

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)					
Valuation ID	20220221693	21 February 2022, 10:34:38 AM			
कलन5					
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
तालुक्याचे नांव :	कल्याण				
गावाचे नांव :	खोणी				
क्षेत्राचे नांव	Rural	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
1170					
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र -	44.451 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.1170/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	= (32000 * (100 / 100)) * 1				
	= Rs.32000/-				
मजला निहाय घट/वाढ	= 100% of 32000 = Rs.32000/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 32000 * 44.451				
	= Rs.1422432/-				
B) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र	13.75 चौ. मीटर				
खुल्या जमिनीवरील वाहन तळाचे मूल्य	= 13.75 * (1170*40/100)				
	= Rs.6435/-				
Applicable Rules :	3, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 1422432 + 6435 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.1428867/-				
	= ₹ चौदा लाख अठ्ठावीस हजार आठ शें सत्सहस्र /-				

Home

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क.ल.न.-५

दस्त क्र. 2449 2022

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CHALLAN
MTR Form Number-6



GRN	MH013337017202122E	BARCODE	[Barcode]		Date	18/02/2022-15:34:05	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAACL1490J			
Location	THANE			Full Name	Macrotech Developers Limited			
Year	2021-2022 One Time			Flat/Block No.	Flat No. 410 Wing J VIOLET QUALITY HOMES			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		124500.00		Road/Street	Taloja Bypass Road Dombivli East			
0030063301 Registration Fee		30000.00		Area/Locality	Thane			
				Town/City/District				
				PIN	क.ल.न.-५ 2 ५ ५ ९ २०२२			
				Remarks (If Any)	दस्त क्र. २५५९ २०२२ PAN2=ENFPS1266G-SecondPartyName=Shashikiran Sadhu Poojari-CA=3553646 2 ५००			
				Amount In	One Lakh Fifty Four Thousand Five Hundred Rupees 0			
Total	1,54,500.00			Words	nly			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332022021910173	707649741	
Cheque-DD Details				Bank Date	RBI Date	18/02/2022-21:06:29	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

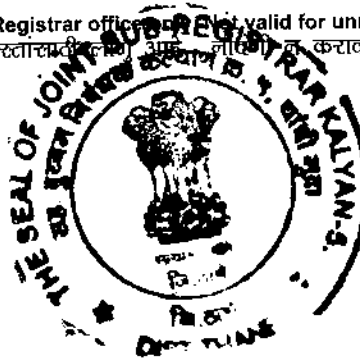
Department ID :

Mobile No. : 7738561039

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

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

[Handwritten Signature]



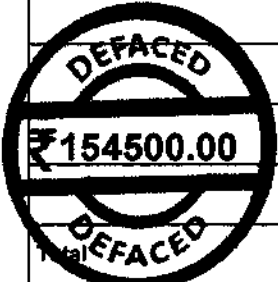


CHALLAN
MTR Form Number-6



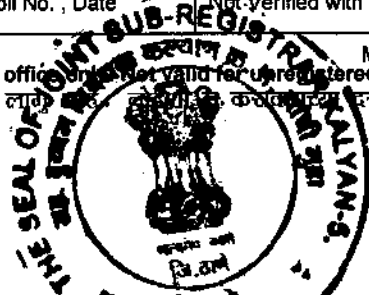
GRN	MH013337017202122E	BARCODE		Date	18/02/2022-15:34:05	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	AAACL1480J		
Office Name		KLN5_KALYAN 5 JOINT SUB REGISTRAR		Full Name	Macrotech Developers Limited		
Location		THANE		Flat/Block No.	Flat No. 410 Wing J VIOLET QUALITY HOMES		
Year		2021-2022 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	Taloja Bypass Road Dombivli East		
0030046401 Stamp Duty		124500.00		Area/Locality	Thane		
0030063301 Registration Fee		30000.00		Town/City/District	Thane		
				PIN	4 2 1 2 0 4		
				Remarks (If Any)	क.ल.न.-५ दस्त क्र. 2447 2022		
				PAN2=ENFPS1266G~SecondPartyName=Shashikiran Sadhu	3 300		
				Poojarl~CA=3553646			
Total		1,54,500.00		Amount In Words	One Lakh Fifty Four Thousand Five Hundred Rupees Only		



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022021910173	707649741		
Cheque/DD No.		Bank Date	RBI Date	18/02/2022-21:06:29	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



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



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-507-2551	0006494334202122	21/02/2022-10:48:03	IGR542	30000.00
2	(IS)-507-2551	0006494334202122	21/02/2022-10:48:03	IGR542	124500.00
Total Defacement Amount					1,54,500.00

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 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 1902202200039	Receipt Date 21/02/2022
Received from MDL, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2551 dated 21/02/2022 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
	
Payment Details	
Bank Name IBKL	Payment Date 19/02/2022
Bank CIN 10004152022021900036	REF No. 2744956792
Deface No 1902202200039D	Deface Date 21/02/2022
This is computer generated receipt, hence no signature is required.	



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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 21st day of Feb-2022

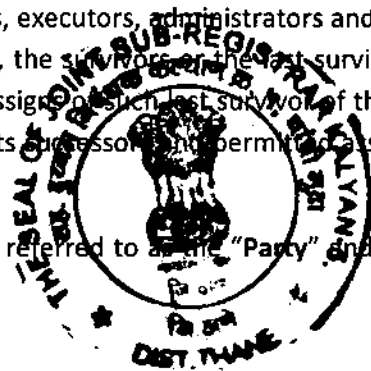
BETWEEN:

Macrotech Developers Limited (erstwhile Palava Dwellers Private Limited, merged into Macrotech Developers Limited with effect from December 31, 2021 by virtue of Order dated 26.10.2021 of the National Company Law Tribunal, Mumbai Bench – Court V in CP (CAA) 136/MB/2021) a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as **"THE COMPANY"** (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 **One Part**;

AND

Shashikiran Sadhu Poojari residing / having its address at Flat no 305 3rd floor, Ramji apartment Near Kon bus stop kongaon kalyan bhiwandi road Thane 421311 Maharashtra India and assessed to income tax under permanent account number (PAN) **ENFPS1266G**, hereinafter referred to as the **"PURCHASER"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivor or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the **"Party"** and collectively referred to as the **"Parties"**.



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WHEREAS:

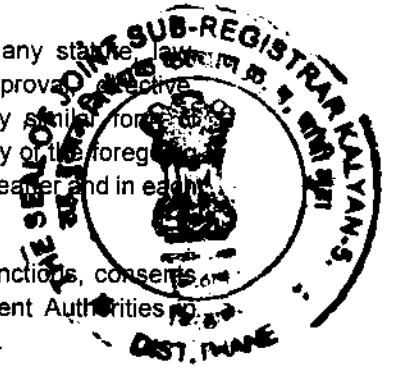
- A. The Joint Developer-2 is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Joint Developer-1 and Joint Developer-2 to the Larger Property is at Annexure 2 (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).
- D. The Joint Developer-1 and, or, the Joint Developer-2 have applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at Annexure 4 (Key Approvals). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Joint Developer-2 and, or, the Joint Developer-1 may obtain further approvals as may be permitted by applicable regulations.
- E. The Joint Developer-1 and Joint Developer-2 have engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.
- F. The Purchaser has applied to the Joint Developer-2 for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as Annexure 5 (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Joint Developer-1 and the Joint Developer-2 have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Joint Developer-1 and the Developer, the Unit at the consideration and on the terms and conditions hereinafter appearing. The Joint Developer-1 has agreed to confirm the Agreement.

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

1. DEFINITIONS

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, regulation, ordinance, rule, judgment, order, decree, clearance, approval, executive guideline, policy, requirement, or other governmental restriction or any similar decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.



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1.7. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.

1.8. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A (Other Amounts Payable before DOP).

1.9. "CAM Charges" shall mean: (i) the maintenance charges payable by the Purchaser *inter alia* for the maintenance of the common areas of the Building and the provision of common facilities available to the Purchaser in the Building / Project or on the Larger Property, including property tax payable in respect of the Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser; and (ii) Neighbourhood Linked Utility Charges, as specified in the Annexure 6A (Other Amounts Payable before DOP).

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1.10. "Commencement Date" shall mean the day from which the Purchaser will be required to pay CAM Charges and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.

1.11. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.12. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.

1.13. "Neighbourhood Linked Utility Charges" shall include but not be limited to maintenance charges payable by the by the Purchaser *inter alia* for the maintenance of the STP (including the pumping of water to the STP, treatment of the water and recirculation of the treated water back to the relevant portions on the Larger Property) and maintenance costs incurred towards replacement and upkeep of the STP or parts thereof and SWMP which may be located on the Larger Property which cater to the Unit and, or, the Building as specified in the Annexure 6A (Other Amounts Payable before DOP).

1.14. "Club" shall mean the club which has been constructed on the Larger Property and is owned and managed by the Developer offering recreational activities to the residents on the Larger Property, either directly or through a nominee which may include the FMC which can be used *inter alia* by the Purchaser upon becoming a member of the Club by *inter alia* executing the relevant membership forms and documents and making the payment of the Club Usage Charges in terms of and the manner set out this Agreement.

1.15. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).

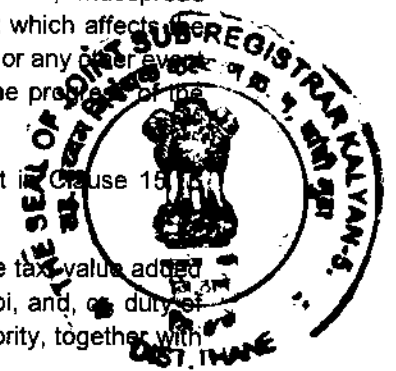
1.16. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.

1.17. "Consideration" shall have the meaning ascribed to it at Annexure 6 (Unit and Project Details).



- 1.18. "Date of Offer of Possession" or "DOP" shall mean the date on which the Developer, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is mentioned in Annexure 6 (Unit and Project Details).
- 1.19. "Developer Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1 below.
- 1.20. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.21. "Exclusive Balcony/ Veranda/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.
- 1.22. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.23. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Developer.
- 1.24. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.25. "FEMA" shall have the meaning ascribed to it in Clause 20.1(dd) below.
- 1.26. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.27. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Developers to carry out works / raise moneys / get approvals, or any other event (one-off or continuing) beyond the control of the Developers affecting the progress of the Project.
- 1.28. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.29. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.30. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.31. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be additional land parcels which may form part of the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.

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1.32. "Liquidated Damages" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto.

1.33. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.

1.34. "Maintenance Related Amounts" shall include the amounts collected by Joint Developer-2 to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to CAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6A (Other Amounts Payable before DOP).

1.35. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.

1.36. "Entrance Lobby" shall have the meaning ascribed to it in Clause 10.3 below.

1.37. "Parking Spaces" shall mean a location where a 4 wheel or a 2 wheel passenger vehicle can be parked. Parking Spaces include open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where vehicle is parked shall not exceed 750 meters.

1.38. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.

1.39. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.

1.40. "Property Tax" shall mean the amounts payable by the Purchaser towards property tax for the Unit, and the common areas of the Building.

1.41. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1.b) below.

1.42. "Refund Amount" shall mean:

1.42.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2; an amount equivalent to the Consideration Value or part thereof, paid by the Purchaser to Joint Developer-2 (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to third parties by Joint Developer-2 on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Joint Developer-2 to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Joint Developer-2 receives credit for the same from the relevant Authority.

1.42.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1.b): an amount equivalent to the aggregate of the Consideration Value or part thereof paid by the Purchaser to the Joint Developer-2 (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Joint Developer-2 on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Joint Developer-2 to any third party for facilitating, assisting in connection with the sale of the Unit or



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identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

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- 1.43. "Reimbursements" shall include all expenses directly or indirectly incurred by the Joint Developer-1 or Joint Developer-2 in providing or procuring services/facilities other than the Unit, including but not limited to, LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at Annexure 6A (Other Amounts Payable before DOP).
- 1.44. "RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.
- 1.45. "Service Providers" shall have the meaning ascribed to it in Clause 15.16 below.
- 1.46. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
- 1.47. "STP" shall mean the sewage treatment plant situated on the Larger Property, servicing the Unit and, or, the Building;
- 1.48. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Developer.
- 1.49. "SWMP" shall mean the Solid Waste Management Plant which includes the process of *inter alia* waste collection, waste segregation, waste processing, waste recycling and disposing of the waste, situated on the Larger Property, servicing the Unit and, or, the Building;
- 1.50. "Taxes" shall mean and include Direct Tax and Indirect Tax.
- 1.51. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
- the Unit or any part of the right, title or interest therein; and, or,
 - the benefit of this Agreement; and, or,
 - in case the Purchaser is a company, directly or indirectly, the change of control or management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
 - in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.



The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.52. "Ultimate Organization" shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/ owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Joint Developer 2.
- 1.53. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floor plan thereto (with unit shaded) annexed as Annexure 5 (Floor Plan) hereunder.



1.54. "User Based Fee" shall mean the amounts payable by the Purchaser *inter alia* for the usage of Club and such other services as may be provided to the Purchaser. An estimate of User Based Fee is set out at Annexure 6A (Other Amounts Payable before DOP).

2. **RULES FOR INTERPRETATION**

2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;

b. All statutory instruments or orders made pursuant to a statutory provision; and

c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.

2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.

2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.

2.6. Any reference to the words "hereof," "herein," "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

2.7. The words "include" and "including" are to be construed without limitation.

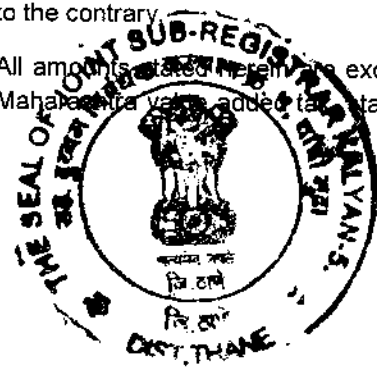
2.8. Any reference to the masculine, the feminine and the neutral shall include each other.

2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Joint Developer-2 on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to *inter alia* the cost of construction, the cost of funds raised by the Developer, the ability or inability of the Joint Developer-2 to resell the Unit, including losses due to brokerage/ marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Developers will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Developers for the loss or damage that is suffered / likely to be suffered by the Developers on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.

2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from

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time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Joint Developer-2 as per Applicable Law.

2.12. The Parties agree and accept that wherever relevant, all references to the "Developer" shall be construed to mean and include reference to the "Joint Developer-2". All references "Developers" shall be construed to mean and include both, Joint Developer-1 and Joint Developer - 2.

2.13. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.

2.14. All references in this Agreement to the term 'Date of Offer of Possession' / 'DOP' shall be read and construed as reference to 'Extended DOP', if and as applicable.

2.15. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. DISCLOSURES AND TITLE

3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Joint Developer-1 and the Joint Developer-2 have made full and complete disclosure of its title to Larger Property; (ii) the Purchaser has taken inspection of all the relevant documents; and (iii) the Purchaser has, in relation to the Unit/ Building/ Larger Property, satisfied himself of *inter alia* the following:

- Nature of the Joint Developer-1 and the Developer's right, title and encumbrances, if any;
- The Approvals (current and future);
- The drawings, plans and specifications; and
- Nature and particulars of fixtures, fittings and amenities.

3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding the draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. AGREEMENT TO SELL AND CONSIDERATION

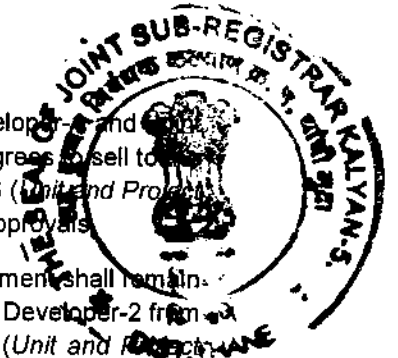
4.1. The Purchaser hereby agrees to purchase/ acquire from the Joint Developer-1 and Joint Developer-2 and the Joint Developer-1 and Joint Developer-2, hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out at Annexure 6 (Unit and Project Details), subject to the terms and conditions mentioned herein and the Approvals.

4.2. The Consideration Value and all other amounts payable under this Agreement shall remain fixed. The Consideration Value shall be paid by the Purchaser to the Joint Developer-2 from time to time in the manner more particularly described at Annexure 6 (Unit and Project Details). The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Developer. Payment shall be deemed to have been made when credit is received for the same by the Joint Developer-2 in its account.

4A. OTHER AMOUNTS PAYABLE

All other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto, shall be paid by the Purchaser to the Developer in the manner more particularly described at Annexure 6A (Other Amounts Payable before DOP) within 15 (fifteen) days of such demand being made by the Developer, time being of the essence. The Possession of the Unit as provided under Clause 10 herein

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is subject to payment of all amounts under this Agreement including the amounts set out at Annexure 6A (Other Amounts Payable before DOP).

4B. TERMS OF PAYMENT

4B.1 The Purchaser agrees and understands that Joint Developer-1 and Developer have agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:

- a. Shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;

b. Shall observe all covenants, obligations and restrictions stated in this Agreement; and

Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.

4B.2 It is clarified and the Purchaser accords his irrevocable consent to the Joint Developer-2 to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- a. **Firstly**, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
- b. **Secondly**, towards Interest due as on the date of payment;
- c. **Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge, dues and Taxes payable or any other administrative or legal expense incurred by the Joint Developer-2 on account of delay in payment by the Purchaser and consequential actions required to be taken by the Developer; and
- d. **Fourthly**, towards outstanding dues, including Consideration Value and any other amounts payable in respect of the Unit or under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Developer.

4B.3 The Consideration Value and all other amounts payable under this Agreement, save and except for proportionate share (in ratio of Net Area) of any increase in costs/charges levied by any Authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building due to depreciation of the rupee by more than 5% (five per cent) beyond the prevailing exchange rate with the US Dollar (\$) as on the date of start of construction of the Building. Such increase will be certified by any one of the Big 6 accountancy firms (EY, KPMG, PWC, Deloitte, BDO, Grant Thornton in 2021 and as may vary over time) and the Purchaser shall pay such proportionate share, as demanded.

4B.4 In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.

4B.5 The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payment, all costs associated with the administrative actions related to follow-up



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and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2021 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index)

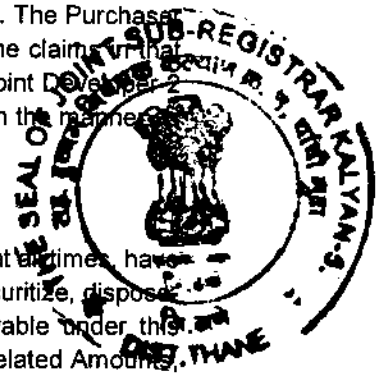
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5. **CONSTRUCTION AND DEVELOPMENT**

- 5.1. The Joint Developer-2 shall, subject to the terms hereof, construct the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.
- 5.2. The Purchaser is aware that while the Joint Developer-2 and, or the Joint Developer-1 have obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- 5.3. The Parties agree that while the Joint Developer-2 and, or the Joint Developer-1, as the case may be, may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Joint Developer-2 and Joint Developer-1, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organisation. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.
- 5.4. The Purchaser is aware and agrees that the Joint Developer-2 shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Joint Developer-2 and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Joint Developer-2 shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner the Joint Developer-2 may deem fit and proper.

6. **SECURITIZATION**

- 6.1. The Purchaser hereby agrees and acknowledges that the Developer shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, dispose off, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge, or any part/ portion thereof (whether or not the Developer is in full receipt of the same as of a particular date), in the manner that the Developer may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and acknowledges that the Developer may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Developer, whether in India or worldwide, as permissible under Applicable Law, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly, the Purchaser hereby grants his irrevocable consent to the Joint Developer-2 to sell, assign, transfer, securitize, dispose-off, utilise or deal with, in a manner suitable to the Developer



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(without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and/or part thereof and any amounts received/ receivable by the Developer hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and, or, part thereof and, or, any amounts payable by the Purchaser herein.

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It is further agreed that any such securitization shall not lead to an increase in the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, and Neighbourhood Infrastructure Charge paid by the Purchaser for the Unit and any payment made by the Purchaser to the Joint Developer-2 and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Joint Developer-2 in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. LOANS AGAINST THE UNIT

7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Developer), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge or any parts thereof and/or any other amounts payable hereunder.

7.2. The Parties further agree that the Joint Developer-2 and, or the Joint Developer-1 shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Joint Developer-1 and Joint Developer-2 shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Joint Developer-2 and/or the relevant banks/financial institutions which have advanced the Loan. The Joint Developer-2 shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Joint Developer-2 shall not be liable or responsible for the same in any manner whatsoever.

