or Engineer.

Provided Further That the Promoter shall be entitled to make modifications, variations, additions or alterations as may be required by the Promoter from time to time, by obtaining 2/3rd consent of concerned affected person/s in the said new Building/floor as the case may be. It is clarified that the consent of those Purchaser(s)/Allottee(s)who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoter as aforesaid shall not be required.

3. **Purchase Of The Premises And Purchase Price:-**

3.1 The Promoter hereby agrees to sell to the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) has/have agreed to purchase from the Promoter on "ownership basis" one residential Flat No. **4801** of the type **5 RHK** on the **48th** floor in **D** Wing in the building called "**Alta Monte**" ("**the said Building**") admeasuring:-

(a) **171.59** sq. mtrs. Carpet area (net usable area) as per RERA;

(b) **20.90** sq. mtrs. area of Appurtenant/Exclusive Area for use of Allottee as per RERA (viz. enclosed balcony) in the said sale Building as shown in the Floor plan thereof hereto annexed and marked Annexure - "E" for the consideration of Rs. **63,622,000/- (Rupees Six Crores Thirty Six Lakhs Twenty Two Thousand and Paise Zero Only)** inclusive of proportionate price of the common areas and facilities appurtenant to the said Flat. The aforesaid consideration/purchase price is charged only for the area as aforesaid;

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3.2 The said Sale Building shall be constructed on First Part of the Larger Property" more particularly described in the **Fourth Schedule** hereunder written and referred herein as "**the said Alta Monte Plot**". The Flat No. **4801** is more particularly described in the **Eighth** Schedule hereunder written and hereafter called as "**the said Flat**";

3.3 As an amenity provided alongwith the said Flat / Apartment, the Promoter have earmarked for the exclusive use of the Allottee **4 (FOUR)** car parking space in podium/any other arrangement in the said Building known as "**Alta Monte**" (hereinafter referred to as "**said Car Parking/s**"). The said Car Parking/s is/are provided as an irrevocable amenity without consideration. However the Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the Society (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Organisation. Further, the Allottee/s shall not in the future raise any dispute about the suitability of the said Parking Space as constructed by the Promoter;

The said Flat and the Car Parking Space are more particularly described in the **Eighth Schedule** hereunder written and are collectively referred to as the "**said Premises**";

3.4 The Purchase Price i.e. Sale Consideration is escalation-free, save and except escalations/increases, due to the increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the SRA or any other Competent Authority, Local Bodies and/or the Government from time to time. The Promoter undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the Competent Authorities, etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published / issued in that behalf to that effect along with the demand

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letter being issued to the Allottee/s, which shall only be applicable on subsequent payments;

3.5 The sale consideration to be paid under this Agreement and the manner of Installments agreed between the parties in respect of the said Premises has been arrived at, after providing a rebate to the Allottee/s and the same has been agreed and accepted by the Purchaser(s)/Allottee(s); ***(if applicable in specific case as may be mutually agreed)***

3.6 As per Section 171 of the Central Goods and Services Act, the Anti-Profiteering Rules 2017, any reduction in rate of tax on any supply of goods or services or the benefit of the input tax credit has been passed on to the Allottee/s by way of commensurate reduction in prices. The same has already been adjusted/credit of benefit due to GST, given in the value of Agreement executed. Hence, it is mutually agreed that the Allottee/s is/are not eligible for any further rebate under GST.

3.7 It is further clarified that in the event the Promoter obtains the Occupation Certificate in respect of the said Premises and offers the Allottee/s to take possession of the said Premises prior to the Possession Date (as defined hereinbelow), then in such case the Allottee/s agrees that the Promoter shall be entitled to demand the outstanding installments of the Sale Consideration and the Allottee/s agrees and undertakes to pay the same, without any delay and/or demur.

4. The Promoter agrees to provide certain common areas and facilities in the said First Part of the Larger Property. The nature, extent and description of the common areas and facilities is described herein below.

5. The Purchaser(s)/Allottee(s) has paid on or before execution of this agreement a sum of **Rs. 32,065,488/- (Rupees Three Crores Twenty Lakhs Sixty Five Thousand Four Hundred Eighty Eight and Paise Zero Only)** as Earnest Money Deposit or application fee and hereby agrees to pay to the Promoter the purchase price i.e. sale consideration of **Rs.63,622,000/- (Rupees Six Crores Thirty Six Lakhs Twenty Two Thousand and Paise Zero Only)** in the following manner:-

Milestone	Percentage Due
On booking	10%
After registration of Agreement	20%

On Plinth Completion	15%
On Completion of 1st Floor	0.46%
On Completion of 2nd Floor	0.46%
On Completion of 3rd Floor	0.46%
On Completion of 4th Floor	0.46%
On Completion of 5th Floor	0.46%
On Completion of 6th Floor	0.46%
On Completion of 7th Floor	0.46%
On Completion of 8thst Floor	0.46%
On Completion of 9th Floor	0.46%
On Completion of 10th Floor	0.46%
On Completion of 11th Floor	0.46%
On Completion of 12th Floor	0.46%
On Completion of 13th Floor	0.46%
On Completion of 14th Floor	0.46%
On Completion of 15th Floor	0.46%
On Completion of 16th Floor	0.46%
On Completion of 17th Floor	0.46%
On Completion of 18th Floor	0.46%
On Completion of 19th Floor	0.46%
On Completion of20th Floor	0.46%
On Completion of 21st Floor	0.46%
On Completion of 22nd Floor	0.46%
On Completion of 23rd Floor	0.46%
On Completion of 24th Floor	0.46%
On Completion of 25thFloor	0.46%
On Completion of 26th Floor	0.46%
On Completion of 27th Floor	0.46%
On Completion of 28th Floor	0.46%
On Completion of 29th Floor	0.46%
On Completion of 30th Floor	0.46%
On Completion of 31st Floor	0.46%
On Completion of 32nd Floor	0.46%
On Completion of 33rd Floor	0.46%
On Completion of 34th Floor	0.46%
On Completion of 35th Floor	0.46%
On Completion of 36th Floor	0.46%
On Completion of 37th Floor	0.46%
On Completion of 38th Floor	0.46%
On Completion of 39th Floor	0.46%
On Completion of 40th Floor	0.46%
On Completion of 41st Floor	0.46%
On Completion of 42nd Floor	0.46%
On Completion of 43rd Floor	0.46%
On Completion of 44thh Floor	0.46%
On Completion of 45th Floor	0.46%
On Completion of 46th Floor	0.46%
On Completion of 47th Floor	0.46%
On Completion of 48th Floor	0.46%
On Completion of 49th Floor	0.46%
On Completion of 50th Floor	0.46%
On Completion of 51st Floor	0.50%

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On Completion of 52nd Floor	0.50%
On Completion of 53rd Floor	0.50%
On Completion of 54th Floor	0.50%
On Completion of Internal walls, plaster with installation of doors and windows of the said Apartment	5%
On Completion of sanitary fittings, staircases, lift wells and lobbies upto the floor level of said Apartment / Unit	5%
On Completion of External Plumbing and external plaster, elevation, terraces with water proofing of the building or wing in which the said Apartment is located	5%
On Completion of the lifts, water pumps, electrical fitting, electro mechanical and environment requirements, entrance lobby/s, plinth protection, paving of the areas appertain and all other requirements as may be prescribed in the Agreement for sale of the building or wing in which the said Apartment is located	10%
At the time of handing over of the possession of the apartment to the allottee on or after receipt of occupancy certificate or completion certificate	5%
	100%

The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods & Service Tax (GST), sur-charge and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Purchaser(s)/Allottee(s) alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

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6. Further, the Allottee or the Financial Institution making payment of Purchase Price is responsible to deduct 1% (being the present prevailing rate) of the amount paid towards Purchase Price as Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in our favour in the prescribed Form 16B for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Allottee/financial institution within a period of 30 (thirty) days from the said error being brought to the Allottee/financial institution's notice. The Credit for the TDS amount deposited by the Allottee/financial institution will be given to the Allottee only upon receipt of the Original TDS Certificate and the amount mentioned therein matches with the amount appearing in the Income Tax Department website. In the event of Allottee(s) failing to produce the Original TDS Certificates for all the payments made by the Allottee/s, at the time of handing over of the said Premises, the Allottee/s will be required to deposit with the Promoter such equivalent TDS amount as interest free deposit, which deposit shall be refunded by Promoter to the Allottee/s upon handing over of the relevant TDS Certificate within one month of the handover of the said Premises to the Allottee/s. In case the Allottee/s fails to handover the relevant TDS Certificate within the stipulated period of one month, the Promoter shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Allottee/s.

It is clarified that Promoter shall maintain a separate account in respect of the sums received by the Promoter from the Purchaser(s)/Allottee(s) as advance or deposit, sums received or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received. Purchase Price shall be payable by the Purchaser(s)/Allottee(s) in the Bank Account No. 03790200001054 maintained with Bank of Baroda, Altamount, Mumbai Branch with IFSC Code BARB0ALTAMO (**"the said Account"**).

The Promoter shall confirm the final carpet area that has been allotted to the Purchaser(s)/Allottee(s) after the construction of the Sale Residential Building is completed and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the

carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser(s)/Allottee(s). If there is any increase in the carpet area allotted to Purchaser(s)/Allottee(s), the Promoter shall demand additional amount from the Purchaser(s)/Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed herein.

9. All the aforesaid amounts paid by the Purchaser(s)/Allottee(s) will be proportionately adjusted by the Promoter towards the total Purchase Price payable by the Purchaser(s)/Allottee(s) to Promoter under this Agreement. The Purchaser(s)/Allottee(s) authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser(s)/Allottee(s) undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Time shall be the essence of the contract as to aforesaid payments to be made by the Purchaser(s)/Allottee(s) to the Promoter.

10. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Purchaser(s)/Allottee(s), obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat.

11. Time is of essence for the Promoter as well as the Purchaser(s)/Allottee(s). The Promoter shall abide by the time schedule for completing the project and handing the Flat to the Purchaser(s)/Allottee(s) and the common areas to the association of the Purchaser(s)/Allottee(s)after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser(s)/Allottee(s) shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 5 herein above. ("**Payment Plan**").

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12. In this agreement, the word Floor Space Index (**F.S.I.**) or Floor Area Ratio **(F.A.R)** shall have the same meaning as understood by the Planning Authority under its relevant building regulations or byelaws. The Promoter shall be entitled to float the F.S.I. of the Larger Land for carrying out any permissible construction in the said Project.

13. **FSI OF the Larger Land**:-

The area of the Larger Land to be developed in a phase-wise manner include sale component, rehab component, buildable and non-buildable reservations etc.;

Out of the total proposed Sale FSI of 2,72,508.10 sq. mtrs. (approx) including fungible FSI (Total Sale FSI) in respect of the Larger Land, presently Sale FSI of 1,64,508.10 sq. mtrs. (including fungible FSI) is sanctioned for the Sale Component.

Balance Sale FSI of 1,08,000.00 sq. mtrs (approx.) including fungible FSI in respect of the larger land may further be available in future on account of clubbing, amalgamation or otherwise including proposed changes in Development Control Regulations and/or implementation of various schemes thereunder etc.

Out of the Total Sale FSI, Sale FSI of 1,37,260.22 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Alta Monte;

Out of the Total Sale FSI, Sale FSI of 27,247.88 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Signet;

In terms of the existing Development Plan some portion of the Project Land are reserved for various public purposes e.g. RG/PF/Municipal School etc. and which may be relocated in the larger layout thereby making the land available for construction of Free Sale Building/Rehab Building to the Developer/Promoter and accordingly the Developer/Promoter shall be entitled to change/modify/revise/amend the larger layout Plan including of Project Land for better and efficient planning and optimum utilisation of the available FSI/TDR (by whatever name called) and/or on account of increase FSI becoming available due to

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change in Development Plan/DCR, Government Policy, etc. without changing the locations of the Real estate project on the Project Land.

Out of the total proposed Sale FSI as aforesaid of the Larger Land the Developer/Promoter reserves their right to utilize such additional/proposed FSI of 80,000 sq. mtrs. (excluding fungible FSI) approximately on the balance portion of the Larger Land becoming available due to relocation/change of RG/Reservations on Project Land and/or change in Development Control Regulation, D.P. Plan (2034) or any other changes in Government Policies on the portion of larger layout, at their absolute discretion as shown in proposed layout plan being Annexure - "B" hereto. Any balance FSI remain to be utilized on the aforesaid portion shall be available to the Promoter for utilization and consumption on the said Larger Property and/or on the clubbed/ amalgamated plot/s of land in vicinity in the same scheme or any other clubbed Slum Rehabilitation Scheme and which shall be developed as a proposed /separate phase;

Further, the Purchaser/s has/have been informed and acknowledge(s) that the Total Sale FSI proposed to be consumed in the construction of the building/s or wing/s of the said Project may not be proportionate to the area of the physical land/foot print of the building/s or wing/s on which it is being constructed in proportion to the total area of the Larger Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for any of the buildings being constructed on the Larger Land as it thinks fit and the Purchasers/Allottee(s) of the flat(s)/premises/units in the said Project/such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the buildings or the Larger Land.

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14. The Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to

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Development Control Regulations, which are applicable to the said development of Larger Property/Land. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the said First Part of the Larger Property in the said Project and Purchaser(s)/Allottee(s) has agreed to purchase the said Flat based on the proposed construction and sale of Flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

15. The Purchaser(s)/Allottee(s) hereby agrees, accepts and confirms that the Promoter proposes to develop the said Project (including by utilization of the full development potential) in the manner more particularly detailed herein and as depicted in the layout plan annexed hereto and Purchaser(s)/Allottee(s) has agreed to purchase the said Flat based on the unfettered and vested rights of the Promoter in this regard.

16. The Purchaser(s)/Allottee(s) hereby agrees, accepts and confirms that the Promoter proposes to develop the said Project of the Larger Land (by utilization of the full development potential) and develop the same in phase-wise manner and undertake multiple projects therein in the manner more particularly detailed in this Agreement and as depicted in the layout plans, proformas and specifications at Annexure - "B" hereto constituting the Proposed Layout Plan and the Proposed Potential and Purchaser(s)/Allottee(s) has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

17. **<u>FSI, TDR And Development Potentiality With Respect To The Proposed Development Of The Said Project Land:-</u>**

(i) The Allottee/s hereby agrees, accepts and confirms that the Promoters propose to develop the Project on the said Project Land (by utilization of the full development potential) and develop the same in phase-wise manner and undertake multiple projects therein in the manner more particularly detailed in this Agreement and as depicted in the layout plan at Annexure - "B" hereto constituting the Proposed Layout Plan and the Proposed Potential and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoters in this regard;

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(ii) The Purchaser(s)/Allottee(s) acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the Larger Land including the existing and future and extra FSI on account of or due to any reason whatsoever, including but not limited to, under Regulation 33(5), 33(7), 33(9), 33(10), 33(24) or any other regulations as per the proposed D.P. Plan 2034 and/or due to change in building laws, regulations, policy, notification, order/approvals from concerned competent authorities and any other Applicable Law and/or on account of handing over to the Government or the Municipality or altering, shifting, relocating, any buildable/non-buildable reservations of the said Larger Land or due to clubbing of any other scheme on the said Larger Land or otherwise and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part/phase of the larger Land/Project or elsewhere as may be permitted and in such manner as the Developer deems fit. Accordingly, the balance development of the Larger Land comprising Rehab component and/or free sale component and/or amenities/facilities and/or buildable and non-buildable reservations etc. may be located anywhere within the Larger Land at the discretion and as may be deemed fit by the Promoter without requiring consent of Allottee/s and/or the society/limited company/ association of Allottee/s and also the additional FSI/TDR that may be generated due to amalgamation/clubbing of such rehab schemes may be utilised by the Promoter either anywhere within the Larger Land or outside, however, the same shall not affect the existing development on the Project Land and neither the Purchaser(s)/Allottee(s) nor the Organisation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or light and ventilation and/or density and environment and/or of water and electricity;

(iii) The Promoter shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the said Larger Property including the said Project Land whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("**TDR**"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various schemes as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on modification of Development Control Regulations, and Development Plan 2034 which are applicable to the development of said Larger Property including the said first part of Larger Property or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoter for utilization and consumption on the said Larger Property and/or on the clubbed/ amalgamated plot/s of land in vicinity in the same scheme or any other clubbed Slum Rehabilitation Scheme and which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property and neither the Allottee nor the Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;

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(iv) Notwithstanding anything to the contrary contained herein, the Promoters shall also have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign the residual FSI, if any (by whatever name called) after completion of the Project and permitted by the concerned authorities under the applicable laws and regulations, to or in favour of any person/s whatsoever, for such consideration and on such terms, conditions and

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provisions as may be desired and deemed fit by the Promoters in their sole and unfettered discretion and as may be permitted by law.

18. The Promoter may develop the lands adjacent to the said Larger Property (hereinafter referred to as the "**Adjoining Land/Properties**") in accordance with Rule 4(4) of the Real Estate (Regulation and Development) Act, 2016. The Promoter shall also be entitled to/required to club/ amalgamate the development of the said Larger Property (or part thereof) with the Adjoining Properties, whether as a common integrated layout with the said Property (or part thereof) or otherwise, in a phase wise manner subject to necessary approvals / sanctions from the concerned authorities. The total FSI and the said Larger Land shall accordingly be increased. For this purpose, the Promoter shall be entitled to/required to undertake the following as it may deem fit:-

i. Amalgamate schemes of development, land parcels, lands, land composition and land mix.

ii. Float FSI/TDR from the said Larger Property onto the Adjoining Land/Properties and from the Adjoining Land/Properties onto the said Larger Property and undertake consequent construction, development, sale, marketing and alienation;

iii. Provide common access and entry and exit points to and from the said Larger Property (or part thereof) and the Adjoining Properties, which may be used in common by the occupants of units/premises constructed on the said Larger Property (or part thereof) and the Adjoining Properties.

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19. The Developer and/or Promoter also intend to develop the Project Land as part of larger layout under slum scheme comprising of adjacent lands being land bearing CTS NO. 784, 784 /1 TO 6, 787, 788, 800, 801, 802, 803, 804, 804/1 TO 2, 805, 805/1 TO 70, 806, 806/1, 807, 807 / 1 TO 11, 808, 808 / 1 TO 16, 809, 809 / 1 TO 6, 839 AND 839 / 1TO 2 of Village Malad (E), Mumbai - 400 097 (known as "**Kokanipada**") and land bearing CTS No. 328, 328/1 to 9, 329, 329/1 to 7, 330, 330/1 to 4, 331, 331/1 to 4, 485, 485/1 to 29, 486,

486/1 to 20, 487, 487/1 to 22, 489, 495, 496, 497, 498, 499, 500, 500/1 to 6, 501, 502, 503, 505, 504, 506, 506/1 to 4, 507, 507/1 to 2, 508 & 560, 560/1 to 2 of Village Kurar, P/N Ward of MCGM, Andher Compound, Malad (East), Mumbai 400097 (known as "**Andher Land**") and such other lands in the vicinity which is permitted to be amalgamated or clubbed with the project land in a phased manner and in terms of policy laid down by SRA from time to time by obtaining revised LOI's from time to time. The Developer / Promoter as the case may be registering such phases with MahaRERA in accordance with RERA Act, 2016 and rules thereabouts from time to time.

The elevated road (bridge) constructed by the Promoter from Western Express Highway to the Alta Monte Tower on the Project Land shall always provide perm anent access to the buildings to be constructed on other parts of such revised layout inter alia, Kokanipada, Andher and future land to be included in larger layout for proposed future development.

20. The Promoter has further represented and informed the Allottee/s that Promoter may through any of its nominee/s or associate or group concern/s acquire additional land which are adjacent and/or contiguous to the said Larger Land and such acquired additional land, if any, ("**additional land**") may also be clubbed/merged/amalgamated (at the option and discretion of Promoter) with the said Larger Land for the purpose of developing the said Larger Land under any regulation of the applicable D.C. Regulations and applicable laws.

21. Accordingly, the Promoter shall be entitled to the entire FSI and residual floor space index in respect of the such additional land and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights, availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to Promoter and the Promoter may propose to

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utilise the same on any portion of the said Larger Land in the manner as it deems fit and appropriate and the Allottee and/or the society/limited company/association of allottees (defined hereinafter) shall not have or claim any rights, benefits or interest whatsoever including for entitlement, use and consumption in respect thereof.

22. The Allottee/s hereby consents to the above and the consent contemplated hereunder shall for all purposes be considered as the Allottee's consent under the provisions of Section 14 of RERA and the other applicable provision of the Maharashtra Regional Town Planning Act, 1966 and the DCR;

23. The rights retained by the Developer under this Agreement in terms of exploitation of the present and future development rights with respect to the said Larger Land and such additional land shall continue to vest with the Promoter as on the date of conveyance even after the execution of the Deed of Conveyance and/or deemed conveyance and/or after the statutory vesting of the said Larger Land or part thereof in favour of the society/limited company/association of allottees (as defined hereinbelow), and the same shall be reserved therein in terms of a covenant and undertaking of the society/limited company/association of allottees to the Promoter in the documents to be executed in favour of the society/limited company/association of allottees.

24. The Allottee is aware and informed that in the event there is any change in the layout approvals for the phase-wise development of the said Larger Land or acquisition of such additional land, the same may result in the change of the layout of the said Larger Land and has confirmed that the amendment to the layout of the said Larger Land at any time in future, whether by way of amalgamation of additional lands or sub division and/or clubbing of one or more schemes and/or in any manner whatsoever and modification/variation of the sanctioned plans including the building plans as a result thereof, shall be permissible, however the same would not affect the Project Land.

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25. It is an essential and integral term and condition of this Agreement, that only upon the payment of full Purchase Price and all other amounts, charges, dues, outgoings, etc. payable hereunder, having been paid on its due date/s without any default by the

Purchaser(s)/Allottee(s) to the Promoter (and not otherwise), will the Purchaser(s)/Allottee(s) have or be entitled to claim any rights, against the Promoter under this Agreement and/or in respect of the said Flat.

26. The Purchaser(s)/Allottee(s) shall pay to the Promoter the installments of Purchase Price and all other amounts payable in terms of these presents within 15 (fifteen) days of intimation ("**Due Date**") in writing, by the Promoter that the amount has become due on their respective due dates, time being the essence of the contract. If the Purchaser(s)/Allottee(s) fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then, without prejudice to the other rights of the Promoter, the Purchaser(s)/Allottee(s) shall be liable to pay Interest @ SBI PLR + 2% p.a. to the Promoter on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid.

Without prejudice to the right of the Promoters to charge interest at the Interest Rate @ SBI PLR + 2% p.a., and any other rights and remedies available to the Promoters (a) on the Allottee/s committing **any** 3(three) defaults of payment on the due date of **any amount** due and payable by the Allottee/s to the Promoters under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned local authority and other outgoings) and/or (b) the Allottee/s committing 3(three) defaults of payment of the instalments of the Sale Consideration, the Promoters shall be entitled, at its own option and discretion, to terminate this Agreement. Provided that, the Promoters shall give a notice of 15 (fifteen) days in writing to the Allottee/s ("**Default Notice**"), by courier / e-mail / registered post A.D. at the address provided by the Allottee/s, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoters within the period mentioned in the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the period mentioned in Default Notice, the Promoters shall be entitled to terminate this Agreement by issuance of a written notice to the

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Allottee/s ("**Promoters Termination Notice**"), by courier / e-mail / registered post A.D. at the address provided by the Allottee/s.

On the receipt of the Promoters Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoter shall be entitled to (i) deal with and/or dispose of or alienate the said Premises and car parking space in the manner as the Promoter may deem fit without any reference or recourse to the Allottee/s; and (ii) the Promoter shall be entitled to adjust and recover from the Allottee/s (a) pre-determined and agreed liquidated damages equivalent to 10% of the total consideration/purchase price towards liquidated damages along with any losses that may accrue to the Promoters, by reason of such termination including any diminution in sale price or market value of the said Premises prevailing at the time of termination; (b) brokerage fees; (c) all other taxes and outgoings, if any, due and payable in respect of the said Premises upto the date of Promoters Termination Notice; (d) the amount of interest payable by the Allottee/s in terms of this Agreement from the date of default in payment till the date of Promoters Termination Notice as aforesaid; (e) In case the Allottee/s had opted for subvention scheme, the total amount of PRE-EMI interest paid and /or payable by the Promoter to the lending Bank/Financial Institution and the stamp duty and registration charges, (f) In case the Allottee/s has availed any loans (including subvention scheme), then all amounts disbursed by the lending Bank/Financial Institution to the Promoter, which amounts shall be refunded by the Promoter to such lending Bank/ Financial Institution directly and the Allottee/s authorises the Promoter to collect the original Agreement for Sale from such Bank / Financial Institution and shall not be required to take any consent / confirmation from the Allottee/s at anytime and refund the balance, if any, to the Allottee/s. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the car park/s and that the dispatch of the said cheque towards refund from the Promoter to the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents irrespective of whether the Allottee/s accept/s or encash/s the cheque or not, will tantamount to the Promoter having refunded amount due to the Allottee/s and the

Allottee/s shall deemed to have accepted the same in full satisfaction of all his/her/its/their claim under this Agreement. Further, upon termination of this agreement, the Promoter shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee/s any Government Charges such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. Within a period of 30 (thirty) days of the Promoters Termination Notice, the Promoter shall after deduction of the aforesaid Amounts, refund the balance amount of the Sale Consideration to the Allottee/s simultaneously, with the Promoter and the Allottee/s executing and registering the Deed of Cancellation of this Agreement, the stamp duty, registration fee and other costs and expenses whereof shall be borne and paid by the Allottee/s entirely.

27. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said Flat are those that are set out in **Annexure - 'H'** annexed hereto.