7.4. The Purchaser indemnifies and hereby agrees to keep harmless and indemnified the Joint Developer-1 and, or the Joint Developer-2 and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Joint Developer-1 and, or, the Joint Developer-2 and its successors and assigns may suffer or incur by reason of any action that any bank/ financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. **PARKING SPACES**



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8.1. At the request of the Purchaser, the Joint Developer-2 hereby permits the Purchaser to use the number of Parking Spaces as set out in **Annexure 6 (Unit and Project Details)** hereto within the Project/ Larger Property. The Purchaser is aware that the Joint Developer-2 has in the like manner allocated/ shall be allocating other parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organisation and/or execution of conveyance, as contemplated herein, cause such Ultimate Organisation to confirm and shall not permit the Ultimate Organisation to alter or change the allocation of Parking Spaces in the manner allocated by the Joint Developer-2 to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.

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8.2. The Purchaser is aware and agrees and acknowledges that the Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Law. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Parking Spaces being allotted / allocated to the Purchaser.

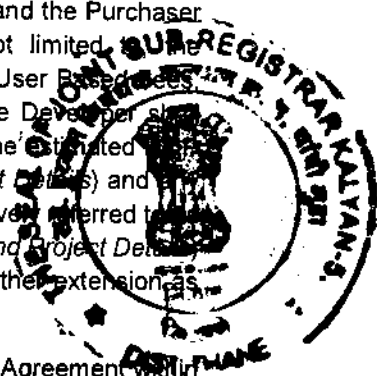
9. **REGISTRATION**

9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Joint Developer-1 and Joint Developer-2 the serial number under which the Agreement is lodged so as to enable the representative of the Joint Developer-1 and Joint Developer-2 to attend the office of the Sub Registrar of Assurances and admit execution thereof. The Joint Developer-1 and Joint Developer-2 may extend assistance/ co-operation for the registration of this Agreement, at the cost and expense of the Purchaser. However, the Joint Developer-1 and Joint Developer-2 shall not be responsible or liable for any delay or default in such registration.

10. **POSSESSION**

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, Consideration Value, Reimbursements, Maintenance Related Amounts, User Based Neighbourhood Infrastructure Charge and all Indirect Taxes thereto, the Developer shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP as extended by the grace period set out at **Annexure 6 (Unit and Project Details)** and further extension as may be applicable pursuant to Clause 10.4 (cumulatively referred to as the "Extended DOP" i.e. estimated DOP as set out at **Annexure 6 (Unit and Project Details)** + grace period as set out at **Annexure 6 (Unit and Project Details)** + further extension as may be applicable pursuant to Clause 10.4).

10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 15 (fifteen) days of the Joint Developer-2 intimating him, in writing, that the Unit is ready for possession ("Possession Demand Letter") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Joint Developer-2 at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.



10.3. The Joint Developer-1 and Joint Developer-2 shall obtain occupation certificate for the Unit ("OC") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Joint Developer-1 and Joint Developer-2 shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.

10.4. Notwithstanding any other provision of this Agreement, the Joint Developer-2 shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Joint Developer-2 including on account of any of the following:

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a. Any event of *Force Majeure*;

b. Riots / other civil disturbances; or

c. Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent Authority or of the court which affects the Building in which the Unit is located.

For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

11. TERMINATION

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Consideration Value or any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and Indirect Taxes thereto may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of such change in the Consideration Value or any other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto.

Developer's Right to Terminate

11.2. Joint Developer-2 shall have right to terminate this Agreement only in the following circumstances:

11.2.1. Default / Non-Payment: If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to), making payment of all due amounts as per Payment Schedule set out at **Annexure 6 (Unit and Project Details)** and timely payment of all amounts set out at **Annexure 6A (Other Amounts Payable before DOP)** (and Interest thereon, if any) within 14 (fourteen) days of the date of the demand letter, the Purchaser shall be deemed to be in default. In the event of such default, the Joint Developer-2 shall issue to the Purchaser notice of such default and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default (or such default is not capable of being rectified), the Joint Developer-2 shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ speed post ("**Developer Notice of Termination**").

11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Land / Property or the Joint Developer-2 or the Joint Developer-1 or their respective agents or servants. In the event, the Purchaser does or omits to do any such act,



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deed or thing then the Joint Developer-2 shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to the terminate this Agreement sending the Developer Notice of Termination.

- 11.2.3. Prolonged Stoppage in Construction: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than (one) year due to Applicable Law, the Joint Developer-2 shall have the option to terminate this Agreement sending the Developer Notice of Termination.

Purchaser's Right to Terminate:

- 11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:

- 11.3.1. Delay in possession beyond Extended DOP: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in **Annexure 6 (Unit and Project Details)** and timely payment of all amounts set out at **Annexure 6A (Other Amounts Payable before DOP)**, if the Developer fails to offer possession of the Unit by Extended DOP, then:

- a. Within 30 (thirty) days of expiry of Extended DOP, the Joint Developer-2 shall inform the Purchaser regarding the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause 11.3.1 (b) the DOP mentioned in **Annexure 6 (Unit and Project Details)** shall stand revised to and substituted by revised date communicated by the Joint Developer-2. The Joint Developer-2 shall credit Interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser; or
- b. Within 30 (thirty) days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in **Annexure 9 (Purchaser Notice of Termination)** elect to terminate this Agreement ("Purchaser Notice of Termination"). Where the Purchaser Notice of Termination is not received by the Joint Developer-2 within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1(a).

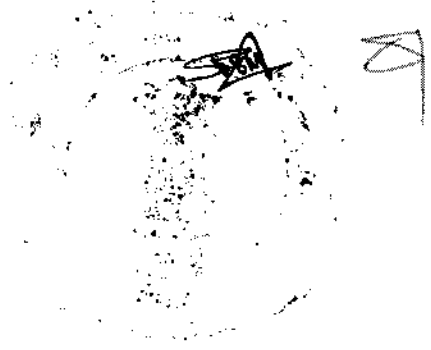
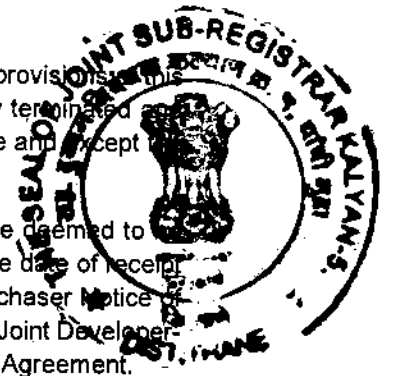
11.4. Consequences of Termination and Payment of Refund Amount

- 11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11.4.1, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except right to receive the Refund Amount in accordance with Clause 11.4.2.
- 11.4.2. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 (twelve) months from the date of receipt of: (i) the Developer Notice of Termination by the Purchaser; or (ii) the Purchaser Notice of Termination by the Developer, as the case may be, and shall be paid by the Joint Developer-2 to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.

12. DEFECT LIABILITY

- 12.1. If, during a period of 60 (sixty) months from the Date of Offer of Possession or such shorter period as permissible under Applicable Law, the Purchaser brings to the notice of the Joint Developer-2 any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Joint Developer-2 at its own costs. In case, it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Joint Developer-2 for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Joint Developer-2. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Joint Developer-2 shall not be, in any way, liable to repair or provide compensation for

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Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used therein.

13. **SET OFF / ADJUSTMENT**

13.1. The Purchaser hereby grants to the Joint Developer-2 the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Joint Developer-2 including the Consideration Value, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Joint Developer-2 or by the Joint Developer-2 to the Purchaser pursuant to this Agreement and/or in relation to the Unit. The Purchaser agrees and undertakes not to raise any objection and/or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

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ULTIMATE ORGANISATION	

14.1. The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organisation in respect of the Building. The Ultimate Organisation shall be known by such name as the Joint Developer-2 may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organisation and return the same to the Joint Developer-2 within 7 (seven) days from receipt thereof so as to enable the Joint Developer-2 to register the Ultimate Organisation.

14.2. Where the Project consists of more than one building, separate ultimate organisations may be formed in respect of each building. The Joint Developer-2 will apply for the registration of the Federation consisting of all such ultimate organisations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the ultimate organisation(s) shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Joint Developer-2 within 7 (seven) days from receipt thereof so as to enable the Joint Developer-2 to register the Federation.

14.3. Within 18 (eighteen) months from the date of occupation certificate in respect of the Building, the Joint Developer-2 and the Joint Developer-1 shall execute a Deed of Conveyance in favour of the Ultimate Organisation ("Building Conveyance") in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Developer(i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

14.4. Within 18 (eighteen) months from the receipt of the occupation certificate for the last building within the Larger Property, the Joint Developer-2 and the Joint Developer-1 shall execute a Deed of Conveyance in favour of the Federation ("Federation Conveyance") in respect of all of the Developer's right, title and interest in the Larger Property subject to and excluding the Building Conveyance and also subject to (i) the right of the Joint Developer-2 (i) to dispose of unsold units, if any; and receive of the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise.

14.5. The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organisation/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable



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levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organisation/ Federation.

- 14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organisation and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organisation or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard, the Purchaser for himself and the Ultimate Organisation/Federation reserves all his rights and claims, and undertakes not to claim and cause the Ultimate Organisation/Federation not to claim any such right in respect of the Building/ Larger Property.

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- 14.7. The Joint Developer-2 and the Joint Developer-2 hereby agree that it shall, before execution of Building Conveyance/ Federation Conveyance as contemplated herein, make full and true disclosure of the nature of its title to the Larger Property as well as encumbrances and/or claims, if any in/over the Larger Property. The Joint Developer-2 shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federation, the Larger Property is free from encumbrances.

15. **FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED AMOUNTS AND CLUB**

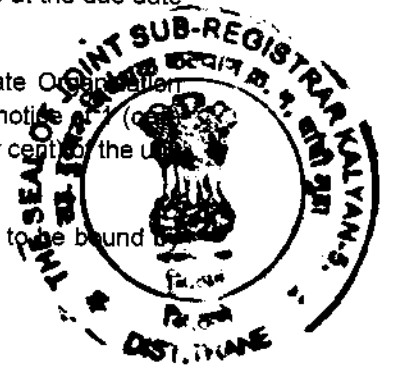
- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company ("FMC") appointed by the Developer. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organisation to ratify the appointment of the FMC as aforesaid. The Ultimate Organisation may appoint the FMC for the term or such further term, or choose to appoint any other facility management company for the maintenance and upkeep of the Common Areas and Amenities the Building, similarly the Federation may appoint the FMC for a further term or choose to appoint any other facility management company for the maintenance and upkeep of the Common Areas and Amenities of the Larger Property.

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

- 15.2. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organisation shall also be entitled to end the services of the FMC with advance written notice of one month if such termination has the written consent of 100% (one hundred per cent) of the unit purchasers of the Building.
- 15.3. The Purchaser agrees and undertakes to cause the Ultimate Organisation to be bound by the rules and regulations that may be framed by the FMC.

CAM Charges and Maintenance Related Amounts

- 15.4. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payable as the CAM Charges as set out at Annexure 6 (Unit and Project Details). The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.
- 15.5. The Purchaser shall be obliged to pay the same in advance on/before the 1st day of each quarter. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes such possession or not.



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15.6. The Purchaser is aware that the CAM charges stated hereinabove are provisional and the said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

15.7. The Purchaser undertakes to make payment of the estimated CAM charges for the period stated in **Annexure 6A (Other Amounts Payable before DOP)** from the CAM Commencement Date on or before the Date of Offer of Possession.

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The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unit by the Joint Developer 1 and/or Joint Developer 2. For any unit, the CAM Charges shall commence only after the sale of the unit and/or upon offer of possession (whichever is later). However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Developer.

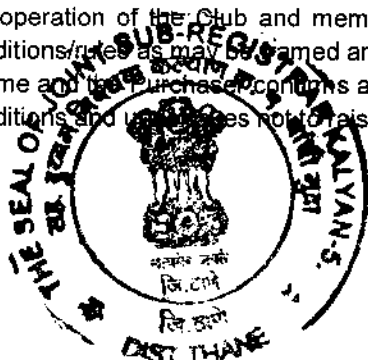
15.9. All Maintenance Related Amounts stated in **Annexure 6A (Other Amounts Payable before DOP)** are compulsorily payable by the Purchaser in the future upon demand being raised by the Joint Developer-2/Ultimate Organisation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.9 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Joint Developer-2/Ultimate Organisation till such time all due amounts are paid together with Interest for the period of delay in payment. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall be eligible to be considered for membership of the ultimate organization and/or Federation only after a period of 12 (twelve) months from such time that the defaulted amounts are fully paid, along with interest applicable thereon.

15.10. For avoidance of doubt, after the period mentioned at **Annexure 6A (Other Amounts Payable before DOP)** the Purchaser shall be obliged to pay the Developer and, or, the relevant Authority as the case may be Neighbourhood Linked Utility Charges at the rates communicated by the Developer to the Purchaser / the Ultimate Organization as the case may be towards the maintenance of STP (including the cost of pumping of water to the STP treatment of the water and recirculation of the recycled water to the relevant portions on the Larger Property), sinking fund expenses towards replacement of integral parts of the STP, the SWMP servicing the Unit and, or, Building. Such Neighbourhood Linked Utility Charges shall be paid in a form and manner prescribed by the Developer and, or, the relevant Authority.

15.11. The Joint Developer-2 shall provide expense details only in connection of Maintenance Related Amounts (excluding Building Protection Deposit) at the time of handover of the affairs of the Building to the Ultimate Organisation and shall not provide expense details for any other head.

Club and Other Key Common Areas

15.12. Subject to the payments made towards the Club Usage Charges in terms of this Agreement and the execution of the membership forms and, or, any other documents prescribed by the Developer, the number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food and beverage / commercial use is set out at **Annexure 6 (Unit and Project Details)**. For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees, as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser consents and agrees to be bound by and abide by the terms and conditions and shall not raise any objections in this regard.



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15.13. For avoidance of doubt, after the period mentioned at Annexure 6A (Other Amounts Payable before DOP) the Purchaser shall be obliged to renew the membership on terms and conditions applicable at the time of such renewal and execute such additional document and pay the Developer / the FMC as the case may be the Club Usage Charges at prevailing rates towards the maintenance membership, usage, maintenance, usage, and upkeep of the Club. Such additional Club Usage Charges shall be paid in a form and manner prescribed by the Developer / FMC, failing which the Developer shall be entitled to suspend access to the all such facilities offered and the Purchaser shall not be entitled to avail of the Club and other facilities.

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15.14. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC.

15.15. The Parties agree that the Club does not form part of the Common Areas and Amenities and it shall always be and shall remain the property of the Developer and the Developer may at its discretion transfer the Club to the Ultimate Organisation / Federation. The Parties further agree that the Joint Developer-2/FMC shall be entitled to grant membership rights to any such other person(s), as they may deem fit and the Purchaser shall not be entitled to object to the same.

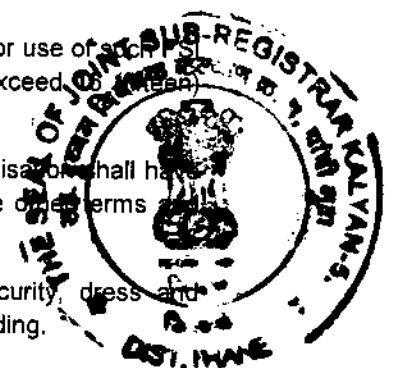
15.16. The Purchaser is aware that the Joint Developer-2 seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Joint Developer-2 has/shall enter into agreements with various third parties/operators ("Service Providers") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("FSI Free Constructed Spaces") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organisation, subject to the following restrictions:

- Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed of (three) years.
- Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

15.17. The Purchaser is aware that the Joint Developer-2 is not in the business of or providing services proposed to be provided by the Service Providers/ FMC or through the Service Providers/ FMC. The Joint Developer-2 does not warrant or guarantee the use or performance of these services provided by the respective Service Providers/ FMC. The Parties hereto agree that the Joint Developer-2 is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise in respect of these services provided by the respective Service Providers/ FMC.

16. **PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES**

16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of the other considerations / levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or



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before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.

16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.

16.3. In the event of a shortfall between the amount deposited with the Joint Developer-2 by the purchasers towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Joint Developer-2 shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Joint Developer-2 within 15 (fifteen) days of receipt of intimation from the Joint Developer-2, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Joint Developer-2 shall not be responsible for any penalty/charge/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.

16.4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation at time of handover of the affairs of the Ultimate Organisation.

16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Developer towards Property Tax for the Unit shall be refunded to the Purchaser within 15 (fifteen) days of the Developer being informed by the Purchaser that such demand has been raised.

16.6. The Purchaser undertakes to pay to the Joint Developer-2, on or before the Date of Offer of Possession, the LUC for the period from commencement of construction till the Date of Offer of Possession as specified at **Annexure 6 (Unit and Project Details)**. The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Joint Developer-2.

17. BUILDING PROTECTION DEPOSIT

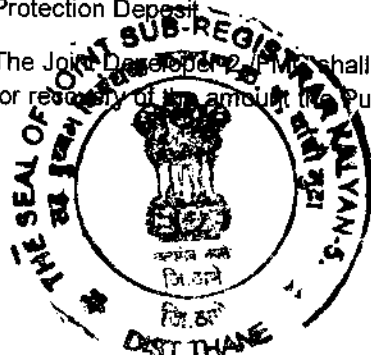
17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Joint Developer-2, the Building Protection Deposit set out in **Annexure 6A (Other Amounts Payable before DOP)** hereto.

17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Joint Developer-2.

17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Joint Developer-2 about completion of all fit-out or interior works in the Unit. On receiving this notification, the Joint Developer-2 representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.

17.4. In the event any violations are observed by the Joint Developer-2's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 15 (fifteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Joint Developer-2 shall get the same rectified at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.

17.5. The Joint Developer-2 shall be entitled to date the said cheque and deposit the same for receipt of the amount. The Purchaser shall ensure that sufficient balance is maintained



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in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Joint Developer-2 to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Joint Developer-2 /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 15 (fifteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the amount charges paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organisation, at the time same is formed.

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18. **INDIRECT TAXES AND LEVIES**

18.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned from the development and sale to the Purchaser of the Unit shall be borne by Joint Developer-2.

19. **INTEREST**

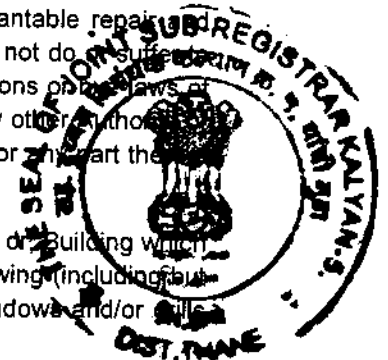
19.1. The Purchaser agrees to pay to the Joint Developer-2, Interest (as defined at Clause 1.30) on all the amounts, including the Consideration Value, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge, or any parts thereof, payable by the Purchaser to the Joint Developer-2 under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Joint Developer-2 i.e. 14 (fourteen) days, from the date the Joint Developer-2 raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Joint Developer-2 and shall not constitute a waiver of the same by the Joint Developer-2, unless specifically provided by the Joint Developer-2 in writing.

20. **PURCHASER'S COVENANTS**

20.1. The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:

a. To maintain the Unit at the Purchaser's own cost in good tenable repair and in proper condition from the Date of Offer of Possession and shall not do anything which shall be done anything in or to the Building against the rules, regulations or laws of the Ultimate Organisation / Federation or concerned local or any other authority. He shall not change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

- (i) Not carry out any additions or alterations in the Unit and, or Building which affect the structure, façade and/or services of the units/wing (including but not limited to, not making any change or to alter the windows and/or doors as provided by the Joint Developer-2);
- (ii) Not make any changes to the common area/lobby and structural changes in the Building;
- (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
- (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
- (v) Not change the location of the wet/waterproofed areas;
- (vi) Not make any alteration in the elevation and outside color scheme of the Building;



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(vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural elements in the Unit without the prior written permission of the Joint Developer-2 and/or the Ultimate Organisation;

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

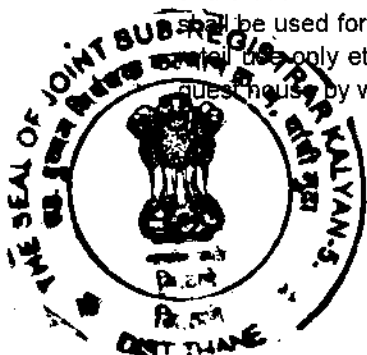
(ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.

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The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Joint Developer-2 as amended, from time to time.

The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.

- d. In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Joint Developer -2 shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 (twenty four) months from the Extended DOP. In the event such Piped Gas Connection is not provided within the aforementioned period, any and all amounts paid by the Purchaser towards such Piped Gas Connection will be refunded to the Purchaser without any interest thereon ("**Piped Gas Connection Charges**"). The Purchaser agrees and acknowledges that on the refund of the Piped Gas Connection Charges, the Joint Developer -2 will not have any further obligation or liability towards the Purchaser in this regard.
- e. The Purchaser shall ensure and cause the Ultimate Organisation to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.
- f. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organisation / Federation.
- g. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- h. The Purchaser agrees and undertakes to cause the Ultimate Organisation to ratify and confirm that the name of the Building and/or Ultimate Organisation shall not be changed without the prior written consent of the Joint Developer-2.
- i. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Joint Developer-2 i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house, by whatsoever name.

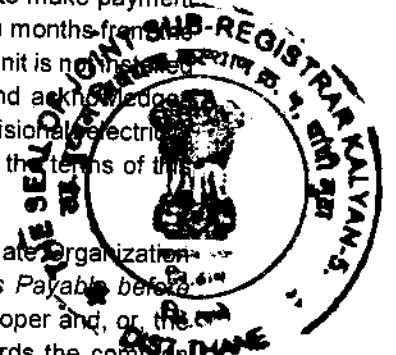


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- j. The Purchaser shall use the Parking Space only for purpose of parking the Purchaser's own vehicles.
- k. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained at the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurbishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- l. Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Joint Developer-2 as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.
- m. To pay to the Joint Developer-2 within 7 (seven) days of demand by the Joint Developer-2 its share of security deposit demanded by concerned local Authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.
- n. To pay to the Joint Developer-2 within 7 (seven) days of demand by the Joint Developer-2, his share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.
- o. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz., user for any purposes other than for residential or otherwise.
- p. In the event, the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Joint Developer-2 shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at Annexure 6A (Other Amounts Payable before DOP) as provisional electricity charges to the Joint Developer-2 for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months the Purchaser agrees and acknowledges that the Joint Developer-2 shall, deduct such additional provisional electricity charges from the CAM Charges collected from the Purchaser per the terms of the Agreement.
- q. The Purchaser agrees and undertakes to and, or, cause the Ultimate Organization to, after the periods mentioned at Annexure 6A (Other Amounts Payable before DOP), pay the Neighbourhood Linked Utility Charges to the Developer and, or, the relevant Authority as the case may be on an actuals basis towards the common services catering to the Unit and, or, the Building, the maintenance of STP and the SWMP servicing the Unit and, or, Building. Such Neighbourhood Linked Utility Charges shall be paid in a form and manner prescribed by the Developer and, or, the relevant Authority as the case may be.
- r. The Purchaser agrees and acknowledges that the Club is owned by the Developer and will not raise any objections or make any claims with regards to the same. The Purchaser agrees and acknowledges that the Club is a paid for facility. Accordingly, the Purchaser agrees and undertakes to, after the periods mentioned at Annexure 6A (Other Amounts Payable before DOP), make further payments towards the Club Usage Charges at the prevailing rates levied by the Developer / FMC as the case

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may be, towards the membership, usage and upkeep of the Club, failing which the Developer shall be entitled to suspend access to the Club.

- s. The Purchaser understands and agrees that the Purchaser shall not sell, lease, let, sub-let, Transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit, as applicable, without obtaining the prior written approval of the Ultimate Organization of the Building and the Federation separately. Such approval shall not be unreasonably withheld but shall be subject to: (i) the OC in respect of the Unit having been received; (ii) all amounts payable by the Purchaser towards the Unit in terms of this Agreement, including Consideration Value, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge, having been paid fully and irrevocably; (iii) clearance of all payables, arrears and outstanding amounts towards CAM Charges and Maintenance Related Amounts; and (iv) the Purchaser not being in breach of any of the terms and conditions of this Agreement. The Purchaser further confirms that any document for sale/transfer/lease etc. which is entered into without obtaining the prior written approval of the Ultimate Organisation and the Federation, shall be void and shall not be binding on the Developer.

- t. The Purchaser is aware that certain parts of the Larger Property are earmarked for exclusive use by the residents of the specific building(s) / unit(s) and the Purchaser hereby agrees to not interfere in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.

- u. The Purchaser agrees and acknowledges that the sample unit constructed by the Joint Developer-2 and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Joint Developer-2 is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Joint Developer-2 under this Agreement.

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

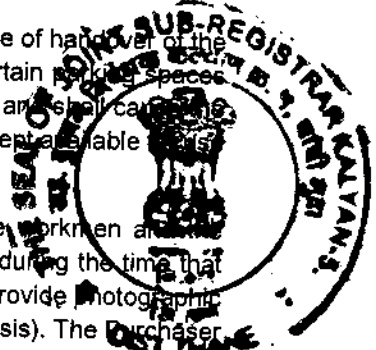
- w. Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Joint Developer-2 as completed, the Purchaser shall permit the Joint Developer-2 and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.

- x. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Joint Developer-2 or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Joint Developer-2. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Joint Developer-2 an amount equal to 0.5% (zero point five per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto, for every day that any such breach continues within 15 (fifteen) days from the receipt of a written notice from the Joint Developer-2 in this regard and the Joint Developer-2 shall have a lien over the Unit for such amount till the payment in full.



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- y. The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the Building / Project shall unequivocally belong to the Developer till such time that they are sold. The Joint Developer-2 shall have (and the Purchaser shall cause the Ultimate Organisation to agree and ratify that the Joint Developer-2 shall have the absolute, unconditional and irrevocable right to sell, transfer, lease, encumber and, or, create any right, title or interest in the unsold units, without any consent, objection, of any nature whatsoever in this regard, from the Ultimate Organisation and, or, Federation (as the case may be) for the purpose and further, without payment of any charges / transfer fee to the Ultimate Organisation and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organisation and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organisation and, or, Federation to issue such consents and, or, permissions forthwith on request. The Developer shall provide written intimation of such sale to the Ultimate Organization and, or, Federation within 30 (thirty) days of such sale being completed and the Ultimate Organization / Federation shall add such purchaser as its member, without any delay or demur and further, without any charge being levied for addition of such new member(s). Such purchaser of unsold unit/s shall, in any case, deemed to be a member of the Ultimate Organisation.
- z. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20.1(y) and (z), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto for each month of delay caused.
- aa. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Joint Developer-2 shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these parking spaces are kept available by the purchasers/occupants of the unsold units.
- bb. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Joint Developer-2 shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto.
- cc. Upon and after handover of the management of the Building to the Ultimate Organisation, the Ultimate Organisation (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.
- dd. The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act, 1934 and rules/ regulations made



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thereunder or any statutory amendment(s) / modification(s) made thereof and all other Applicable Laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Joint Developer-2 with such permission, approvals which would enable the Joint Developer-2 to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Joint Developer-2 accepts no responsibility/liability in this regard. The Purchaser shall keep the Joint Developer-2 fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Joint Developer-2 immediately and comply with necessary formalities, if any, under the Applicable Law. The Joint Developer-2 shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Joint Developer-2 shall be issuing the payment receipts in favour of the Purchaser only.

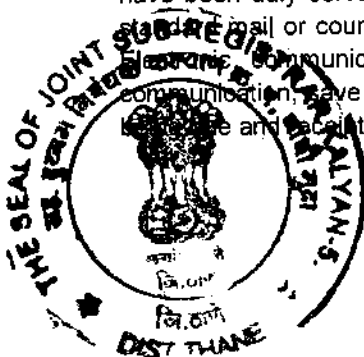
- ee. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Joint Developer-2 has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Joint Developer-2 and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- ff. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.
- gg. The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Developer may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

21. SPECIAL CONDITIONS

The Parties agree to adhere to the conditions set out in **Annexure 8 (Special Conditions)** and agree that these conditions shall prevail over any other conflicting provision of this document.

22. MISCELLANEOUS

- 22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.
- 22.2. All notices to be served on the Joint Developer-2 and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / Speeded mail or courier at the address set out at **Annexure 6 (Unit and Project Details)**. Communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment and receipt for payment thereto.



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22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.

22.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 6 (Unit and Project Details) hereto in the subject line in following manner: "XXXXX". Any correspondence not mentioning the customer ID shall be deemed to be non-estmull and void.

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23. **DISPUTE RESOLUTION AND GOVERNING LAW**

23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.

23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Joint Developer-2 ("Arbitrator").

23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. **SEVERABILITY**

24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of this Agreement shall survive.

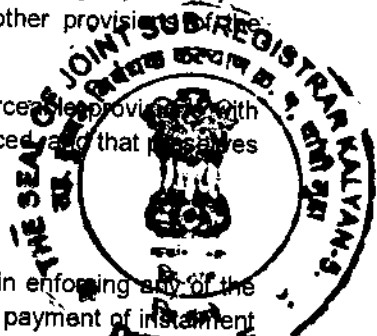
24.2. The Parties shall negotiate, in good faith, to replace such unenforceable provisions with provisions which most nearly give effect to the provision being replaced, so that the Party's commercial interests under this Agreement.

25. **WAIVER**

25.1. Any delay tolerated or indulgence shown by the Joint Developer-2 in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of installment to the Purchaser by the Joint Developer-2 shall not be construed as waiver on the part of the Joint Developer-2 of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Joint Developer-2.

26. **ENTIRE AGREEMENT**

26.1. The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Joint Developer-2 in any



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documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Joint Developer-2 and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except in writing signed by both the Parties.

27. **CONFIDENTIALITY**

27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("**Confidential Information**") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.

27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.

27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:

- a. such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organisation or other recognized investment exchange having jurisdiction over the Parties; or
- b. such disclosure is required in connection with any litigation; or
- c. such information has entered the public domain other than by a breach of the Agreement.

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED AND DELIVERED

By the Company within named

MACROTECH DEVELOPERS LIMITED

through the hands of Constituted Attorney

Mr. Surendran Nair

authorised vide Power of Attorney

dated _____

In the presence of:

1. _____

2. _____

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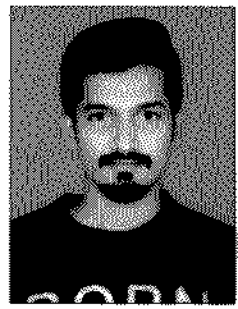
By the within named Purchaser

Shashikiran Sadhu Poojari

In the presence of:

1. _____

2. _____



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Annexure 1

(Description of Larger Property)

All the pieces and parcels of land lying being and situate at the land bearing Survey No.55/5 admeasuring 12,390 sq. mtrs. and Survey No.55/2A admeasuring 20450 sq. mtrs of Village Khoni, Taluka Kalyan, District Thane ("Larger Property").

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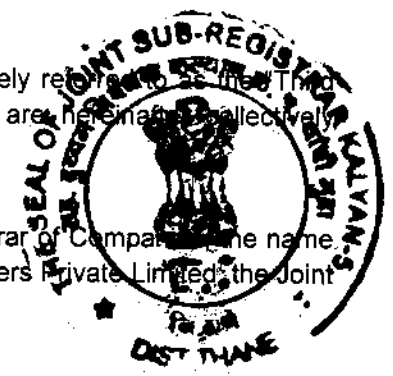


Annexure 2

(Chain of Title)

1. By a Deed of Conveyance dated 25/06/2014 registered under Serial No. KLN1-4769/2014 with the Sub-Registrar Kalyan, Mangesh Sudhakar Puranik sold and conveyed in favour of Lodha Dwellers Private Limited, the land bearing Survey No.55/5 admeasuring 12,390 sq. mtrs. of Village Khoni, Taluka Kalyan, District Thane ("First Property") for the consideration and on the terms and covenants set out therein.
2. By a Deed of Conveyance dated 02/09/2013 registered under Serial No. KLN1-6058/2013 with the Sub-Registrar Kalyan, 1) Chintaman Dhondu Thombre, 2) Ananta Dhondu Thombre, 3) Laxman Dhondu Thombre, 4) Shalubai Nama Patil, 5) Bhimabai Pandurang Mhatre, 6) Fasabai Dadu Kumbharkar, 7) Sharda Gurunath alias Sharda Gurudas Patil, 8) Chandrabai Atmaram Thombare, 9) Amit Atmaram Thombare, 10) Draupadi Balaram Thombare, 11) Sandeep Balaram Thombare, 12) Anita Shyam Dalvi, 13) Kavita Dunda Thombare alias Kavita Manoj Alimkar, 14) Macchindra Dunda Thombare, 15) Nandabai Dunda Thombare, 16) Priyanka Dunda Thombare, 17) Deepali Dunda Thombare (Sr. No.16 and 17 being minor represented through his mother and natural guardian Priyanka Dunda Thombare), 18) Ashok Kachru Thombare, 19) Gulab Chindu alias Gulab Chandu Thombare, 20) Kiran Chindu alias Kiran Chandu Thombare, 21) Deepak Chindu alias Deepak Chandu Thombare, 22) Manoj Chindu alias Manoj Chandu Thombare, 23) Jeevan Chindu alias Jeevan Chandu Thombare, 24) Vidya Chindu alias Vidya Chandu Thombare alias Vidya Shriram Chincholkar, 25) Hanuman Babu Patil, 26) Kishor Babu Patil, 27) Ram Babu Patil, 28) Subhadrabai Budhaji Sante, 29) Shardabai Baliram Shelar, 30) Chandrabai Balaram Patil, 31) Manjubai Sitaram Dalvi, 32) Zhiprubai Shalik Jadhav, 33) Sanjubai Wandar Patil, 34) Hirabai Vishnu Thombare, 35) Manisha Ashok Patil, 36) Walku Gauru alias Walku Gauru Thombare, 37) Sudam Gauru alias Sudam Gauru Thombare, 38) Bhaskar Gauru alias Bhaskar Gauru Thombare, 39) Sukrya Gauru Thombare, 40) Lahu Gauru alias Lahu Gauru Thombare, 41) Balubai Kachru Patil, 42) Ankush Songya alias Ankush Songya Thombare, 43) Prakash Songya alias Prakash Songya Thombare, 44) Jaywant Songya alias Jaywant Songya Thombare, 45) Vishwas Songya Thombare, 46) Jayshree Songya Thombare, 47) Sulochana Vishnu alias Sulochana Vishu Thombare, 48) Kamalakar Vishnu Thombare, 49) Sumit Suresh Kalan sold and conveyed in favour of Lodha Dwellers Private Limited, the land bearing Survey No.55/2A admeasuring 20450 sq. mtrs of Village Khoni, Taluka Kalyan, District Thane ("Second Property A") for the consideration and on the terms and covenants set out therein..
3. By a Deed of Conveyance dated 05/06/2015 registered under Serial No. 4854/2015 with the Sub-Registrar Kalyan, Dagdu Santu Thombre with confirmation of 1) Gajanan Dagdu Thombre, 2) Mukund Gajanan Thombre and 3) Anusaya Gajanan Thombre sold and conveyed in favour of Lodha Dwellers Private Limited, the land bearing Survey No.55/2A admeasuring 3090 sq. mtrs of Village Khoni, Taluka Kalyan, District Thane ("Third Property B") for the consideration and on the terms and covenants set out therein.
4. The Third Property A and Third Property B are hereinafter collectively referred to as the "Larger Property". The First Property, Second Property and Third Party are hereinafter collectively referred to as the "Larger Property".
5. Pursuant to the Certificate dated 6th May 2014 issued by the Registrar of Companies the name of Lodha Dwellers Private Limited has been changed to Palava Dwellers Private Limited, the Joint Developer-1 herein.
6. By virtue of the aforesaid documents and other documents set out in Report on Title dated 27th November 2019 issued by Advocate Pradip Garach, the Joint Developer-1 is entitled to the Larger Property as absolute owners thereof.
7. By and under a Notification No.TPS-1217/430/C.R.69/17/UD-12 dated 20/04/ 2017 ("ITP Approval") issued by the Urban Development Department of the Government of Maharashtra, various pieces and parcels of lands owned by the Joint Developer-1 situated in Village Khoni, Antarli, Hedutane, Umbroli, Kole and other villages ("ITP Notified Lands") has been declared as an 'integrated township project' ("the ITP"). Further by and under a Letter dated 21st June 2017 bearing reference no. Revenue / Desk-1 / T-7 / Antarli-KhoniHedutane-Kole Tal. Kalyan / Umbroli Tal. Ambarnath / AVNP / Design / SR-22 / 2017 ("Master Layout Approval") issued by

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the Office of the Collector, Thane, the Collector has approved the layout of ITP Notified Lands on terms of the ITP Approval and the Master Layout Approval, the Notified Lands are required to be developed as ITP on the terms and conditions set out therein. Under the Master Layout Approval, the Joint Developer-1 is entitled to develop residential component, commercial component and social housing components on the ITP Notified Lands.

8. By a Joint Development Agreement dated 12/12/2018 registered under Serial No.KLN5-13778/2018 with the Sub-Registrar of Assurances at Kalyan - 5 readwith Amendment Agreement dated 8th March 2019 registered under Serial No.KLN5-2891/2019 (collectively referred to as the "JDA") executed between the Joint Developer-1 and Joint Developer-2, the Joint Developer-1 and Joint Developer-2 have agreed to jointly develop the residential component on lands including the Larger Property set out in Annexure C to the JDA on the terms and conditions set out therein.

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REPORT ON TITLE

Pulera Developers Private Limited / Maharashtra Developers Limited (Client)

Table with 3 columns: Survey No., Area (sq. mtrs.), and Remarks. Row 1: 25, 2396, ... Row 2: 28, 2176, ... Row 3: 37, 2540, ...

In all adjoining 36600 sq. mtrs. of thereabouts situate at Village Khairi, Taluka Kalyan, District Thane

- 1. On the instructions of my Clients... I have investigated their title to the specified Property... 2. In this Report, for the sake of brevity... 3. I have prepared this Title Report... 4. For the purpose of my 50% share, I have...

- 16. As per Mutation Entry No. 552 dated 06/03/1994... 17. As per Mutation Entry No. 1696 dated 01/12/2001... 18. As per Mutation Entry No. 1098 dated 01/12/2001... 19. As per Agreement for Sale dated 24/04/2013... 20. By a Power of Attorney dated 09/04/2013...

- 10. verified that adequate stamp duty has been paid... 11. The Mutation Deeds and Record of Rights... 12. As per Mutation Entry No. 483 dated 01/09/1970... 13. As per Mutation Entry No. 475 dated 05/11/1977... 14. As per Mutation Entry No. 552 dated 06/03/1994... 15. As per Mutation Entry No. 506 dated 03/02/2009...

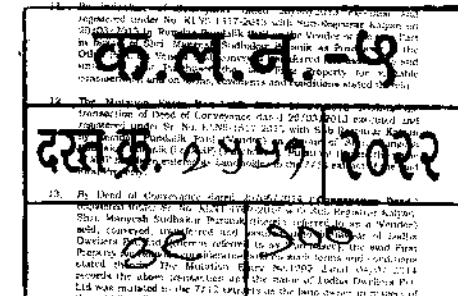
- 21. By a Deed of Confirmation dated 10/05/2013... 22. The Mutation Entry No. 1301 dated 03/07/2014... 23. By a Deed of Conveyance dated 01/08/2014... 24. As per Mutation Entry No. 1696 dated 01/12/2001... 25. As per Mutation Entry No. 1371 dated 10/09/1997... 26. As per Mutation Entry No. 1344 dated 01/04/2001... 27. As per Mutation Entry No. 1809 dated 01/08/2002...

- 28. As per Mutation Entry No. 1098 dated 01/12/2001... 29. As per Mutation Entry No. 1696 dated 01/12/2001... 30. As per Mutation Entry No. 1371 dated 10/09/1997... 31. As per Mutation Entry No. 1344 dated 01/04/2001... 32. As per Mutation Entry No. 1809 dated 01/08/2002... 33. As per Mutation Entry No. 1696 dated 01/12/2001... 34. As per Mutation Entry No. 1371 dated 10/09/1997... 35. As per Mutation Entry No. 1344 dated 01/04/2001... 36. As per Mutation Entry No. 1809 dated 01/08/2002... 37. As per Mutation Entry No. 1696 dated 01/12/2001... 38. As per Mutation Entry No. 1371 dated 10/09/1997... 39. As per Mutation Entry No. 1344 dated 01/04/2001... 40. As per Mutation Entry No. 1809 dated 01/08/2002...