28. **Possession Date, Delays and Termination:-**

The Promoter shall offer possession of the said Premises to the Allottee/s on or before **31st March, 2022** subject to a grace period of 12 (Twelve) months ("**Possession Date**"). Provided however, that the Promoter shall be entitled to an extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors /events (force majeure events):-

(a) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earth Quake, Act of God or any calamity by nature affecting the regular development of the Real Estate Project;

(b) non-availability of steel, other building material, water or electric supply;

(c) delay in getting approvals not attributable to the Promoters;

(d) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court;

(e) Any stay order / injunction order issued by any Court of Law, Tribunal, Competent Authority, MCGM, Statutory Authority, High Power Committee etc.;

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(f) Any other circumstances beyond the control of the Promoter that may be deemed reasonable by the Authority;

(g) Any delay in grant of any permissions/ approvals by any of the authorities, any orders passed by courts affecting the development of Project.

29. If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reasons as stated in Clause 28 above, then the Allottee/s shall be entitled to either:-

(a) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by courier / e-mail / registered post A.D. at the address provided by the Promoter ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with interest @ SBI PLR + 2% p.a. thereon ("**Interest Rate**") to be computed from the date the Promoter receive such amount/part thereof till the date such amounts with the interest are duly repaid provided a valid Deed of Cancellation of the said Premises is duly executed and registered by parties hereto to give effect to the above termination before making any refund. On such repayment of the amounts by the Promoter (as stated in this Clause), the Allottee/s shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or the car park/s and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park/s in the manner it deems fit and proper;

OR

(b) If the Allottee/s does not intend to withdraw from the Real Estate Project, then the Promoter shall pay interest at the

Interest Rate mentioned hereinabove, for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over the possession of the said Premises by the Promoter to the Allottee/s;

(c) The Purchaser(s)/Allottee(s) hereby acknowledges and agrees that he/she/they shall, within a period of 15 days from the date of such failure, choose either of the aforesaid remedies and not both. If the Purchaser(s)/Allottee(s) fails to choose either of the aforesaid remedies within the said period, it shall be deemed that he/she/they has/have accepted clause (b) hereinabove and shall accordingly be entitled to interest only. It is further agreed between the parties hereto that in case the Allottee/s elects his remedy under Sub-Clause 29(b) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under Sub- Clause 29(a) above.

30. The Allottee/s shall, no later than fifteen (15) Days from the Date of Offer of Possession, make payment of all the then balance/remaining Aggregate Payments and complete all formalities in respect thereof, including executing an indemnity bond (if any) in terms of a draft prepared by the Promoter.

31. The Allottee/s: (i) shall ensure that on or after taking possession of the Apartment/flat, his/her/their/its interior works in the Apartment/flat do not prejudice, affect or hinder in any manner the efforts and actions of the Promoter to obtain the balance/remaining Approvals in respect of the said Project, and (ii) undertake/s not to cause any damage to the Apartment/flat and/or the Project or any part thereof, and in the event any damage is caused, the Allottee/s agree/s and undertake/s to reimburse the Promoter all costs related to the remediation and rectification thereof.

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32. The Allottee/s also accept/s acknowledge/s that as on the Date of Offer of Possession, the construction works in the Apartment/flat shall have been completed, but that 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/s.

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33. Notwithstanding anything to the contrary in this Agreement the Promoter shall always be entitled, in its discretion to complete any part/portion or floor of the Project and apply for and obtain occupation/part occupation certificate/s thereof, whereby, on the Date of Offer of Possession, the Allottee/s shall be obliged and undertake/s to take possession of the Apartment/flat for occupation on the basis of such occupation/part occupation certificate which relates to the said Flat. Thereafter, the Promoter shall, without any hindrance or objection by the Allottee/s, be entitled to carry out by itself or through its contractors or otherwise all remaining development and work in respect of the Project land and/or on the Larger Land.

34. The sanctioned plan include the provisions for terrace / service area/deck area/duct of about **NIL** sq. mtrs. for beneficial use of the said Flat as shown in the Floor Plan thereof hereto annexed and marked Annexure - "E". The Purchaser(s)/Allottee(s) shall not be entitled to claim use of similar facilities available with other flats. The Purchaser(s)/Allottee(s) shall use the said Duct/Service Slab for the purpose for which the same is sanctioned.

35. It is further clarified by the Promoter that any extra / additional work required to be carried out in the said Flat as per the requirement/ request of the Purchaser(s)/Allottee(s) shall not be calculated / included in the period of grant of possession of the said Flat as agreed to herein.

36. The Purchaser(s)/Allottee(s) is/are aware that the area of the said Flat(s)/Apartment(s) may increase or decrease. If the area of the said Flat(s)/Apartment(s) increases or decreases, the consideration payable under this Agreement shall be proportionately adjusted.

37. At the request and instance of the Purchaser(s)/Allottee(s) and for the convenience of the Purchaser(s)/Allottee(s), the Promoter has granted and permitted the Purchaser(s)/Allottee(s) to park his/ her/ their light motor vehicles in **4(FOUR)** car parking space on podium, which the Purchaser(s)/Allottee(s) shall be entitled to utilize for his/ her/ their personal use without payment of any consideration by him/them to the Promoter. The right to use such car parking space shall be governed and controlled by the Society or Common Organization of the Purchaser(s)/Allottee(s) of Flat(s) in the sale

wing(s) A, B, C and D or more such Wings of the said Building. The location and other details viz. car park numbering, etc. shall be intimated at the time of handing over of possession of the said Flat.

38. **Procedure for taking possession:-**

The Promoter, upon obtaining the occupancy certificate from the competent authority in respect of the said Flat and the payment made by the Purchaser(s)/Allottee(s) as per the agreement shall offer in writing the possession of the Flat, to the Purchaser(s)/Allottee(s) in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Flat to the Purchaser(s)/Allottee(s). The Promoter agrees and undertakes to indemnify the Purchaser(s)/Allottee(s) in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser(s)/Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser(s)/Allottee(s), as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser(s)/Allottee(s)in writing within 7 days of receiving the occupancy certificate of the Project / the said Flat.

The Purchaser(s)/Allottee(s) shall take possession of the Flat within 15 days of the written notice from the Promoter to the Purchaser(s)/Allottee(s) intimating that the said Flat(s) is/are ready for use and occupancy:-

39. **Failure of Purchaser(s)/Allottee(s) to take Possession of Flat:**

Upon receiving a written intimation from the Promoter as per clause 38, the Purchaser(s)/Allottee(s) shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Flat to the Purchaser(s)/Allottee(s). In case the Purchaser(s)/Allottee(s) fails to take possession within the time provided in clause 38 such Purchaser(s)/Allottee(s) shall continue to be liable to pay maintenance charges as applicable.

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40. Within 15 (fifteen) days after the Possession Notice in writing is given by the Promoter to the Purchaser(s)/Allottee(s) that the said

Premises is ready for use and occupation, the Purchaser(s) / Allottee(s) shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Flat(s) / Apartment(s), of outgoings in respect of the said Project including *inter-alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, Security Guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the Said Project. Until the Society is formed and the Society Conveyance / Lease / Sublease / Assignment is duly executed and registered, the Purchaser(s)/Allottee(s) shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Purchaser(s)/Allottee(s) further agrees that till the Purchaser's/Allottee's share is so determined by the Promoter at its sole discretion, the Purchaser(s)/Allottee(s) shall pay to the Promoter provisional monthly contribution of **Rs. 48,940/- (Rupees Forty Eight Thousand Nine Hundred Forty and Paise Zero Only)** per month towards the outgoings. The amounts so paid by the Purchaser(s)/Allottee(s) to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance/Lease is duly executed and registered. On execution of the Society Conveyance/Lease, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society to the Limited Company as the case maybe.

41. **Defect Liability:-**

(i) If within a period of five years from the date of handing over the Premises to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s to receive from the Promoter, compensation for such defect in the manner as provided under the Act;

(ii) Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said Premises of phase/wing and in specific the structure of the said flat/unit/wing/phase of the said building which shall include but not limit to columns, beams etc., or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability shall automatically become inoperative. The word 'defect' here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of the premises by the Occupants, vagaries of nature etc.;

(iii) It shall be the responsibility of the allottee/s to maintain his unit/flat in a proper manner and take all due care needed including but not limiting to take all due care of the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage;

(iv) Further where the manufacturer warranty as shown by the Promoter to the allottee/s ends before the defects liability period and such warranties are covered under the maintenance of the said flat/building/phase/wing and if the annual maintenance contracts are not done/renewed by the allottee/s, the Promoter shall not be responsible for any defects occurring due to the same;

(v) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipments, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable;

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(vi) That the allottee/s has been made aware and that the allottee/s expressly agrees that the regular wear and tear of the flat/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degree Celsius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect;

(vii) It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee/s, it shall be decided by Project Architect/ Structural Engineer who shall survey and access the same and shall then submit a report to state the defects in materials used, in the structure built of the flat/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

42. **Rights Of The Promoter**

(a) In the event of grant of additional FSI/FAR by the competent authority as a result of including but not limited to addition of extra land to layout land, increase in FSI / FAR, purchase of paid FSI/FAR by the Promoter, purchase of TDR, additional FSI as compensation or any other changes in Rules, in such event the Promoter shall be absolutely entitled to utilize such additional FSI/FAR on the Larger Land or on said First Part of the Larger Property or part thereof either by way of construction of new building or extension of any of the building/s/ phase/s in the Entire Project. The Purchaser(s)/Allottee(s) has/have hereby given his irrevocable consent for the same and shall not object to the utilization of the additional FSI/FAR by way of construction of new building or extension of any of the existing buildings and when such FSI is granted, the Promoter shall be entitled to use the same on the Larger Land either by way of construction of new building or extension of the building or adding floor/s on the existing building, which are presently permitted or in any other part of Larger Land as per the discretion of the Promoter. The Purchaser(s)/Allottee(s) has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise

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the plans, get the same sanctioned from the local/Competent authority and construct the additional flats/units permitted by local/competent authority and to allot/sell them to the intending Purchaser(s)/Allottee(s) thereof. The Purchaser(s)/Allottee(s) shall have no objection for the said new Purchaser(s)/Allottee(s) to be admitted as members of the said Society;

(b) The Promoter shall be entitled to use the present unutilized and/or additional built up area F.S.I., T.D.R. or F.S.I. obtained in any form/by any means including F.S.I. against handover of amenity space and R. P. road/ D. P. road, internal road etc. on the Larger Land/Entire Project by floating the same and/or in the said Project as and when the same is permitted either by way of construction of new building or adding floor/s or extension of the said building which are presently permitted. Likewise the Promoter shall also be entitled to use FSI pertaining additional lands in the First Part of the Larger Property as and when permitted by competent authority. The Purchaser(s)/Allottee(s) has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise the layout / building plans, get them sanctioned from the competent authority, construct the additional buildings/floors/units/flats permitted by the competent authority and to allot/sell them to intending persons. The Purchaser(s)/Allottee(s) shall have no objection for the said new Purchaser(s)/Allottee(s) to be admitted as members of member society. The Association shall get the new transferees admitted as its members. Notwithstanding anything contained in this Agreement to the contrary the Promoter shall be entitled to utilise any balance and/or additional FSI and/or TDR or F.S.I. obtained in any form as stated in above paragraphs on any open space/ areas and/or on terraces above the building/s either prior to or after completion of building/s and even after conveyance of the structure of building/s. The Promoter shall also be entitled to transfer or assign the said right to any other person and the same shall be conveyed subject to the said right;

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(c) The Promoter is developing and promoting the Project on the said Project Land and the construction of the same will be carried out in phased manner. Therefore, the Promoter reserves its rights to allow the Purchaser(s)/Allottee(s) of further phases to use common roads of the Larger Property. This right of Promoter is and shall also be applicable for all other properties which may be amalgamated with the Entire Project/Larger Land;

(d) The Promoter shall have exclusive right to utilise the additional F.S.I. granted to it in future on the larger property and the Promoter shall have also exclusive right to utilise the T.D.R. which it may receive in future, anywhere on the Larger Property. The Purchaser(s)/Allottee(s) shall not have or raise any objection for utilization of the said additional F.S.I. or T.D.R. as the case may be and for the sale of the same. The Promoter shall have right to amalgamate the additional lands in the Entire Project/Larger Land for its future expansion scheme/s the F.S.I. so released, or any additional F.S.I. or any TDR shall belong to the Promoter and he shall be entitled to utilize the same, anywhere within or out of the said First Part of the Larger Property;

(e) In the course of exercising the right of additional construction as envisaged hereunder, the Promoter shall be entitled to utilize the existing R.C.C. structure, beams and columns and walls of the said building as well as the restricted common areas, amenities and facilities of the said building or the said society. The Promoter shall also have the rights to use the society amenities, all the permissible and unutilized F.S.I. available on the First Part of the Larger Property and/or additionally amalgamated lands and such other facilities like water, electricity, access/roads, sewage and drainage lines and other conveniences in the First Part of the Larger Property or the said Building for carrying out further development and construction;

(f) In case the Promoter forms the Society as agreed herein or before sale or disposal of some of the Flats in the said building, in that case the Promoter shall have the privilege

and right to sell, dispose of such unsold Flats to any person/s as per his discretion at any time in future, without any objection of whatsoever nature on the part of the Purchaser(s)/Allottee(s) or the Society. The Flat/s in respect of which concerned agreements to sell are cancelled or terminated as envisaged under this Agreement, shall also be treated as unsold Flats for the purpose of this clause. Such new Purchaser(s)/Allottee(s) shall be given membership of the Society and the same shall be given by accepting only Membership Fee without asking for any other consideration/fee. The Purchaser(s)/Allottee(s) as well as the Society shall extend all co-operations to the Promoter and the new Purchaser(s)/Allottee(s) in this regard;

(g) The Promoter shall always have right to levy and collect amounts towards taxes, betterment charges, cess and other levies to be charged and collected from the Purchaser(s)/Allottee(s) as per prevailing laws, rules, regulations, notifications, bye-laws etc. till the conveyance/lease of the said Project in favour of the Society;

(h) In the event any portion of the Project Land being required by any utility / service provider for installing any electric sub-station / transformer / Building gas bank machinery, plants, buildings, etc., the Promoter shall be entitled to transfer such portion to the said utility / service provider or any other body for such purpose on such terms and conditions as the Promoter deems fit and / or as per requirement of such utility / service provider or as per applicable law/ rules / regulations;

(i) If any amount due and payable by the Purchaser(s)/Allottee(s) remains unpaid then the Promoter at its discretion and without prejudice to its other rights shall be entitled to adjust and satisfy such dues from any other amount paid by the Purchaser(s)/Allottee(s) or from any amount payable to the Purchaser(s)/Allottee(s) and adjust the account accordingly and in case still there are dues from Purchaser(s)/Allottee(s) make demand accordingly;

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(j) All the common areas amenities and facilities of the Entire Project and the common areas amenities and facilities of the said Project shall remain under the charge and control of the Promoter till the Promoter formally hands over the charge and control thereof to the Apex Body or the concerned member societies, respectively;

43. **Responsibilities Of The Promoter**:-

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Premises to the Purchaser(s)/Allottee(s), obtain from the concerned local authority, the Occupation Certificate subject to the Authorities imposing standard terms and conditions on the Promoter for obtaining such Occupation Certificate.

44. The Purchaser(s)/Allottee(s) shall use the Flat or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the parking space only for purpose of keeping or parking vehicle.

45. **Formation of the Society**:-

(i) The Promoter shall submit an application to the Competent Authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of the flats/premises in the said Building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules. The Promoter reserves its right to form one or more Co-operative housing societies;

(ii) The Allottee/s shall, along with other allottees of premises/flats in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project alone shall be joined as members ("**the Society**");

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(iii) For this purpose, the Allottee/s shall, from time to time, sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority;

(iv) The name of the Society shall be solely decided by the Promoter;

(v) The Society shall admit all allottees of flats and premises in the said Building as members, in accordance with its bye-laws;

(vi) The Promoter shall, even after formation of the said Society be entitled to deal and dispose off such unsold units/tenements/commercial premises/ parking spaces as per its choice and on such terms and conditions and consideration as the Promoter may deem fit and proper;

(vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of the unsold premises in the Real Estate Project, if any;

(viii) Post the execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project and the Allottee/s shall extend the necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard;

(ix) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting

and approving all such documents, instruments, papers and writings shall be borne and paid by the Society/Other Societies and their respective members/intended members including the Allottee/s, as the case may be, and the Promoter shall not be liable towards the same;

(x) Till the entire development of the said Property (including additional lands) to its full development potential has been completed in all respects, the Allottee/s /the Society shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard and the Allottee/s shall not hinder or obstruct the Promoter in this regard or in the exercise by the Promoter of its aforesaid rights.

46. **Formation of the Apex Body**:-

(i) Within a period of 3 (three) months from the obtainment of the Occupation Certificate of the last building in the layout of the said Larger Property and the said Project, the Promoter shall submit application/s to the Competent Authority to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("**Apex Body**");

(ii) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members / intended members, and the Promoter shall not be liable towards the same.

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47. **Transfer of the said building and the said Project Land**:-

The Allottee/s hereby acknowledge(s) and agree(s) that the Project is a part of a larger layout development and as such the Promoter would convey only the built-up area of the Building (except the basement and podium) to the society/association formed of the individual building(s)/wing(s), which shall not be later than 3 (three) months from the date of completion of the said building and receipt of occupation certificate in respect thereof OR handover all the Flats in the said building to respective purchasers/Allotees of the Building(s)/Wing(s) whichever is later.

In case of land owned by Government Bodies including State Govt., MCGM, MHADA, MMRDA etc., the Chief Executive Officer of the Slum Rehabilitation Authority ("**SRA**") shall pursuant to Section 15A of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 ("**Slum Act**") and upon completion of the entire development of the said Larger Land including the completion of development on the additional land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time, lease the Larger Land including the Project Land but excluding land beneath the rehab building, buildable and non-buildable reservations to be handed over to the Authorities in favour of the Society/Apex Body formed of the association. The Allottee/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and land as aforesaid to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Promoter from time to time. The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and underlying Land/Project Land to the association or apex body (as the case may be), the Allottee/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Promoter from time to time.

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Accordingly, SRA shall execute Deed of Lease in favour of the Society/Apex Body after completion of the necessary formalities as contemplated under Section 15A of the Slum Act.

Till a Lease as aforesaid and the conveyance/lease of the Building in which Flat is situated is executed in favour of the society/ Apex Body or federation, the Allottee/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land/Larger Land or any part thereof to view and examine the state and condition thereof.

It is clarified that in case the Promoters is not the owner of the said Larger Land/Project land or part or portion thereof and does not have or hold the rights to convey or grant lease/conveyance/transfer in respect of the said Larger Land/Project land or part or portion thereof in favour of the Society/Apex Body, then the only obligation of the Promoters in this regard shall be to make the requisite applications to the concerned authorities and to make reasonable endeavours for execution of the transfer as aforesaid in favour of the Society/Apex Body. The proposed lease deed and/or conveyance or other instrument of transfer in favour of the Society/Apex Body shall be in accordance with the applicable laws, provisions of the DCR and the policies pertaining to the redevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, as may be adopted from time to time by the SRA/Government of Maharashtra. All the costs, charges and expenses, penalties, goods and service tax and other central government/state government taxes imposed, including but not limited to stamp duty and registration fees in respect of such documents/instruments for effectuating the aforesaid transfer shall be borne and paid by the Society/Apex Body; and the Promoters shall not be liable to bear and pay any amounts towards the same.

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The Allottee/s has/have understood the aforesaid scheme as envisaged by the Promoters regarding the aforesaid transfer in favour of the Society/Apex Body; and the Allottee/s hereby agree/s and undertake/s with the Promoters that the Allottee/s shall never hold the Promoters responsible or liable if the concerned authorities do not execute or approve the lease deed for the aforesaid transfer

in favour of the Society/Apex Body or any other document of transfer in respect of the building/Composite Building/free sale building in favour of the Society. Moreover, the execution of the documents for effectuating the transfer in favour of the Society shall be subject to such terms and conditions as may be prescribed by the SRA, the MCGM and/or any other concerned authorities and/or the Government and the Allottee/s hereby agree/s and undertake/s that the Allottee/s shall not challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature.

In case of land owned by the Promoter, the Promoter shall notwithstanding any provision of law to the contrary subject to the approval of or as may be directed by the Slum Rehabilitation Authority, execute in favour of the Society/Apex Body a lease or conveyance of the Project Land or portion thereof, as the case may be, as the Promoter may deem fit. The Promoter shall cause to convey/lease the title in respect of the Project Land or portion thereof to the Society/Apex Body within such period as the Promoter may deem fit, however such conveyance/lease shall not be later than 3 (three) months from date of the completion of the entire development of the said Larger Land including the completion of development on the additional land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the flats/premises / commercial office / units in the said Building/s / Wing/s and receipt of the entire consideration in respect thereof.

48. The Society shall admit all Purchaser(s)/Allottee(s) of Flats and premises in the said Tower/Wing as members, in accordance with its bye-laws.

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

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50. The following expressions used herein shall mean the following, namely:-

(a) "**The said Flat**" shall mean the Flat No. **4801** of the type **5 RHK** on the **48th** floor, in **D** wing of the said Building viz. "**Alta Monte**";

(b) "**Possession Date**" shall mean **31st March, 2022** subject to grace period of 12 (Twelve) months as stated herein;

(c) "**Address of the Purchaser(s)/Allottee(s)**" shall mean - **Unit no 24, 24th Floor, Sunshine Tower, Senapati Bapat Marg, Dadar West, Mumbai, Maharashtra - 400028**;

(d) "**Building Name**" shall mean "**Alta Monte**";

(e) **"Monthly Contribution"** shall mean **Rs. 48,940/-(Rupees Forty Eight Thousand Nine Hundred Forty and Paise Zero Only)** - per month;

(f) The term "Purchaser(s)/Allottee(s)" herein may include the female gender or in the event there is more than one Purchaser(s)/Allottee(s), the derivative term used herein with reference to the said expression shall be construed accordingly. If the Purchaser(s)/Allottee(s) is a Partnership Firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm and the heirs, executors and the executors of the last surviving partner. If the Purchaser(s)/Allottee(s) is a Company or Society, the said term shall wherever appropriate mean and include its successors and assigns. In other cases, the said term wherever appropriate shall mean and include all persons claiming right, title and interest through such Purchaser(s)/Allottee(s) including his/her/their successors in interest.

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51. The Purchaser(s)/Allottee(s) shall have pro rata undivided share in the common area and facilities in the aforesaid First Part of the Larger Property and also in the limited common area and facilities.

52. The common area and facilities for the whole of the First Part of the Larger Property are as under:-

(i) Compound lights and entrance lobby;;

(ii) Passenger Lifts & Service Lifts;

(iii) The installation of Central Services such as, water, Tanks/Pumps, motors, and in general all apparatus and all installations fittings and fixtures which may be provided for common use;

(iv) Addressable fire alarm systems with smoke detectors in common area, sprinkler system and Boom Barriers;

(v) D.G Back-up for common area lighting and common services of Tower A,B,C,D;

(vi) R.C.C. underground, overhead tanks and rain water harvesting tanks with required number of pumps of approved capacity and make;

(vii) RCC Staircase with tread and riser finished in Kota and M.S. Railings.

(viii) All of the above facilities are subject to approval from MCGM.