- 41. As per Mutation Entry No. 520 dated 26/10/2007... 42. As per Mutation Entry No. 821 dated 24/10/2007... 43. As per Mutation Entry No. 819 dated 26/10/2007... 44. As per Agreement for Sale dated 24/04/2013... 45. By a Power of Attorney dated 09/04/2013...

- 46. As per Mutation Entry No. 520 dated 26/10/2007... 47. As per Mutation Entry No. 821 dated 24/10/2007... 48. As per Mutation Entry No. 819 dated 26/10/2007... 49. As per Agreement for Sale dated 24/04/2013... 50. By a Power of Attorney dated 09/04/2013... 51. As per Mutation Entry No. 520 dated 26/10/2007... 52. As per Mutation Entry No. 821 dated 24/10/2007... 53. As per Mutation Entry No. 819 dated 26/10/2007... 54. As per Agreement for Sale dated 24/04/2013... 55. By a Power of Attorney dated 09/04/2013...

Taluka Kalyan, District Thane. However, Shri. Kashinath...



Property bearing Survey No. 55/3 of Village Khairi - 'The Second Property'

- 14. The Mutation Entry No. 169 dated 01/12/1970... 15. As per Mutation Entry No. 475 dated 05/11/1977... 16. As per Mutation Entry No. 552 dated 06/03/1994... 17. As per Mutation Entry No. 506 dated 03/02/2009... 18. As per Mutation Entry No. 552 dated 06/03/1994... 19. As per Mutation Entry No. 506 dated 03/02/2009... 20. As per Mutation Entry No. 552 dated 06/03/1994...

- 21. As per Mutation Entry No. 169 dated 01/12/1970... 22. As per Mutation Entry No. 475 dated 05/11/1977... 23. As per Mutation Entry No. 552 dated 06/03/1994... 24. As per Mutation Entry No. 506 dated 03/02/2009... 25. As per Mutation Entry No. 552 dated 06/03/1994... 26. As per Mutation Entry No. 506 dated 03/02/2009... 27. As per Mutation Entry No. 552 dated 06/03/1994... 28. As per Mutation Entry No. 506 dated 03/02/2009... 29. As per Mutation Entry No. 552 dated 06/03/1994... 30. As per Mutation Entry No. 506 dated 03/02/2009...

- 31. As per Mutation Entry No. 552 dated 06/03/1994... 32. As per Mutation Entry No. 506 dated 03/02/2009... 33. As per Mutation Entry No. 552 dated 06/03/1994... 34. As per Mutation Entry No. 506 dated 03/02/2009... 35. As per Mutation Entry No. 552 dated 06/03/1994... 36. As per Mutation Entry No. 506 dated 03/02/2009... 37. As per Mutation Entry No. 552 dated 06/03/1994... 38. As per Mutation Entry No. 506 dated 03/02/2009... 39. As per Mutation Entry No. 552 dated 06/03/1994... 40. As per Mutation Entry No. 506 dated 03/02/2009...

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- 51. As per Mutation Entry No. 552 dated 06/03/1994... 52. As per Mutation Entry No. 506 dated 03/02/2009... 53. As per Mutation Entry No. 552 dated 06/03/1994... 54. As per Mutation Entry No. 506 dated 03/02/2009... 55. As per Mutation Entry No. 552 dated 06/03/1994... 56. As per Mutation Entry No. 506 dated 03/02/2009... 57. As per Mutation Entry No. 552 dated 06/03/1994... 58. As per Mutation Entry No. 506 dated 03/02/2009... 59. As per Mutation Entry No. 552 dated 06/03/1994... 60. As per Mutation Entry No. 506 dated 03/02/2009...

Thane and 319 Kalyan (Village) Thane were entered into...

- 28. Mutation Entry No. 641 is not relevant to the said Property... 29. As per Mutation Entry No. 818 dated 26/10/2007... 30. As per Mutation Entry No. 819 dated 26/10/2007... 31. As per Mutation Entry No. 820 dated 26/10/2007... 32. As per Mutation Entry No. 821 dated 24/10/2007... 33. As per Mutation Entry No. 826 dated 25/12/2010... 34. As per Mutation Entry No. 827 dated 25/12/2010...

- 51. As per Mutation Entry No. 552 dated 06/03/1994... 52. As per Mutation Entry No. 506 dated 03/02/2009... 53. As per Mutation Entry No. 552 dated 06/03/1994... 54. As per Mutation Entry No. 506 dated 03/02/2009... 55. As per Mutation Entry No. 552 dated 06/03/1994... 56. As per Mutation Entry No. 506 dated 03/02/2009... 57. As per Mutation Entry No. 552 dated 06/03/1994... 58. As per Mutation Entry No. 506 dated 03/02/2009... 59. As per Mutation Entry No. 552 dated 06/03/1994... 60. As per Mutation Entry No. 506 dated 03/02/2009...

As per Mutation Entry No. 552 dated 06/03/1994...

Table with 5 columns: No., Date, Particulars, and Registration Number. Rows include entries for mutation, agreement for sale, and power of attorney.

Annexure 4

(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1	Approval for establishment of Integrated Township Project	11 th November 2019	Outward No. ITP/Antarli, Khoni & Ors/ Asst Director Thane/1983	Collector's Office, Thane



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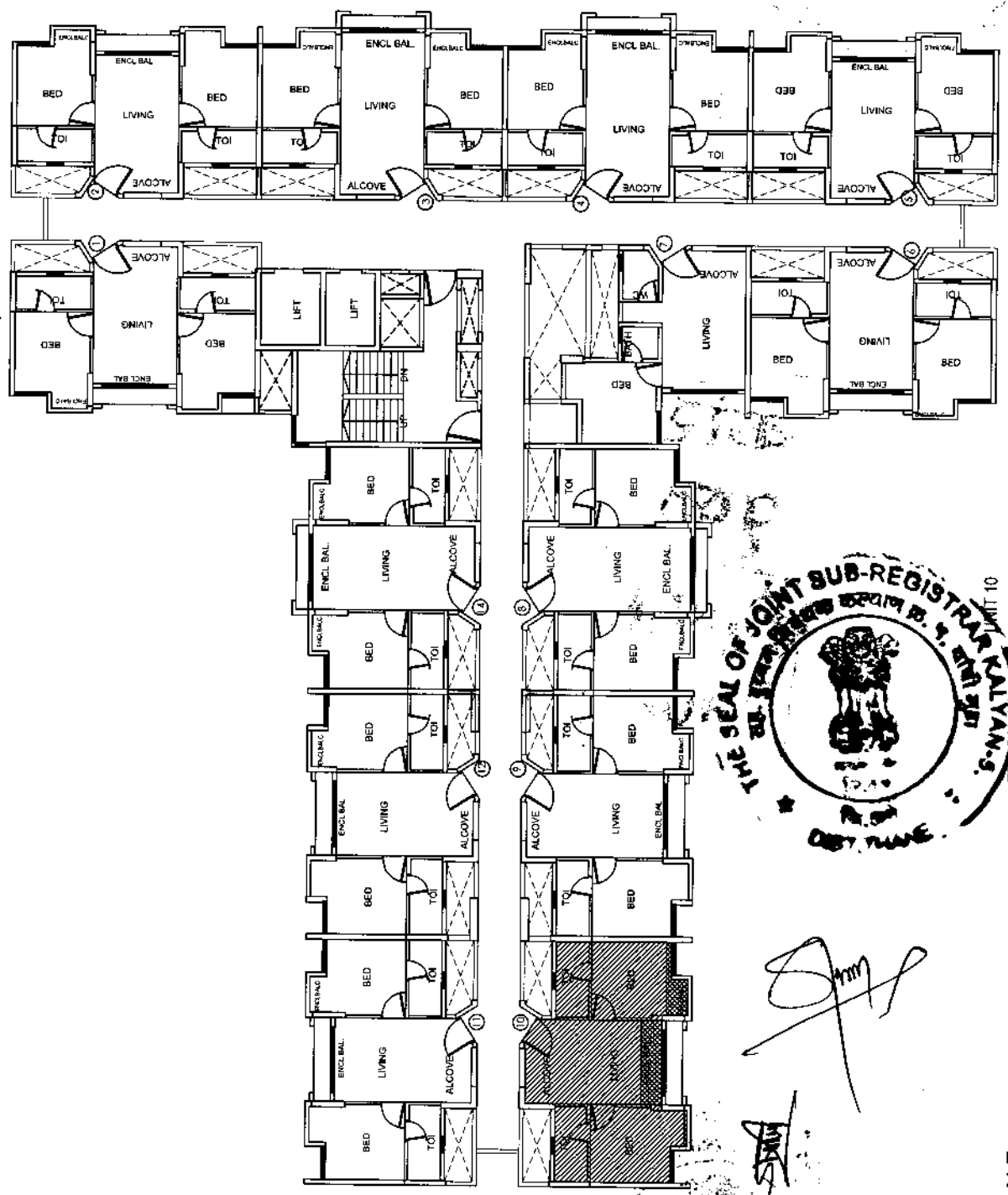


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FLAT NO. 410
 ARCHITECT
 BDP.
 2ND FLOOR, EROS CORPORATE TOWER,
 NEHRU PLACE, NEW DELHI 110049, INDIA
 M. - 91 813038673

FLOOR 04th
 WING: J
 VIOLET
 PALAVA, DOMBIVALI
 Macrotech Developers Limited
 412, Floor- 4, 17G Vardhaman Chamber,
 Cawasji Patel Road, Horniman Circle,
 Fort, Mumbai-400001

LEGEND
 CARPET AREA
 EBVT AREA



NOTE: PLAN NOT TO THE SCALE



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Annexure 6

(Unit and Project Details)

- a. CUSTOMER ID :2215022
- b. Correspondence Address of Purchaser: Flat no 305 3rd floor, Ramji apartment Near Kon bus stop konggaon kalyan bhiwandi road Thane 421311 Maharashtra India

c. Email ID of Purchaser: shashikiranpoojary@gmail.com

d. Unit Details:

- (i) Development/Project : VIOLET E, F & J
- (ii) Building Name : VIOLET
- (iii) Wing : J
- (iv) Unit No. : J-410
- (v) Area :

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	Sq. Ft.	Sq. Mtrs.
Carpet Area	397	36.88
EBVT Area	38	3.53
Net Area (Carpet Area +EBVT Area)	435	40.41

Two wheeler parking space – 1 (One)

- e. Consideration Value (CV): INR 35,53,646/- (Indian National Rupees Thirty-Five Lakh Fifty-Three Thousand Six Hundred Forty-Six Only)
- f. Payment Schedule for the Consideration Value:



S. S. S.

7

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	45,000	18-02-2022
2	Booking Amount II	1,32,682	18-02-2022
3	Booking Amount III	5,33,047	14-03-2022
4	Within 90 days	3,55,365	30-04-2022
5	Within 120 days	3,55,365	30-05-2022
6	On initiation of RCC works for Level 03	4,26,438	Due As Per Construction
7	On initiation of RCC works for Level 05	4,26,438	Due As Per Construction
8	On initiation of RCC works for Level 08	3,55,365	Due As Per Construction
9	On initiation of RCC works for Level 11	3,55,365	Due As Per Construction
10	On initiation of Blockwork	3,55,365	Due As Per Construction
11	On initiation of Plumbing Works	1,06,609	Due As Per Construction
	On offer of possession - I	1,06,607	Due As Per Construction

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The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

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

g. **Date of Offer of Possession:** 31.08.2023, subject to additional grace period of 18 (eighteen) Months and any extension as may be applicable on account of the provisions of Clause 10.4.

h. **Project Details:**

- 1) Project Name: VIOLET E, F & J
- 2) RERA Registration Number: P51700022825
- 3) No. of Buildings: 3



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Annexure 6A
(Other Amounts Payable before DOP)

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(1) Reimbursements: Payable on/before the Date of Offer of Possession (If Any):

1. Electricity Deposit Reimbursement: Rs. 3,000/- (Rupees Three Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
2. Share Money: Rs.600/- (Rupees Six Hundred Only).

(2) Maintenance Related Amounts: Provisional amounts (subject to actuals) Payable on/before the Date of Offer of Possession:

- (1) **CAM Charges:** (a) Rs.28971/- (Rupees Twenty Eight Thousand Nine Hundred Seventy One Only) covering period of 18 months from DOP and (b) **Neighbourhood Linked Utility Charges:** Rs 6264/- (Rupees Six Thousand Two Hundred Sixty Four Only) covering period of 18 months from DOP.
- (2) **Property Tax (Estimated):** Rs.9396/- (Rupees Nine Thousand Three Hundred Ninety Six Only) covering period of 48 months from DOP.
- (3) **Building Protection Deposit:** Undated cheque of Rs N.A./- (Rupees N.A. only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

(3) User Based Fees:

- (1) **Internal Bus Services Fee:** Rs N.A./- (Rupees N.A. only) for a covering period of -- months from DOP.
- (2) **Parking Area Maintenance Fee:** Rs N.A./- (Rupees N.A. only) covering period of -- months from DOP.
- (3) **Club Usage Charges:** (a) **Club Fee:** Rs. 24,000/- (Rupees Twenty Four Thousand Only) for a membership period of 60 months from DOP.

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK or larger	6



(4) Neighbourhood Infrastructure Charge: Rs.78300/- (Rupees Seventy Eight Thousand Three Hundred Only) covering period of 60 months from DOP.

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

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Annexure 7

Amenities for Violet Cluster

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Type	Specification
Apartment Finishes	
Air conditioning	Air-conditioned homes ⁵ .
Flooring	Marbital [®] Vitrified tile flooring [#] in Living, dining, bedroom and passage areas.
CP and Sanitary fittings	Toilets finished with European design style sanitary ware from Jaquar/Cera/Parryware [#] and CP fittings from Jaquar/Cera/Parryware [#]
Bed room	<ul style="list-style-type: none"> • Full height windows[%] in Living room and bedroom to maximize light and ventilation. • Separate cupboard area in each bedroom for best space utilization.
Kitchen Finishes	Kitchen finished with Granite Platform, stainless steel sink and Marbital [®] vitrified flooring [#] .
Connectivity	<ul style="list-style-type: none"> • Provision of one telephone point in each apartment. • Advanced technology provision with access for high speed internet[^]. • Provision for Direct to home TV connectivity by select service provider[^].
Amenities in Each Building	
Entrance Lobby	Designer entrance lobby Marbital [®] Vitrified flooring [#] .
Typical Floor Lift Lobby	Designer lift lobby on each floor.
Elevator	2 Automatic elevators in each wing by Omega / Victoria [#] . One of the two elevators is stretcher elevator.
Special Access	Special ramps for differently abled to each entrance lobby.
Security system	<ul style="list-style-type: none"> • Access Controlled Entry through swipe card/Biometric to each building. • CCTV monitoring for key areas. • Intercom for each residence.
Emergency Power	D.G. backup for critical systems (such as fire lifts & staircase emergency lighting).
Common Amenities	
	<ul style="list-style-type: none"> • Courtyard Greens • Outdoor Children's Play Area • SSC medium school^{^^}. • CCTV Surveillance of Key Common Areas • Clubhouse with: <ul style="list-style-type: none"> ○ Gymnasium ○ Party Hall ○ Indoor Games ○ Swimming Pool

[%] - above height of 150mm from finished floor level

^{\$} - Bedrooms with window AC. No AC in other areas.

[#] - or equivalent.

[^] - Monthly services on chargeable basis from provider.

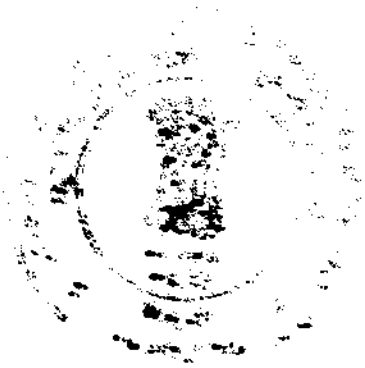
^{^^} School management reserves the right to change curriculum; admission subject to T&C of school management.



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Annexure 8

(Special Conditions)

Notwithstanding anything stated elsewhere in the Agreement or otherwise, the Purchaser agrees that the following terms shall be applicable to the Purchaser. It is specifically undertaken by the Purchaser that where any of these terms conflict with, or, are contrary to any other provisions in the Agreement, the terms set out below, shall supersede and prevail.

The Purchaser confirms, agrees and acknowledges that the sale of the Unit to the Purchaser and Consideration Value and all other amounts payable under this Agreement, including but not limited to, Reimbursements, Maintenance Related Amounts, User Based Fees, Neighbourhood Infrastructure Charge and all Indirect Taxes thereto have been determined and agreed between the Parties based on acceptance of the Purchaser of the terms and conditions set out in this Agreement, including without limitation, the Special Conditions set out herein below.

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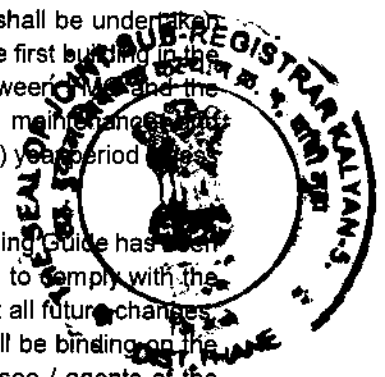
Neighbourhood Infrastructure Charges

1. Definitions

- 7.1 "Neighbourhood Infrastructure Charges" or "NIC" shall mean the charges payable by the Applicant for maintenance of all Common Areas and Amenities in respect of the Larger Property Crown Taloja
- 7.2 "Crown Taloja" shall mean the neighbourhood being developed by the Developer on pieces and parcels of lands including the Larger Property under various development control regulations including special township scheme and mega city scheme.
- 7.3 "HPM, Crown Taloja" shall mean a nominee appointed to maintain, manage, service and supervise the infrastructure of Crown Taloja including neighbourhood management, civic governance, neighbourhood club house and the related infrastructure. All references to "FMC" in this Agreement will be read and construed as a reference to HPM, Crown Taloja.

HPM, Crown Taloja

2. The Purchaser is aware that the Unit, the Building and the Project shall form part of Crown Taloja neighbourhood. The Purchaser agrees and confirms that for the maintenance and management of the Project / Larger Property / Crown Taloja, the common areas and amenities (i.e. all areas outside the Building footprint and an area of 3-6 meters from the Building perimeter (as may be determined by FMC)), of Crown Taloja shall be undertaken by the FMC for a duration of 60 (sixty) months from the date of OC of the first building in the Project. Thereafter, the arrangements shall be as mutually agreed between FMC and the Project's Federation. FMC shall have no obligation to continue maintenance and management of the said common areas at the end of the aforesaid 5 (five) year period, unless otherwise mutually agreed.
3. The Purchaser hereby confirms and acknowledges that FMC's On-Boarding Guide has been read and understood by the Purchaser and agrees to be bound by and to comply with the provisions of the On-Boarding Guide. The Purchaser further agrees that all future changes made in accordance with the provisions of the On-Boarding Guide, shall be binding on the Purchaser (including all successors in title) as well as any tenant / lessee / agents of the Purchaser.
4. The FMC shall formulate the rules and regulations in an endeavour to ensure that the habitants of the Project / Crown Taloja enjoy a safe, secure and hassle free lifestyle and the long term value of the Unit / Building / Project is enhanced. The Purchaser hereto agrees and acknowledges that such rules and regulations shall be applicable to all residents / habitants / owners of units / Project / Crown Taloja and hereby irrevocably agrees to abide by all such rules and regulations and shall not challenge any such rules and regulations. In case of any difference or disputes arising in relation to the interpretation of rules and



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regulations as well as compliance of the rules and regulations, the same shall be referred to the FMC's governing council and its decision shall be final and binding on the parties concerned. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC from time to time. The Purchaser along with the other Purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of FMC as aforesaid.

5. The Purchaser is aware that FMC shall be authorizing and entitled to charge, receive and collect from the respective Purchasers of the units (including the Purchaser herein) and / or the Ultimate Organization, NIC, other contributions, charges, fees, cost and expenses, as may be required in relation to the development of infrastructure and its maintenance within

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Crown Talaja The Developer may by itself or through one or more external nominee/s appointed by it undertake the maintenance, management, supervision and servicing of the common amenities and facilities as well as general management and supervision of the Project and the Crown Talaja. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the maintenance, management, servicing, supervision and overall control as aforesaid.

The Purchaser along with the other Purchasers of the units shall be entitled to avail the services to be provided or arranged by or through the FMC at the costs, charges that may be fixed by the FMC and in accordance with the terms and conditions imposed by the FMC. All common costs, charges and expenses that may be claimed by the FMC shall be to the account of and borne by the Purchasers of the units in the Building. These common costs shall be shared by all the Purchasers on pro-rata basis determined by the Developer and / or the FMC, which determination shall be binding on the Purchaser.

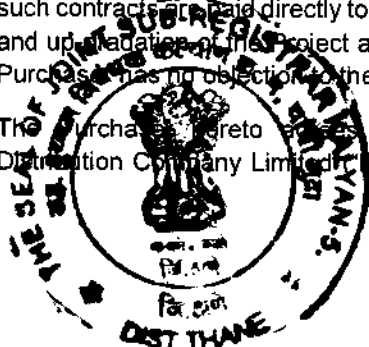
Neighbourhood Infrastructure Charges

1. The Purchaser shall, on demand, make the payment of the estimated Neighbourhood Infrastructure Charges ("NIC") for the first 60 months on or before the Date of Offer of Possession as set out in **Annexure 6** (Unit and Project Details).
2. The NIC shall become payable from the CAM Commencement Date. The NIC shall continue to be payable by the Purchaser / Ultimate Organization to the FMC, quarterly in advance, even after the management of the Building is taken over by the Ultimate Organization. Thereafter, the Purchaser shall be obliged to pay the NIC in advance on / before the 1st day of each month / quarter.
3. The Purchaser is aware that the NIC stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The right to set the Neighbourhood Infrastructure Charges rests solely with the FMC and is subject to escalation by 10% (ten per cent) every year.

Utility Provision

The Purchaser hereto agrees and acknowledges that the Developer shall enter into contracts with third parties to provide various services such as electricity supply, water supply, water / sewage recycling / treatment and supply, gas supply, garbage handling, security services, medical services, housekeeping, sewage network management, traffic management, emergency services and other general operations in respect of Crown Talaja (and / or lay related infrastructure thereto) to the residents of the Project on the terms and conditions contained therein. The Developer reserves the absolute right to conduct all (re)negotiations and finalize terms in this regard. The terms and conditions of such contracts shall be binding on all residents / citizens of the Project and all residents / Purchaser / Ultimate Organisations shall adhere to the same without raising any dispute thereto. The Purchaser has no objection to the above and waives all his rights to raise any objection.

8. The Developer shall ensure that any share of revenue / profits paid by the third parties under such contracts are paid directly to FMC and are used for activities related to the development and upgradation of the Project and these monies are not used for any other purpose. The Purchaser has no objection to the above and waives all his rights to raise any objection.
9. The Purchaser hereto agrees and acknowledges that Maharashtra State Electricity Distribution Company Limited ("MSEDCL") / any other electricity distribution company, by



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itself or through its franchisee, will be supplying electricity for Crown Towers and the electricity meters and payment of electricity charges shall be as per the terms and conditions prescribed by MSEDCL / any other electricity distribution company and the Purchaser hereto agrees to abide by the same.

10. The Developer and / or FMC and / or any service provider appointed by FMC may provide water or gas supply for the Project and the Developer and / or such service provider shall be entitled to (i) decide the type of meters and payment methodology that may be installed within the Project and (ii) frame all the rules and regulations regarding the operations and management of water and gas supply in the Project including the units as well as the common areas. The Purchaser agrees and acknowledges to cause the Ultimate Organization to abide by all such rules and regulations as framed by the Developer and / or FMC and / or any service provider appointed by FMC and such rules and regulations shall be final and binding on the Purchaser and hereby waives all his rights to raise any objection in that regard.
11. The Developer and / or FMC and / or any service provider appointed by FMC will levy charges for potable water, and gas consumption as per the prevailing market rates and the Purchaser shall make payment for the same, without delay or demur. The Purchaser is aware that making timely payment for usage of these and / or related utilities is of paramount importance since the functioning of the entire development would be affected on account of non-payment by even a small number of Purchasers. The Purchaser agrees and confirms that any default in payment, subject to grace period of upto 30 days, shall inter-alia result in disconnection of the concerned services and the Purchaser agrees to not raise any objection to the same on humanitarian or similar grounds.

The Purchaser agrees not to install television antennas, radio transmitting and receiving antennas or satellite dishes without prior consent from the Developer and / or the FMC. The Developer shall appoint a nominee to provide cable / DTH service in the neighbourhood at market competitive prices. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the management, operations, maintenance and overall control as aforesaid.



[Signature]

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Annexure 9
(Purchaser Notice of Termination)

क.ल.न.-५	
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[dated]

To,

[Name and address of the Joint Developer-2]

Sub: Notice of Termination

Dear Sir,

We refer to the Agreement to Sell dated [date of execution] (ATS) executed in respect of Unit [unit number] (Unit) on the [floor number] floor of the building known as [building name] at [address].

All capitalised terms used in this Letter but expressly defined shall bear the meaning assigned to the term in the ATS.

As estimated DOP as set out at Annexure 6 (Unit and Project Details) of the ATS and the Extended DOP have passed and the Unit has not been offered for possession, I / we would like to exercise my/our right to terminate the ATS pursuant to Clause 11.3.1.b of the ATS.

I / we agree and acknowledge that, pursuant to the provisions of the ATS:

1. This Notice of Termination shall be valid and binding on the Joint Developer-2 only if it is received by the Joint Developer-2 prior to the expiry of 30 days from the Extended DOP;
2. On and from the receipt of the Notice of Termination by the Joint Developer-2, the ATS shall stand terminated and I / we shall have no further right, title or interest in the Unit except in relation to the Refund Amount;
3. The Refund Amount is to be determined and paid to me/us in accordance with the provisions of the ATS.; and
4. On the receipt of the Refund Amount in accordance with the ATS, I / we shall have no claim of any sort whatsoever against the Joint Developer-2 in respect of the Unit or otherwise.

Please treat this as the Notice of Termination referred to at Clause 11.2.3 of the ATS and proceed with the termination of the ATS in accordance with Clause 11 of the ATS.

Yours sincerely,

[name of customer]



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दस्त क्र. २५५७ २०२२

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CONGRATULATIONS

Dear Customer,

In support of the Prime Minister's mission of 'Housing for All', Lodha Group is proud to pass on the benefits of the incentives extended under Union Budget 2017

Budget Bonanza shall be given to you towards payment of stamp duty at the time of booking (or within 21 days thereafter)

Project : Quality Homes Taloja

Application No : 102646

Date of Application : 28/01/2022

Wishing you all the prosperity and happiness with your new home.



Prashant Bindal
Chief Sales Officer



Signature of
Primary Applicant

Signature of
Joint Applicant

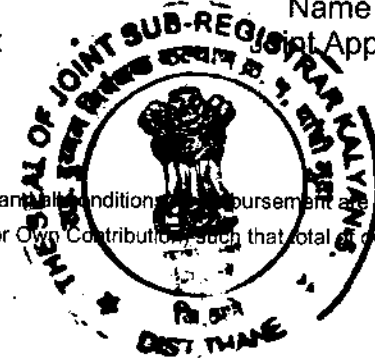
Shashikiran Sadhu Poojari

Name of
Primary Applicant

Name of
Joint Applicant

Terms & Conditions:

* After minimum payment of 19.9% of CV OR after home loan (HL) is sanctioned and all conditions of disbursement are complied with (excluding the amount that will be contributed by Company towards Stamp Duty or Own Contribution) such that total of own contribution + 1st HL disbursement will be min. 19.90%; ^ 0 CAM/FCAM/CGF;



Signature of Primary Applicant

Signature of Joint Applicant

Signature of Sales Manager

By availing of this Budget Bonanza, the Purchaser(s) confirms that he/she/they/it shall repay the amount of benefit that they have received under Budget Bonanza, along with interest thereon @ 18%p.a. with quarterly rest, to the Company in the event of cancellation (regardless of whether cancellation initiated by Purchaser or Company). Further, the Purchaser(s) expressly authorizes the company to claim/adjust such amount from the amounts paid by the Customer - any such repayment/adjustment shall be in addition to any other amounts that are recoverable/payable by the Customer in the event of cancellation.

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Signature of Primary Applicant

Signature of Joint Applicant

Signature of Sales Manager

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1	1	100	10000
2	1	200	20000
3	1	300	30000
4	1	400	40000
5	1	500	50000
6	1	600	60000
7	1	700	70000
8	1	800	80000
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10	1	1000	100000
11	1	1100	110000
12	1	1200	120000
13	1	1300	130000
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क.ल.नं.-५

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2	1	200	20000	
3	1	300	30000	
4	1	400	40000	
5	1	500	50000	
6	1	600	60000	
7	1	700	70000	
8	1	800	80000	
9	1	900	90000	
10	1	1000	100000	
11	1	1100	110000	
12	1	1200	120000	
13	1	1300	130000	
14	1	1400	140000	
15	1	1500	150000	
16	1	1600	160000	
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30	1	3000	300000	

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल

अधिसूचना

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल

संयुक्त अधिकांश नगरपालिका, काठमाडौं, नेपाल



No.	Name of Municipal Regional Plan
1.	Plan Region
2.	Municipal Administration Region
3.	Sanitary/Utility Region
4.	Industrial/Commercial Region
5.	Manufacturing/Industrial Region
6.	Other Region

It is hereby certified in the name of Government of Maharashtra.

Sanyaj Balkrishna Saji
 Under Secretary to Government

क.ल.न.-७	
दस्त क्र. २५५१	२०२२
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SPECIAL REGULATIONS FOR DEVELOPMENT OF TOWNSHIP OR TOWNSHIP PROJECT (TRP)

1. Applicability
 These regulations shall be applicable to the areas under Township Plans in making, street layout, etc. under the provisions of 2014 and 2016 which are approved under the provisions of Maharashtra Regional and Town Planning Act, 1962 (hereinafter referred to as "the Act, 1962"). These regulations shall be applicable only after final sanction by the Government of Maharashtra in the form of the said Act, 1962 and existing Regulations shall remain in force.

Provided that, if the Development Control Regulations regarding development of Township Project for an area under a Planning Authority/Zone of Planning Authority/Zone Development Authority has been approved or amended or decided or have been accepted or can be amended, then in such cases, the application for permission, these regulations shall be applicable, subject to the said Act, 1962 and the Regulations, to the extent.

If the TRP falls within the jurisdiction of any law or authority, in such cases, Government will issue directions at the time of final sanction regarding implementation of these regulations.

2. (Area) Limits of Site
 The area proposed for Township shall fulfil the following requirements:-

- (a) The site shall be one, continuous, coherent and unobstructed. Provided that such site is divided by any of more water courses (such as drains, canals, etc.), existing or proposed roads or any other of its nature, etc., shall be treated as one, continuous, coherent and unobstructed, subject to condition that the Project Proposer shall provide their own necessary sewerage roads or bridges to pass the regulations at his own cost with its permission from concerned authority. The Township Authority/Zone of Planning Authority/Zone Development Authority shall be satisfied with the layout plan. The TRP of the TRP shall be subject to the provisions of the said Act, 1962 and the Regulations, to the extent.
- (b) The area shall have no encroachment of any existing or proposed road having minimum width of 15 m. in case of proposed road, such area shall have an access by existing road having width 12 m. or more only for the purpose of 'encroachment' area of such project to be 'Township Project' (TRP).
- (c) Such area shall not include the area under:-
 - (i) Habited areas
 - (ii) Water bodies (the river, pond, canal, reservoir, etc.) Mangroves, Tidal Zone, Sand Bar
 - (iii) Land belonging to State
 - (iv) National Historical Parks
 - (v) Defence Areas
 - (vi) Conservation Areas
 - (vii) Lawful Rights Zoned Area Method under Environment (Protection) Act, 1986
 - (viii) Any other area as may be notified under the relevant law.
 - (ix) Quarry Zone, Modified SIZ, design and construction area, within Corridor and 'Sheltered' reserves, 'Sheltered' reserves.
 - (x) The historical and archaeological sites notified under the relevant law.
 - (xi) Any other area that may be notified by the Govt. of Maharashtra from time to time.

3. (Development of Land)
 The Project Proposer shall have the responsibility of the land project under project of development for the site, including but not limited to, the following:-
 (a) The Project Proposer shall apply to the State Government for obtaining permission and declaration of such project as a 'Township Project'. Such application shall be accompanied by the following documents:-
 (i) A copy of the layout plan of the project.
 (ii) A copy of the layout plan of the project showing the location of the project in the area of the project.
 (iii) A copy of the layout plan of the project showing the location of the project in the area of the project.
 (iv) A copy of the layout plan of the project showing the location of the project in the area of the project.

(b) The Project Proposer shall apply to the State Government for obtaining permission and declaration of such project as a 'Township Project'. Such application shall be accompanied by the following documents:-
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 (i) A copy of the layout plan of the project.
 (ii) A copy of the layout plan of the project showing the location of the project in the area of the project.
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 (ii) A copy of the layout plan of the project showing the location of the project in the area of the project.
 (iii) A copy of the layout plan of the project showing the location of the project in the area of the project.
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 (ii) A copy of the layout plan of the project showing the location of the project in the area of the project.
 (iii) A copy of the layout plan of the project showing the location of the project in the area of the project.
 (iv) A copy of the layout plan of the project showing the location of the project in the area of the project.



2022

1) Village Map showing the lands under the Master Layout Plan.

2) In case, project has an access from existing road having right of way of 15 m. then minimum above the responsibility of Project Proponent to be provided for 15 m. wide access road.

3) A Check Certificate of compliance as prescribed in Clause 11.6

4) Landmark and Address as may be prescribed by the Collector by Order of Master Layout Plan with or without Building Plan (in three sets with title of conventional year and address).

5) Consent from existing owners/tenants of lands under Master Layout Plan. Transfer of the consent shall be certified and attested by the respective owners and the Project Proponent shall have their signature put on it.

6) Consent from existing owners/tenants of lands under Master Layout Plan.

7) Planned Programme for development of infrastructure with amenities under project.

8.3 If the application is not accompanied by the documents mentioned in Clause 8.1, the Collector shall return the same to the Project Proponent immediately within 10 working days at his level only.

8.4 The receipt of application, complete in all respects, as prescribed under Clause 8.1, the Collector shall, however the same in the prescribed Regional Joint Director of Town Planning for detailed consideration within 10 working days.

8.5 The office of the Divisional Joint Director of Town Planning shall send its remarks to Collector within five working days from the receipt of proposal from the Collector or receipt of reply from the Project Proponent in case of any condition made by him, whichever is later. Such master layout proposal shall be subject to the condition that project proponent will not commence work without sanctioned drawings. Such environmental clearance shall be submitted at the time of sanction in the building permission. Detailed Master Plan layout (except the location of drawings) shall be approved in its concerned branch office of Town Planning Department for the imperative purpose of the issue of Occupancy Certificate.

8.6 Approval to the Master Plans: The Collector shall grant approval to the master layout or reject the application, under Section 11 of the Act, within one month from the receipt of reply from the Divisional Joint Director of Town Planning as mentioned in 8.4.

8.7 Approval to the building plans: Detailed building permission under the master layout plan sanctioned in part clause 8.5 shall be granted by the Assistant Director of Town Planning/Town Engineer of concerned District within 30 days from the receipt of the proposal from the project, represented as mentioned in 8.4.1.

8.8.1 The Project Proponent shall apply to the concerned head of the District office of the Town Planning Department for the issue of building permission, alongwith all relevant documents and filled copy of Development Charges for the project from itself or the Authority empowered by the M.H.P.

8.8.2 The Project Proponent shall submit the certificate of completion of construction of the building to the concerned head of the District office of the Town Planning Department for the issue of occupancy certificate. The Project Proponent shall also submit the certificate of completion of construction of the building to the concerned head of the District office of the Town Planning Department for the issue of occupancy certificate. In such circumstances, the Project Proponent shall be liable to pay the Development Charges as mentioned in 8.8.1. If it is found that the building is not necessary, the building permission mentioned there shall be null and void.

7. Planning Considerations

7.1 Permissibility in respect of building

7.1.1 No building shall be constructed on any land being in force, the project to be notified under the Master Layout Plan, which is not the owner of the project/Regional Plan, except as follows:

7.1.2 For the land falling in a zone, which is not the owner of the project/Regional Plan, the Project Proponent shall have to pay a premium for the permission project in such zones as follows:

Sl. No.	Zone	Rate of Premium	Remarks
A	Residential Zone, Top A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	10%	
B	Public/Non-Public Zone, Industrial Zone	15%	
C	Agriculture No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50	20%	

(Exception: Premium charges shall be calculated by considering the applicable land rate of the said land as prescribed in Annual Statement of Rates (ASR) without applying the provision. Out of total premium 20% shall be paid at the time of sanctioning of Master Layout Plan and remaining 40% shall be in four equal installments per year.

7.1.3 No structure shall be permitted on the land within the 100 ft. Area on land in Hill Top & Hill Slope Zone and lands having slope equal to or more than 15% in the said Project, whether specifically marked as such on the Regional Plan or not. The requirement of any cut and earth work involving cutting & filling shall be permitted on such lands. Provided that, it shall be permissible to use such land for the purpose of: Garden, sports, Areas used in connection with education and other uses as otherwise permissible in respective Regional Plan and the FSI of such lands shall be permissible in the nature as prescribed in Clause 7.2.

7.2 Permissible Floor Area (PFA)

7.2.1 No building without occupancy in any regulation for the same being in force, shall be permitted PFA for each project shall be 10% to be sanctioned on Gross Plot Area under Master Layout Plan without exceeding any area under the above.

7.2.2 Further, additional built-up area as mentioned below shall be permissible on payment of premium of the rate of 20% of the stipulated average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the provision thereof. Such premium shall be paid at the time of building permission.

Area under Township	Additional built-up area on payment of premium
Up to 100 sq. m.	Up to 10% of total permissible PFA
More than 100 sq. m. and up to 200 sq. m.	Up to 15% of total permissible PFA
More than 200 sq. m. and up to 500 sq. m.	Up to 20% of total permissible PFA

7.2.3 Over and above the PFA as mentioned above, an additional PFA in form of construction of temporary or mobile housing shall be permissible as provided in Clause 7.2, without charging premium.

7.2.4 It shall be permissible to utilize the maximum permissible built-up area as provided above, anywhere in the area under sanctioned Master Layout Plan.

7.3 Mandatory Top Level Activities - Area and PFA Allocation:

Master Layout Plan shall provide for top-level area and PFA allocation, as per the following table:

Sr.No.	Particulars	Minimum Area Required	Conditions
I	Ground and Parks	15% of Master Layout Area of the area may be offered as Hill Top Hill Slope Zone	Out of this at least 1000 sq. mt. area shall be kept open in Town Planning Scheme. Such area shall be kept open and may be allowed to be proposed as suitable places for public amenities/activities shall be situated around it.
II	Play Grounds	15% of Master Layout Area	Maximum 10% of area under Play Ground which may accommodate table tennis, badminton and other sports.

(Note - These spaces shall be inclusive of open spaces to be required of reserved in roads)

8) Space for combined Schools (Primary School & High School) -

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area Required
I	For Master Layout area up to 100 Ha.	10000 sq. mt.	10000 sq. mt.
II	For Master Layout area more than 100 Ha. and up to 1000 Ha.	100000 sq. mt.	100000 sq. mt.

Note: - The requirements specified above are by providing school to be set in double shift.

9) Requirement of plot area and built up area shall be exclusive of Play Ground spaces. Hence it is mandatory to show separate Play Ground adjoining to school building at the rate of 7 sq. m. 7 student.

10) Community Health Care Facilities: Primary and Secondary Health Care Facilities like Dispensary, Ambulance Home, Hospital etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area Required
I	For Master Layout area up to 100 Ha.	10000 sq. mt.	10000 sq. mt.
II	For Master Layout area more than 100 Ha. and up to 1000 Ha.	100000 sq. mt.	100000 sq. mt.

11) Community Amenities

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area Required
I	Play Ground	1000 sq. mt.	As per requirement
II	For Master Layout area up to 100 Ha. and up to 1000 Ha.	10000 sq. mt.	10000 sq. mt.
III	For Master Layout area more than 1000 Ha.	100000 sq. mt.	100000 sq. mt.

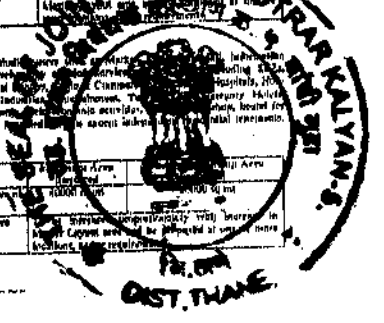
Note: - These amenities in (I) & (II) above may be shifted anywhere for convenient purpose without affecting the requirements in plot area and built-up area.