53. The limited common facilities for said Flat are as under:-

(i) Terrace on Top Floor;

54. The Promoter has informed the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) is/are aware and hereby accepts and agrees and give irrevocable Consent to the Promoter as under:-

(i) to develop the said Larger Property along with other adjacent property / contiguous land parcel with the development of the said Larger Property, as provided under the Proviso to Rule 4(4) of the RERA Rules or properties as an integrated development of larger complex;

(ii) to revise the boundary or area of the layout in respect of the said Larger Property and to submit any revised layout or amended building plans for the purpose of revision of the

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layout in respect of the said Larger Property as the Promoter may desire or deem fit from time to time;

(iii) to amalgamate or sub-divide or club the aforesaid scheme with the other scheme/s on the said Larger Property under any other D.C. Regulation or any other adjoining property or properties as the Promoter may desire or deem fit in their absolute discretion;

(iv) to take benefit of any approval of development rights which may become available in respect of the said Larger Property with any other property or properties either adjoining the said Larger Property or otherwise as may be permissible in law;

(v) that the right of the Purchaser(s)/Allottee(s) shall be restricted only to the said Flat and the Purchaser(s)/Allottee(s)shall have no right to any space, area or inside or outside the building and the same shall continue to belong to the Promoter;

(vi) it is repeated for the sake of clarity that the right of the Promoter to revise the layout and redevelop any portion(s) of the said Larger Property is neither affected nor restricted in any manner on account of the execution of this Agreement in favour of the Purchaser(s)/Allottee(s) herein and all such rights are reserved unto the Promoter without any restriction in any manner whatsoever;

(vii) notwithstanding what is contained herein to the contrary, the Purchaser(s)/Allottee(s) do hereby irrevocably authorize the Promoter and/or the Confirming Party to submit any revised plan for the purpose of making any amendment, change or modification in the Building Plans in respect of the said Building in which the Purchaser(s)/Allottee(s) has/have agreed to purchase the said Flat as the Purchaser(s)/Allottee(s) is/are aware that the Promoter and/or the Confirming Party has balance Floor Space Index (FSI) and/or development rights in respect of the said Larger Property and/or the Promoter and/or the Confirming Party may become entitled to any additional development rights or FSI in future and the Promoter intend to construct either

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additional floor or floors, annex structures or additional wings to the said Building and the Purchaser(s)/Allottee(s)has/have no objection or dispute regarding the same in any manner whatsoever;

(viii) the Confirming Party may construct a separate Rehab Wing or building or additional floors for the accommodation of eligible slum dwellers on the said Larger Land/Property who may become eligible in a future date on the rehab portion of the larger lay out;

(ix) the Transferable Development Right (**T.D.R.**) and/or the Development Right Certificate (**D.R.C.**) which may be at any time issued for the said Larger Property or any part of the property or arising out of Development of the said Larger Property shall always belong to the Promoter. The Purchaser(s)/Allottee(s) or the common organization of all Purchaser(s)/Allottee(s)will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) and/or Development Rights Certificate (D.R.C.) of the said Larger Property or any part thereof including the First Part of the Larger Property to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser(s)/Allottee(s) or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter and/or the Confirming Party, requisite provision will be made in Conveyance or Lease of the property in favour of the common organization of all the Flat Purchaser(s)/Allottee(s);

(x) if any, further FSI is granted or any further FSI is available by use of any T.D.R. or otherwise hereafter even after execution of Conveyance or Lease in favour of Society, then the Promoter shall have exclusive right to use such FSI/TDR and to carry out such construction on the said Larger Property or on the building constructed on the said First Part of the Larger Property. The Purchaser(s)/Allottee(s) and the Society will not

have right to carry on any further construction if possible by use of any T.D.R. or otherwise any further F.S.I. is granted or to consume any F.S.I. even permitted in future. However, the costs, charges and expenses of such construction shall be borne and paid by the Promoter. The Purchaser(s)/Allottee(s) and the Society will not object to carrying on such construction by the Developers;

(xi) if any time further construction is carried on, as herein before provided, by the Promoter, then he/they shall be entitled to sell Flats/flats in such further construction on ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for their own use and benefit. The Purchaser(s)/Allottee(s)and the said society will not have any share, right, title, interest or claim therein. The Society/ Association of Purchaser(s)/Allottee(s) or Limited Company shall admit the Purchaser(s)/Allottee(s) as members of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs. 600/- from each of them to acquire shares of Society;

(xii) the aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society/ Association of Purchaser(s)/Allottee(s) or Limited Company to admit such Purchaser(s)/Allottee(s) as member shall continue to remain in effect even after the project is completed;

(xiii) the Purchaser(s)/Allottee(s)declare and confirm that he/she/they/it are aware that the said Sale Residential Building in which the said Flat(s) is/are situate may be interconnected building alongwith other building/s under development by the Promoter and the Purchaser(s)/Allottee(s)have nothing to do with the ground area and the same are not in proportion to each other and the Purchaser(s)/Allottee(s) shall not be entitled to claim any further or other right to the area other than the ground area under its Sale Residential Building and the plinth area and/or

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the said First Part of the Larger Property beneath the plinth area of the Sale Residential Building viz. Alta Monte;

(xiv) so long as it does not in any way affect or prejudice the right of the Purchaser(s)/Allottee(s) in respect of the said Flat(s), the Promoter shall be at liberty to sell, convey and transfer or otherwise to deal with all other Flat(s) and spaces in the said Building and Promoter are entitled to deal with its right, title and interest in the said Larger Property including the First Part of the Larger Property in any manner they may deem proper;

(xv) there are separate accesses to the building(s) for the occupants of the Rehabilitation Building(s) and for the Purchaser(s)/Allottee(s) of the Sale Residential Building. The Promoter may grant right of way to the other Rehab residents and users, inter alia, prospective Purchaser(s)/Allottee(s) of other sale wing / building in the revised layout as aforesaid, from the access which will be used by the Purchaser(s)/Allottee(s);

(xvi) the Purchaser(s)/Allottee(s) is/are aware that the total sanctioned FSI for the Said Larger Property may not be fully consumed in-situ and the balance FSI may be consumed on the said Sale Residential Building by constructing additional Flats or additional wings or building/s or by carrying out construction on the said Project Land or in the said larger property or on any amalgamated or clubbed land or in any clubbed Slum Rehabilitation Scheme(s). The Purchaser(s)/Allottee(s) hereby gives his/her/their/its consent and No Objection for any such further construction to be carried out on the Said Larger Property and the said First Part of the Larger Property and/or on the said Building, by way of further levels or by way of new Wing or Wings or separate structure or building by the Promoter in future;

(xvii) the Purchaser(s)/Allottee(s) shall not let, sub-let, transfer assign or part with the said Flat(s), interest or benefit of this Agreement or part with the possession and/or personal license of the said Flat(s) until all the dues payable by the Purchaser(s)/Allottee(s) to the Promoter under this Agreement are fully paid up till possession and only if the

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Purchaser(s)/Allottee(s) have/had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Promoter have permitted in writing to the Purchaser(s)/Allottee(s)in that behalf. The Promoter will be entitled to impose such condition including payment of administrative charges as may be decided by the Promoter for giving Consent for such Transfer;

(xviii) the Purchaser(s)/Allottee(s) shall observe and perform all the rules and regulations which the Society/Common Organization of Purchaser(s)/Allottee(s) of Flats may frame at its inception and the addition, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Flat(s) and on the observance and performance of the Building Rules, Regulations and Laws for the time being of the concerned authority/authorities. The Purchaser(s)/Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the said Society/Common Organization of Purchaser(s)/Allottee(s) of Flats regarding the occupation and use of the said Flat(s) and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;

(xix) the Promoter has furnished to the Purchaser(s)/Allottee(s) the particulars of estimated outgoings of the said Flat;

(xx) Till a Conveyance/Lease Deed of the said First Part of the Larger Property and the said Sale Residential Building is executed, the Promoter shall be entitled with or without workmen, surveyors agents and others, at all reasonable times, to enter into the said Flat(s) and the said Sale Residential Building or any part thereof to view and examine the state and conditions thereof;

(xxi) the Promoter may sell, transfer or assign all their rights, title and interest in the said First Part of the Larger Property (subject to the rights and interests created in favour of the Purchaser(s)/Allottee(s)) including in respect of the unsold Flats in the said Building but without in any manner affecting the Purchaser(s)/Allottee(s) rights;

(xxii) the Purchaser(s)/Allottee(s) has/have already inspected the site and acquainted himself/herself/themselves with the nature of the Promoter's title to the said Larger Property and in the First Part of the Larger Property and the right of Promoter to sell the said Flat on "Ownership basis" and shall not raise any requisition or objection thereto hereafter;

(xxiii) the possession of the Common Areas in the said Sale Residential Building shall remain with the Promoter whose responsibility shall be to supervise (through the Maintenance Agency) the maintenance and upkeep of the same until the same is taken over as per applicable laws or directions of the Government/ Statutory body, by the common organization of the purchasers/ Purchaser(s)/Allottee(s)or any other body or Association formed as per provisions of the law;

(xxiv) if the building Residential Building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoter, such losses and damages incurred to the structure after the possession of the Flat is handed over to the Purchaser(s)/Allottee(s) will be fully sustained by the Purchaser(s)/Allottee(s) along with the Purchaser(s)/Allottee(s) of other Flats and the Promoter shall not be responsible for such loss/damage. The Purchaser(s)/Allottee(s)shall have to make good the loss so sustained by them;

55. The Purchaser(s)/Allottee(s) is aware that the Promoter or the Maintenance Agency nominated by the Promoter shall provide certain Maintenance Services in the said Building until expiry of 2 years from the date of obtaining full Occupation Certificate. The Purchaser/s hereby agrees to pay his share of costs, charges, expenses and fees payable for the said services to the promoter or the Agency as the case may be. Thereafter the said Society/Common Organization of Flat Purchaser/s shall enter into Maintenance and Service Agreement with the Promoter and/or the said Agency appointed by the Promoter for Maintenance and Services in the said Building for such fees and on such terms and

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conditions as may be agreed upon. This condition is on essence of the contract.

56. The Purchaser/s state that it is in his/her/its/their interest to help the Maintenance Agency in effectively keeping the Flat(s) and the said Building secured in all ways. The Purchaser/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/ visitors to the same building. However, it has been made clear to the Purchaser/s that the entire internal security of the Flat shall be sole responsibility of the owner/ Purchaser/s / occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/ Purchaser(s)/Allottee(s) / occupant.

57. The Promoter has informed the Purchaser(s)/Allottee(s) that there are several amenities which are proposed to be provided by the Promoter on the Larger Land. All the amenities have been divided between the various sub-projects within the common layout. The Purchaser(s)/Allottee(s) will not insist upon access to amenities on the larger layout other than the amenities expressly provided in the agreement and forming part of the First Part of the Larger Land. The Purchaser(s)/Allottee(s) is aware that the said Building Alta Monte forms part of the larger layout and the larger layout may be developed by the Promoter or any other developer. Accordingly, the present layout sanctioned by the MCGM/ SRA may be altered from time to time and the Promoter cannot guarantee the nature of development in the remainder of the layout. The Promoter has informed the Purchaser(s)/Allottee(s) that there are several amenities which are proposed to be provided by the Promoter on the Larger Land. All the amenities have been divided between the various sub-projects within the common layout. The Purchaser(s)/Allottee(s) will not insist upon access to amenities on the larger layout other than the amenities expressly provided in the agreement and forming part of the First Part of the Larger Land. The Purchaser(s)/Allottee(s) is aware that the said Building Alta Monte forms part of the larger layout and the larger layout maybe developed by the Promoter or any other developer. Accordingly, the present layout sanctioned by the MCGM/ SRA may be altered from

time to time and the Promoter cannot guarantee the nature of development in the remainder of the layout.

58. The Purchaser(s)/Allottee(s) agrees that the Purchaser(s)/Allottee(s) shall from time to time sign all relevant applications, papers, documents, and do all the acts, deeds and things in pursuance to the transaction as the Promoter may require for safeguarding the interests of the other Purchaser(s)/Allottee(s)of Flats of the said Building including the Purchaser(s)/Allottee(s)/s. The Purchaser(s)/Allottee(s) shall ensure that in the event the Purchaser(s)/Allottee(s) gives possession of the said Flat(s) to any third party by way of lease or Licensee or otherwise, such person shall from time to time, sign all applications, papers and documents and do all other acts, as may be necessary for safeguarding the interests of the Purchaser(s)/Allottee(s) of the Flats of the said Sale Residential Building.

59. The Flat Purchasers/ Purchaser(s)/Allottee(s)is aware that there is going to be building(s) / wing(s) which shall be constructed on the rehab portion of the larger lay out for accommodating the eligible slum dwellers of the said Larger Property and the First Part of the Larger Property and the building where they will be accommodated will be called Rehab Building/Wing(s).

60. The Flat Purchaser/ Purchaser(s)/Allottee(s)is also aware that there may be some shops/commercial units in the sale building as per the Scheme which may be sanctioned from time to time. In that event, subject to what is stated elsewhere in this Agreement, the Promoter shall form a composite society of the Building inter alia, including the shops as set out hereinabove.

61. Each of the Purchaser(s)/Allottee(s) and/or the Society/Common Organisation shall be liable to maintain, repair, renovate, reconstruct, re-build, on the said Larger Property the electric sub-station, drainage line, electric cables, common water pipeline, or any other common facilities to be used and enjoyed by the Flat purchasers of the Sale Residential Building. The liabilities shall arise to do so from the date of the Purchaser/s is offered the possession on obtaining Occupation Certificate of his/her/their said Flat or on execution of the Conveyance or Lease Deed of the said First Part of the Larger Property and the said Sale Residential Building in favour of the

society/Common Organisation of which he/she/they may become member, whichever is earlier. Thereafter, the Promoter will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to this effect shall be made in the Conveyance or Lease Deed of the said First Part of the Larger Property and the said Sale Residential Building to be executed in favour of the Society/Common Organisation.

62. Under no circumstances, shall the Purchaser/s/Allottee(s) get possession of the said Flat without first paying to the Promoter all the amounts due under this Agreement and also including interest due thereon. The Promoter shall give possession of the said Flat to the Purchaser/s on or before the possession date mentioned on receipt of Occupation Certificate in respect of the said Flat, subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Promoter. The Purchaser/s shall be liable to take possession of the Flat within a maximum period of 15 days from the date of receipt of the notice thereof from the Promoter for this purpose against payment of balance purchase price, deposits and other balance payments including inter alia if any, time being essence of the contract.

63. The stamp duty and registration charges, including penalty, if any, payable in respect of this Agreement shall be borne and paid by the Purchaser/s alone. The Promoter shall not be liable to pay or contribute any amount towards the same.

64. The Purchaser/s shall, in addition to all the other amounts due and payable under this Agreement, pay the stamp duty, registration charges and all other costs, charges and expenses relating to all other documents to be executed by the Purchaser/s and/or the Promoter or the Society till Conveyance or Lease of the said First Part of the Larger Property and the said Building on the Project land in favour of the Society and other outgoings. The Purchaser/s shall also pay to the Municipal Corporation, Government or other public body or authority his/her/their share of development or betterment charges or any other cess, sur charge, tax, levy or payment that may hereafter be charged, levied or sought to be recovered in respect of the said First Part of the Larger Property, the said Building and other structures standing thereon or any part thereof or the said Flat and

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car parking space. The sale price of the said Flat is calculated on the aforesaid basis.

65. In the event of any stamp duty, registration charges or any other levy, cess, sur charge, tax or payment becoming due or payable at any time before the Conveyance or Lease Deed of the said First Part of the Larger Property and the said Sale Residential Building on the First Part of the Larger Property to the Society/Common Organisation, the Purchaser/s)/Allottee(s) shall deposit with the Promoter the amount proportionately or actually due in respect of the said Flat before the Promoter give possession of the said Flat or any time thereafter.

66. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said Flat or any part of the said Sale Residential Building or the said First Part of the Larger Property or the said Larger Property to the Purchaser/s. However, as and when any right or interest is created in the said Flat in favour of the Purchaser/s, then the same shall be subject to the Promoter's first lien and charge on the said Flat in respect of any unpaid amount payable by the Purchaser/s under this Agreement.

67. **<u>Representations And Warranties Of The Promoter</u>**:-

The Promoter hereby represents and warrants to the Purchaser/s as follows:-

i. The Promoter has clear and marketable title with respect to the said First Part of the Larger Property; as declared in the title certificate / report annexed to this agreement and has the requisite rights to carry out development upon the said First Part of the Larger Property and also has actual, physical and legal possession of the said First Part of the Larger Property for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

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iii. There are no encumbrances upon the said First Part of the Larger Property or the Project except those disclosed herein and in the Title Report annexed hereto;

iv. There are no adverse orders in pending litigations before any Court of law with respect to the said First Part of the Larger Property or Project.

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, the said Larger Property, said First Part of the Larger Property and said Building/wing 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, said First Part of the Larger Property and said Building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said First Part of the Larger Property, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said First Part of the Larger Property, including the Project and the said Flat which will, in any manner, affect the rights of Purchaser/s under this Agreement except encumbrances as disclosed herein;

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viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Purchaser/s in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the building structure to the association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical

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possession of the common areas of the Structure to the Association of the Purchasers;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities till handing over possession after obtaining Occupation Certificate in respect of the said Flat;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Larger Property) has been received or served upon the Promoter in respect of the said First Part of the Larger Property and/or the Project except those disclosed in the title report and herein.

68. **<u>The Purchaser/s shall, from the date of taking possession of his/her/their said Flat:-</u>**

a) maintain the said Flat at his/her/its/ their own costs as a prudent person in good and tenantable condition;

b) not to use the same in violation of any provision of law applicable thereto;

not to use or permit the same to be used for any purpose other than permissible under any law for the time being in force;

d) not to cause any nuisance or annoyance to the neighbors;

e) not to throw any dirt, rubbish or other refuse or permit the same to be thrown in the passage or in the compound or any portion of the said Building;

f) not to do or suffer to be done anything in or about to the said Building or the said Flat or in the staircase and /or fire escape passage and/or the common passages which may be against the rules or regulations and bye-laws of the Municipal Corporation, MHADA and/or any other concerned authority;

g) not to do or cause to be done any act or thing which may render void or voidable any insurance of the said Building or any part thereof or cause any increase in premium to be paid in respect thereof;

h) not to demolish or cause to be demolished the said Flat or any part thereof or make or cause to be made any change, addition or alteration whatsoever in or to the said Flat or any part thereof nor any alteration in the elevation and outside colour scheme of the said Building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Flat or any part thereof;

i) not to refuse or neglect to carry out any work directed to be executed in the said Building or in the said Flat after he/she/they had taken possession thereof, by a competent authority, or require or hold the Promoter liable for execution of such works;

j) not to encroach upon or make use of any portion of the said Building or open space of the compound not agreed to be acquired by him/ them or otherwise not forming part of the said Flat;

k) not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound;

l) not to restrain the Promoter or their servants and agents from entering upon the said Flat for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said Building or the said Flat for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said Building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;

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m) become a member of the Co-operative Society, or any other association or limited company formed by all such Purchasers/ Purchasers of the Flats and from time to time sign all letters, writings, communications, applications forms and registration documents and to do all other acts, deeds, matters and things as the Promoter and/or the said Co-operative Society/Associations/Limited company shall require him to do;

n) observe, perform and comply with all the bye-laws, rules and regulations of the Co-operative Society/Associations/Limited Company;

o) not to sell, transfer, assign, let, grant leave and license, dispose of or in any other manner deal with, dispose of or part with physical possession of the said Flat or any portion thereof or his right, title and interest thereto or therein or under this Agreement, including car parking spaces to any other person before paying to the Promoter all the amounts payable to them hereunder and without first obtaining their prior written consent in that behalf from the Promoter;

p) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated;

q) not to store in the said Flat(s) any goods which are of hazardous, combustible or dangerous nature or are so heavy as to danger the construction or structure of the building in which the said Flat(s) is situated or storing of which goods, is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages, which may damage or likely to damage the staircase, common passage or any other structure of the building and the said Flat(s);

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r) the Purchaser/s shall pay to the Promoter the monthly contribution as may be determined by the Promoter from time to time due for the period commencing from 15 (fifteen) days after the said Flat is offered for occupation by the Purchaser/s

regularly on or before the 5th day of each and every month towards his/her/their provisional proportionate share of any and other expenses, outgoings and expenses due in respect of the said Flat on account of the following, inter alia, viz.:-

(i) maintenance, repairs to the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;

(ii) cost of keeping the property clean and lighted;

(iii) Decorating and/or painting the exterior of the building and passages and staircases;

(iv) Municipal and other taxes, cesses, levies and premia in respect of the insurance of the building, the said First Part of the Larger Property revenue, assessments etc.;

(v) salaries and wages of persons employed for watching and/or cleaning the property, operating water-pumps, maintaining records, etc.;

(vi) water & Sewerage charges & taxes etc.;

(vii) electricity charges for lifts, central/common air conditioning and for salaries of liftmen;

(viii) sinking & other funds as may be determined by the Promoter;

(ix) rent & cost of water meter or electrics meters;

(x) cost of water supplied by water tankers;

(xi) all other outgoings due in respect of the said First Part of the Larger Property including those incurred for the exclusive benefit of a Purchaser/s and/or his tenement/ Flat;

s) to pay to the Promoter within 15 days of demand by the Promoter, his/her/their share of security deposit charges / premium demanded by the concerned local authority or

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Government for giving water drainage, electricity or any other service connection to the building in which the said Flat is situated;

t) to bear and pay increase in, local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority, and/or Government and/or other public authority, on account of change of user of the said Flat by the Purchaser, viz. user for any purpose other than for residential purpose;

u) the said Flat shall be used only for the residential purposes by the Purchaser/s;

v) pay proportionate share of property tax to the Mumbai Municipal Corporation assessed on the whole building Provided However that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any other permitted user of the said Flat, the Purchaser/s alone shall bear and pay such special taxes and rates;

w) shall not put any signage or board in the said building or any part thereof or outside the said Flat except as may be permitted by the Promoter;

x) not to fix any grill(s) or any other objects outside the window(s) and/or main door of the said Flat other than what has been provided by the Promoter at the time of giving possession of the said Flat;

y) Not to tamper with the elevation and aesthetic of the building in any manner whatsoever;

z) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Buildings or any part thereof to view and examine the state and condition thereof.

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69. **Promoter Shall Not Mortgage Or Create A Charge**:-

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Flat.

70. The Purchaser/s hereby declare/s and confirm/s that the Promoter has prior to the execution hereof, specifically informed the Purchaser/s that:-

(a) The Promoter has (as disclosed herein and the Title Certificate) /may have in future an arrangement with certain Banks and Financial Institutions (hereinafter collectively referred to as "**the said Banks**"), under which the said Banks have granted/ would grant a line of credit to the Promoter to facilitate development of the said project and the projects proposed to be undertaken and carried on by Promoter on the Larger Land, and as security for repayment of loans which have been /may be advanced to the Promoter by the said Bank, the Promoter has created/ may create, cause to be created mortgages/charges on the Larger Land including the said First Part of the Larger Property and construction thereon in favour of the said Banks created in favour of the said Banks;

(b) The title deeds relating to said First Part of the Larger Property have been/ have to be deposited with the said Bank as security for repayment of loans advanced hereafter by the said Banks to the Promoter under the said line of credit;

(c) Till date the Promoter and the Confirming Party have an arrangement with Indiabulls Housing Finance Ltd. as stated hereinafter in clause 98. The Promoter and the Confirming Party may take further advance credit, finance or loans to the tune of Rs.500 Crores from Indiabulls Housing Finance Ltd. or from any other credit/financial institution, bank or other persons/body.

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71. The Promoter specifically reserves its right to offer the Larger Land along with the construction thereon or any part thereof, including but not limited to the said Project and all the residuary right, title and interest in the said Flat to be constructed on the said Project as security (including by way of a mortgage or charge or hypothecation of receivables of allotted flats being the installments of purchase price together with interest and other charges payable thereon.) to any other credit/financial institution, bank or other person/body, who has advanced or may hereafter advance credit, finance or loans to the Promoter, and the Purchaser/s has/have given and granted his/her/their/its specific and unqualified consent.

72. The Purchaser/s hereby irrevocably and unconditionally declare/s, agree/s, undertake/s, covenant/s, confirm/s and assure/s that he/she/they/it shall, if and whenever requested by the Promoter hereafter in this regard, and within 7 (seven) days of receiving the Promoter's written intimation in this regard, sign, execute and give to the Promoter, and in such form as may be desired by the Promoter, any letter or other document recording his/her/their/its specific, full, free and unqualified consent and permission for the Promoter offering and giving the Larger Land and/or the said Project proposed to be constructed on the said Larger Land by the Promoter, as security (save and except the said flat) in the manner mentioned hereinabove. It is expressly clarified, agreed and understood that strict compliance of this condition on the part of the Purchaser/s shall be of the essence of this Agreement, and that on the basis of the declaration, agreement, undertaking, covenant, confirmation and assurance made/given by the Purchaser/s herein, the Promoter has entered into this Agreement.

73. **Binding Effect**:-

Forwarding this Agreement to the Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser 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 of the notice to that respect by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 30

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(thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 7(Seven) days from the date of its receipt by the Purchaser/s, application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever, subject to the deduction of the liquidated damages as stated hereinabove.

74. **Entire Agreement**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/plot/building, as the case may be.

75. **Right To Amend**

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

76. **Provisions Of This Agreement Applicable On Purchaser/Subsequent Purchasers:-**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

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77. **Severability:-**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations

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made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

78. **Method Of Calculation Of Proportionate Share Wherever Referred To In The Agreement:-**

Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other Purchasers in Project, the same shall be the proportion which the carpet area of the Flat bears to the total carpet area of all the Flats in the Project.

79. **Further Assurances:-**

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

80. **Place Of Execution:-**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office. After the Agreement is duly executed by the Purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

81. The Promoter has informed the Purchaser/s and the Purchaser/s is/are aware that; and the Purchaser/s doth hereby declare/s, confirm/s and covenant/s with the Promoter as under:-

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(i) The Promoter and/or the Confirming Party may develop the said Larger Property and the First Part of the Larger Property along with other adjacent property or properties as an integrated development of larger complex;

(ii) The Promoter and/or the Confirming Party shall be entitled to grant any right of way or license of any right through, over or

under the said Larger Property to any person or party including occupant, purchaser, Purchaser or person entitled to any area or areas in any building(s) which may be constructed by the Promoter and/or the Confirming Party on the said Larger Property or the First Part of the Larger Property or any other adjoining property or properties or to any other persons as the Promoter and/or the Confirming Party may desire or deem fit;

(iii) The Promoter and/or the Confirming Party shall be entitled to revise the boundary or area of the lay out in respect of the said Larger Property the First Part of the Larger Property and to submit any revised lay out or amended building plans for the purpose of revision of the lay out in respect of the said Larger Property including the First Part of the Larger Property as the Promoter and/or the Confirming Party may desire or deem fit from time to time;

(iv) The Promoter and/or the Confirming Party will be entitled to amalgamate or sub divide or club the scheme with the other scheme under any other D.C. Regulations on the said Larger Property and the First Part of the Larger Property or any other adjoining property or properties as the promoter and/or the Confirming Party may desire or deem fit in their absolute discretion;

82. The Developer has informed the Purchaser/s and the Purchaser/s is aware that the Promoter and/or the Confirming Party and or the Society of Free sale building will be required to provide right of way to all development plan reservation of the layout till the time alternate access is made available through any other Public Road/ Municipal Corporation Road/D.P. Road.

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83. The amounts of deposits and outgoings payable by different Purchaser/s have been fixed provisionally by the Promoter and the said Flat Purchasers/ Purchaser/s shall be bound by the same. After the execution of Conveyance or Lease in favour of the Society/Common Organisation, the Society/Common Organisation may revise and re-fix the amounts payable for the said Flat. The excess of collections, if any, by the Promoter over the outgoings shall be paid over by the Promoter to the Society/Common Organisation

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on execution of Conveyance/Lease Deed of the said First Part of the Project and the said Sale Residential Building of the said Project Land to it as if it constituted a part of the deposit collected under this clause, subject to adjustment and treatment in the same manner as herein mentioned. If the amount of monthly contribution fixed by the Promoter is found to be short, the Purchaser/s shall pay to the Promoter such revised amount as may be fixed by the Promoter.

84. The Purchaser/s has represented and warranted to the Promoter that it has the power and authority to enter into and execute this Agreement.

85. The Purchaser/s shall lodge the original hereof for registration with the Sub-Registrar of Assurances at Mumbai within one month from the date hereof and after due intimation the Promoter shall attend such office and admit execution of the Agreement for sale.

86. The Promoter hereby confirms all the terms and conditions as are applicable to it.

87. The Promoter shall be entitled to and may change the name of the said Sale Residential Building once or more than once on or before obtaining completion certificate for the said Building. However the name of the said Building shall not be changed by the Co-operative society, or association or limited company formed by all such purchasers of Flats of said Building without written consent of the Promoter.

88. The Advocates and Solicitors for the Promoter and/or the Confirming Party shall prepare and/or approve as the case may be the Deed of Conveyance or Deed of Lease, other supplemental documents to be executed in pursuance of this Agreement.

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89. **Waiver**

The delay or indulgence on the part of the Promoter in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Purchaser/s nor shall the same in any manner prejudice any of the Promoter's rights hereunder or otherwise under law.

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90. **Purchaser Also An Investor**

The Purchaser/s is also an Investor (or person) within the meaning of Article 5 (g-a) (ii) of Schedule I of the Bombay Stamp Act 1958 and the subsequent Purchaser/s under a subsequent sale shall within a period of one year from the date of this agreement be entitled for adjustment of duty if any paid on this agreement. Provided that this clause shall automatically lapse if no such transfer as above is made within the said period of one year. Further provided that in the event of any change in the provisions of law in this respect, this clause shall stand amended mutatis mutandis.

91. All letters, receipts and/or notices dispatched by the Promoter under Certificate of Posting/courier to the Purchaser/s at his/her/their address given in the Agreement shall be deemed to have been properly delivered to him/her/them on the 7th (seventh) day of its posting. That the Purchaser/s shall have their complete and correct address(es) registered with the Promoter at the time of registration and it shall be their responsibility to inform the Promoter by registered post acknowledgement due about all subsequent changes, if any, in their address(es), failing which all demand notices and communications posted at the first registered address(es) shall be deemed to have been received by him/her/them at the time when those should ordinarily reach at such address(es) and the Purchaser/s shall be responsible for any default in payment and other consequences that might occur therefrom.

92. The term "Purchaser/s" herein may include the female gender or if there is more than one Purchaser, in that event, the derivatives terms used herein with reference to the said expression shall be construed accordingly. If the Purchaser/s be a partnership firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm, and the heirs, executors and administrators of the last surviving partner. If the Purchaser/s be a Company, LLP or Society, the said term shall, wherever appropriate, mean and include its successors and assigns. In other cases, the said term - wherever appropriate, shall mean and include all persons claiming right, title and interest through such Purchaser/s including his/her/ their successor/s in interest.

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93. Even if the Conveyance or Lease of the said First Part of the Larger Property and the said Building on the Project land is executed in favour of the Society, the Promoter will not be bound to hand over possession of the said Flat to the Purchaser/s or to the Society unless and until all the amounts which are due and payable by the Purchaser/s to the Promoter under this Agreement or otherwise are paid along with interest, if any, to the Promoter. The Promoter shall have lien for unpaid price along with interest, if any, payable to them as also for any other amount payable by the Purchaser/s to the Promoter. Till such amount with interest, if any, is paid to the Promoter, the Purchaser/s or the Society will not be entitled to possession of the said Flat. The possession of the Promoter shall continue till then.

94. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

(i) **Rs. 600/- (Rupees Six Hundred and Paise Zero Only)** for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body;

(ii) **Rs. 587,280/- (Rupees Five Lakhs Eighty Seven Thousand Two Hundred Eighty and Paise Zero Only)** deposit towards provisional annual contribution in respect of Common Area Maintenance ("**CAM**"), outgoings of Society or Limited Company/Federation/ Apex body;

(iii) **Rs. 25,000/- (Rupees Twenty Five Thousand and Paise Zero Only)** for formation and registration of the Society or Limited Company/Federation/ Apex body;

(iv) **Rs. 50,000/- (Rupees Fifty Thousand and Paise Zero Only)** for Deposit towards Water, Electric, and other utility and services connection charges;

(v) Refundable deposit (without interest) of **Rs. 200,000/- (Rupees Two Lakhs Zero and Paise Zero Only)** related to building maintenance or security/safety of the said building;

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Total Rs. 862,880/-

The maintenance deposit is exclusive of Municipal taxes and other Government Taxes charges which will be charged / billed to the Purchaser by the Promoter on the basis of actual as per the

bill/demand raised by local Municipal/Government Authorities concerned.

The above charges are tentative and subject to increase or to be charged at actuals to be confirmed at the time of handing over possession of the said Flat.

The promoter shall not be liable to render any account for the amount so collected at (iii) and (iv) above.

In addition to the above, the Purchaser/s will also bear and pay such charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable by for utilizing the additional facilities and amenities viz. Gymnasium, Banquet Hall, Podium Top Swimming Pool, etc. which may be provided in the said building by the Promoter.

95. The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Purchaser in respect of the above amounts deposited by the Purchaser with the Promoter unless stated otherwise.

96. The Purchaser shall pay to the Promoter a sum of Rs. **25,000/- (Rupees Twenty Five Thousand only)** for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

97. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the First Part of the Larger Property, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

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98. a) The Promoter and the Confirming Party herein have executed the "Deed of Mortgage" dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-321-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include the said First Part of the Larger Property together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 224,00,00,000/- (Rupees Two Hundred Twenty Four Crore only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

b) The Promoter and the Confirming Party herein have executed another "Deed of Mortgage" dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-320-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include the said First Part of the Larger Property together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 112,00,00,000/- (Rupees One Hundred Twelve Crore only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

c) The Promoter and the Confirming Party herein have executed another "Deed of Mortgage", dated 10th January, 2017, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-6-319-2017, in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the Confirming Party have created exclusive charge on the

mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include said First Part of the Larger Property together with all land, buildings and structures constructed thereon and there under, both present and future, to secure the repayment of the amounts Rs. 564,00,00,000/- (Rupees Five Hundred Sixty Four Crore only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

d) The Promoter and the Confirming Party herein have executed another "Deed of Mortgage", dated 29th May, 2018, duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-4-7513 of 2018 in favour of M/s. Indiabulls Housing Finance Limited. Through this Deed of Mortgage the Promoter and the Confirming Party have created exclusive charge on the mortgaged properties which are more particularly described out in the Deed of Mortgage and inter alia include said sale plot together with all land, buildings and structures constructed thereon and there under, both present and future excluding 1626 units having 11,10,502 sq. ft. (carpet area) of Altamonte and Signet, to secure the repayment of the amounts Rs. 100,00,00,000/- (Rupees One Hundred Crores Only) sanctioned by the said M/s. Indiabulls Housing Finance Limited to the Promoter, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out in the said Deed of Mortgage;

The Promoter and the Confirming Party are in talk/negotiations with other credit/financial institutions to replace the aforesaid credit/finance in order to reduce cost, restructure the finance and as stated in clause 70. The Purchaser/s has/have given and granted his/her/their/its specific and unqualified consent and permission to the Promoter for doing the same.

99. The Transferable Development Right (**T.D.R.**) and /or the Development Right Certificate (**D.R.C.**) which may be at any time issued for the said Larger Property or any part of the property or arising out of Development of the said Larger Property shall always

belong to the Promoter. The Purchaser/s or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) And/or Development Rights Certificate (**D.R.C.**) of the said Larger Property and the First Part of the Larger Property or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter and/or the Confirming Party. The Purchaser/s or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter and/or the Confirming Party requisite provision will be made in Conveyance or Deed of Assignment of the said Larger Property in favour of the common organization of all the Purchasers.

100. Notwithstanding whatever may have been mentioned hereinabove, the Flat Purchaser/s is aware that the Promoter may construct further storeys on the said Building or its wing/s as may be permissible as per relevant rules and regulations. The Flat Purchaser/s hereby gives his/her/its/their consent to the Promoter to construct such additional floors on the said Building. However, costs, charges and expenses of such construction shall be borne and paid by the Promoter. Purchaser/s and the Society of the Flat Purchasers will not object in carrying out such construction by the Promoter on ground of nuisance or on any other ground.

101. If at any time further construction is carried on, as herein before provided, by the Promoter, then he/they shall be entitled to sell the Flats in such further construction on ownership basis to others for his/their own benefit and shall be entitled to the price and consideration received from them for his/their own use and benefit. The Purchaser and the said society will not have any share, right, title, interest or claim therein. The Society shall admit the Purchaser/s as a member of such new and/or additional construction in the society without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs.600/- (Rupees Six Hundred Only) to acquire shares of Society.

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102. The aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership

basis and the Society or Association or common organization or Limited Company to admit such Purchasers as member shall continue to remain in effect even after the project is completed.

103. The Promoter shall enter into separate agreements with the Purchasers of different Flats in the said building for sale to them on ownership basis on terms and conditions substantially similar hereto and the benefit of this and such other agreements shall ensure for benefit of all Purchasers in the said Building and shall be available for enforcement not only against the respective Purchaser there under but also against all Purchasers in the building and the provisions of such agreements shall bind to the extent applicable, transferees of the said Flat from the original Purchaser/s also.

104. Copy of the Certificate of Title issued by M/s. Law Firm of Mitonas, Solicitors and Legal Consultants is hereto annexed and marked Annexure - "C". Copy of the Property Card of the said Larger Property is hereto annexed and marked **Annexure - "F"**. A copy of the floor plans of the said Flat delineated in Red colour is hereto collectively annexed and marked Annexure - "E". A copy of the location plan of the property is annexed and marked as **Annexure - "G"**.

105. **<u>Not A Grant</u>**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the said Project or the Larger Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Purchaser shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance/ Lease and the Apex Body Conveyance/ Lease, as the case may be. However, as and when any right or interest is created in the said Flat in favour of the Purchaser/s, then the same shall be subject to the Promoter's first lien and charge on the said Flat in respect of any unpaid amount payable by the Purchaser/s under this Agreement.

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106. **Registration**

The Purchaser/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

107. **Notices**

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

Kiran Infra Developers LLP and 0 Name of Purchaser(s)/Allottee(s)
Unit no 24, 24th Floor, Sunshine Tower, Senapati Bapat Marg, Dadar West, Mumbai, Maharashtra - 400028 (Purchaser Address)
Notified Email ID: **pooja.wasan@keanconst.com**

Era Realtors Private Limited
Omkar House, Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion (East),
Mumbai-400022
Notified Email ID: omkar.maharera@omkar.com

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

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108. **Joint Purchasers:-**

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

109. **Governing Law**:-

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

110. At the time of taking possession of the said Flat, the Purchaser/s shall pay to the Promoter such amount as they in their turn might have paid to the Reliance Energy Limited or Tata Power Company Ltd. as deposit for electric meters to be fitted to the said Flat.

111. The Purchaser/s agree/s that the size of the said Flat shall be as per the plans approved by Slum Rehabilitation Authority or concerned statutory authority which are already inspected by the Purchaser/s and have completely satisfied himself / herself / themselves in respect thereof and the Purchaser/s shall not make any grievance alleging the inadequacy of area of the said Flat to Slum Rehabilitation Authority.

112. If any dispute, difference or question shall arise between the parties hereto or any person or persons claiming through any party hereto or between the persons claiming through the parties hereto with regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, then the same shall be referred to arbitration. Arbitration proceedings shall be under the provisions of Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof.

113. **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 Arbitration.

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In Witness Whereof the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

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The First Schedule Above Referred To:

(Ownership Of Confirming Party)

Firstly:-

All that piece or parcel of land admeasuring about 6020 square meters or thereabout bearing CTS No. 824(Part), Malad (East), Survey No.284/1(Part) Village Malad with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the East	:	by Land bearing CTS No. 821(Part)
On or towards the West	:	by Western Express Highway
On or towards the North	:	by Land bearing CTS No.824 (Part) &
On or towards the South	:	by Land bearing CTS No.823 (Part)

Secondly:-

Firstly :- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 21938.2 square yards equivalent to 18348.97 square meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 281 and Tank on or towards the South by Survey No. 282, Hissa No. 1 and Survey No. 282 (part) and Survey No. 283 Hissa No. 2 (part) on or towards the East by Survey No. 273 (part) and Survey No. 283 (part) and on or towards the West by Survey No. 282 (part) Survey No. 284 Hissa No. 1 (part).

Secondly:- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 10673 sq.yds. equivalent to 8924 sq. meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 273 (part) and on or towards the South by Survey No. 283 (part), on or towards the East by Survey No. 273 Hissa No. 1 part on or towards the West by Survey No. 282 (part).

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Thirdly:-

All that piece or parcel of land admeasuring 4730 square meters or thereabouts and bearing CTS no. 821(pt.), Malad (E), Survey No. 282(pt) Malad(E), Taluka Borivali, Mumbai Suburban district and situate at Malad,

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in the registration Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

On or towards the East	:	by S. No. 282(pt.) CTS No. 821(pt), Malad (E);
On or towards the West	:	by S. No. 284, Hissa No. 1(pt.), CTS No.824(pt.) and 823 Malad (E);
On or towards the North	:	by 30 ft. wide D.P. Road further on Shantaram Tank & CTS No. 825 Malad (E)
On or towards the South	:	by S. No. 282(pt.), CTS No. 823(pt.) Malad (E)

Fourthly:-

All that piece and parcel of plot of land bearing Survey No. 281(pt.) Corresponding to CTS No. 811A/7 (part) admeasuring about 1530.85 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban with hutments / structures standing thereon and bounded as follows:-

On or towards the West	:	partly by CTS No. 811 A/7(pt.) with existing building thereon known as "Green Point Building";
On or towards the East	:	by property of the – Malad bearing CTS No. 805;
On or towards the North	:	by CTS No. 811 A/7,(part) with existing Building known as "Highway View-11 Apartments"; and
On or towards the South	:	by CTS No. 821(pt.), 812 and 813 of Malad.

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Fifthly:-

All that piece and parcel of plot of land and admeasuring 1458.5 square meters situated at Kokani Pada, Kurar, Malad (East), Mumbai – 400 097 on a land bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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Sixthly:-

All that piece or parcel of land or ground situate at Village Malad (E), Taluka – Borivali, Mumbai Suburban Dist. bearing Survey no. 283, Hissa No. 1/4, CTS No. 814 (Part) viz. 814 A/1 to A4 admeasuring 2350.5 square meters or thereabout as per 7/12 Extract and corresponding mutation entry and as per Property Card on survey of property is 2923.6 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards East	:	by CTS NO. 783;
On or towards West	:	by CTS no. 821 and CTS no. 844(P);
On or towards North	:	by CTS No. 812;
On or towards South	:	by CTS No. 814 (Part)

Seventhly:-

All that piece or parcel of land totally admeasuring 1700 square meters or thereabouts bearing Survey No.282(pt.) corresponding to CTS No.821(pt.) admeasuring 891.8 square meters or thereabouts and Survey No.284(pt.) Hissa No.1(pt.) corresponding to CTS No.824(pt.) admeasuring 808.2 square meters or thereabouts of Village Malad (East), Taluka Borivali, Mumbai Suburban District and more particularly shown in Red colour boundaries in the Plan annexed hereto and situate at Malad, in the registration Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

On or towards the East	:	CTS no.811 A/7(pt.) and 821(pt.)
On or towards the West	:	CTS nos.824(pt.), W.E. Highway;
On or towards the North	:	CTS no.825;
On or towards the South	:	CTS no. 821(pt.), 824(pt.);

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The Second Schedule Above Referred To:-

"The said MCGM Property"

All that piece and parcel of land bearing Survey No. 282(pt.) corresponding to CTS No. 821(part) of Village Malad (E) admeasuring about 5987.60 square meters or thereabouts with the structures standing thereon within Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the West	:	by CTS No.821 (pt.), 824 of Village Malad (E);
On or towards the East	:	by CTS No.821 (pt.), 812, 813 of Village

Malad (E);

On or towards the North : by CTS No.811 A/7 of Village Malad (E),

On or towards the South : by CTS No.821(pt.) of Village: Malad (E)

The Municipal Corporation is the owner of the property more particularly described in this schedule.

The Third Schedule Above Referred To:-
"The said Maharashtra Government Property"

All that piece or parcel of land situate at village Malad (E), TalukaBorivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 6,980.8 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the East : by CTS No. 811 A/7 of Village Malad (E);

On or towards the West : by CTS No. 501 of Village Malad (E);

On or towards the North : by CTS No. 826 of Village Malad (E);

On or towards the South : by CTS No. 824 of Village Malad (E);

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BAHORA)

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The Fourth Schedule Above Referred To:
("**The said Alta Monte Plot**")

Firstly:-

All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts

Secondly:-

All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 812 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 5088 sq. meters or thereabouts.

Thirdly:-

KIRAN INFRADEVELOPERS LLP MUMBAI

All that piece or parcel of land or ground situate lying and being at Village Malad (E) being CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 3596 sq. meters or thereabouts.

Fourthly:-

All that piece and parcel of plot of land bearing CTS No. 811A/7 (part) admeasuring about 1148.71 square meters or thereabouts of Village Malad (E), Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban .

Fifthly:-

All that piece and parcel of plot of land and admeasuring 1075.71 square meters situated at Kokani Pada, Malad (East), Mumbai – 400 097 on a land bearing C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

Sixthly:-

All that piece or parcel of land or ground situate at Village Malad (E), Taluka – Borivali, Mumbai Suburban Dist. bearing CTS No. 814(pt.) viz. 814 A/1 to 814 admeasuring 2823.65 square meters or thereabout within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

The Fifth Schedule Hereinabove Referred To:

"The said Access Road"

Firstly:-

All that piece and parcel of plot of land bearing Survey No. 281(pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 211.94 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban .

Secondly:-

All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 2589.15 square meters or thereabouts

Thirdly:-

All that piece or parcel of land situate at village Malad, Taluka Borivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 796.90 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban

Fourthly:-

All that piece and parcel of plot of land bearing Survey No. 284/1(pt.) Corresponding to CTS No. 824 (part) admeasuring about 1,135.82 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

The Sixth Schedule Hereinabove Referred To:
"The said Sale Plot As Per The Development Agreement"

Firstly:-

Firstly :- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts

Secondly:- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 7348.37 sq. meters or thereabouts.

Secondly:-

All that piece and parcel of plot of land bearing Survey No. 281(pt.) Corresponding to CTS No. 811A/7 (part) admeasuring about 1439.62 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

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Thirdly:-

All that piece and parcel of plot of land and admeasuring 1129.7 square meters situated at Kokani Pada, Kurar, Malad (East), Mumbai – 400 097 on a land bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

The Seventh Schedule Hereinabove Referred To:
"The said Third Part of the Larger Property"

All that piece or parcel of land totally admeasuring about 4728.29 square meters or thereabout bearing CTS No. 824(Part) admeasuring 4200.89 square meters, CTS No. 821(Part) admeasuring 440.81 square meters and CTS No. 825 (Part) admeasuring 86.59 square meters, of Village Malad, Taluka Borivali with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the East	:	by Land bearing CTS No. 821(Part)
On or towards the West	:	by Western Express Highway
On or towards the North	:	by Land bearing CTS No.825 (Part) &
On or towards the South	:	by Land bearing CTS No.823 (Part)

The Eighth Schedule Above Referred To:-
("The said Flat")

Flat No. **4801** of type **5 RHK** on the **48th** floor in **D** Wing of the Building "**Alta Monte**" alongwith **4(FOUR)** car parking space lying and located on the property more particularly described in the Fourth Schedule herein above written.

The carpet area of the said Flat is **171.59** square meters as per RERA and **20.90** Sq.mtrs Carpet area of Appurtenant/Exclusive Area for use of Purchaser/s as per RERA (viz. Balcony/Terrace/ dry yard/ service passage/deck area etc.

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

VIRAN INFRA DEVELOPERS LLP MUMBAI

The Ninth Schedule Above Referred To:-

("Alta Monte amenities")

Alta Monte Building Amenities (Tower A,B,C & D)	
Structure	1. A formidable structure of more than 53 floors with 7 levels of podium parking and 45 or more habitable floors
	2. An earthquake resistant RCC structure
	3. A beautiful external façade by world renowned design consultants Callison (USA)
	4. A grand double- height reception with cross - ventilation system
	5. Synchronised automatic elevators running efficient algorithms and providing effective service
	6. For common lobby vitrifed tile flooring with 4ft dado and granite architrave for lift door jams
	7. A floor-to-floor height of 3.3 metres for Tower A,B,C and 3.75 metres for Tower D
Special Services	1. Power backup for all common areas
	2. RFID enabled Automatic Boom Barrier System
	3. CCTV Surveillance System throughout Complex and in building from Podium Level 1 to Amenity Level and Lift Car., Common Areas of Tower A,B,C,D, Lift Lobby & in Elevators. Sewerage Treatment Plant & Rain Water Harvesting
Painting & Plastering	Textured paint for all external walls
Door Shutters	Fire rated metallic door for stair case
Door Frames	Fire rated metallic door frame for stair case
Electrical	1. IBS system in Lobby / Parking / Common Areas
	2. Addressable Fire Detection and Public Evacuation System

Alta Monte Common / External Amenities	
Floor	**Description**
Amenity Floor	Women's Swimming Pool
	Joggers Track
	Toilet, wash & toilets
	Kids Play Area
	Amphitheatre
	Ladies & Gents Fitness Centre
Sports Pavilion	Lobby & Lounge (Reception)
	Squash Court
	Badminton court
	Tennis Court
CLUB HOUSE : Level 1	Steam room
	Sauna
	Jacuzzi
	Mini Theater
	Game Room
	SPA
	Day Care
	Fitness Centre

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

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KIRAN DEVELOPERS LLP MUMBAI

CLUB HOUSE : Level 2	Infinity pool
	Jacuzzi
	Kids pool
	Changing, Wash & Toilets
	Pantry & kitchen
	Lawn & Barbeque Pit
	PERGOLAS
	Lounge
	Deck

The Tenth Schedule Above Referred To:-
("Signet Amenities")

SIGNET, Malad (East)	
Signet Building Amenities	
BUILDING SPECIFICATIONS	
High-Speed Elevators	
Well-designed Main Entrance lobbies with Imported Marble flooring at Ground floor	
Vitrified Tiles in common Corridor lobbies	
OBD in all common passage and staircase area.	
High Quality external acrylic paint	
Aluminium shuttering construction technique.	
Adequate Multilevel parking facility	
Earthquake resistant structure.	
Common / External Amenities	
OUTDOOR AMENITIES - PARKING PODIUM TOP	Parking Podium Top Landscape Garden with following amenities
	Podium top swimming pool
	Senior Citizens' Garden area
	Kids play area
	Jogging track
	Acupressure therapy walk
	Outdoor Multi - activity areas
RETAIL FOREGROUND	Urban Landscape area with street furniture & convenient retail parking
BUILDING TERRACE	Well-planned walkway in landscape with outdoor seating. Multi-purpose activities paved area, kids play area, Senior citizens sitting area
INDOOR AMENITIES	Gymnasium & wellness facility
	Multipurpose/banquet hall at podium top opening in podium garden.
	Indoor Games: TT, Carrom, Chess

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KIRAN INFRA DEVELOPERS LLP MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (GANDRA)

For Era Realtors Private Ltd.

Director/Authorised Signatory

Signed And Delivered)
by the withinnamed the Promoter)
Era Realtors Private Limited)
through its Authorized Signatory)
Mr. Keshari Prasad Pathak &)
Mr. Ashok Kumar Saraogi)
in the presence of)
1)
2)

Signed And Delivered)
by the withinnamed the Confirming Party)
Omkar Realtors & Developers Pvt. Ltd.)
through its Authorized Signatory)
Mr. Keshari Prasad Pathak)
Mr. Ashok Kumar Saraogi)
in the presence of)
1)
2)

For OMKAR REALTORS & DEVELOPERS PVT. LTD.

Director / Authorised Signatory

Signed And Delivered)
by the withinnamed Purchaser(s)/Allottee(s))
(including joint buyers)
(1) **Kiran Infra Developers LLP**

THE SEAL OF THE SUB-REGISTRAR BHANDUP No. 1 MUMBAI SUBURBAN

in the presence of

Witnesses:

1. Name Nitin Tirlottar
   Signature

2. Name Shekhar Nyalwarde
   Signature

For KIRAN INFRA DEVELOPERS LLP

Partner / Authorised Signatory

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Receipt

Received on or before the execution of these presents of and from the withinnamed the Purchaser the sum of **Rs. 32,065,488/- (Rupees Three Crores Twenty Lakhs Sixty Five Thousand Four Hundred Eighty Eight and Paise Zero Only)** being the earnest money within mentioned to be paid by him/her/it/them to me.

Rs. 32,065,488/-

We Say Received:
Era Realtors Private Limited

~~Director~~ / Authorized Signatory

Witnesses:

1.

2.