12) Public Assembly Facilities - Town Hall and/or Auditorium, Information Library

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area Required
I	For Master Layout area up to 100 Ha.	10000 sq. mt.	10000 sq. mt.
II	For Master Layout area more than 100 Ha. and up to 1000 Ha.	100000 sq. mt.	100000 sq. mt.
III	For Master Layout area more than 1000 Ha.	1000000 sq. mt.	1000000 sq. mt.

13) Recreational Amenities: Domestic activities include sports, games, recreation, etc. The project proponent shall provide the following facilities: Sports, games, recreation, etc. The project proponent shall provide the following facilities: Sports, games, recreation, etc. The project proponent shall provide the following facilities: Sports, games, recreation, etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area Required
I	For Master Layout area up to 100 Ha.	10000 sq. mt.	10000 sq. mt.
II	For Master Layout area more than 100 Ha. and up to 1000 Ha.	100000 sq. mt.	100000 sq. mt.



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10.2 Project Proponents shall also maintain the following:-

a) **Water Supply** - Shall and provide drinking water at the rate of 50 litres per capita per day. exclusive of requirements of water for firefighting and gardening purposes. The storage capacity of the tank shall be at least 15 times of the actual required quantity as determined by expected population (Residence and Industrial) and other uses. The Project Proponent would be required to develop proper layout distribution with double pipe plumbing and maintenance system along with water metering and shall specify modern, rain water harvesting, pre-treatment tanking and waste water recycling within the project.

Provided that, the Project Proponent should not use groundwater as a source of water to meet the above requirements.

b) **Drainage and Garbage Disposal** - The Project Proponent shall make suitable and convenient facility arrangements for the disposal and handling of sewage and solid waste generated in the project in terms of the Maharashtra Pollution Control Board. The Project Proponent shall provide zero discharge in TTP as well as work as liquid waste.

The Project Proponent should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Water Wastage and also ensure, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste so that it should be zero liquid discharge to city from the area.

c) **Power** - The Project Proponent shall ensure continuous and quality power supply for the project area. The Project Proponent may draw the power from any existing supply system or may go in for the acquisition of captive power generation with its approval from the concerned authority. If power is drawn from any existing supply system, the Project Proponent shall, before commencement of development, procure a firm commitment of power for the entire Township from the power supply company.

11. Licenses, Certificates and other approvals:-

11.1 Application for obtaining the Occupancy Certificate for project, in full or part shall be submitted by Project Proponent to the Collector, once application shall be accepted by:-

- a) All the relevant Commission/Statutory/Regulated Authorities having jurisdiction over the area under Master Layout Plan.
- b) Development/Planning Authorities having jurisdiction over the area under Master Layout Plan.
- c) Appropriate declaration/s and undertakings made by the Project Proponent and his technical personnel.
- d) Any other requirements as may be prescribed by the Collector.

11.2 On receipt of application as prescribed under Clause 11.1, the Collector shall forward the same to the concerned branch office of Town Planning Department for technical examination, within 15 working days.

11.3 The concerned branch office of the Town Planning Department shall send his reports to the Collector within two months from the receipt of proposal from the Collector or receipt of reply from the Project Proponent in respect of any requisition made by him, whichever is later.

11.4 The Collector shall ensure that the Project Proponent complies with the application within the stipulated time frame. The Project Proponent shall ensure that the application is submitted within the stipulated time frame.

11.5 The Collector, before issuing the Occupancy Certificate for the project, shall ensure that all the terms stipulated in the Master Layout Plan, in terms of an application for the project, are complied with as prescribed in the application.

12. General Requirements:-

12.1 Development of basic infrastructure and amenities shall be completed by the Project Proponent in the whole of the Collector office for work as at the place of the project.

12.2 It shall not be necessary for the Project Proponent to provide security deposit as otherwise required as per regulation of Registered Plan, if any.

12.3 The Project Proponent shall submit Indemnity bond of the sum of at least 100 times per cent and maintain it properly. The certificate to that effect issued by the Deputy Commissioner of Forest or an Officer authorized by him for this purpose shall be provided by Project Proponent at the time of application for Final Occupation Certificate under Clause 11.

12.4 In circumstances described in Clause (1), all the permits and clearances that are required to be obtained by the Collector under this regulation shall be executed by the Chief Officer / Chief Executive Officer of the concerned Planning Authority wherever applicable, excepting the power to grant letters of intent under Clause 5 of this regulation.

Provided that, before grant or refusal by the Master Layout Plan the Chief Officer / Chief Executive Officer of the Authority shall, through the concerned Provincial Joint Director of Town Planning as prescribed in Clause 4 and 5, in the Planning Office present in such Authority to follow the work of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Clause 4 and 5, if the Master Layout Plan is not approved by the concerned Authority. It shall be the duty of the Chief Officer / Chief Executive Officer of the Authority to follow the work of Joint Director of Town Planning.

12.5 All the amounts of security fees, charges, penalties etc. payable to the Government shall be deposited with the concerned branch office of the Town Planning. In circumstances described in provision of Clause 1 above, 10% of such amount shall be deposited with the concerned branch office of the Town Planning and 90% in the concerned Planning Authority.

12.6 The Project Proponent shall provide bank guarantee of an amount equal to the 15% of estimated development cost required for development of the town, infrastructure such as roads, sewerage, drainage, drainage disposal, facilities for power supply, the bridge within & the vicinity. Such development cost shall be verified on a per project basis taking into consideration the phased programme for development of infrastructure with amenities under project to be submitted and as required under clause 11.1. Certificate regarding estimated development cost shall be provided by the respective A/C officer of the project.

12.7 The Project Proponent shall construct and maintain the fire station at their cost. The project proponent shall employ a well-trained staff at the station to run the requirements of the Director of Fire Services, Maharashtra. Provision for staff of the concerned Authority. The amount of staff expenditure on such staff shall be the responsibility of the Project Proponent. After completion of the station and as per requirement such fire brigades shall be provided.

handed over to the owner respectively subject to the terms and conditions decided by the respective authority and project proponent.

12.8 Developer shall complete the Integrated Township Project within 180 days from the approval in the master plan. However, this period of completion may be extended by the Government subject to terms and conditions as may be decided by the Government. The Government shall develop and maintain the infrastructure up to the completion of the TTP project. Within such period property tax shall be levied by the respective Government as at its normal rate as prescribed under the Maharashtra Act. Respective Government shall provide necessary provisions like Health and Drinking Water supply etc. for the entire period in such TTP. Provided that the salaries, the fire brigade, police station/office etc. shall be handed over to the owner respectively subject to the terms and conditions as may be decided by the respective authority.

12.9 A local Authority shall be formed under section 3 read with section 141 of the Maharashtra Municipal Councils, Nagar Panchayat and Industrial Towns Act 1965 according to population of each town ship. The newly formed committee authority shall take over the operation/maintenance of infrastructure in the Integrated Township Project area within the stipulated period of Government. However, if the area under TTP is merged in any local Authority then operation and maintenance of infrastructure in such Integrated Township Project area shall be made by the respective Local Authority.

12.10 Licensing in the Project Proponent - The respective Authority shall provide license in the Project Proponent for telephone connection, power and other utilities in the Town ship area. After providing the license from the respective Authority, the project proponent shall provide utilities in the Town ship area as per the conditions laid down by the respective authority.

12.11 It shall be mandatory for the Project Proponent to provide street lighting and road to the land not owned by the project proponent which is surrounded by the Township Area.

13. Special Consideration:-

13.1 Special provision for Non-Agricultural (N.A.) Use - The land under approved Master Layout Plan shall be considered as defined N.A. No special permission shall be required under the provisions of Maharashtra Land Revenue Code, 1964.

13.2 Grant of Government Land - The Government lands, if owned by the land owned by the Project Proponent, may preferentially be granted to the Project Proponent, as per the rules and regulations in this regard, of the Revenue and Forest Department of the State Government. Maximum 10% of the total area under township shall be allowed to be included in such township.

13.3 Conversion in Stamp Duty - For the first transaction from Project Proponent to Purchaser, if any will under any such land approved Master Layout Plan or subsequent building plan under this regulation, a concession in the extent of 50% of stamp duty as otherwise required under the Stamp Act, shall be granted.

13.4 Waiver in payment of Development Charges - The amount of Development Charges under sub-section (2) of Section 144 of the said Act shall be waived in the extent of 50% the full amount of such charges in case of any land or building or development or second or building, proposed by project proponent by a Project Proponent under this regulation.

13.4 Waiver from Stamp Duty and Agricultural Land Act - The provision that, on a pro-rata basis shall be applicable to the Project Proponent for purchasing agricultural land for conversion of township under this regulation.

13.5 Waiver from Ceiling for Housing regulations under - The land the holding regulatory land, situated in the Maharashtra Agricultural Land Ceiling and Regulation Act 1961 shall not be applicable to the Project Proponent for development of Integrated Township Project under this regulation.

14. Transition Provisions:-

14.1 It shall be permissible for the Project Proponent in whom Town Planning Project has already been established to:-

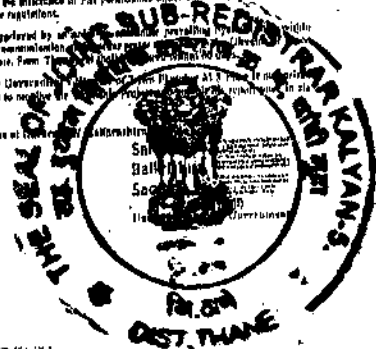
- a) continue such Integrated Township Project under the applicable provisions and for that initial period suitable regulations for Integrated Township Project shall remain in force.
- b) Apply for grant of Letter of Intent or Master Layout Plan as the case may be, under this regulation subject to payment of penalties as prescribed in Clause 11 and 12, wherever applicable.

14.2 In case as described in Clause 14.1(a), the continuation of the project is ongoing, it shall be permissible for the Project Proponent to apply for this regulation subject to payment of penalties as prescribed in Clause 7, 8 and 9.2. Provision applicable as mentioned in clause 1.2 Social Housing Component as mentioned in clause 9 and 10 shall apply as mentioned in 1.3 (5) shall be extended on the difference of 5% percentage between clause 2 and 1.1 if already mentioned under applicable regulation.

14.3 Approval - Any approval applied for under this regulation shall be granted within 15 days of the date of commencement of the project, Maharashtra State, from 2022.

14.4 Control by the State Government - The Project Proponent shall be subject to the control of Government to meet the requirements of this regulation in six months to Government.

By order and in the name of the Government of Maharashtra



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GOVERNMENT OF MADHARAJA
 (State Development Department)
 Madhav - Madhav - 2022
 Date: 17. 10. 2023
NOTIFICATION

Madhav - Madhav - 2022
 (State Development Department)
 (State Development Department)
 (State Development Department)

And where, the Development Control Regulation for the State Development Department (SDD) has been issued by the Government of Madhav - Madhav - 2022, dated 17. 10. 2023, and the said Regulation is being enforced from the date of its issue.

And where, the State Development Control Regulation for the State Development Department (SDD) has been issued by the Government of Madhav - Madhav - 2022, dated 17. 10. 2023, and the said Regulation is being enforced from the date of its issue.

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The attached proposed notification shall be available to the general public during office hours on all working days at following offices for the period of one month:

- 1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bapuji-Nagar Complex, Dapoli (B), Mumbai.
- 2) The A. Director of Town Planning, Southern Division, Southern Region, New Mumbai.
- 3) The Asst. Director of Town Planning, Thane South, Thane.
- 4) The Chief Officer, Ambarnath Municipal Council, Ambarnath (Dist. Thane).
- 5) The Chief Officer, Kalyan-Eastern Municipal Council, Kalyan, Dist. Thane.

This notification shall also be published on the Government website at www.mmrda.gov.in

By order and in the name of Commissioner of Metropolitan Region.

(Signature)
Section Officer

FOR OFFICIAL USE ONLY
 LAND DEPARTMENT TO THE GOVERNMENT OF MAHARASHTRA
 DISTRICT OFFICE, THANE

MAHARASHTRA RURAL DEVELOPMENT BY SPECIAL TOWNSHIP PROVISIONS IN AREA UNDER THE RATIONSHIP DEVELOPMENT SCHEME OF AMULSHASTI, KUDGAON, KADGAON AND KADGAONKING NATHURAM AREA

A. GENERAL PROVISIONS
 1. **APPLICABILITY:** The Regulation shall be applicable to the area under the additional Development Plan of Ambarnath, Kalyan, Kurla and surrounding Rural Area, including the area under the Maharashtra Industrial Development Corporation and any Special Planning Authority which has been established in the area.

2. **ANNA PROVISIONS:** Any lands not less than 10% of the area under the Development Plan shall be reserved for the purpose of development as "Special Township Project". The area under the Special Township Project shall not be less than 100 acres. The Special Township Project shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder. The Special Township Project shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder. The Special Township Project shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder.

proposed industrial, trade, service areas and commercial areas, land reserved for the purpose of development as "Special Township Project" shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder.

1.3 MANNER OF DECLARATION: Any area identified above and found suitable can be notified by the Government in the Urban Development Department for the purpose of development as "Special Township Project" by following the procedure prescribed under section 17 of the Maharashtra Regional and Town Planning Act, 1946 and also in such other manner as may be determined by the Government. However, in case where the proposal of Special Township Project is submitted by the land owner themselves or by the Developer who holds right to develop the whole land under the proposed Special Township Project, the area shall be notified by the Government following the procedure under section 17(2) of the said Act in such form, procedure and manner as may be determined by the Government.

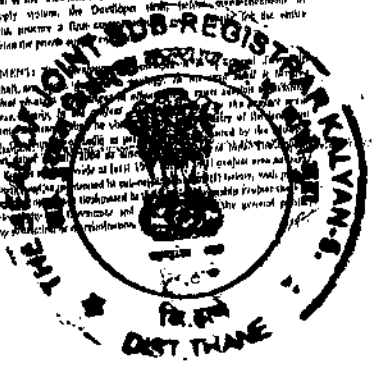
1.4 INFRASTRUCTURE FACILITIES: The entire Special Township Project should be an integrated one, being all the facilities within the boundaries of the declared Special Township Project. All the utility infrastructure like roads, drainage, sewerage, water supply, power supply, telephone, fire fighting, etc. shall be provided and maintained in full by the Developer. The Developer shall also ensure that the entire Special Township Project is developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder.

(a) Water Supply: The Developer shall be required to develop a system for water supply to the entire Special Township Project. The water supply system shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder. The water supply system shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder.

and shall not be available to the public for the purpose of development as "Special Township Project" shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder.

(b) Drainage and Sewerage: The Developer shall be required to develop a system for drainage and sewerage to the entire Special Township Project. The drainage and sewerage system shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder. The drainage and sewerage system shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder.

1.4.1 ENVIRONMENTAL PROTECTION: The Developer shall be required to develop a system for environmental protection to the entire Special Township Project. The environmental protection system shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder. The environmental protection system shall be developed in accordance with the provisions of the Maharashtra Special Township Act, 1964 and the rules made thereunder.



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(4) Transition Policy: Any Special Township Project in respect of which Government Clearance has previously been granted and any Amendment/Modification in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1961 and the Maharashtra Regional and Town Planning (Amendment) Act, 1976, prior to the date of coming into force of this Regulation, may be allowed to be converted into a Special Township Project under the provisions of this Regulation [hereinafter referred to as the Amended Scheme], with the concurrence of the Government, subject to the following conditions:

- (i) The plan for the Amended Scheme shall be presented only on the balance un-leased, unencumbered and undisturbed land parcel, having a minimum area of 2 Ha. If such balance parcels, unencumbered and undisturbed are less than 2 Ha. or more than 10 Ha. then, sub-section (2) of section 13 of this Act shall apply and the plan shall be submitted as per the scheme given in sub-section (2) of section 13 of this Act respectively. If such land parcel is more than 10 Ha. then, the sub-section (2) of section 13 shall be read as per the scheme contained in sub-section (2) of section 13.
- (ii) Development on the balance land as above shall be subject to conformity with the Planning Authority and the Regional Development Control and Financial Regulations and the relaxation shall be granted in accordance with the

Interpretation and Completion

(i) Development of such infrastructure and facilities in the area of the Special Township shall be completed by the Developer (to be selected by the Special Planning Authority) at the cost of the Project. Development of the Project shall be completed within 10 years from the date of final sanction of the layout plan of the Project.

(ii) The building in the Project shall be permitted to be started in any manner subject to compliance of the provisions in respect thereof as issued by the Special Planning Authority.

(3) Final Completion Certificate: The Project shall be completed by the Special Planning Authority in accordance with the provisions of this Regulation and the Rules thereunder, and the Director of the District, Government of Maharashtra.

(4) Application for Completion Certificate or Final Completion Certificate shall be submitted by the Developer to the Special Planning Authority, and the Director of the District, Government of Maharashtra, as follows:

- (a) The applicant shall submit a copy of the plan of the Project and a copy of the plan of the Project as approved by the Special Planning Authority in accordance with the provisions of this Regulation and the Rules thereunder.
- (b) The applicant shall submit a copy of the plan of the Project and a copy of the plan of the Project as approved by the Special Planning Authority in accordance with the provisions of this Regulation and the Rules thereunder.
- (c) The applicant shall submit a copy of the plan of the Project and a copy of the plan of the Project as approved by the Special Planning Authority in accordance with the provisions of this Regulation and the Rules thereunder.

(5) Interpretation: If any question arises in the interpretation of any provision of this Regulation, the matter shall be referred to the State Government. The Government, after consulting the Director, and if necessary, after getting the views of the Director, shall give a decision on the interpretation of the provisions. The decision of the Government on the interpretation of this Regulation shall be final and binding on all the concerned.

Sd/-
Special Planning Authority
District, Thane



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नगर रचना आणि पुरवठा विभाग
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निकाशाधिकारी कार्यालय प्रशासकीय इमारत, ३ रा मजला, काँट्रॉल टाणे (पै.) - ४०० ६०१
दुरध्वनी क्र. २३२३६९९५५, ईमेल ID - arpi@nagar.maharashtra.gov.in / arpi@nagar.mumbai.gov.in

या क्र. एकात्मिक नगर वसाहत/सी.अंतर्ली, खोणे व इतर/संसदाणे/२०२१-२२ दिनांक २२/१०/२०२१

५) पलायन इन्वेन्स प्र. लि., मुंबई.

विषय:- मोजे अंतर्ली, खोणे, हेदुणे व कोळे, ता. कल्याण व अंतर्ली, ता. अंबरनाथ स. नं. १९/२ अ. १९/२५, १९/३ व इतर येथील एकात्मिक नगर वसाहत प्रकल्पाच्या सेक्टर बी, सी, डी, ई, एक & आय च्या सुधारित बांधकाम नकाशांना मंजूरी देण्याबाबत.

संदर्भ:-

- शासन, नगर विकास विभागाची अधिसूचना (LC) क्र. टिपीएस-१२१३/१६/प्र.क्र.२८९/२३/अति-२३ दि. ०३.०३.२०१४.
- निकाशाधिकारी, ठाणे यांचे (L.O.) इत्यादी पत्र क्र.महसूल/कड-१/२-अ/निकाश/काबि-२५८०२/१४, दि. २५.३.२०१४.
- नगर विकास विभागाची अधिसूचना (LC) क्र.टिपीएस-१२१३/१६/प्र.क्र.२८९/१३/अति-२३, दि. २२.८.२०१४.
- निकाशाधिकारी, ठाणे यांचे (L.O) इत्यादी पत्र क्र. महसूल/कड-१/२-अ/निकाश/काबि-४०२२/१४, दि. १५.९.२०१४.
- नगर विकास विभागाची अधिसूचना(LC)क्र.टिपीएस-१२१३/१६/प्र.क्र.२८९/१३/अति-२३, दि. २२/०८/२०१४.
- नगर विकास विभागाची अधिसूचना(LC)क्र.टिपीएस-१२१३/१६/०८/प्र.क्र.२८९/१४/अति-२३, दि. ०८/०३/२०१४.
- अति. महानगर प्रदेश आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे (L.O.) इत्यादी पत्र क्र. SROT/27/Village/२४०४/STP/ LOI/VIII, Medhane, Umbroli/Vol-1/१३/१०१५, दि. २४/०८/२०१५.
- अति. महानगर प्रदेश आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे (L.O.) इत्यादी पत्र क्र. SROT/27/Village/२४०४/STP/ LOI/VIII, Medhane, Kote/Vol-1/311/2016, दि. २०/०६/२०१५.

२५. अर्जदार ये. पलायन इन्वेन्स प्र.लि. यांचे या कार्यालयाम दि. २३.०९.२०२१ रोजीचे पत्र.