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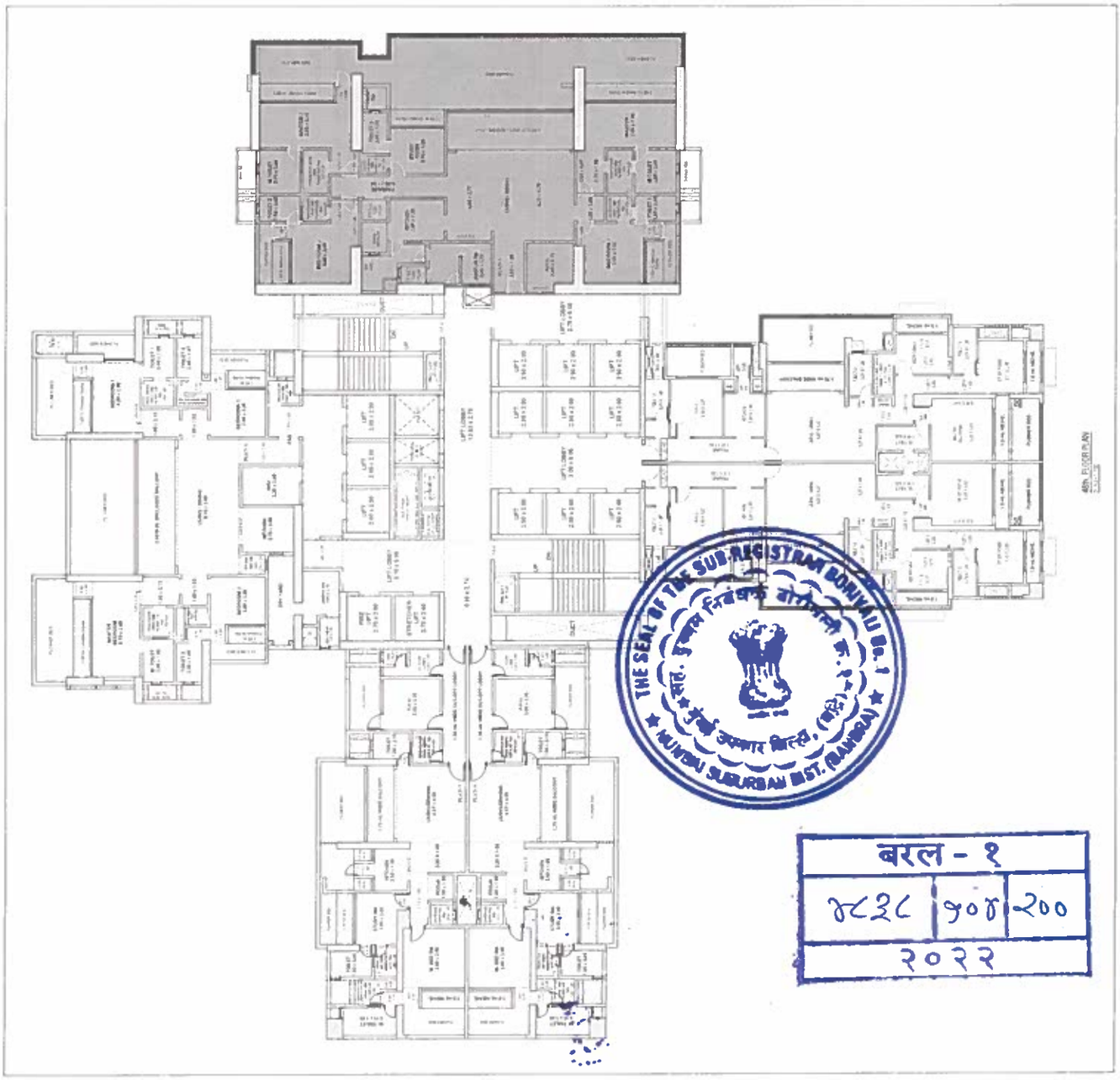
THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★



THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (MAHARAS)

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For Era Realtors Private Ltd.

Director/Authorised Signatory

For OMKAR REALTORS & DEVELOPERS PVT. LTD.

Director / Authorised Signatory

For KIRAN INFRA DEVELOPERS LLP

Partner / Authorised Signatory

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
सह. दुय्यम निबंधक बोरीवली क्र. १
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

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Tower D - SPECIFICATIONS

Structure

1. A formidable structure of more than 62 floors with 7 levels of podium parking and 54 habitable floors
2. An earthquake resistant RCC construction with flat slab structure
3. A beautiful external façade by world renowned design consultants Callison (USA)
4. A grand double- height reception with cross- ventilation system
5. Synchronised automatic elevators running efficient algorithms and providing effective service
6. Polished Italian marble / granite stone cladding on all lift lobbies
7. A floor-to-floor height of 3.75 metres (more than 12 feet)

Special services

1. Power backup for all common areas
2. Split air-conditioners in all rooms
3. Provision to keep outdoor air-conditioning units for split A.C. systems
4. Provision for internet and Wi-Fi connectivity
5. Ready-to-receive home automation
6. Automated parking card reader with proximity sensor for security and exclusive access

Painting & Plastering

1. All internal walls and ceilings smoothly plastered with Gypsum finish
2. Textured paint for all external walls
3. Acrylic paint for all internal walls and ceilings
4. Enamel paint for internal M.S. doors and railings

Flooring

1. Premium wooden flooring for the two bedrooms including the master bedroom
2. Italian marble flooring for all other rooms
3. Flamed granite flooring for deck areas
4. Imitation marble and granite flooring for servant's room and utility areas

Plumbing & Sanitary

1. Sanitary wares and fittings of Duravit, or equivalent for 4 & 5 BHK
2. Sanitary wares and fittings of Kohler for 3BHK
3. CP fittings of Jaquar Artize or equivalent for 4 & 5 BHK
4. CP fittings of Kohler or equivalent for 3BHK.

Door shutters

1. Thick flush door with a veneer finish and melamine polish on both sides to welcome you to your home
2. Digital lock and handle to enhance the security for the entrance
3. Thick flush doors with designer laminate on both sides for the entire apartment
4. Thick flush door with designer laminate on both sides for servant's room
5. Fire-resistant paint/laminate on both sides for the staircase door
6. Windows with aluminium powder coating, anodised with reflective clear glass

Door frames

1. Teak wood frame with a melamine polish for the entrance door
2. Teak wood frame with a melamine polish for all doors inside the apartment
3. Teak wood frame with a fire-resistant paint finish for the staircase door

Kitchen

1. Modular Kitchen
   5 BHK - Metrika or equivalent
   4 BHK - Europlak or equivalent
   3 BHK - Meine Kuche, Magpple, Sleek International, Sapcewood or equivalent
2. Corian or granite slab for kitchen platform
3. Electrical provision for washing machine, dryer, dish washer, ironing in the utility area
4. Provision for piped gas and electrical point for aqua guard in the kitchen
5. Electrical provision for washing machine, dryer, hob/ chimney in the utility area

Electrical

1. Fire-resistant electric wires from Primecab, Polycab or equivalent
2. Elegant designer switches from Legrand- Arteor series, Anchor or equivalent
3. One Earth Leakage Circuit Breaker (ELCB) per apartment
4. Wired-line telephone point in the living room, all bedrooms and kitchen
5. FTH system with ONT connecting to data / telephone points/ video door phone
6. Cable TV network through TATA sky.
7. BMS system in lobby/ parking/ flat entrance.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
उपनिबंधक बोरीवली क्र. १
मुंबई उपनगर जिल्हा (महा.)
MUMBAI SUBURBAN DIST. (MAHARA)

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Bankimchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of Khonas
Solicitors & Legal Consultants

Date :

(In reply please quote our Ref. No.)

B/5086/TC02 /30/8/2012

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

1. Our client M/s. Omkar Realtors & Developers Private Limited having their office at Omkar House, Off Eastern Express Highway, Opp. Sion Chunabhatti Junction, Sion (East), Mumbai – 400 022 (hereinafter referred to as "the said Omkar") have Purchased various properties more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly and Sixthly in the First Schedule hereunder written and hereinafter referred to as "the said property" by various Deeds of Conveyance as stated down:

(i) Deed of Conveyance dated 15th June, 2007 executed between the legal heirs of Janu Bhoye (Deceased) and said Omkar and registered with the Office of Sub-Registrar Borivali - 6 under Sr. no. BDR12-4652-2007 for the land more particularly described in Secondly in the First Schedule hereunder written.

(ii) Deed of Conveyance dated 22nd October, 2010 executed between Sitaram Sukhtankar and the said Omkar and registered with the office of Sub-Registrar Borivali – 6 under Sr. no. BDR-12-09806-2010 for the land more particularly described in Fourthly in the First Schedule hereunder written.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

1st Floor, 45, H. P. Shetty Marg, (Tamarind Lane), Above Cafe Kelly Restaurant, Fort, Mumbai-400 023.

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Bankimchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm Of K
Solicitors & Legal C

(In reply please quote our Ref. No.)

Date :

B/5065/TC02 /90/S/201

(iii) Deed of Conveyance dated 5th October, 2007 executed between Malkani Dev. Pvt. Ltd. and the said Omkar and registered with the Office of sub-Registrar Borivali - 4 under Sr. no. BDR-10-07230-2007 for the land more particularly described Firstly in the First Schedule hereunder written...

(iv) Deed of Conveyance dated 10th May 2010 executed between F. E. Dinshaw Trust, Haroon Malkani and the said Omkar and registered with the Office of the Sub-Registrar Borivali - 3 under Sr. no. BDR-12-5032-2010 on 17th May, 2010 for the land more particularly described in Thirdly in the First Schedule hereunder written;

(v) Deed of Conveyance dated 19th January, 2008 between Arun Mhatre & 3 Ors. and the said Omkar and registered with the office of Sub-Registrar Borivali - 4 under Sr. no. BDR-2-01-02-2008 on 20th February, 2008 for the land more particularly described in Firstly in the First Schedule hereunder written;

(vi) Deed of Conveyance dated 26th June, 2008 executed between Ramesh Mhate & 2 Ors. and the said Omkar and registered with the Office of the Sub-Registrar Borivali - 3 under Sr. no. BDR-12-05066-2008 on 26th June, 2008 for

Phone : 2265 2961 / 2265 6574 - Fax : 2265 5684 - E-mail : khona@lawfirm.com

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MAHARA)

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Bankimchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of Khonas
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

B/5065/TC02 /90/S/2012

the land more particularly described in Fifthly in the First Schedule hereunder written.

(vii) Deed of Conveyance dated 4th June, 2010 executed between Ramesh Moreshwar Patil & 11 Ors, M/s. Alka Construction Co. and the said Omkar and registered with the office of the Sub-Registrar Borivali-6 under Sr. no. BDR-12-05651-2010 for the land more particularly described in Sixthly in the First Schedule hereunder written;

(viii) Deed of Conveyance dated 22nd March, 2011 executed between Sara Anikat Patil and Alka construction Co. & Said Omkar registered with the office of the Sub-Registrar Borivali – 6 under Sr no. BDR-12-02352-2011 for the land more particularly described in Sixthly in the First Schedule hereunder written ;

(ix) Deed of Conveyance dated 22nd March, 2011 executed between Anirudha Patil ,M/s. Alka construction Co. and the said Omkar and registered with the office of the Sub-Registrar Borivali – 6 under Sr. no. BDR-12-02353-2011 for the land more particularly described in Sixthly in the First Schedule hereunder written ;

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 उपनिबंधक बोरीवली क्र. १ MUMBAI SUBURBAN DIST. (BANDRA)

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Phone : 2265 2963 / 2265 6474 • Fax : 2265 5011 • E-mail : khona@vsnl.com

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Bankimchandra P. Khona
Ms. Zarana Khona Ahmadi

Law Firm of K
Solicitors & Legal C

(In reply please quote our Ref. No.)

Date :

B/5065/TC02/90(S/2)12

By all the above mentioned Deeds of Conveyance the said Omkar became the owner of the said property.

2. The property bearing CTS No. 821 (part) admeasuring 5987.60 square meters and more particularly described in the Second Schedule hereunder written is owned by and belongs to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM"). The same is included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written.

3. The property bearing CTS No. 825 (Part) admeasuring 7,111 square meters and more particularly described in the Third Schedule hereunder written is owned by and belongs to the Maharashtra Government. The same is included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written.

4. The properties more particularly described in the First Schedule, Second Schedule and Third Schedule are hereinafter collectively referred to as "the said properties".

Phone : 2265 [illegible] Fax : 2265 5684 • E-mail : khona@[illegible]

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MAHARAS)

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5. By Indenture of Mortgage-Cum-Charge dated 23rd Septemebr,2010 executed between the said Omkar and Allahabad Bank , the said Omkar has created a charge on the right, interest & title on the free sale area constructed/proposed to be constructed thereon together with notionally divided free sale plot 27,059 sq. mtrs. Or thereabouts or such free sale plot as may be earmarked on the total plot of 49,983 sq. meters of the said . property for securing repayment of Mortgage Debt to the tune of Rs.160Crores (Rupees One Hundred Sixty Crores Only) & on the terms and conditions set out in the said Mortgage. The said Mortgage is duly registered with the Sub-Registrar of Assurances of Mumbai under Sr.No.BDR16/9975/2010.

6. By a "Deed of Accession" dated 6th October,2010 to the aforestated Deed of Mortgage –cum-Charge dated 23rd September,2010 executed between the said Omkar and the Oriental Bank of Commerce the said Oriental Bank of Commerce, has granted a loan of Rs.138 Crores(Rupees One Hundred and Thirty Eight Crores Only to the said Omkar, aggregating to total loan of Rs.298 Crores(Rupees Two Hundred and Ninety Eight Crores Only.) .

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

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(In reply please quote our Ref. No.)

Date

B/6065/TC02 /90/S/2013

7. We have not seen any Title Deeds related to ownership of MCGM And Maharashtra Government. Their names appear on the respective Property Register Card / Revenue Record as owners.

8. From time to time we have caused searches to be taken of the said properties in relevant Sub Registry. Our Search clerk has informed us that the records of the said Malad (E) Division is either partly or completely in torned condition at Bandra S.R.Office : for the year 1962 to 1965, 1968,1971 to 1976,1977 to 1981 and from 1983 to 1996. 2) At Bombay S.R.Office fro the year 1963 to 1965,1971 to 1976, 1977 to 1981 and from 1983 to 1995.

9. Mr. Gaurav V. Gupta, Director of the said Omkar , has made and executed Declaration Cum Indemnity dated 7th April,2012 regarding Omkar's Title to the said properties.

10. The Public Notice was inserted in Free Press Journal (English Daily Newspaper) dated 22nd October,2008 and Nav Shakti (Marathi Daily Newspaper) also dated 22nd October,2008 inviting claims and objections. Pursuant to the said Notices one objection was received from M/s. Deserve Infrastructure Pvt. Ltd. dated 20th November,2008 stating that Two Agreements dated 12th January,2007 and 15th

Shelly Mansion (Tamarind Lane) Above Garden Jolly Restaurant, Fort, Mumbai 400 001. INDIA.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

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March,2007 respectively read with Addendums thereto and other documents executed between the said Omkar and M/s. Deserve Infrastructure Pvt. Ltd. in respect of distribution of the constructed area and other benefits in the projects undertaken on the said properties and payment of consideration by the said Omkar to M/s. Deserve Infrastructure Pvt. Ltd are still valid, subsisting and binding.

11. The Public Notice was inserted in Free Press Journal (English Daily Newspaper) dated 14th April, 2010 and Nav Shakti (Marathi Daily Newspaper) also dated 14th April, 2010 inviting claims and objections. Pursuant to the said Notices one objection was received from United Christian Community Centre dated 5th July, 2010. The said objection was not with regard to title of the Municipal Corporation of Greater Mumbai to the property more particularly mentioned in the Second schedule hereunder written. It was with regard to the user of the said plot. Our client's representative had a meeting with five Office Bearers of the said United Christian Community Centre. In the said meeting our client produced to the said office bearers 7/12 Entry of Record, Mutation Entry No. 1588 and Resolution No. 1546 dated 24th February, 1977 of the Standing Committee of the Municipal Corporation of Greater Mumbai and the same was recorded by our letter dated 2nd July, 2010 addressed to the United Christian Community Centre. We have also produced to us letter dated 18th August, 2010 of the Municipal

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Bankimchandra P. Khona
Ms. Zarana Khona Ahmed

Law Firm of
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(In reply please quote our Ref. No.)

Date :

B/5066/TC02 /90/S/29

Corporation of Greater Mumbai addressed to Shri Rajendra R. Gurav. The said letter reads as under:

" That approval be given under section 437 of the BMC Act read with Rule No. 7 (xiv) of the Development Control Rules for Greater Bombay to cemetery for Hindus, being established on the plot of land measuring 5,997.6 sq. mtrs. in S.No. 282, Kurla, Ward (East) as proposed".

12. After inserting public notices in Free Press Journal (English language) dated 22/04/2011 and Navi Shakti (Marathi language) dated 22/04/2011. Objection and claim from Smt. Shashikala Sakharam Keni was received . She has sent her letter dated 5th April, 2011 to us in Marathi language. However, one Mr. Parshuram Khanderao Patil brother of said Ms. Shashikala S. Keni (daughter of Khanderao Gopal Patil) has made a Declaration dated 4th June, 2015, wherein he has stated that the property more particularly described in Sixthly in the First Schedule hereunder written belongs to Mr. Moreshwar Gopal Patil's family and not to Mr. Khanderao Gopal Patil's family.

Subject to aforesaid Mortgages, Charges, and subject to no adverse document being found to be registered in the books when the records of the Sub-Registrar

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Phone : 2265 2905 / 2265 3684 E-mail : khonalaw

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are torn or partly torned or are not available and subject to aforesaid Objections and claims , we certify that the title of M/s. Omkar Realtors & Developers Private Limited to the properties more particularly described in the First Schedule hereunder written is clear, marketable and free from encumbrances.

14. By Development Agreement dated 30th November,2011 executed between the said Omkar and M/s. ERA Realtors Private Limited(hereinafter referred to as "the said ERA") registered with the Sub-Registrar of Borivali-7 ,Mumbai bearing serial no. BDR/1275/2012 with respect to the full and exclusive development rights with respect to the Free Sale Land admeasuring approximately 19,253.46square meters and more particularly described in the Fourth Schedule hereunder written and which is hereinafter called the said Free Sale Land.

15. Under the said Development Agreement dated 30th November 2011, the said Omkar has assigned and granted unto and in favour of the said ERA the free, unrestricted, uninterrupted, and exclusive development rights with respect to the Free Sale Land being a portion of the said property which portion admeasures approximately 19,253.46 square meters and more particularly described in the Fourth Schedule hereunder written (which is hereinafter called "the Free Sale Plot as per the Development Agreement"") by the utilization of the Free Sale Component being 51,305.31 square meters or such further built-up area

1st Floor, 43, M. P. Shetty Marg, (Tamarind Lane), Above Garden Jolly Restaurant, Fort, Mumbai 400 001.INDIA.

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 7 उपनगर जिल्हा (दक्षिण) MUMBAI SUBURBAN DIST. (BANDRA)

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maybe sanctioned from time to time to be utilised in-situ on the Free Sale Land and/or the amendments and revisions to be made thereon from time to time including the TDR benefits there from.

16. We have issued public notices inviting claims from the Public in Free Press Journal on 24th February,2012 and Nav Shakti also on 24th February,2012 .We have not received any claims or demands or Objection pursuant to the publication of the said notices.

17. Mr. Kamal Kishor Gupta, Director of the said ERA , has made and executed Declaration Cum Indemnity dated 7th April,2012 regarding Era's right to sell flats and Omkar's title to the property as more particularly mentioned in the Fourth Schedule.

18. The Slum Rehabilitation Authority has granted its LOI bearing no. 1) SRA/Eng/1759/PN/PL/LOI dated 5.07.2008, 2) SRA/ENG/1759/PN/PL/LOI dated 26th March,2010 and 3) SRA/Eng/1759/PN/PL/LOI dated 15th June,2011 to the said Omkar for the redevelopment of the said property under the provisions of D.C. Regulation No 33 (10) read with Appendix IV to the said Omkar for redevelopment of the said property under Slum Rehabilitation Scheme. The Slum

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Rehabilitation Authority has issued its further LOI bearing No. LOI NO.SRA/ENG/1759/PN/PL/LOI (hereinafter called the said fourth LOI) to the said Omkar and the said ERA (For Sale Building) dated 21st December 2011 for redevelopment of property under Slum Redevelopment Scheme which property is more particularly described in the Fifth Schedule hereunder written and which is hereinafter called the said fourth LOI property . The said fourth LOI property is a part of the said property. The said Omkar and the said ERA will apply for inclusion of the remaining portions of the said property in the LOI which will be revised and issued by The Slum Rehabilitation Authority.

19. Subject to aforesaid Mortgages, Charges, Claims and objections and subject to no adverse document being found to be registered in the years when the records of the Sub-Registrar are torn or partly torned or were not available, we certify that under the said Development Agreement dated 30th November,2011 M/s. [illegible] Realtors Private Limited has the right to sale the flats as constructed on the property more particularly described in Fourth Schedule hereunder written.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 मुंबई उपनगर जिल्हा, (बोरीवली) MUMBAI SUBURBAN DIST. (BORIVALI)

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Ms. Zarana Khona Ahmed

Law Firm Of
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B/5065/TC02 /90/S/2012

Date :

The First Schedule Above Referred To:

(Ownership of Omkar)

Firstly:-

All that piece or parcel of land admeasuring about 6020 square meters or thereabout bearing CTS No. 824(Part), Malad (East), Survey No.284/1(Part) Village Malad with structure standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the East by Land bearing CTS No. 821(Part)
On or towards the West by Western Express Highway
On or towards the North by Land bearing CTS No.824 (Part) &
On or towards the South by Land bearing CTS No.823 (Part)

Secondly:-

(I):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 21936.2 square yards equivalent to 18342.97 square meters or thereabouts and bounded as follows that is to say on or towards the North by Survey No. 281 and Tank on or towards the South by Survey No. 282 Hissa No. 1 Survey No. 282 (part) and Survey No. 283 Hissa No. 2 (part) on or towards

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MAHA.)

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the East by Survey No. 273 (part) and Survey No. 283 (part) and on or towards the West by Survey No. 282 (part) Survey No. 284 Hissa No. 1 (part).

(II):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 10673 sq.yds. equivalent to 8924 sq. meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 273 (part) and on or towards the South by Survey No. 283 (part), on or towards the East by Survey No. 273 Hissa No. 1 part on or towards the West by Survey No. 283 (part)

Thirdly:-

All that piece or parcel of land admeasuring 4730 square meters or thereabouts and bearing CTS no. 821(pt), Malad (E), Survey No. 282(pt) Malad (E), Taluka Borivali, Mumbai Suburban district and situate at Malad, in the registration District of Bombay City and Bombay Suburban and bounded as follows:-

On or towards the East	:	by S. No. 282(pt) CTS No. 821(pt),Malad(E);
On or towards the West	:	by S. No. 284, Hissa No. 1(pt), CTS No.824(pt) and 823 Malad (E);
On or towards the North	:	by 30 ft. wide D.P. Road further up Shantaram Tank & CTS No. 825, Malad(E)

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

1st Floor, 15, K. P. Shantu Marg, (Tamarind Lane), Khara Gardens, Lil Restaurant, Fort, Mumbai 400 001. INDIA

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Bankimchandra P. Khona
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Date :

On or towards the South [illegible] by S. No. 282(pt), CTS No. 823(pt)Malad (E)

Fourthly:-

All that piece land parcel or plot of land bearing Survey No. 281(pt) corresponding to CTS No. 811A/7 (pt) admeasuring about 1530.85 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban with hutments/ structures standing thereon and bounded as follows -

On or towards the West [illegible] party by CTS No. 811 A/7(pt) with existing building thereon known as "Green Point Building";

On or towards the East [illegible] by property of the Malad bearing CTS No. 505;

On or towards the North [illegible] by CTS No. 811 A/7, (part) with existing building known as "Highway View-11 Apartments"; and

On or towards the South [illegible] by CTS No. 821(pt), 812 and 813 of Malad.

Fifthly:-

All that piece and parcel of plot of land and admeasuring 1458.5 square meters situated at Kokani Pada, Dumpi Malad (East), Mumbai – 400 097 on a land bearing Survey No.283 Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad (East)Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

Phone : 22e5 2903 [illegible] - Fax : 22e5 5004 - E-mail : khona@vsnl.com

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Sixthly:-

All that piece or parcel of land or ground situate at Village Malad (E), Taluka – Borivali, Mumbai Suburban Dist. bearing Survey no. 283 , Hissa No. 1/4, CTS No. 814 (Part) viz. 814 A/1 to A4 admeasuring 2350.5 square meters or thereabout as per 7/12 Extract and corresponding mutation entry and as per Property Card on survey of property is 2923.6 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards East : by CTS NO. 782;
On or towards West : by CTS no. 821 and CTS no. 844(P);
On or towards North : by CTS No. 812,
On or towards South : by CTS No. 814 (Part)

The Second Schedule Above Referred To:-

("The said MCGM property")

All that piece and parcel of land bearing Survey No. 282 (pt) corresp[illegible] to CTS No. 821(part) of Village Malad (E) admeasuring about 5987.60 squ[illegible] meters c[illegible] thereabouts with the structures standing thereon within Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the West : by CTS No.821 (pt), 824 of Village Malad (E);
On or towards the East : by CTS No.821 (pt), 812, 813 of Village Malad (E);

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 उपनगर जिल्हा, (महाराष्ट्र) MUMBAI SUBURBAN DIST. (MAHARA)

Phone : [illegible] E-mail : khona@vsnl.com

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Date :

On or towards the North : by CTS No.811 A/7 of Village Malad (E);

On or towards the South : by CTS No.821 (pt) of Village: Malad (E);

The Municipal Corporation is the owner of the property more particularly described in this schedule

The Third Schedule Above Referred To:-

("The said Maharashtra Government property")

All that piece or parcel of land situate at village Malad (E), Taluka Borivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 7,111 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the East : by CTS No. 811 A/7 of Village Malad (E);

On or towards the West : by CTS No. 501 of Village Malad (E);

On or towards the North : by CTS No. 826 of Village Malad (E);

On or towards the South : by CTS No. 824 of Village Malad (E);

The Fourth Schedule Above Referred To:

("the said Sale Plots per the Development Agreement")

Firstly:-

All that piece or parcel of land or ground situate lying and being at Malad Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of

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Solicitors & Legal Consultants

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Ms. Zarana Khona Ahmed

Date :

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Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9335.77 square meters or thereabouts.

(II):- All that place or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 7348.37 sq. meters or thereabouts.

Secondly:-

All that piece and parcel of plot of land bearing Survey No. 261(pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 1439.62 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban

Thirdly :-

All that piece and parcel of plot of land bearing Survey No.283 , Hissa No. 2, C.T.S, No.844 admeasuring 1129.7 square meters situated at Kolekani Pada, Kurar, Malad (East), Mumbai – 400 097 of Revenue Village, Malad (East) Taluka, Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

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Date :

B/5065/TC02 /90/S/20

The Fifth Schedule Hereinabove Referred To:

("the said fourth LOI property")

Firstly:-

(I):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 20060.54 square meters or thereabouts

(II):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 9[illegible] square meters or thereabouts.

Secondly:-

All that piece and parcel of land bearing Survey No. 281 (pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 1530.85 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban .

Thirdly :-

All that piece and parcel of land and admeasuring 1458.50 square meters situated at Kokani Pada, Kurar, Malad (East), Mumbai – 400 007 on a land

THE SEAL OF THE SUB-REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

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bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad (East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

Fourthly:-

All that piece and parcel of plot of land bearing Survey No. 284/1(pt) Corresponding to CTS No. 824 (part) admeasuring about 6,020 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban

Mumbai , dated this 26th day of April,2012

For M/s. Law Firm of Khonas

Partner
Solicitors & Legal Consultants
B/5065/TC02/2012

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BORIVALI)

Phone : 2203 2900 / 2203 3414 Fax : 2203 2900 E-mail : khonalaw@gmail.com

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मालमत्ता पत्रक

(17)

जिल्हा/तालुका -- मालाड (पू) तालुका/न.भू.मा. -- न.भू.अ.मालाड जिल्हा - मुंबई उपनगर जिल्हा

गाव नमुना क्रमांक	सिटी सर्वे	प्लॉट क्रमांक	क्षेत्र चो.मी.	भोगवटादार	आकारणी व जमीन महसूल अकृषिक किंवा शेतसारा जमीन आणि त्याचा पोट तपशीलाची तिपटी (रु.)
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टिप्पणिका

रक्कम पुढे धाक वर्ष १९६८ (रोख.)

हेरा

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ज. सो.

तारीख	कारण	पोट क्रमांक	नाव व पत्ता (१) मूळ (२) किंवा भाग (३)	शेरा
२२/०८/१९७१	उ.जि.अधि.मुं.उ.अपीली यांचेकडील क्र. ब डी.सी./एल.एन.डी.सी /३९२७दि.३१-३-७३ प्रमाणे सुधारीत वि.शे सातबारा नोंद पेतली.			नो- [illegible] न.भू.अ.क्र.५ मुंबई [illegible] XXX
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२२/०८/१९७४	विक्रीपत्र नं ३८२१-१२-७२ अन्वये मे.जे.कुमार ई अँड.व को.ओ.यांचे कार्यकारीतून मुक्त व श्री.एन्.एन. [illegible] यांची नेमणूक.		[illegible] श्री [illegible] अंडरमिक्चर	
०३/०३/१९७७	मालमत्ता उतारा श्री.पा.सिताराम यांचा अर्ज व मा.न.भू.अ.क्र.५ यांचेकडील आदेश क्र.८१२/३-३-७७ अन्वये ५५०.२ चो.मी. व मा.अ.उ.जिल्हाधिकारी यांचेकडील आदेश क्र ADC/LND ५१२७/३/७७ अन्वये.		(श्री [illegible] यांचे) [illegible] श्री.सदाराम सिताराम [illegible]	नो- [illegible] न.भू.अ.क्र.५ मुंबई [illegible] XXX
१८/०३/१९७८	मा.अपर उपजिल्हाधिकारी मुंबई उपनगर मुंबई यांचे यांचेकडील आदेश क्र.ADC/LND/D ५१७७ अन्वये सिताराम यांची नोंद पेतली क्षेत्र ८३६ चो.मी.दि. १-८-७१ पासून रक्कम रुपये ४१.८०			नो- [illegible] न.भू.अ.क्र.५ मुंबई [illegible] XXX
१८/०२/१९७८	मा.अपर उपजिल्हाधिकारी मुंबई उपनगर मुंबई यांचेकडील आदेश क्र.ADC/LND/D ५१७७ अन्वये सिताराम यांची नोंद पेतली क्षेत्र ८३६ चो.मी.दि.१-८-७१पासून रक्कम रुपये ४१.८०			नो- १८/१/७८ न.भू.अ.क्र.५ मुंबई [illegible] XXX

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 मुंबई उपनगर जिल्हा, (महा.) MUMBAI SUBURBAN DIST. (MAHA.)

पान क्र. [illegible]

बरल - १

४८३८	५२८	२००
२०२२		

दिनांक/वेळ -- मालाड (६)

दिनांक	आगार			
१६/०८/१९८१				
०५/०८/१९८२				
०७/०८/१९८३				
३१/०८/१९८४				
१०/०८/१९८५				

दिनांक -- मुंबई उपनगर जिल्हा

तपासणी अहवाल दिनांक तपासणीचा/निबंधकाचा शेरा

नोंद फाडा (ग)
पहाडा (प) विलीनीकरण (फ)

साक्षांकन

न.पु.अ.मालाड
मुंबई उपनगर जिल्हा

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

SEP 2011

बरल - १		
४८३८	४२९	२००
२०२२		

फालगता पत्रक

उपनिबंधक -- नालाड (२) तालुका/उ.प.क्षे. --उ.प.क्षे. नालाड पालघर

जिल्हा -- पालघर

गाव भूमापन क्रमांक	सिटी सर्वे	खाते क्रमांक	क्षेत्र चौ.मी.	पोटखराब	फालगता किंवा अकृषिक वा अन्य कारणास्तव कमी झाल्यास क्षेत्र व त्याबाबतचे विवरण वगैरे
८२१			३११७०.२	नाही	१.क.२०.०० हि.१/८/७१ पासून [६.७.७५ हि.१/८/७१ पासून] क ४४.१०.५५.५० १/८/७१ पासून क ५५.२० १/८/७१ पासून

पूर्वीचा क्रमांक

एकत्रीत पुढे चालू वर्ष १९६८ होती

हेदार

नर भार

नर रंगे

रेकॉर्ड	फालगत	एकूण क्षेत्र	[illegible]	आकारणी
२६/०२/१९८२	मा.अ.व जिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र.ADC/LND-D/८४२१ दि.१०/७/८१ अन्वये ८०५.०० चौ.मी.संपादन विनरोधी फालगती नोंद. वि.सो.फाळा रु.रुपये ४०.००			नाही. वि.कि.पु.अ.क्र.१ पु.अ. क्र.५
२३/०८/१९८२	ना.अ.उप.नि.मुंबई उप.अन्वये यांचेकडील विनरोधी आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./८४१५दि.१५/१२/८१ अन्वये १.क.२१.५० सेव १५५.० चौ.मी. दि.१-८-७१ पासून सुधारीत विनरोधी फाळा नोंद घेतली.			नाही.
२१/०२/१९८२	ना.अ.उप.नि.मुंबई उप.अन्वये यांचेकडील विनरोधी आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./१९२७.०दि.१५/१२/८१ अन्वये १.क.५५.१० सेव ६५.० चौ.मी.दि.१-८-७१ पासून सुधारीत विनरोधी फाळा नोंद घेतली.			
२३/०२/१९८२	ना.अ.उप.नि.मुंबई उप.अन्वये यांचेकडील विनरोधी आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी.३१२१ दि.१५/१२/१९८१ अन्वये १.क.४४.१० सेव ४४६.८ चौ.मी. दि.१-८-७१ पासून सुधारीत विनरोधी फाळा नोंद घेतली.			नाही. वि.कि.पु.अ.क्र.१ पु. अ.क्र.५

फालगतीचे कारण -

एकूण फालगत -

उ.प.क्षे.अधिकारी

नोंद उपनिबंधक

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
मुंबई उपनिबंधक बोरीवली क्र. १
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बरल - १

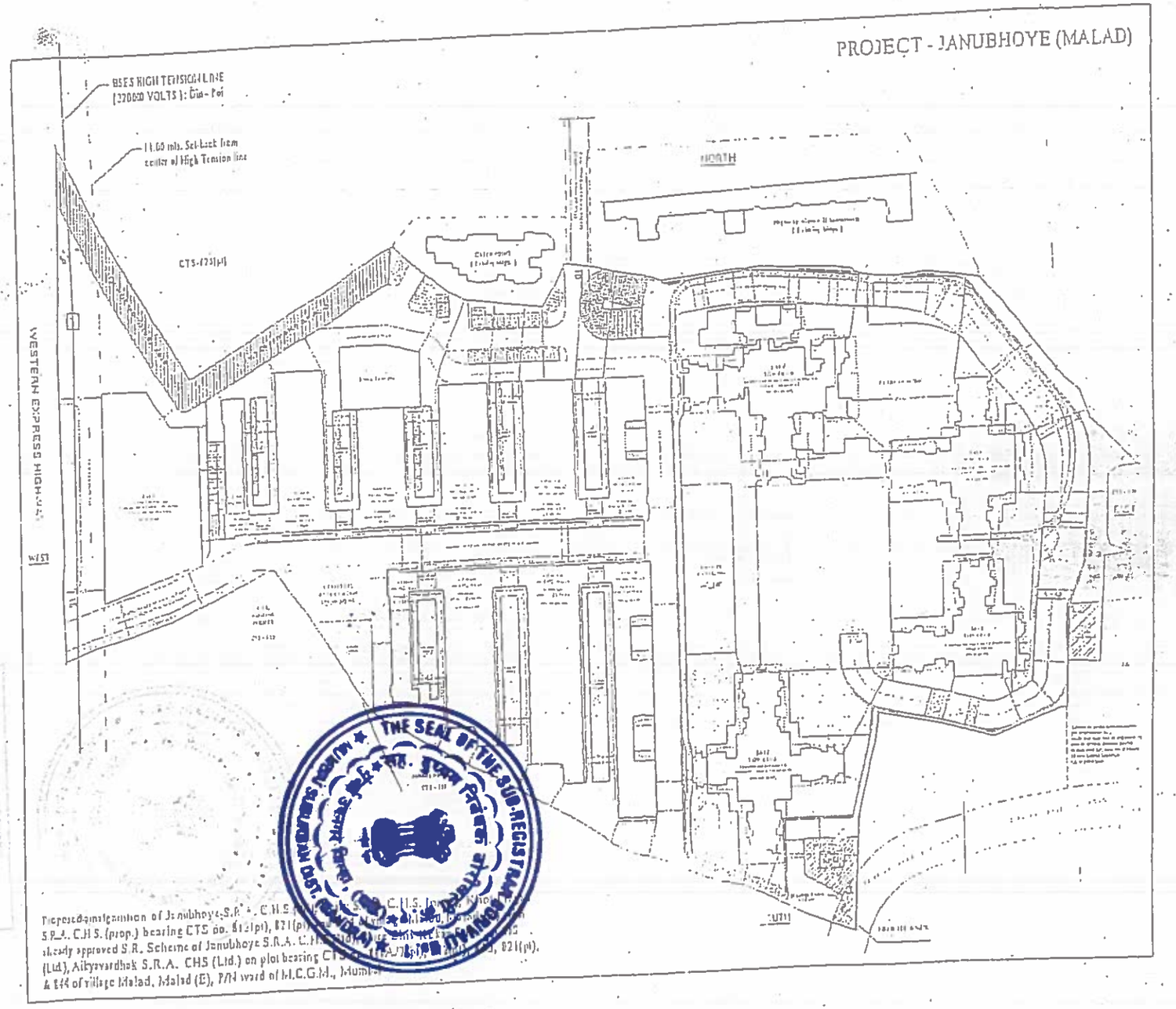
४८३८	३३०	२००
२०२२		

सत्य प्रतिलिपी

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1

बरल - १		
४८३८	५३१	२००
२०२२		

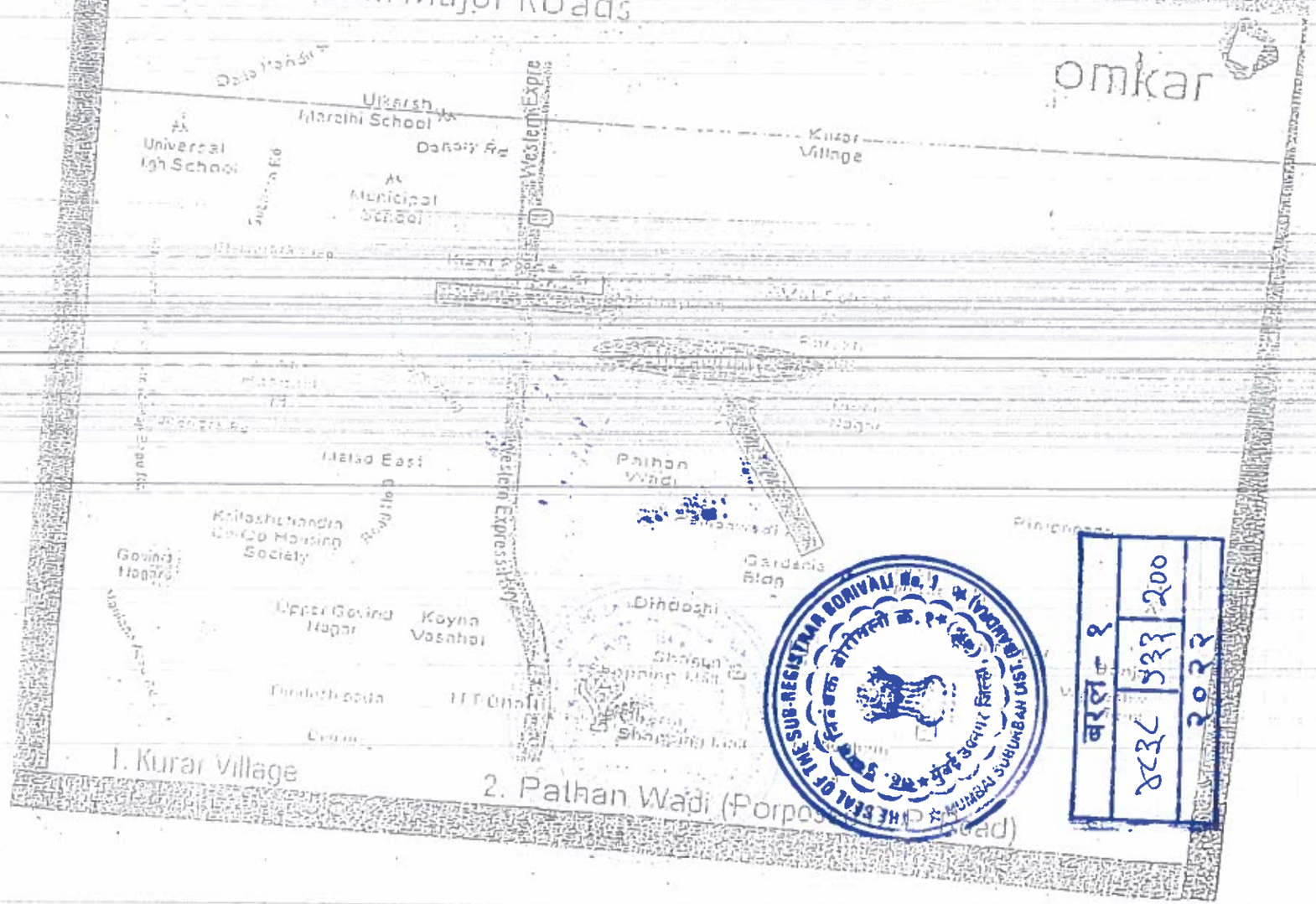
PROJECT - JANUBHOYE (MALAD)



बरल - १
४८३८ | ४३२ | २००
२०२२

(20)

Site Access from Major Roads



SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST.

बरसे - २
४८३८ ५३३ 200
२०२२

मालमत्ता पत्रक

गाव/भाग -- मालाड (पू) तालुका -- उ.पू.उ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

सर्व्हे नंबर (भू.मा./ग.नं.)	हिस्सा नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	आकारणीपात्र	मालकाचे नाव व इतर हक्क (भाडेपट्टा, तारण आणि त्याचा पोट तपशील विशेष नोंद)
८३४					

तारणी करणारा - एकी मालक - उ.पू.उ.मालाड मुंबई उपनगर जिल्हा

अर्ज क्रमांक ६०५
अर्ज दाखल तारीख २०/८/११ नकाशा शुल्क
अर्ज तपासणी तारीख २०/८/११
अर्ज निकाली तारीख 27 SEP 2011 प्रमाण शुल्क
अर्ज स्वीकार करणार
अर्ज तपासणी करणार पत्रक शुल्क

सत्य प्रतिलिपी
सहा. भूमापन अधिकारी
मालाड

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (MAHARAS)

पान नं.- 2

बरल - १

४८३८	३३४	२००
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	४५	२००
२०२२		

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2143/PN/PL/AP 10 AUG 2011

COMMENCEMENT CERTIFICATE — SALE BUILDING

To,
M/s. Omkar Realtors & Developers Pvt.Ltd.
Omkar Esquare, Off. Eastern Express Highway,
Opp. Sion Chunabhatti Signal, Sion (E),
Mumbai-400 022.

Sir,

With reference to your application No. 1022 dated 29/07/2011 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. - T. P. S. No. - C.T.S. No. 811A/7 * of village Malad situated at Malad (E)m Mumbai. ward P/N

* 812(pt.), 813, 821(pt.) & 844

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1759/PN/PL/LOI dt. 15/06/2011 IOA U/R No. SRA/ENG/2143/PN/PL/AP dt. 05/08/2011 and on following conditions.

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

The C.E.O. (SRA) has appointed SHRI DEEPAK V. PAWAR Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth i.e. upto 7th level of podium top for RCC frame structure only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

THE SEAL OF SUB REGISTRAR BORIVALI NO. 1 SUBURBAN DIST. (MUMBAI)

बरल - १
४८३८ | ९३६ | २००
२०२२

SRA/ENG/2143/PN/PL/AP. 10 FEB 2012

This C.C is re-endorsed upto plinth level i.e upto 5th level podium top as per approved amended plans U/No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011.

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. 11 SEP 2012

This C.C is further extended upto 10th upper floors [i.e. from stilt with amenity floor + 10th upper floor] of Sale residential Tower 'A' as per approved amended plan under No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP 15 JAN 2013

This C.C. is further extended for full height (i.e upto 39th upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential Building Tower 'A' as per approved amended plan u/no. SRA/ENG/2143/PN/PL/AP dtd. 27/12/2011

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP - 5 AUG 2013

This C.C. is further extended for full height upto 55th upper floors including L.M.R., S.T.R. & O.H.T. to Sale Residential Building Tower 'C' as per approved amended plan u/no. SRA/ENG/2143/PN/PL/AP dt. 27/12/2011.

Executive Engineer
Slum Rehabilitation Authority

THE SEAL OF THE SUB-REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	७३७	200
२०२२		

CONTD... 2

SRA/ENG/2143/PN/PL&STGL/AP - 5 SEP 2014

This C.C. is re-endorsed upto plinth level (i.e. top of the 5th podium slab) to all Tower 'A' to 'D' & full C.C. (including L.M.R. & O.H.T.) to Tower 'A' i.e. upto 45th upper floors & full C.C. (including L.M.R. & O.H.T.) to Tower 'C' i.e upto 55th upper floors as per approved ammended plan to sale Residential Building U/no. SRA/ENG/2143/PN/PL&STGL/AP dated 28/08/2014

4/9/14

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL& STGL/AP 12 DEC 2014

This C.C. is further extended for full height (i.e. upto 54th upper floors) including L.M.R., S.T.R. & O.H.T. to sale Residential Tower 'D' as per approved amended plan under No. SRA/ENG/2143/PN/PL& STGL/AP dated 25/08/2014.

12/12/14

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP - 2 JAN 2016

This C.C. is re-endorsed upto the plinth (i.e. top of the 5th podium slab) to sale Tower as per approved amended plan to sale Residential Building under No. SRA/ENG/2143/PN/PL&STGL/AP dated 19/12/2016.

Executive Engineer
Slum Rehabilitation Authority

14 MAR 2017

This C.C. is regularised upto the top slab of 4th habitable floor of sale Tower 'B' & further extended upto the top slab of 9th habitable floors for sale tower 'B' as per the last amended plan approved u/no SRA/ENG/2143/PN/PL&STGL/AP dtd 19.12.2016

14/03/17

Executive Engineer
Slum Rehabilitation Authority

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 उप निबंधक बोरीवली क्र. १ मुंबई उपनगर जिल्हा (पश्चिम) MUMBAI SUBURBAN DIST. (WESTERN)

बरल - १		
२८३८	२३८	200
२०२२		

SRA/ENG/2143/PN/PL & STGL/AP 16 MAY 2017

This C.C. is re-endorsed upto the plinth level (i.e. top of the 5th Podium slab) to all towers 'A' to 'D'. Further re-endorsed for full height upto 45th upper floors (including L.M.R. & O.H.T.) to tower 'A' & upto 9th upper floors for tower 'B' and full C.C. upto 55th upper floors (including L.M.R. & O.H.T.) to tower 'C' and full C.C. upto 54th upper floors (including L.M.R. & O.H.T.) to tower 'D' as per approved amended plans under No. SRA/ENG/2143/PN/PL & STGL/AP dated 16/05/2016

16/5/17

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP 26 DEC 2017

This C.C. is further extended upto 25th upper floor to tower 'B' of sale Residential Building No. 1 as per last approved amended plan under No. SRA/ENG/2143/PN/PL & STGL/AP dtd. 16/05/2017

26.12.17

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP 17 MAY 2018

This C.C. is reduced from 54th to 49th floors to tower 'D' of sale Building No. 1 as per approval of Ex.Eng-W.S. vide 7-5-18. for amended plan on 16-5-17

Executive Engineer
Slum Rehabilitation Authority

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बरल - १		
२८३८	९३८	200
२०२२		

SRA/ENG/2143/PN/PL & STGL/AP 26 DEC 2018

This C.C is further re-endorsed upto 25th upper floor for sale tower 'B' and 48th upper floor for sale tower 'D' of sale building no. 1 as per approved amended plan issued vide SRA/ENG/2143/PN/PL & STGL/AP dt. 17/12/18.

26.12.18

Executive Engineer
Slum Rehabilitation Authority

23 JUN 2020

SRA/ENG/2143/PN/PL & STGL/AP (Sale Building No.1)

This C.C is further extended from 26th to 29th upper floor for Tower B and North wing 49th to 52nd upper floors, south wing 49th to 50th upper floors and west wing 49th to 51st upper floors for tower 'D' by way of regularization for sale building No.1 as per the approved amended plans under no SRA/ENG/2143/PN/PL& STGL/AP dtd 17/12/2018.

23/06/2020
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP (Sale Building No.01)

12 1 AUG 2020

This C.C is further extended for brick work for full height comprising of 49th to 53rd Upper floor (including L.M.R & O.H.T) to sale Tower D of Sale Building No.1 as per the last approved amended plans u/no SRA/ENG/2143/PN & STGL/AP dtd. 17/12/2018.

20.08.2020
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL &STGL/AP 16 SEP 2020

This C.C is further extended for brick work to north wing of 28th, 29th upper floor & 30th full floor & 31st east,west &north wing full & south part wing upper floor and RCC frame work C.C which includes [illegible] upper floor & 32nd to 49th part upper floor (including L.M.R [illegible]) tower 'B' of sale building no.1 plan submitted by Architect at page 9515 & 9517 as per the last approved amended plan u/no SRA/ENG/2143/PN/PL&STGL/AP dtd 17/12/2018 for the building underre reference.

15.09.2020
Executive Engineer
Slum Rehabilitation Authority

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.1 MUMBAI SUBURBAN DIST. (EMBLEM) दुय्यम निबंधक बोरीवली क्र. १

बरल - १

८६१८	७१७	२००
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 1

बरल - १		
७८३८	५१७	२००
२०२२		

omkar

CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 24/2018-19 OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI – 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

ITEM NO. 11:- AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT MALAD, MUMBAI.

The Chairman informed the Board that the Company has undertaken a project at situated at All that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward, Mumbai. ('said Project') and has started construction of Building/Towerfor sale of Flat/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the table and authorized the Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the Company.

The Board after discussion considered the same and passed the following resolutions:

"RESOLVED THAT Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta Directors of the Company and/or Mr. Vijay Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma Authorised Signatory of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project.

RESOLVED FURTHER THAT upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshari P Pathak	Mr. Ashok Kumar Saraogi
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Virindesh R Agarwal	Mr. Bimal A Shroff

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

Omkar Realtors & Developers Pvt. Ltd.
Omkar House, Off Eastern Express Highway, Opp. Sion-Chunnabhatti Signal, Sion (E), Mumbai 400 022, India.
T +91 22 66254100 F +91 22 24034066 www.omkar.com Email : contact@omkar.com CIN : U70100MH2005PTC157754

omkar

RESOLVED FURTHER THAT the said Authorized Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

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

CERTIFIED TRUE COPY
FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

DIRECTOR/COMPANY SECRETARY

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	७४३	२००
२०२२		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 06/2018-19 OF THE BOARD OF DIRECTORS OF ERA REALTORS PRIVATE LIMITED HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI – 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

ITEM NO. 04:- AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT MALAD, MUMBAI.

The Chairman informed the Board that the Company has undertaken a project at situated at All that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward, Mumbai. ('said Project') and has started construction of Building/Towerfor sale of Flat/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the table and authorized the Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the Company.

The Board after discussion considered the same and passed the following resolutions:

"RESOLVED THAT Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta and/or Mr. Mukesh Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma, Authorised persons of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project.