प्रत्येक,

विषयविक्रम मोजे अंतर्ली, खोणे, हेदुणे, कोळे ता. कल्याण व योजे उंतर्ली ता. अंबरनाथ या एकात्मिक नगर वसाहत प्रकल्पास निकाशाधिकारी, ठाणे यांचे दि. २५/०८/२०१९ रोजीचे मादेल अन्वयित अंतिम अधिसूचना मधुर्षा मिलाहलेली असून योजे हेदुणे कोळे व मोजे हेदुणे उंतर्ली या विषय नगर वसाहत प्रकल्पास संदर्भाधिक्रम क्र. ५ व ६ अन्वये लोकेशन विलअटस प्राप्त झाले आहे. मोजे अंतर्ली व खोणे ता. कल्याण येथील विशेष नगर वसाहतीच्या मूळ व यादीय क्षेत्रास संदर्भाधिक्रम क्र. १३ व १६ अन्वये लोकेशन विलअटस प्राप्त झाले व त्यास या, निकाशाधिकारी, ठाणे यांनी मंजूरी दि. २५.०३.२०१४, १५.०९.२०१४ व १६.०८.२०१९ रोजीच्या पत्रांमध्ये इतराप्रमाणे परित केलेले आहे. तसेच मुंबई महानगर प्रदेश विकास प्राधिकरणाने योजे हेदुणे व कोळे ता. कल्याण व योजे हेदुणे ता. कल्याण व योजे उंतर्ली येथील विशेष नगर वसाहतींना अनुक्रमे दि. २०.०६.२०१६ व २४.०८.२०१५ रोजीच्या पत्रांमध्ये इतराप्रमाणे परित केलेले आहे.

विषयविक्रम मोजे विशेष वसाहत प्रकल्प शासनाच्या दि. २५/१२/२०१६ च्या अधिसूचने अन्वयित एकात्मिक नगर वसाहती प्रकल्पात एकात्मिक वसुध्यास शासनाने दि. २०/०४/२०१७ च्या पत्रांमध्ये मान्यता दिलेली आहे व त्यानुषंगाने निकाशाधिकारी, ठाणे यांनी संदर्भाधिक्रम क्र. १३ अन्वये अंतिम अधिसूचना मंजुरी दिली आहे.

ये. पलायन इन्वेन्स प्र. लि. यांचे वसुध्या विलअट प्रकल्पाचे नकाशे या कार्यालयास दि. ०४.१२.२०१८ च्या पत्रांमध्ये छात्रनीटाची प्राप्त झालेले आहेत. संदर्भित पत्र क्र. १३ अन्वये उपरोक्त तीन नगर वसाहतीच्या एकात्मिक नकाशांबाबतचे निर्देश शासनाने दिलेले आहेत. उपर्युक्त नकाशा, कुलाय, बदलवत व परिसर अधिसूचित क्षेत्राची नियमावली लागू केलेली आहे. वसुध्या मोजे हेदुणे हा गाव कल्याण-उत्तिवली महानगर पालिकेच्या २७ गावांसाठी शासनाने मंजूर केलेल्या विकास योजनेमध्ये समाविष्ट झाले असते तरी शासन निर्णय दिनांक २०.०४.२०१७ मधील निर्देशात नमुद केलेल्या अट क्र. २ मध्ये वसुध्या जगास अंबरनाथ,कुलाय-बदलवत व परिसर अधिसूचित क्षेत्राची नियमावली लागू राहिल व एकात्मिक नगर वसाहतीच्या दिनांक २६.१२.२०१६ व ०८/०९/२०१९ रोजीच्या अधिसूचनेतील नियम क्र. ६.६ अ अन्वयित सहायक संचालक, नगररचना, ठाणे यांनी मंजूर अधिसूचनातील इतरांतील बांधकाम नकाशांस परवानगी केली, असे नमुद केलेले आहे.

इतरांसाठी जगोस पर्यावरण व वन विभागाकडून ता. हरकत दाखला दि. १५/०७/२०१३ व दि. २२/०२/२०२५ रोजी प्राप्त आहे. या, निकाशाधिकारी, ठाणे यांनी दि. २५/०८/२०१९ रोजीचे पत्रांमध्ये एकात्मिक नगर वसाहतीच्या रेखांकनास सुधारीत अंतिम मंजूरी दिलेली असून मंजुरी अन्वयित प्रस्तावाच्यावेली जगोस सेक्टर निहाय तपशील खालील प्रमाणे आहे.

अ. क्र.	सेक्टर	क्षेत्रफळ (चौ. मी.)
१	A	१०९८९३.३३

THE SEAL OF JOINT SUB-REGISTRAR...

३	२५७८५०.००
४	२८३७६९.००
५	४०२०४७.२४
६	४४८८८.००
७	४०२९४०
८	४५३.९४
९	३८९.३३
१०	४८९.७७
११	४८५३.९८
१२	४७७०.०३
१३	२८१९२६.८९
१४	१९८८९.०९
१५	१९५२३६५.०९

एकुल **८९६१५३४.३८**

तसेच या पूर्वी अर्जदार यांचे जागेवर खालील नमुद केलेल्या सेक्टर क्र. ४ ते १ वरील बांधकामास परवानगी दिलेली असून जगोस विकासकाने सेक्टर बी, सी, डी, ई, एक & आय मध्ये सुधारित बांधकाम नकाशा सादर केले असून त्याच्या तपशील खालील प्रमाणे आहे.

अ. क्र.	सेक्टर क्र.	बांधकाम परवानगीचा तपशील	सेक्टर निहाय बांधकाम क्षेत्र (चौ. मी.)	सुधारित बांधकाम क्षेत्र (चौ. मी.)
१	B	एकात्मिक नगर वसाहत/सी.अंतर्ली, खोणे व इतर/ संसदाणे/१६२० दि. १९.१०.२०२०	४०४९९९.६८	२७८४४२.०९
२	C	एकात्मिक नगर वसाहत/सी.अंतर्ली, खोणे व इतर/ संसदाणे/४७२ दि.१४.०३.१८	४७५७७८.०९	४७५६६८.८०
३	D	एकात्मिक नगर वसाहत/सी.अंतर्ली, खोणे व इतर/ संसदाणे/१६२० दि. १९.१०.२०२०	४०२९२०.०५	४०३४६६.६९
४	E	एकात्मिक नगर वसाहत/सी.अंतर्ली, खोणे व इतर/ संसदाणे/१६२१ दि. १९.१०.२०२०	३९१३०४.०२	२२१०२८.६८
५	F	एकात्मिक नगर वसाहत/सी.अंतर्ली, खोणे व इतर/ संसदाणे/१६२१ दि. १९.१०.२०२०	४२०४३९.२९	४२०४३९.२९

Officer					
२४	Quarters for Fire Men	तळ + 4 मजले	१२.४५	सुविधा	१६२.०२
२५	Police Station	तळ + २ मजले	१.३०	सुविधा	६५२.८५
२६	Receiving Station	तळ मजला	६.२०	सुविधा	३४८.७२
एकूण - अ					५४५६१२.५३
सेक्टर - बी : सुधारित बांधकाम परवानगीचे क्षेत्र					
१	Cluster ४.०२ (A) Shop	तळ + २१ मजले तळ + २ मजला	६९.९९ ७.९५	रिहास / वाणिज्य	२०६८२.३९
२	Cluster ४.०१ (B)	तळ + २२ मजले	६९.९९	रिहास	१९६३२.३३
३	Cluster ४.०२ (Wing A & B) & Shops E & Ee	तळ + १२ मजले तळ मजला	३९.०० ७.२०	रिहास / वाणिज्य	९८१०.३२
४	Cluster ४.०६ (A) Shop	तळ + १२ मजले तळ मजला	३९.०० ७.२०	रिहास / वाणिज्य	५३२२.९०
५	Retail & Parking Building P-५	तळ + ११ मजले	१९.९५	सुविधा	२६०२.४९
एकूण - ब					५८०४८.३६
एकूण - अ + ब					६०३६४०.८९

सेक्टर - ई : पूर्वीचे कायम ठेवलेले मंजूर बांधकाम क्षेत्र

अ. क्र.	इमारत	प्रस्तावित मजले	इमारती उंची (मी.)	इमारती चा चापर	बांधकाम क्षेत्र (चौ. मी.)
१	Cluster ३.०२ (A) २ Shops	तळ + १२ मजले तळ	३९.४५ ७.९०	रिहास / वाणिज्य	५८२७.७२
२	Cluster ३.०२ (B) १ Shop	तळ + १२ मजले तळ	३९.४५ ७.९०	रिहास / वाणिज्य	३८७५.२८
३	Cluster ३.०३ (Wing C to J) & Shops १४	तळ + १७ मजले तळ	५२.६५ ४.८०	रिहास / वाणिज्य	२८२४९.४५
४	Cluster No. ३.०४ & Shops १२	तळ + १७ मजले तळ मजला	५२.६५ ४.८०	रिहास / वाणिज्य	४६०९४.६७

११	Cluster ६.१०	तळ + १२ मजले	३९.४५	रिहास	२२१००.२२
१२	Cluster ६.१२ (Wing A, B)	तळ + १२ मजले	३९.४५	रिहास	११७३२.४२
१३	Cluster ६.११ (Wing C, D & E)	तळ + १२ मजले	८७.४५	रिहास	३६७०५.७७
१४	Cluster ६.१३ (Wing A & B)	तळ + १२ मजले	३९.४५	रिहास	११७००.९४
१५	Cluster ६.१४ (Wing C)	तळ + १२ मजले	८७.४५	रिहास	२२२८८.५९
१६	Cluster ६.१३	तळ + १२ मजले	८७.४५	रिहास	१२१६८.५९
१७	Cluster ६.१८	तळ + १२ मजले	८७.४५	रिहास	२४३३७.१८
१८	Cluster ७.२२	तळ + १२ मजले तळ + ११ मजले	३९.४५ ८७.४५	रिहास	२२९०९.०९
१९	Cluster ७.२३	तळ + १२ मजले	३९.४५	रिहास	५८६६.४२
२०	Cluster ७.२४	तळ + १२ मजले	३९.४५	रिहास	११७३२.४२
एकूण - अ					४१९९९७.९८
सेक्टर - एक : सुधारित बांधकाम परवानगीचे क्षेत्र					
१	Retail & Parking Building P-३	तळ + १२ मजले	३७.३५	सुविधा	१२४२.३९
एकूण - ब					१२४२.३९
एकूण - अ + ब					४२२४४०.३७

सेक्टर - आठ : पूर्वीचे कायम ठेवलेले मंजूर बांधकाम क्षेत्र

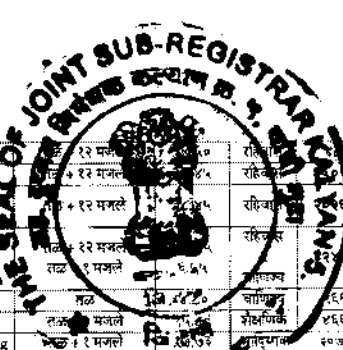
अ. क्र.	इमारत	प्रस्तावित मजले	इमारती उंची (मी.)	इमारती चा चापर	बांधकाम क्षेत्र (चौ. मी.)
१	EWS-१	तळ + १२ मजले	३७.५०	रिहास	५०४२७.२८
२	EWS-२	तळ + १२ मजले	३७.५०	रिहास	४९७७.१२
३	EWS-३	तळ + १२ मजले	३७.५०	रिहास	४८२६९.४९
४	EWS-४	तळ + १२ मजले	३७.५०	रिहास	१४९७३.३३
५	EWS-६	तळ + १२ मजले	३७.५०	रिहास	४२०८५.९५
६	EWS-१ Wing M	तळ + १२ मजले	३७.५०	रिहास	३३०४.३०
७	EWS-२ Wing O	तळ + १२ मजले	३७.५०	रिहास	२५१४.५०

५	Cluster No. ३.०५ & Shops १३	तळ + १७ मजले तळ मजला	५२.६५ ४.८०	रिहास / वाणिज्य	२०६८२.३९
६	Cluster ३.०६	तळ + १२ मजले	३९.४५	रिहास	१९६३२.३३
७	Cluster ३.०७	तळ + १२ मजले	३९.४५	रिहास	१९६३२.३३
८	Cluster ३.०८	तळ + १२ मजले	३९.४५	रिहास	१९६३२.३३
९	Cluster ३.०९	तळ + १७ मजले	५२.६५	रिहास	२०६८२.३९
१०	School - E (Earlier School No. ५)	तळ + ६ मजले	३९.४५	शैक्षणिक	८५६८.९२
११	Club House - २	तळ मजला	६०.३५	सुविधा	२२३५९.५०
एकूण - अ					२२३५९.५०
सेक्टर - डी : सुधारित बांधकाम परवानगीचे क्षेत्र					
१	Cluster ३.०३ (Wing A & B)	तळ + १२ मजले	५२.६५	रिहास	२५८६९.१६
२	MEDIATION CENTER	तळ मजला	१६.००	सुविधा	०.००
एकूण - ब					२५८६९.१६
एकूण - अ + ब					२२३५९.५०

सेक्टर - एक : पूर्वीचे कायम ठेवलेले मंजूर बांधकाम क्षेत्र

अ. क्र.	इमारत	प्रस्तावित मजले	इमारती उंची (मी.)	इमारती चा चापर	बांधकाम क्षेत्र (चौ. मी.)
१	Cluster ६.०१	तळ + १७ मजले	५२.६५	रिहास	४९६१४.१२
२	Cluster ६.०२	तळ + १२ मजले	३९.४५	रिहास	१७७७६.८८
३	Cluster ६.०३	तळ + १२ मजले	३९.४५	रिहास	५८६६.२८
४	Cluster ६.०४	तळ + १२ मजले	३९.४५	रिहास	११७४१.६८
५	Cluster ६.०५	तळ + १२ मजले	८७.४५	रिहास	४८६७४.३२
६	Cluster ६.०६	तळ + १२ मजले	३९.४५	रिहास	१२७३२.४२
७	Cluster ६.०७ & २ Shops	तळ मजला	३९.४५ ७.९०	रिहास / वाणिज्य	५८२७.७२
८	Cluster ६.०८ (Wing A, B, C & D)	तळ + १७ मजले	५२.६५	रिहास	२२१५५.४६
९	Cluster ६.०८ (Wing E, F & G)	तळ + १२ मजले	८७.४५	रिहास	३६७०५.७७
१०	Cluster No. ६.०९	तळ + १७ मजले	५२.६५	रिहास	२६२१०.०२

कलन - ५
दस्त क्र. ५७७१
२०२२



८	EWS-३ Wing N	तळ + १२ मजले	३७.५०	रिहास	२९५२४.२८
९	Cluster १०.०१ (A)	तळ + १२ मजले	३७.५०	रिहास	२९५२४.२८
१०	Cluster १०.०१ (B) (Wing E, F, H & I)	तळ + १२ मजले	३७.५०	रिहास	२९५२४.२८
११	Cluster १०.०२ Wing A to F Shops A, B & F	तळ + १२ मजले	३७.५०	रिहास / वाणिज्य	२९५२४.२८
१२	Retail Building	तळ	३७.५०	वाणिज्य	२९५२४.२८
१३	School - 1	तळ मजले	३७.५०	शैक्षणिक	२९५२४.२८
१४	Industrial Building	तळ + १२ मजले	३७.५०	वाणिज्य	२९५२४.२८
एकूण - अ					२४०४५४.८०
ब) आठ : सुधारित बांधकाम परवानगीचे क्षेत्र					
१	Cluster १०.०१ (B) (Wing G & J)	तळ + १२ मजले	३७.५०	रिहास	२९५२४.२८
२	Club House-1	तळ मजला	५.८०	सुविधा	१२४२.३९
३	Retail Building-२	तळ मजला	३.८०	वाणिज्य	५७२.६७
४	Mediation Center	तळ मजला	१०.६०	सुविधा	०.००
५	Sub-Station-०१	तळ मजला	५.२५	सुविधा	२५७.०८
६	Sub-Station-०२	तळ मजला	५.२५	सुविधा	२५७.०८
७	Sub-Station-०३	तळ मजला	५.२५	सुविधा	२५७.०८
८	Switching Station	तळ मजला	५.२५	सुविधा	२५७.०८
९	STP-०१	तळ मजला	५.२५	सुविधा	२५७.०८
१०	STP-०२	तळ मजला	५.२५	सुविधा	२५७.०८
एकूण - ब					२९५२४.८०
एकूण - अ + ब					२५७२२२.८०

एकूण बांधकाम क्षेत्राचा निष्पत्ती

अ. क्र.	वर्गीकरण	चौ. मी.
१	जागीचे एकूण क्षेत्र	२९,५२,४३५.२८
अ)	बौद्धिक चटई क्षेत्र निरंदाक = ५	२९,५२,४३५.२८
ब)	अतिरिक्त वापराचे क्षेत्र (अधिकार अकारण) = ०.८०	२९,५२,४३५.२८
क)	एकूण अनुत्पन्न क्षेत्र (अ + ब) (Social Housing क्षेत्र वगळून)	५३,२८,३२७.८८
द)	Social Housing क्षेत्र - विधान सभेबाबत बांधकाम क्षेत्र (ITP च्या नियमनुसार) ६०% किमान उंचीसार बांधकाम क्षेत्र	२,६५,७२९.१८
१)	२५% Social Housing	

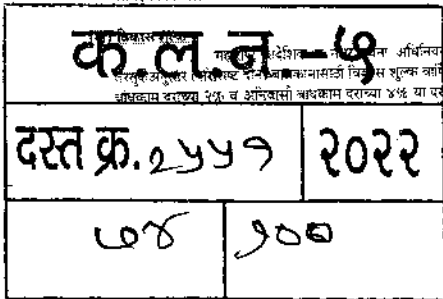
1)	एकूण अनुज्ञेय बांधकाम क्षेत्र (क + ड) (Social Housing च्या क्षेत्रातिल)	५५,८०,१०२.८७
2)	१ व पेकी अतिरिक्त घटई क्षेत्र (अथवा आकारलेले)	५,९८,८६९.९८
3)	समाधितील एकूण अनुज्ञेय बांधकाम क्षेत्र (१अ + २) (Social Housing चे क्षेत्र वगळून)	६५,७९,९७२.८५
4)		
अ)	अ. क्र. ३ पेकी एकूण प्रस्तावित बांधकाम क्षेत्र Social Housing चे क्षेत्र वगळून	१२२,८५,९६.६२
ब)	Social Housing चे प्रस्तावित क्षेत्र	१५,९०,३२.९९
क)	एकूण प्रस्तावित बांधकाम क्षेत्र सेक्टर बी ते सेक्टर के (४अ + ४ब)	२५,७८,२४१.०२
६)	एकूण अनुज्ञेय बांधकाम अंमलसूची वापरलेला घटई क्षेत्र निर्देशक (५ / ३)	०.४४२
७)	समाधितील अनुज्ञेय बांधकाम क्षेत्रात एकूण वापरलेला घटई क्षेत्र निर्देशक (४ अ / ३)	०.६८७

भरावयाच्या रकमेसंबंधित :-

१) छाननी शुल्क -
(सेक्टर बी, सी, डी, ई, एफ & आय) - ६,७००/- रुपये एवढी छाननी शुल्क सेक्टर बी, सी, डी, ई,
एफ & आय च्या बांधकाम परवानगी मध्ये जमा केलेली आहे.

(क) अतिरिक्त घटई क्षेत्र शुल्क :-

एकाधिकृत नगर सहायतेच्या नियमावलीतील विनियम ७.२.२ मधील तक्रारहील न. क्र. २ अ अनुसार विकसक वॉच ०.८ अतिरिक्त घटई क्षेत्र निर्देशक अनुज्ञेय असून त्यांनी पूर्वीच्या नियमांनुसार ०.४ एवढ्या अतिरिक्त घटई क्षेत्र निर्देशकाच्या अनुज्ञेयते शुल्क मुंबई महानगर प्रदेश विकास प्राधिकरणाकडे रु. ३०,६०,२२,०२०/- भरण्या केलेले आहे. अर्जदार यांनी या प्रस्तावात घटई क्षेत्र निर्देशक (FSI) २.०० चा पूर्ण वापर केलेला नाही, त्यामुळे अतिरिक्त घटई क्षेत्र निर्देशकासाठी आवश्यक असलेले अधिमूल्य आकारण्याची आवश्यकता नाही.