RESOLVED FURTHER THAT upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshari P Pathak	Mr. Ashok Kumar Saraogi
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Arindesh R Agarwal	Mr. Bimal A Shroff

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and

ERA REALTORS PRIVATE LIMITED
Omkar House, Off Eastern Express Highway, Opp. Sion-Chunnabhatti Signal, Sion (E), Mumbai - 400 022, India.
T +91 22 66254100 F +91 22 24034066 E contact@omkar.com CIN : U45200MH2008PTC181897

THE SUB-REGISTRAR BORIVALI No. 1 (MUMBAI SUB. DIST. (BANDRA))

बरल - १
४८३८ १११ २००
२०२२

Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

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

CERTIFIED TRUE COPY
FOR ERA REALTORS PRIVATE LIMITED

DIRECTOR

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १

४८३८	४४५	२००
२०२२		

ERA REALTORS PRIVATE LIMITED
Omkar House, Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai - 400 022, India.
T +91 22 66254100 F +91 22 24034066 E contact@omkar.com CIN U70200MH2008PTC181897

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ERA REALTORS PRIVATE LIMITED

05/05/2008

Permanent Account Number

AABCE9716F

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

OMKAR REALTORS AND DEVELOPERS PRIVATE LIMITED

02/12/2005

Permanent Account Number

AAACO7919F

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १

४६३८	५०६	२००
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
उप. दुय्यम निबंधक बोरिवली क्र. १
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	५२७	२००
२०२२		

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 : P51800010463

Project: Alta Monte And Signet Plot Bearing / CTS / Survey / Final Plot No.:811 A/7pt 812 813 814 A/1 to A/4 821pt 824pt 825pt 844pt at Borivali, Borivali, Mumbai Suburban, 400097;

1. Era Realtors Private Limited having its registered office / principal place of business at *Tehsil: Ward FNorth, District: Mumbai City, Pin: 400022.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

     OR

     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from 27/08/2017 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
   - 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 thereunder.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:27-08-2017 18:39:21

Dated: 27/08/2017
Place: Mumbai

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

बरल - १		
४८३८	७४८	२००
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
सह. दुय्यम निबंधक बोरीवली क्र. १
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	१४९	२००
२०२२		

KIRAN INFRA DEVELOPERS

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF KIRAN INFRA DEVELOPERS LLP HELD AT THE REGISTERED OFFICE OF THE FIRM AT 401 PUSHPANJLI BUILDING, TARUN BHARAT SOCIETY, CHAKALA, ANDHERI (E) MUMBAI-400099 ON 10TH February 2021 AT 11.00 AM

"RESOLVED THAT" the Consent of the Board be and is hereby accorded for the execution and signing of the Agreement to be entered into between the FIRM and other Third party with which the agreement is entered, which is placed for the purpose of identification

"RESOLVED FURTHER THAT Mr. Mitesh Babulal Varma and Mr Umesh Dwarka Prasad Mohwal being Designated Partner of the Firm be and are severally hereby authorized to negotiate, finalize and execute the agreements and documents on behalf of the Firm and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Agreement ".

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said Partner shall be valid and effective unless revoked earlier by the Firm or shall be exercisable by him so long as he is in the concerned to the Firm."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

Certified True Copy,

For KIRAN INFRA DEVELOPERS LLP

उमेश मोहवाल

Designated Partner

KIRAN INFRA DEVELOPERS LLP MUMBAI

बरल - १		
४८३८	५५०	२००
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	४५१	२००
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFK9377J

नाम / Name
KIRAN INFRA DEVELOPERS LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
13/10/2017

13012018

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

For KIRAN INFRA DEVELOPERS LLP

Partner / Authorised Signatory

बरल - १		
४८३८	४५२	२००
२०२२		


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MITESHKUMAR BABULAL VARMA
BABULAL NANUBHAI VARMA
06/05/1998
Permanent Account Number
BAKPV1363G
Signature

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	७५३	२००
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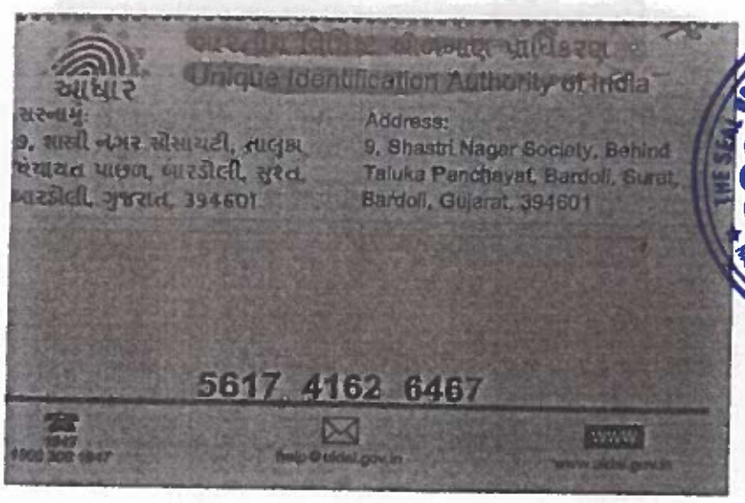

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बरल - १		
१८३८	५५४	२००
२०२२		

घोषणापत्र

मी **सचिन चांदलेकर** याद्वारे घोषित करतो कि, दुय्यम निबंधक बोरिवली 1 यांचे कार्यालयात **करारनामा** या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **इरा रियल्टर्स प्रा लि आणि ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा लि चे ऑथो सिग्नेटरी केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी** व इतर यांनी दि. **28/11/2018** रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेली नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सदरचे कुलमुख त्यारपत्र पूर्णपणे वैध असून उपरोक्त कृत करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये शिक्षेस मी पात्र राहीन याची जाणीव आहे.

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक 30/8/2022

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MAHA)

बरल - १		
४८३८	५५५	२००
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	७५६	२००
२०२२		

Malad -

450/9315 पावती Original/Duplicate

Thursday,November 29 ,2018 नोंदणी क्रं. :39म

3:55 PM Regn.:39M

पावती क्रं.: 10601 दिनांक: 29/11/2018

गावाचे नाव: सायन

दस्तऐवजाचा अनुक्रमांक: बबई3 -9315-2018

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी किरीट एच मेहता -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	रु. 820.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 3:26 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-3

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक मुंबई ३

DELIVERED

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 720/-

बरल - १		
४८३८	५५४	२००
२०२२		

THE SUB-REGISTRAR BORIVALI No. 1 SUBURBAN DIST. MUMBAI

CHALLAN
MTR Form Number-6

GRN MH008721369201819E	BARCODE	Date 28/11/2018-12:13:25	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Stamp Duty	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	Omkar Realtors amp Developers Pvt Ltd And Other
Location	MUMBAI		
Year	2018-2019 One Time	Flat/Block No. Premises/Building	Omkar House, Off Eastern Express Highway,
Account Head Details	Amount In Rs.		
0030045501 Sale of NonJudical Stamp	500.00	Road/Street	Opp. Sion Chunabhatti Signal,
		Area/Locality Town/City/District	Sion (East) Mumbai
		PIN	4 0 0 0 2 2
		Remarks (If Any) SecondPartyName=Ravi [illegible] And Others	
Total	500.00	Amount In Words	Five Hundred Rupees Only
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042018112806959 [illegible]
Cheque/DD No.		Bank Date / RBI Date	28/11/2018-12:14:02 Not [illegible] RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID Mobile No. 9819978223

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MAHARA)

मुंबई - ३II		
९३९५	९	३८
२०१८		

बरल - १		
४८३८	३५८	२०२२

Print Date 28-11-2018 12:14:09

CHALLAN
MTR Form Number-6

GRN	MH008721369201819E	BARCODE	Date 28/11/2018-12:13:25	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Stamp Duty	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	Omkar Realtors amp Developers Pvt Ltd And Other
Location	MUMBAI		
Year	2018-2019 One Time	Flat/Block No.	Omkar House, Off Eastern Express Highway,
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street	Opp. Sion Chunabhatti Signal,
		Area/Locality	Sion (East) Mumbai
		Town/City/District	
		PIN	2 2
		Remarks (If Any)	SecondPartyName=Ravi Dixit And Others
		Amount In Words	Five Hundred Rupees Only
Total	500.00		
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042018112806959 / 627270426
Cheque/DD No.		Bank Date / RBI Date	28/11/2018-12:14:02 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	81129 , 29/11/2018

Department ID : Mobile No. 9819978223

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

टीप - चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

DEFACED ₹500.00

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-III MUMBAI

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN

1394	2	36

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-450-9315	0004807712201819	29/11/2018-15:21:33	IGR100	500.00
			Total Defacement Amount		500.00

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Print Date 29-11-2018 03:21:36

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

THE SEAL OF THE SUB-REGISTRAR, BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

मुंबई - ३		
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बरल - १		
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Malad

POWER OF ATTORNEY

To All To Whom These Present Shall Come We, (1) Kirit H. Mehta, (2) Keshari Prasad Pathak, (3) Vrindesh R. Agarwal, (4) Ashok Kumar Sarogi, (5) Pilla Adi Venkata Naga Shrinivas and (6) Bimal A. Shroff, adults, Indian inhabitants authorized signatories of (1) Omkar Realtors & Developers Pvt. Ltd. and (2) Era Realtors Pvt. Ltd. all having their respective offices having office address at Omkar House, Off Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East) Mumbai-400 022 do hereby Send Greetings:-

Whereas:-

(a) We, have to execute/executed various Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents which are of registrable nature in respect of the property more particularly described in the Schedule of Property written hereunder (herein after referred to as "the said Property") or in respect of any part or portion thereof or any structure/s constructed on the said Property or any part thereof;

(b) In view of our official pre-occupation and travelling abroad for business purpose we are unable to present ourselves before the concerned Sub-Registrar of Assurances and/or such other registering authorities to lodge and admit execution of all such aforesaid Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re- Conveyance of Mortgage and any other Documents executed/to be executed by us;

(c) We therefore, intend to appoint, nominate and constitute persons mentioned hereunder to be our true and lawful attorney/s to appear before various Registrar offices in Mumbai and Mumbai suburban to lodge and admit execution before the concerned registering authorities/ officials, all such Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents executed/to be executed by us with regard to the said Property or in respect of any part or portion thereof or any structure/s constructed on the said Property or any part thereof;

Now Know Ye All And These Presents Witnesseth that We, (1) Kirit H. Mehta, (2) Keshari Prasad Pathak, (3) Vrindesh R. Agarwal, (4) Ashok Kumar Sarogi, (5) Pilla Adi Venkata Naga Shrinivas and (6) Bimal A. Shroff, hereby appoint, nominate and constitute (1) Ravi Dixit, (2) Vijay Kunder, (3) Sachin Ramesh Chandlekar, (4) Mohammad Shahid Raza and (5) Rahul Chhajed having their office address at Omkar House, Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai-400 022 to be our true and lawful Attorneys to severally do the following acts, deeds, matters and things on our behalf in respect of the said Property more specifically set out in the Schedule written hereunder;

1. To appear before the Sub-Registrar of Assurance or any other Competent Authority and to lodge for adjudication and/or registration, the Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re- Conveyance of Mortgage and any other Documents executed by us in respect of the said Property or in respect of any part or portion thereof or any structure/s constructed on the said Property or any part thereof for ourselves on our behalf.

2. To admit execution of such Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re- Conveyance of Mortgage and any other Documents executed by us before the Sub-Registrar of Assurances.

3. To sign all such memorandum and endorsements on such documents so executed by us and to take all necessary steps to properly register and complete all registration formalities of all such documents executed by us as aforesaid in accordance with law in respect of the said Property or in respect of any part or

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portion thereof or any structure/s constructed on the said Property or any part thereof.

4. To do all acts, deeds, matters and things for getting all such Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents duly registered with the Sub-Registrar of Assurances or any other Competent Authority as our Lawful Attorney deems fit and proper.

5. Receive back the said documents from the Sub-Registrar of Assurance and or any other Competent Authority and give effective and valid receipt and discharge thereof.

6. Apply for and obtain certified copies or true copies of such documents, when duly registered.

The powers conferred upon our Attorneys are to be construed as widely as possible.

8. And We Do Hereby agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these present.

Schedule of Property

All that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward, Mumbai.

In Witness Whereof we have hereunto set our hands and seal at Mumbai on the 28th day of November, 2018.

Signed & Delivered by the withinnamed)

(1) Kirit H. Mehta)

(2) Keshari Prasad Pathak)

(3) Vrindesh R. Agarwal)

(4) Ashok Kumar Sarogi)

(5) Pilla Adi Venkata Naga Shrinivas)

(6) Bimal A. Shroff)

Authorised Signatories of
(1) Omkar Realtors & Developers Pvt. Ltd.

(2) Era Realtors Pvt. Ltd.

in the presence of .....

1.

2.

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बबई - ३
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We Accept:-

(1) Ravi Dixit

(2) Vijay Kunder

(3) Sachin Ramesh Chandlekar

(4) Mohammad Shahid Raza

(5) Rahul Chhajed

Photographs of

(Kirit H. Mehta)

(Keshari Prasad Pathak)

(Vrindesh R. Agarwal)

Left Hand Thumb Impression of

(Kirit H. Mehta)

(Keshari Prasad Pathak)

(Vrindesh R. Agarwal)

Photographs of

(Ashok Kumar Saraogi)

(Pilla Adi Venkata Naga Shrinivas)

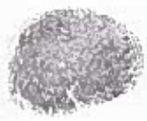
(Bimal A. Shroff)

(Ravi Dixit)

(Vijay Kunder)

Left Hand Thumb Impression of

(Ashok Kumar Saraogi)



(Pilla Adi Venkata Naga Shrinivas)

(Bimal A. Shroff)

(Ravi Dixit)

(Vijay Kunder)

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY MUMBAI

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Photographs of

(Sachin Ramesh Chandlekar)

(Mohammad Shahid Raza)

(Rahul Chhajed)

Left Hand Thumb Impression of

(Sachin Ramesh Chandlekar)

(Mohammad Shahid Raza)

(Rahul Chhajed)

THE SEAL OF THE SUB-REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY
MUMBAI

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omkar

CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 24/2018-19 OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI – 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

ITEM NO. 11:- AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT MALAD, MUMBAI.

The Chairman informed the Board that the Company has undertaken a project at situated at All that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward, Mumbai ('said Project') and has started construction of Building/Towerfor sale of Flat/Unit(s) in the said project. It is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/customer(s) as per the draft placed before the table and authorized the Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the Company.

The Board after discussion considered the same and passed the following resolutions:

"RESOLVED THAT Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta Directors of the Company and/or Mr. Vikas Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma Authorised Signatory of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project.

RESOLVED FURTHER THAT upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/ Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshari P Pathak	Mr. Ashok Kumar Sarraogi
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff

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RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

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Omkar Realtors & Developers Pvt. Ltd.
Omkar House, Off Eastern Express Highway, Opp. Sion-Chunnabhatti Signal, Sion (E), Mumbai 400 022. India
T +91 22 66254100 F +91 22 24034066 www.omkar.com Email : contact@omkar.com CIN : U70100MH2005PTC157754

omkar

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

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

CERTIFIED TRUE COPY
FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

DIRECTOR/COMPANY SECRETARY

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

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Omkar Realtors & Developers Pvt. Ltd.
Omkar House, Off Eastern Express Highway, Opp. Sion-Chunnabhatti Signal, Sion (E), Mumbai 400 022, India.
T +91 22 66254100 F +91 22 24034066 www.omkar.com Email : contact@omkar.com CIN : U70100MH2005PTC157754

प्रारूप, :आई. आर.
Form I. R.
निगमन का प्रमाण-पत्र

CERTIFICATE OF INCORPORATION

सं. _____ की सं. _____
No. U 70100 MH 2005 PTC 157754 of Date _____

मैं एतद्द्वारा प्रमाणित करता हूं कि आज _____

कम्पनी अधिनियम 1956 का सं. 1) के अधीन निगमित की गई है और कम्पनी परिसीमित है

I hereby certify that OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

Part IX of

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

मेरे हस्ताक्षर से आज सं. _____ को दिया गया।

Given under my hand at MUMBAI this SECOND day of DECEMBER Two Thousand FIVE

(M. JAYAKUMAR)
कम्पनियों का रजिस्ट्रार
Registrar of Companies
Maharashtra, Mumbai

Asstt.

जे. एस. सी.-1
J. S. C.-1
119/एम. एफ. एस. सिविलिकुर्स/ 52-20-000-3-4-03-GIPG/नागपुर
119/MFS/CMUCs/52-20-000-3-4-03-GIPG.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-III ★ MUMBAI ★

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बाबई - ३५
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Mobile No. 9004496238

MINISTRY OF CORPORATE AFFAIRS
CHALLAN
G.A.R.7 Civil

Challan No. : A99135725
Challan Date : 26/11/2010 Expiry Date : 03/12/2010
Challan money paid into HDFC (BANK)
Fort (BRANCH)

By Whom tendered
Name : VIRAJ N PANCHAL
Address : OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY
OPP. SION CHUNNABHATTI SIGNAL,
SION (EAST)
MUMBAI,MAHARASHTRA,400022

Entity on whose behalf money is paid
CIN : U70100MH2005PTC157754
Name : OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED
Address : OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,
OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),
MUMBAI,MAHARASHTRA
INDIA - 400022

Full Particulars of Remittance
Service Type: eFiling

Service Description	Type of Fee	Amount(Rs)
Fee For Form18	Normal	500.00
	Total	500.00

Head of Account : 1475001050000: Other general economic services, Regulation of Joint Stock Companies
Accounts Officer by whom adjustable : Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi
Rupees(In words): Five Hundred only
Mode of Payment: ☑ Cash ☐ Cheque ☐ Demand Draft
Cheque/Demand Draft details: No. : ..... Dated : .....
Drawn on ..... (Bank) ..... (Branch)
Received Rs. 500/0 Signature of the Remitter: Panchal
Note: Cheque/Demand Draft should be locally payable and drawn in favour of "Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi"

(For Bank use only)
Received Payment Rupees (In words) :.....
Date:..... Bank Officer:.....

(For Office use only)
Received Payment Rupees (In words) :.....
Date:..... Cashier:.....

Disclaimer: Payment done at the bank after the EXPIRY DATE shall be rejected and the corresponding service requested shall not be accepted

Note : The defects or incompleteness in any respect in this eForm as noticed by the Registrar shall be placed on the Ministry's website (www.mca.gov.in). In case the eForm is marked as RSUB or PUCL, please resubmit the eForm or file Form 67 (Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off by the Registrar. (Please refer Regulation 17 of the Companies Regulation, 1956)

It is compulsory to file Form 67 (Addendum) electronically within the due date whenever the document is put under PUCL by the ROC, failing which the system will treat the document as invalid and will not be taken on record.

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

THE SEAL OF THE SUB-REGISTRAR, MUMBAI SUBURBAN DIST. (BANDRA)

CASH RECEIVED

बरल - १
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FORM 18

Notice of situation or change of situation of registered office

[Pursuant to section 146 of the Companies Act, 1956]

Form Language (•) English ( ) हिन्दी

Note - All fields marked in * are to be mandatorily filled.

1. * This form is for ( ) New company (•) Existing company

2. (a) * Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company: U70100MH2005PTC157754

(b) Global location number (GLN) of company: Pre-Fill

3.(a) Name of the company: OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

(b) Address of the registered office of the company:
OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,
OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),
MUMBAI
Maharashtra
INDIA
400022

(c) Name of office of existing Registrar of Companies(RoC)
Registrar of Companies, Mumbai

(d) Purpose of the form
(•) Change within local limits of city, town or village
( ) Change outside local limits of city, town or village
( ) Change in office of RoC within same state
( ) Change in state within office of same RoC
( ) Change in state outside office of existing RoC

4. Notice is hereby given that

(a) The address of the registered office of the company with effect from
(•) 25/11/2010 (DD/MM/YYYY) is
( ) The date of incorporation of the company is

*Address Line I	OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY,
Line II	OPP. SION CHUNNABHATTI SIGNAL, SION(EAST),
* City	MUMBAI
* District	Mumbai City
* State	Maharashtra-MH
Country	INDIA
* Pin code	400022
* e-mail ID	viraj.panchal@omkarcorp.com

(b) * Name of office of proposed RoC or new RoC
Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name	SION POLICE STATION
* Address Line I	NEXT TO KING CIRCLE RAILWAY STATION
Line II	DR. AMBEDKAR ROAD,
* City	MUMBAI
* State	Maharashtra-MH
* Pin code	400022

THE SEAL OF THE JOINT SUB-REGISTRAR मुंबई शहर MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 उपनिबंधक बोरीवली क्र. १ MUMBAI SUBURBAN DIST. (MAHARA)

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5.(a) SRN of Form23

(b) SRN of relevant form

(Mention the SRN of related Form 1AD, 21, if applicable)

6.(a) Date of order of company law board (CLB) or any other competent authority (DD/MM/YYYY)

(b) Petition number

Attachments

1. Optional attachment(s) - if any Attach

List of attachments

Remove Attachment

Verification

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.

[X] I have been authorised by the Board of directors resolution number 7 dated 25/11/2010 (DD/MM/YYYY) to sign and submit this form

[ ] I am authorised to sign and submit this form.

To be digitally signed by

Managing director or director or manager or secretary of the company

Designation Director

Director identification number of the director or Managing Director; or permanent account number (income-tax PAN) of the manager; or membership number, if applicable or income-tax PAN of the secretary company who is not a member of ICSI, may quote his/ her income-tax

01189690

Certificate

I hereby certify that I have verified the above particulars (including attachment(s)) from the records of

SHUBHAM HOMES & DEVELOPERS PRIVATE LIMITED

and found them to be true and correct. I further certify that all required attachment(s) have been completely attached to this form.

(•) Chartered accountant (in whole-time practice) or ( ) Cost accountant (in whole-time practice) or (•) Company secretary (in whole-time practice)

Whether associate or fellow ( ) Associate (•) Fellow

*Membership number or certificate of practice number 48133

Modify | Check Form | Prescrutiny | Submit

For office use only

Affix filing details

eForm Service request number (SRN) eForm filing date (DD/MM/YYYY)

Digital signature of the authorising officer

This e-Form is hereby registered Confirm submission

Date of signing (DD/MM/YYYY)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI MUMBAI SUBURBAN

बरल - ४

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 06/2018-19 OF THE BOARD OF DIRECTORS OF ERA REALTORS PRIVATE LIMITED HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI – 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

ITEM NO. 04:- AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT MALAD, MUMBAI.

The Chairman informed the Board that the Company has undertaken a project at situated at all that pieces and parcels of land or ground bearing C.T.S. No. 811A/7 (pt.), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt.) & 844 of village Malad (E) in P/North ward, Mumbai. (Said Project) and has started construction of Building/Towerfor sale of Flat/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as that the draft placed before the table and authorized the Authorised Representative(s) of the Company to execute the said Agreement For Sale for and on behalf of the Company.

The Board after discussion considered the same and passed the following resolutions:

"**RESOLVED THAT** Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta and/or Mr. Vikas Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma, Authorised persons of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project.

RESOLVED FURTHER THAT upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby iointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/ Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshari P Pathak	Mr. Ashok Kumar Saraogi
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and

Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

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

CERTIFIED TRUE COPY
FOR ERA REALTORS PRIVATE LIMITED

DIRECTOR

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बबई - ३		
९३९४	९६	३६
२०१८		

बरल - १		
४८३८	७७३	२००
२०२२		

ERA REALTORS PRIVATE LIMITED
Omkar House, Off Eastern Express Highway, Opp. Sion-Chunnabhatti Signal, Sion (E), Mumbai - 400 022, India.
T +91 22 66254100 F +91 22 24034066 E contact@omkar.com CIN : U45200MH2008PTC181897

सत्यमेव जयते

प्रारुप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45200MH2008PTC181897 2008 - 2009

मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

Era Realtors Private Limited

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अतंर्गत आज किया गया है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक पांच मई दो हजार आठ को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

Form 1
Certificate of Incorporation

Corporate Identity Number : U45200MH2008PTC181897 2008 - 2009

I hereby certify that Era Realtors Private Limited is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Mumbai this Fifth day of May Two Thousand Eight

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUB-REGISTRAR, BORIVALI

The Seal of The Registrar of Companies Maharashtra

(CHINNACHAMY)

सहायक कम्पनी रजिस्ट्रार / Assistant Registrar of Companies
महाराष्ट्र, मुंबई
Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office
Era Realtors Private Limited
OM SHIV SAI CO OP HSG SOCIETY , CHUNABHATTI, JUNCTION, VASANTRAO NAIK MAHAMARG SION,
MUMBAI - 400022,
Maharashtra, INDIA

बरल - २
१८३८ | १७०/२००
२०२२

बबई - ३
८३१ | १०/३८
२०२८

FORM 18

(Pursuant to section 146 of the Companies Act, 1956)

Notice of situation or change of situation of registered office

Form Language • English

Note - All fields marked in are to be mandatorily filled.

1 This form is for ○ New company ◉ Existing company

2 (a) Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company U45200MH2008PTC181397

(b) Global location number (GLN) of company

Prefill

3 (a) Name of the company Era Realtors Private Limited

(b) Address of the registered office of the company
OMKAR ESQUARE OFF EASTERN EXPRESS HIGHWAY
OPP SION CHUNNABHATTI SIGNAL, SION(EAST)
MUMBAI
Maharashtra
INDIA
400022

(c) Name of office of existing Registrar of Companies(RoC)
Registrar of Companies, Mumbai

(d) Purpose of the form
◉ Change within local limits of city, town or village
○ Change outside local limits of city, town or village
○ Change in office of RoC within same state
○ Change in state within office of same RoC
○ Change in state outside office of existing RoC

4 Notice is hereby given that
(a) The address of the registered office of the company with effect from
◉ 17/12/2010 (DD-MM-YYYY) is
○ The date of incorporation of the company is

Address Line I OMKAR HOUSE OFF EASTERN EXPRESS HIGHWAY
Line II OPP SION CHUNNABHATTI SIGNAL, SION(EAST),
MUMBAI
City Mumbai City
State Maharashtra-MH
Country INDIA
Pin code 400022
Email ID viraj.panchal@omkarcorp.com

(b) Name of office of proposed RoC or new RoC
Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated
Name SION POLICE STATION
Address Line I NEXT TO KING CIRCLE RAILWAY STATION
Line II DR. AMBEDKAR ROAD
City MUMBAI
State Maharashtra-MH
Pin code 400022

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (MUMBAI)

बरल - १
४८३ | १७५ | २००
२०२२

बरल - ४
५९९ | ५ | २०
२०२८

बरल - ३
९३५ | १८ | ३९
२०२८

5 (a) SRN of Form23

(b) SRN of relevant form

(Mention the SRN of related Form MGT-21, if applicable)

6 (a) Date of order of company law board (CLB) or any other competent authority (DD/MM/YYYY)

(b) Petition number

Attachments

List of attachments

1. Optional attachment(s) - If any — Attach

Certified Board Resolution.pdf

Remove attachment

Verification

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.

[X] I have been duly authorised by the board of directors' resolution number 4 dated 13/12/2013 (DD/MM/YYYY) to sign and submit this form.

[ ] I am authorised to sign and submit this form

Managing director or director or manager or secretary of the company

Designation: Director

Director identification number of the director or Managing Director or income-tax permanent account number (income-tax PAN) of the manager, or Membership number, if applicable or income-tax PAN of the secretary secretary of a company who is not a member of ICSI, may quote his/her income-tax PAN: 01189

Certificate

It is hereby certified that I have verified the above particulars (including attachment(s)) from the records of

Era Realtors Private Limited

and found them to be true and correct. I further certify that all required attachment(s) have been attached to this form.

(•) Chartered accountant (in whole-time practice) or ( ) Cost accountant (in whole-time practice) or

( ) Company secretary (in whole-time practice)

Whether associate or fellow: ( ) Associate (•) Fellow

Membership number or certificate of practice number: 48133

Check Form

For office use only

eForm Service request number (SRN)

eForm filing date (DD/MM/YYYY)

Digital signature of the authorising officer

This e-Form is hereby registered

Date of signing (DD/MM/YYYY)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

OMKAR REALTORS AND
DEVELOPERS PRIVATE LIMITED

02/12/2005
Permanent Account Number
AAACO7919F

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ERA REALTORS PRIVATE LIMITED

05/05/2008
Permanent Account Number
AABCE9746R

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KIRIT HIRALAL MEHTA

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI NO. 1
MUMBAI SUBURBAN DIST. (BANDRA)

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीचा क्रमांक / Enrolment No. : 1/50008/03090

To,
कीरीत हिरालाल मेहता
Kirit Hiralal Mehta
S/O: Hiralal M
B4 / 13, Mah
Gavanpada
Mumbai
Mulund East
Maharashtra
922315708

11/08/2013

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-III
MUMBAI

आपला आधार क्रमांक / Your Aadhaar No. :
5533 8275 7605
आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

कीरीत हिरालाल मेहता
Kirit Hiralal Mehta
जन्म तारीख / DOB : 07/09/1958
पुरुष / Male

5533 8275 7605
आधार - सामान्य माणसाचा अधिकार

बरल - १		
१८३८	७८७	२००
२०२२		

बाबई - ३		
१३५५	७९	३८
२०१८		

THE SEAL OF THE JOINT SUB-REGISTRAR ★ MUMBAI ★

भारत सरकार
GOVT. OF INDIA

KESHARI PRASAD PATHAK
MEWALAL TULSI PATHAK
05/12/1966
Permanent Account Number
AKLPP0412E

Signature

K. P. Pathak

भारत सरकार

केशरी प्रसाद मेवालाल पाठक
Keshari Prasad Mewalal Pathak
जन्म वर्ष/ YoB: 1966
पुरुष / MALE

7044 1869 1251

आधार-सामान्य माणसाचा अधिकार

K. P. Pathak

THE SEAL OF THE SUB-REGISTRAR BORIVALI ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
रूम नं.404 विलादीग नं 6 न्यू रचनापरका को.हौसिंग हौसिंग, मनोरमा नगर, ठाणे, ठाणे, महाराष्ट्र - 400610

Address:
ROOM NO no 404 bldg no 6 newrachana park co op hsg soc, manorama [illegible] Thane, Thane, Maharashtra - 400610

Aadhaar-Aam Admi ka Adhikar

बरल - १		
४८३८	७४८	२००
२०२२		

बरल - IV		
९३७१	२७	३९
२०१९		

वृंदेश राजेश अग्रवाल
Vrindesh Rajesh Agarwal
जन्म तारीख / DOB: 09/10/1988
पुरुष / MALE

6540 8327 3823

माझे आधार, माझी ओळख

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-III ★ MUMBAI ★

नाव:
SO राजेश अग्रवाल, डी/303,
महावीर नगर सोसायटी, मानपाडा रोड,
ऑप्टिकन हॉस्पिटल समोर, डोंबिवली ईस्ट,
कल्याण ठाणे,
महाराष्ट्र - 421201

Address:
S/O Rajesh Agarwal, D/303,
Mahavir Nagar CHS,
Manpada Road, Optic on
Hospital, Dombivali East,
Kalyan, Thane, Maharashtra -
421201

6540 8327 3823

बरल - १		
४८३८	४७९	२००
२०२२		

बुबाई - ३IV		
८३५५	२२	३६
२०१८		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKTPA5525D

नाम / Name
AGARWAL VRINDESH

पिता का नाम / Father's Name
RAJESH SADHURAM AGARWAL

जन्म की तारीख / Date of Birth
09/10/1988

हस्ताक्षर / Signature

01072017

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणीचा क्रमांक / Enrollment No 1057/11*09/00624

To,
अशोक कुमार सरावगी
Ashok Kumar Saraogi
Flat No :A703/704 Aspen Tower Admiral Garden
Plot no 32 Sector 5
Kharghar
Kharghar Panvel Raigad
Maharashtra 410210
9820417269

04/10/2012

Ref: 2243 / 13L / 603690 / 604972 / P

UE600265921IN

आपला आधार क्रमांक / Your Aadhaar No. :

5214 9220 7645

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

अशोक कुमार सरावगी
Ashok Kumar Saraog

जन्म वर्ष / Year of Birth 1960

पुरुष / Male

5214 9220 7645

आधार — सामान्य माणसाचा अधिकार

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MUMBAI)

THE SEAL OF THE INDIAN REGISTRAR MUMBAI

बबई - १		
९३५५	२३	३६
२०१८		

बरल - १		
४८३८	५८०	२००
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARAOGI ASHOKKUMAR

GHANSHYAMDAS NATHMAL SARAOGI

18/09/1960

Permanent Account Number
BSFPS8944F

Signature

भारत सरकार

भारत सरकार
GOVERNMENT OF INDIA
पिल्ला अदि वेंकट नागा श्रीनिवास
Pilla Adi Venkata Naga Shrinivas
जन्म तिथि / DOB: 13/04/1963
पुरुष / MALE

7697 6156 9950

मेरा आधार, मेरी पहचान

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-III ★ MUMBAI ★

THE SEAL OF THE SUB-REGISTRAR, BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

S/O Pilla Appa
Golgul Gagan C
Thakur Village Vishnu
Shivam Mall, Kandivali
Mumbai, Maharashtra
400101

7697 6156 9950

PERMANENT ACCOUNT NUMBER
AISPP2978C
NAME
SHRINIVAS ADI VENKATA NAGA PILLA
FATHER'S NAME
APPARAO ISHWARLU PILLA
DATE OF BIRTH
13-04-1963

बरल - १		
४८३८	५८९	२००
२०२२		

बोरीवली - ३ IV		
८३९१	२४	३६
२०१८		

भारत सरकार
GOVERNMENT OF INDIA

बिमल अरविंद श्रॉफ,
Bimal Arvind Shroff
जन्म तारीख / DOB: 25/04/1974
पुरुष / MALE
5698 8406 1701
माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BIMAL ARVIND SHROFF
ARVIND MANUBHAI SHROFF
25/04/1974
Permanent Account Number
AGTPS2403C
Signature

Dl. No MH02 20070019339
Valid Till 24-04-2024 (NT)
DOI 24-04-2007
DLD 21-03-2016
FORM 7 RULE 16 (7)
DOI 24-04-2007
Name BIMAL SHROFF
S/D/W of ARVIND SHROFF
Add 602-A WING, DHEERAJ PRIDHA CO-OP. HSG. SOC., CHINCHOLI BUNDER ROAD MALAD (W), MUMBAI
Signature & ID of Issuing Authority
Signature/Thumb Impression of Holder

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-III ★ MUMBAI ★

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (MUMBAI) ★

बरल - १		
४८३८	९८२	२००
२०२२		

बरल - १		
८३९५	२५	३६
२०१८		

भारत सरकार
Government of India

रवि कुमार दिक्षित
Ravi Kumar Dixit
जन्म तारीख / DOB 12/09/1970
पुरुष / Male

6413 4085 0696

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVI KUMAR DIXIT
RANGMANNAR ANANTRAM DIXIT
12/09/1970
Permanent Account Number
AGRPD9071H

Signature

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address: F-3, 9/10 Speghetti, Next To Ghanoli Complex, Sector-15, Kharghar, Kharghar Raigarh Kharghar, Maharashtra, 410210

6413 4085 0696

1947

www.uidai.gov.in

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIISL
प्लाट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

बरल - १		
४८३८	१८३	२००
२०२२		

बांद्रा - उप		
९३५५	२९	३६
२०१८		

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY KUNDER
HERIYA NAGA KUNDER

05/06/1969

Permanent Account Number
BKQPK7907M

Signature

भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

विजय हेरीया कुंदर
Vijay Heriya Kunder
जन्म तारीख / DOB: 05/06/1969
पुरुष / MALE

9009 6088 9949

माझे आधार, माझी ओळख

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI
MUMBAI

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनीट, यूटीआईटीएसएल
प्लाट नं: ३, सेक्टर ११, सीबीडी बेलापुर,
नवी मुंबई-४०० ६१४.

बुक्स - II		
९३११	२७	३६
२०१८		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI (BANDRA)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O हरीया कुंदर, ऐश्वर्या बिल्डिंग च्या बाजूला, रूम नं-१९९, रामगड नगर, साई सदन चाळ, गोशाला रोड, मुलुंड वेस्ट म.उ., मुंबई, महाराष्ट्र - 400080

Address:
S/O Heriya Kunder, Near Aishwarya Building, Room No -199, Ramgad Nagar, Sai Sadan Chawl, Goshala Road, Mulund West S.O, Mumbai, Maharashtra - 400080

9009 6088 9949

बरल - १		
४८३८	५८४	२००
२०२२		

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O रमेश चांदलेकर, तालुका महाड,
मंडले, रायगड,
महाराष्ट्र - 402305

Address:
S/O Ramesh Chandlekar,
Taluka-Mahad, Mandle,
Raigarh, Maharashtra -
402305

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-III ★ MUMBAI ★

भारत सरकार
GOVERNMENT OF INDIA

सचिन रमेश चांदलेकर
Sachin Ramesh Chandlekar
जन्म तारीख / DOB: 05/07/1989
पुरुष / MALE

9273 3292 7747

माझे आधार, माझी ओळख

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ मुंबई उपनगर जिल्हा, (बांद्रा) ★ MUMBAI SUBURBAN DIST. (BANDRA)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SACHIN RAMESH CHANDLEKAR
RAMESH DATTRAM CHANDLEKAR
05/07/1989
Permanent Account Number
ANDPC8372R

Signature

बरल - १		
४८३८	७८५	२००
२०२२		

बबई - ३		
९३५५	२८	३९
२०१८		

@chandlekar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHAMMAD SHAHID RAZA
MOHAMMAD JABIR ALI
10/02/1984
Permanent Account Number
ALPPR1874F
Md Shahid Raza
Signature

भारत सरकार
GOVERNMENT OF INDIA

मोहम्मद शाहीद रजा
Mohammad Shahid Raza
जन्म तारीख / DOB : 10/02/1984
पुरुष / MALE
9928 0322 9571

THE SEAL OF THE JOINT SUB-REGISTRAR ★ MUMBAI ★

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (MAHARA) ★

Address:
S/O Mohammad Jabir Ali
Green Valley Apartment
113, Sector 14, near Bank Of Maharashtra, Tagore Nagar
Palgarh Maharashtra, 401209

बाबर्ड - ३१

९३५५	२९	३६
२०१८		

बरल - १

४८३८	१६	२००
२०२२		

भारत सरकार
GOVERNMENT OF INDIA

राहुल जवाहरलाल छाजेड
Rahul Jawaharlal Chhajed
जन्म तारीख / DOB: 04/10/1978
पुरुष / MALE

9361 1953 0872

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL J CHHAJED
JAWAHARLAL
04/10/1978
Permanent Account Number

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

बरल - ३		
९३५	३०	३५
२०२८		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	९८७	२००
२०२२		

AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
ए-203, गार्डन प्लाझा, दीपक हॉस्पिटल रोड, आयडियल पार्क जवळ, मिरा रोड पूर्व मीरा-भायंदर, ठाणे, महाराष्ट्र - 401107

Address:
A-203, Garden Plaza, Deepak Hospital Road, Near Ideal Park, Mira Road East, Mira-Bhayander, Thane, Maharashtra - 401107

9361 1953 0872

1947 1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947 Bengaluru-560 001

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH47 20180007242 DOI : 26-03-2018
Valid Till : 25-03-2038 (NT)

FORM 1
RULE 15 (2)

26-03-2018

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	26-03-2018
MCWG	26-03-2018

DOB : 19-07-1990 BG

Name : VAIBHAV V JEDHE
S/D/W of VASANT JEDHE
Add CHATRAPATI CHAWL COMMITTEE SALAGNA SAINATH SEVA SAMITI DHOBIGHAT TANAJI NAGAR MAIDAN MALAD EAST
Mumbai,MH
PIN : 400097
Signature & ID of Issuing Authority : MH47

Signature/Thumb Impression of Holder

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH05 20160026383 DOI : 23-08-2016
Valid Till : 04-12-2032 (NT)

FORM 1
RULE 15 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	23-08-2016

DOB : 05-12-1982 BG

Name : AJAY BERDE
S/D/W of PANDURANG BERDE
Add 2/10 GANPATI NIWAS CHAWL MAHATMA PHULE RD. GARIBACHA WADA DOMBIVLI (W) DIST-THANE
PIN : 421202
Signature & ID of Issuing Authority : MH05 2016149

Signature/Thumb Impression of Holder

भारत सरकार
GOVERNMENT OF INDIA

सुशांत प्रकाश पाटेकर
Sushant Prakash Patekar
जन्म तारीख / DOB : 14/10/1996
पुरुष / MALE

5412 3356 4057

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TIKA SANGRAM BOHRA
SANGRAM BOHRA
16/04/1990
Permanent Account Number
CMPPB0841B
Signature

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 1 ★ MUMBAI SUBURBAN DIST. (RAIGRA) ★

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAVIN CHDHURI
CHANDRAKANT LAXMAN DHURI
10/08/1986
Permanent Account Number
AJAPD5007D
Signature

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

जरल - १		
४८३८	९८८	२००
२०२२		

बबई - ३IV		
८३५५	३९	३६
२०१८		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST.

THE SEAL OF THE SUB-REGISTRAR MUMBAI CITY-III
MUMBAI

मुंबई - ५		
९३९५	३२	३६
२०१८		

बरल - १		
४८३८	९८८	२००
२०२२		

Summary1 (GoshwaraBhag-1)

450/9315
गुरुवार,29 नोव्हेंबर 2018 3:55
म.न.

दस्त गोषवारा भाग-1

बबई3 2318 TC
दस्त क्रमांक: 9315/2018

दस्त क्रमांक: बबई3 /9315/2018

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बबई3 यांचे कार्यालयात
अ. क्र. 9315 वर दि.29-11-2018
वेळी 3:05 म.नं. वा. हजर केला.

पावती:10601 पावती दिनांक: 29/11/2018

सादरकरणाराचे नाव: ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथ. सिग्नेटरी किरीट एच मेहता -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	820.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच व्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करणाऱ्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

तिरका क्र. 1 29 / 11 / 2018 03 : 05 : 59 PM ची वेळ: (सादरीकरण)

तिरका क्र. 2 29 / 11 / 2018 03 : 06 : 32 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील [illegible] व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची [illegible] * [illegible] सत्यता, वैधता [illegible] दस्त [illegible] व [illegible] संपूर्णपणे जबाबदार राहतील.

लिहून देणारे: लिहून घेणारे:

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-III MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	९८०	२००
२०२२		

iSarita v1.5.0

29/11/2018 4 00:44 PM

दस्त गोषवारा भाग-2

बबई3 3836 II
दस्त क्रमाक:9315/2018

दस्त क्रमांक :बबई3 /9315/2018

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी किरीट एच मेहता - पता:-, -, ओमकार हाउस, सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, ऑफ इस्टर्न एक्सप्रेस हायवे, राऑळी कांप, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		
2	नाव:ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी केशरी प्रसाद पाठक - पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
3	नाव:ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी वीन्देश आर अगरवाल - पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:	कुलमुखत्यार देणार वय :-30 स्वाक्षरी:-		
4	नाव:ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी अशोक कुमार सरावगी - पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		
5	नाव:ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी मिलना अदि वेंकट नागा श्रीनिवास पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, सायन मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १
४८३८ | २९ | २०१८
२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-III MUMBAI

6 नाव:ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा. ली आणि इरा रियल्टर्स प्रा ली चे ऑथो. सिग्नेटरी बिमल ए श्रॉफ
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
कुलमुखत्यार देणार
वय :-44
स्वाक्षरी:-


7 नाव:रवी दिक्षित - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-48
स्वाक्षरी:-


8 नाव:विजय कुंदर - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-49
स्वाक्षरी:-


9 नाव:सचिन चांदलेकर - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-29
स्वाक्षरी:-


10 नाव:मोहम्मद रजा - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-34
स्वाक्षरी:-


11 नाव:राहुल छाजेड - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पुर्व मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई.
पॅन नंबर:
पॉवर ऑफ अटॉर्नी होल्डर
वय :-40
स्वाक्षरी:-


बरल - १
२३८ | १९१ | २००
२०२२

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 11 / 2018 03 : 10 : 46 PM

मुंबई - ३
९३५ | ३५ | ३९
२०१८

ओळख:-
खालील इसम असे निवेदीत करतात की ते [illegible] व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पता	छायाचित्र	अंगठ्याचा ठसा

1 नाव:अजय वेर्डे - -
वय:35
पता:101 राम भुवन रेसिडेन्सी, प्रो व्ही एस आगाशे पथ, दादर प, मुबई
पिन कोड:400028

स्वाक्षरी

2 नाव:कृष्णा माणगांवकर - -
वय:28
पता:सदर-
पिन कोड:400028

स्वाक्षरी

सिक्का क्र.4 ची वेळ:29 / 11 / 2018 03 : 11 : 58 PM

सह दुय्यम निबंधक, मुबई-3
सह दुय्यम निबंधक
मुंबई शहर क्र. ३

EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH008721369201819E	0004807712201819

9315 /2018

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (MAHARA)

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

बबई - ३ IV		
९३५५	३६	३६
२०१८		

प्रमाणित करणेत येते की दस्तामध्ये एकूण.३६..पाने आहेत, पुस्तक क्रमांक IV मुबई-३/९३५५/२०१८
नोंदला. 29 NOV 2018
दिनांक
सह दुय्यम निबंधक, मुंबई शहर-३.

बरल - १		
४८३८	५९३	२००
२०२२		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH01 20180041430 DOI : 15-11-2018
Valid Till 14-11-2038 (NT)

FORM 7
RULE 16 (2)

15-11-2018

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	15-11-2018
MCWG	15-11-2018

DOB : 15-06-1998 BG :

Name SHEKHAR NALAVADE
S/D/W of SHANTARAM NALAVADE
Add TA-KA- 56 AZAD NAGAR ZOPADPATTI TAKANDAS KATARIYA MARG MATUNGA
Mumbai, MH
PIN 400019
Signature & ID of Issuing Authority: MH01

Signature/Thumb Impression of Holder

Nalavade

[redacted]

Government of India

Download Date: 28/10/2021

सुशांत प्रकाश पाटेकर
Sushant Prakash Patekar
जन्म तारीख/DOB: 14/10/1996
पुरुष/ MALE

Issue Date: 13/02/2021

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
मुंबई उपनगर जिल्हा, (महा.)
MUMBAI SUBURBAN DIST. (MAHARA)

5412 3356 4057
VID : 9113 6155 8190 5764
माझे आधार, माझी ओळख

बरल - १		
४८३८	७८१	२०५
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
२८३८	१५५	२००
२०२२		

भारत सरकार
GOVERNMENT OF INDIA

Download Date: 23/08/2021

नितीन भगवान तिर्लोटकर
Nitin Bhagwan Tirlotkar
जन्म तारीख/DOB: 15/08/1983
पुरुष/ MALE
Mobile No: 9833473269

6911 8359 2398
VID : 9126 3238 9440 3316

Issue Date: 06/07/2011

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

पत्ता:
S/O भगवान तिर्लोटकर, ३०६, कातोडी पाडा पाईप लाईन, बर्वे नगर, भटवाडी, घाटकोपर वेस्ट, मुंबई, महाराष्ट्र - 400084

Address :
S/O Bhagwan Tirlotkar, 306, Katodi Pada Pipe Line, Barve nagar, Bhatwadi, Ghatkopar west, Mumbai,
Maharashtra - 400084

6911 8359 2398
VID : 9126 3238 9440 3316

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
४८३८	१९६	२००
२०२२		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
सह. दुय्यम निबंधक बोरीवली क्र. १
मुंबई उपनगर जिल्हा. (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
२३८	१८७	२००
२०२२		

324/4838
बुधवार,30 मार्च 2022 11:45 म.पू.

दस्त गोपवारा भाग-1

बरल-१
दस्त क्रमांक: 4838/2022

दस्त क्रमांक: बरल-१ /4838/2022

बाजार मुल्य: रु. 4,90,94,869/- मोबदला: रु. 6,36,22,000/-

भरलेले मुद्रांक शुल्क: रु.31,81,100/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालयात

अ. क्रं. 4838 वर दि.30-03-2022

रोजी 11:42 म.पू. वा. हजर केला.

पावती:5335 पावती दिनांक: 30/03/2022

सादरकरणाराचे नाव: किरण इन्फ्रा डेव्हलपर्स एल एल पी चे भागीदार मितेश वर्मा -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 4000.00
पृष्टांची संख्या: 200	
एकुण:	34000.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 30 / 03 / 2022 11 : 42 : 16 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 03 / 2022 11 : 43 : 42 AM ची वेळ: (फी)

बरल - १		
४८३८	३८८	२००
२०२२		

प्रतिज्ञापत्र

• सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे : लिहून घेणारे :

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 सह. दुय्यम निबंधक बोरीवली क्र. १ मुंबई उपनगर जिल्हा. (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

30/03/2022 11 49:35 AM

दस्त गोषवारा भाग-2

बरल-१
दस्त क्रमांक:4838/2022

दस्त क्रमांक :बरल-१ /4838/2022
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मान्यता देणार ओमकार रियल्टर्स अँन्ड डेव्हलपर्स प्रा लि चे ऑथोमिग्रेट्री केशरी प्रसाद पाठक आणि अशोक कुमार मरावगी तर्फे मुखत्यार सचिन चांदलेकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: मायन चुनाभट्टी सिग्नल समोर मायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पॅन नंबर:AAACO7919F	मान्यता देणार वय :-31 स्वाक्षरी:-		
2	नाव:इरा रियल्टर्स प्रा लि चे ऑथोमिग्रेट्री केशरी प्रसाद पाठक आणि अशोक कुमार मरावगी तर्फे मुखत्यार सचिन चांदलेकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: मायन चुनाभट्टी सिग्नल समोर मायन पूर्व, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पॅन नंबर:AABCE9746R	लिहून देणार वय :-31 स्वाक्षरी:-		
3	नाव:किरण इन्फ्रा डेव्हलपर्स एल एल पी चे भागीदार मितेश वर्मा - पत्ता:प्लॉट नं: युनिट नं 24,, माळा नं: 24 वा मजला , इमारतीचे नाव: मनशाईन टॉवर , ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: सेनापती बापट मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AASFK9377J	लिहून घेणार वय :-23 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 03 / 2022 11 : 47 : 12 AM

बरल - १
४८३८ | १९९ | २००
२०२२

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितीन निलोटकर - - वय:39 पत्ता:306 कानोडी पाडा पाईप लाईन भटवाडी खार पश्चिम मुंबई पिन कोड:400084 स्वाक्षरी		
2	नाव:शेखर तलावडे - - वय:24 पत्ता:101, 1 ला मजला राम भुवन रेसिडेन्सी प्रो व्ही एम आगाशे पथ दादर पश्चिम मुंबई पिन कोड:400028 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:30 / 03 / 2022 11 : 48 : 37 AM

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 सह. दुय्यम निबंधक बोरीवली क्र. १ मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	KIRAN INFRA DEVELOPERS LLP	eChallan	02300042022032688287	MH015462701202122E	3181100.00	SD	0007499496202122	30/03/2022
2		DHC		3003202205184	2000	RF	3003202205184D	30/03/2022
3		DHC		3003202205094	2000	RF	3003202205094D	30/03/2022
4	KIRAN INFRA DEVELOPERS LLP	eChallan		MH015462701202122E	30000	RF	0007499496202122	30/03/2022

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4838 /2022

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बरल - १		
४३८	१००	२००
२०२२		

प्रमाणित करणेत येते, की या दस्तामध्ये एकूण २०० पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ सह. दुय्यम निबंधक बोरीवली क्र. १ ★ मुंबई उपनगर जिल्हा (बांद्रा) ★

बरल-१/ ४३८ /२०२२
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक: 30/3/2022

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.