नियमावलीतील विनियम १३.८ अन्वये विकसकावर बंधनकारक आहे, तसेच संबंधित एकाधिकृत नगर सहायतेतील पायाभूत सुविधांचा मुळाव्या मूल्ये १५.६ रकमेची बँक गॅंटी विकसकांनी जिल्हाधिकारी, ठाणे यांचे कडे सादर करणे आवश्यक आहे.

या जिल्हाधिकारी, ठाणे यांनी बँक गॅंटी दि. २०.१०.२०२१ रोजी अंतिम अधिपत्तिस मंजूर केलेल्या घटई क्षेत्रात १३ व न. क्र. २ अ अनुसार विकसक वॉच ०.८ अतिरिक्त घटई क्षेत्र निर्देशक अनुज्ञेय असून त्यांनी पूर्वीच्या नियमांनुसार ०.४ एवढ्या अतिरिक्त घटई क्षेत्र निर्देशकाच्या अनुज्ञेयते शुल्क मुंबई महानगर प्रदेश विकास प्राधिकरणाकडे रु. ३०,६०,२२,०२०/- भरण्या केलेले आहे. विकसकांनी या कार्यालयाकडे दिनांक ३०.०९.२०२० रोजीच्या पत्रान्वये २८,५४,४०,०००/- रकमाची बँक गॅंटी दिलेली आहे. विकसकांनी सादर केलेल्या सेक्टर निहाय बँकगॅंटी रकमेच्या तपशीला अनुसार विकासकास प्रस्तावित (सेक्टर B, C, D, E, F, G, H, I व या अतिरिक्त) मंजूर बांधकाम परवानगीसाठी एकूण २८,५४,४०,०००/- रकमाची बँक गॅंटी आवश्यक आहे, विकसकांनी या कार्यालयाकडे दिनांक ३०.०९.२०२० रोजीच्या पत्रान्वये २८,५४,४०,०००/- रकमाची बँक गॅंटी दिलेली आहे.

५) कामगार उपकर :-

आसनाच्या एकाधिकृत नगर सहायतेच्या विनियम ०.८.२०२१ रोजीच्या अधिसूचनेतील निमन क्र. १३ अनुसार मूलाक शुल्क व विकास शुल्कासाठी ५०% सवलत देण्यात आलेली आहे. त्याची या पत्रे कामगार उपकर या बाबीचा समावेश नाही.

प्रस्तावित खालील जागेस सहसंचालक, नगर सहायतेच्या कार्यालयीन नमुनेच्या मुंबई महानगर प्रदेश विकास प्राधिकरणाकडे सादर करावे. एकाधिकृत नगर सहायते (बी) खोर्णी मध्ये ठेविलेले परवानगी वॉच १.२०.२०२१ व न. क्र. २ अ विकसक वॉच ०.८ अतिरिक्त घटई क्षेत्र निर्देशक अनुज्ञेय असून त्यांनी पूर्वीच्या नियमांनुसार ०.४ एवढ्या अतिरिक्त घटई क्षेत्र निर्देशकाच्या अनुज्ञेयते शुल्क मुंबई महानगर प्रदेश विकास प्राधिकरणाकडे रु. ३०,६०,२२,०२०/- भरण्या केलेले आहे. विकसकांनी या कार्यालयाकडे दिनांक ३०.०९.२०२० रोजीच्या पत्रान्वये २८,५४,४०,०००/- रकमाची बँक गॅंटी दिलेली आहे. विकसकांनी सादर केलेल्या सेक्टर निहाय बँकगॅंटी रकमेच्या तपशीला अनुसार विकासकास प्रस्तावित (सेक्टर B, C, D, E, F, G, H, I व या अतिरिक्त) मंजूर बांधकाम परवानगीसाठी एकूण २८,५४,४०,०००/- रकमाची बँक गॅंटी आवश्यक आहे, विकसकांनी या कार्यालयाकडे दिनांक ३०.०९.२०२० रोजीच्या पत्रान्वये २८,५४,४०,०००/- रकमाची बँक गॅंटी दिलेली आहे.

वर नमुने केल्याप्रमाणे सहायते दिलेल्या माहितीच्या आधारे परत तक्रार करणे आवश्यक आहे. विकसकांनी सादर केलेली मंडळी असेल त्या एकाधिकृत नगर सहायतेच्या नियमावली अनुसार व असेल तर, मुळाव्या शतानुसार व तिसरे क्षेत्राच्या मंजूर विकास निर्देशक नियमावली अनुसार तांत्रिक छाननी केली असल्या सादर केलेले बांधकाम नकाशे नियोजनपत्रा वृद्धिते मंडळासमोरच मागणे असल्याने सादर सुधारित बांधकाम नकाशांचा आलेख नमूद अटीस अधीन रद्द होईल अशी घोषणा करता येईल.

एकाधिकृत नगर सहायतेच्या सुधारित नियमावलीतील विनियम १३.४ (अ) अनुसार विकास शुल्काच्या ५० टक्के सवलत अनुज्ञेय आहे.

पूर्वी विकसकांनी एकूण रु. २,९२,०५,४२५.६०/- एवढी रक्कम मुंबई महानगर प्रदेश विकास प्राधिकरणाकडे व ७४,५२,०३३.३८/- एवढी रक्कम सहायक संचालक, नगर सहायते, ठाणे यांचेकडे भरणा केलेली असल्याचे अर्जदारांनी सादर केलेल्या कागदपत्रांमधून सिद्ध होते.

आता विकसकांनी प्रस्तुत एकाधिकृत नगर सहायते प्रकल्पामध्ये सेक्टर बी व सीत रूपांतरित बांधकाम प्रस्ताव सादर केला आहे. प्रस्तुत एकाधिकृत नगर सहायतेतील आताचे प्रस्तावित क्षेत्र हे पूर्वीच्या मंजूर बांधकाम क्षेत्र पेक्षा अधिक वस्तूनिचे विकासासाठी आता ५० टक्के सवलतीसह विकास शुल्काची एकूण भरावयाची रक्कम निरंक आहे.

पत्र, शासनाच्या दि. ०६/०९/२०१८ रोजीच्या पत्रानुसार विकासकांनी Paid FSI व Double Height Terrace करता सुमारे रु. १,१९,५९,५८७/- एवढी रक्कम समाविष्ट करण्यासाठी या कार्यालयास कळविलेले होते. रपानुसार विकासकास एकूण भरावयाच्या तपशील खालील प्रमाणे आहे.

(ड) एकूण भरावयाची रक्कम

अ. क्र.	वर्णनातील	रक्कम रुपये
१	छाननी शुल्क	६,७००/-
२	विकास शुल्क	०.००
३	अतिरिक्त घटई क्षेत्र शुल्क	निरंक
४	एकूण अंतिम भरावयाची रक्कम रु.	६,७००/-
५	शासनाच्या दि. ०६/०९/२०१८ रोजीच्या पत्रानुसार समाविष्ट करावयाची रक्कम रु.	१,१९,५९,५८७/-
६	या पूर्वी या कार्यालयास सेक्टर एफ & आय कोरिया दि. ११/११/२०१२ रोजीच्या पत्रानुसार समाविष्ट करावयाची शिल्लक रक्कम रु.	८,२०,७५,२३५/-
७	अंतिम समाविष्ट करावयाची रक्कम रु. (४)	६,७००/-
८	सादर केलेल्या प्रस्तावित बी, डी, ई, एफ & आय व सेक्टर बी व सीत रूपांतरित बांधकाम परवानगी मंजूरिल्ल्या समाविष्ट करावयासाठी शिल्लक रक्कम रु. (६) - (३)	८,२०,३८,५३५/-

(ई) बँक गॅंटी

एकाधिकृत नगर सहायतेच्या मध्ये नियमा नुसार सर्व पायाभूत सुविधा प्रकल्प पूर्ण होई पर्यंत (Infrastructure Facilities) विकसित करणे व त्याची देखभाल करणे एकाधिकृत नगर सहायतेच्या

१. सादर प्रकल्प दि. ०८/०३/२०१९ रोजी शासन अधिसूचनेद्वारे एकाधिकृत नगर सहायते प्रकल्पचे शासन मंजूर विनियम व वेळोवेळी सुधारित करणारे ठेवण्याची सर्व निष्पत्तीसुद्धा पाहता करणे विकासकावर बंधनकारक राहील.
२. शासनाच्या दि. ०६/०३/२०१४, दि. २२/०८/२०१४ व दि. ०८/०९/२०१५ च्या अधिसूचनेच्या प्रदान करण्यात आलेल्या लोकरचना विलंबप्रश्न मधील अटी व शर्ती या एकत्रित धर्मासकृत नगर सहायते प्रकल्पास लागू राहतील.
३. पर्यावरण विभाग महाराष्ट्र शासन यांचे दि. २९/६/२०१९ व दि. २३/०२/२०१५ रोजीच्या नकारक प्रमाणपत्रातून तसेच सादर प्रस्तावा खालील निर्माण केलेल्या चूक झालेली असल्यामुळे आता संपूर्ण एकूण निर्माण केलेल्या पर्यावरण विभागाचे सुधारित नकारक प्रमाणपत्र प्राप्त करणे घेवून त्यामधील सर्व अटी व शर्तीची पूर्तता करणे विकासकावर बंधनकारक राहिल.
४. महाराष्ट्र प्रकृष्ट नियंत्रण मंडळाने दि. २०/१२/२०१४ रोजीच्या मन्व्यात चढविलेले अटी व शर्तीचे पालन करणे विकासकास बंधनकारक राहिल.
५. एकाधिकृत नगर सहायते प्रकल्पाच्या शासन मंजूर नियमावलीतील विनियम १३.४ अ अनुसार, कुस लागू झाल्याने त्याची देखभाल/संवर्धन करणे विकासक विकासकास बंधनकारक आहे. तसेच विनियम ११ अ अनुसार प्रकल्प पूर्णत्वाच्या वेळीच यासाठी खातलाना वा परिक्षेसाठी कुस अधिकाऱ्यांकडून / तिरीस प्राधिकरणाकडून कलत्र देणे बंधनकारक राहिल, कुस लागवडीचे निष्पत्तीसकृत तयार करून त्याची कार्यवाही सुरू करण्यात यावी.
६. विशेष प्रसंगी जिल्हाधिकारी, ठाणे यांनी देविलेले आदेश विले तर ते विकासकावर बंधनकारक राहतील. त्यांना या परवानगीसह नकाशा देण्यात यावी.
७. मुख्य अधिपती, जलसंधार विभाग, कोकण प्रदेश, मुंबई यांचे दि. ०३/०७/२०१३, दि. ०९/०७/२०१४ व दि. ०६/०२/२०१५ रोजीच्या नकारक प्रमाणपत्रांचे नमूद सध्दा नंतरच्या जागोपणे सेवा सुविधा सुधारित करणारे बांधकाम करण्यात येऊ नये, त्याचप्रमाणे त्यातील इतर अटी व शर्तीचे पालन करणे बंधनकारक राहिल.
८. संचालक, महाराष्ट्र अभियोजन सेवा, मुंबई यांनी दि. ०६/०९/२०१७ व १५/०९/२०२० रोजी प्रमाणित नकाशासह दिलेल्या नकारक दाखल्यातील सर्व अटी / शर्तीचे पालन करणे व पूर्तता करणे विकासकावर बंधनकारक राहिल. तसेच संचालक, महाराष्ट्र अभियोजन सेवा, मुंबई यांच्याकडून नविन व सुधारित नकाशा कोरिता सुधारित नकारक दाखला सादर करणे बंधनकारक राहिल.
९. विकासातील प्रस्तावित इमारतीकोरिता प्रकल्प इमारतीमध्ये नकाशात दर्शविल्यानुसार आनी प्रतिबंधक निकास जेवढ्या बांधकाम करणे अडथळाकारू शकतो त्यावर कोरिता सुधारित नकाशा सुपना अनुसार तसेच योग्य त्या बांधकाम साहित्याचा धार करून करणे विकासकावर बंधनकारक राहिल. तसेच नकारक प्रत्येक शासनातील प्रस्तावित निरकृत एवढ्या कोरिताधी प्रतिव्युत्त बंद करून घेवून नवी व त्या कायमत्वाची सुव्या देवणे विकासकावर बंधनकारक राहिल, या रिधून एवढ्या फितीचे बांधकाम नेन तारात्तया धार देवताप्रमाणे बांधकाम साहित्य घाटून करणे विकासकावर बंधनकारक राहिल.
१०. नकाशावर दर्शविल्याप्रमाणेच नियमांनुसार आवश्यक धाट्याची सुविधा विकासकांनी विकसित करावयाची आहे व नसे विकासकावर बंधनकारक राहिल. सादर नकारकप्रमाणे अनुज्ञेय केलेल्या

- परिशिष्टा वापर केवळ वाहनपड्याकरीत करणे बंधनकारक राहिल. सवळ, सर्व पाकिंगमध्ये पुंसा प्रकाश व बायुविजन याची व्यवस्था निर्यात करण्याच्या अंतर्गत अंतर्गत वार्षिक घडतीने करणे विकासकार बंधनकारक राहिल व पासडी आडव बॉय प्रकल्पसाठी किमानसंकाने आवश्यक ती सुविधा फायदेवस्तवी उपलब्ध करून देणे विकासकार बंधनकारक राहिल.
12. निश्चित बांधकामातील राखणी केवळ रिकाम धारणासाठीच कायमस्वरूपी बांधकामाच्या आहेत. त्यातील बांधकामाचे कोणताही बदल महात्मक संश्लक्ष, नगरचना, अथवा याच्या मंजूरी मिळावा विकासकार / संधारक धारकास करावयाचे नाही.
13. नकारात्मक दर्जासिद्ध बांधकाम क्षेत्र, पूर्वज्ञाच्या हजे, सामाजिक अंतीने मंजूर नकारात्मकतावापरा वापर घालू असलेले बांधकाम यांची मोजक्या व प्रत्यक्ष नगर नवृद्धीचे आवश्यक आहे.
14. सुरक्षिततेच्या दृष्टीने (safety and security of buildings to counter hazardous disasters) आवश्यक ती उपाययोजना करणे विकासकार बंधनकारक राहिल.
15. नकारात्मक मंजूरीनुसार ज्या इमारतीचे धांपक्याम भूकंप प्रतिरोधकतेचे (Earthquake) दृष्टीने व Natural Calamities च्या दृष्टीने उपाययोजना करणे व इमारतीचे तसे दुरुनसल डिझाईन विकासकारच्या समर्थित अस्त्यावर बांधकाम करणे व त्यानेच प्रत्यक्ष बांधकामास सुरुवात करणे व त्याचे नाल्याचे व इन्व्हेरिबायवली बांधकाम करणे विकासकार बंधनकारक राहिल.
16. एकात्मिक नगर वसाहत विकसन क्षेत्रातील शोभन मंजूर विनियममधील विनियम 9 अन्वयात EWS/LLG बांधकामाची पूर्तता करणे विकासकार बंधनकारक राहिल.
17. प्रस्तावित नकारात्मक दर्जासिद्धामध्ये सर्व सामाजिक अंतीने प्रत्यक्ष नगर असलेले तहिनते व त्या मालील नाला फायदेवस्तवी मूली देखणे बंधनकारक राहिल.
18. ऊर्जा हक्कवर्षी सुविधा टाऊनशिपमध्ये सर्व रहिवासीने उपलब्ध करून देणे आवश्यक राहिल.
19. Rain Water Harvesting System व Solar Systems ची व्यवस्था व त्यातील प्रेरक तंत्रिक बांधकामासाठी पूर्तता व विकास क्षेत्रात दाखलनाली करणे विकासकार बंधनकारक राहिल.
20. नृत आवाःछळामध्ये ज्या बांधकामाची भूखंड / संपर्क / शक्ति पर्याप्तता आहे, निष्पन्न त्याच बांधकामाची त्या क्षेत्राचा वापर करणे विकासकार बंधनकारक राहिल. रिकाम विभागातील संपर्क / शक्ति मधील भूखंड सार क्षेत्रास लागू विकास नियंत्रण नियमावलीनुसार अनुभूय होण-या रहिवास वापरसाठीच वापरवाचणे आहेत. त्यास सुविधा, आर्किटेक्चरली इत्यादी व्दरहतीस मिश्र वापर त्यामध्ये अनुभूय होतील. कारण एकात्मिक नगर वसाहतीच्या नियमावलीतील विनियम 35.4 अन्वयात योजना क्षेत्रात अनुभूय Total Basic Floor Area (E.S.L.) च्या किमान 50% Floor area (E.S.L.) हा फक्त निष्पन्न निकती कारणासाठी वापर करणे बंधनकारक आहे.
21. प्रकल्प राबवितांना दुर्भवाच्या ओण्ट्याही अडचणी अथवा प्रशोसाठी विकासक सर्वस्वी जबाबदार राहिल. या अडचणीचे निराकरण करून देण्याची जबाबदारी अथवा बंधन शासनावर, या कार्यवाहिवर व शोधेच विरहविणारी, अथवा वाचकर अभावात नाही.
22. P.P चा विकास तसे परिसरत सुयोग्य डिझाईन शासनाची संबंधित विभागाच्या संख्येने विकासकार करणे बंधनकारक राहिल. Sewage Treatment Plant, Solid Waste Composting Plant, Land Fill Site चे स्थानावगत व अन्य राबिस्तर संप्रिक्त भावी अडचणीचे संबंदितल्या संख्येने विरहित करणे बंधनकारक राहिल.

- नकारात्मकता/२०८/२०२२/२०२-७६ दि. २२/०२/२०२२ घालील सर्व अटी व शर्ती विकासकार बंधनकारक राहिल.
23. एकात्मिकनगर वसाहत नियमावलीतील टाऊनशिपमध्ये अनुभूय असलेल्या एका घट्ट क्षेत्र निर्देशिकाच्या मधील व संपूर्ण टाऊनशिपमध्ये बांधकाम करू नये.
24. अन्वयत यांची सर्व रोडवर मधील नखिन इमारतीचे बांधकाम सुरू करण्यपूर्वी आगिशासन विभागातील ना-हरकत प्रमाणपत्र / दाखला तसेच सर्व रोडवर मधील सुधारित इमारतीकरीत आगिशासन विभागातील सुधारित ना-हरकत प्रमाणपत्र बांधकाम सुरू करण्यपूर्वी वा कार्यालयाकडे सादर करणे बंधनकारक आहे.
25. विनियम 3.२ (अ) अन्वयात प्रकल्प क्षेत्रात प्रस्तावित फक्त/गाडी/शेताचे मैदान हे क्षेत्र नियम अनुसार विकसित करून सर्वसामान्य जनतेकरीत वाचसाठी अडचळाविना मयुरे देखणे विकासकार बंधनकारक राहिल.
26. एकात्मिकनगर वसाहतीसाठी शासनाचे दि. ०८/०३/२०२१ रोजी मंजूर केलेल्या नियमावलीतील विनियम १२.८ मध्ये Infrastructural facilities बाबत दर्तुपी असून त्या अनुसार प्रकल्प पूर्ण होईपर्यंत व सर्वान लोकाल यांचे व्यापनेपयेस Infrastructural facilities पूर्विणे व सुविस्तीत देखणे व देखपाल करणे विकासकार बंधनकारक राहिल.
27. Social Housing (EWS/LLG) अंतर्गत बांधकामास आयाश्यक सधिकांची बाधी फाडास सोडून घडतीने घाट्ट करावयली असून काही सधिकांचे ह्या विकासकार भाडेतर्वातील घडतीसाठी व विक्रीसाठी स्वतःकडे राखून ठेवायच्या आहेत. त्यानुसार अन्वयत विरहितक्यास मंजूर २,६५,७१९.१८ चौ. मी क्षेत्र Social Housing (EWS/LLG) साठी राखून ठेवायचे असून त्यापैकी अन्वयत यांची रोडवर 1 मध्ये ६,५५,७३२.३९ चौ. मी क्षेत्र प्रस्तावित केले आहे. विकासकारास संधारित ६,५५,९८६.७९ चौ. मी क्षेत्र सुद्धीम बांधकामात वेणे बंधनकारक राहिल. सर्व व विकासकार एकात्मिकनगर वसाहतीसाठी शासनाचे दि. ०८/०३/२०२१ रोजी मंजूर केलेल्या नियमावलीतील विनियम ९ मधील ९.१ ते ९.१० अन्वयात Social Housing (EWS/LLG) बांधकामात आवश्यक तात्तुरीची पूर्तता करणे विकासकार बंधनकारक राहिल.
28. विकासकारास सार प्रकल्पातील Social Housing (EWS/LLG) चे क्षेत्र हे विक्री करावयाच्या सधिकांच्या प्रमाणात बांधणे व विक्री करावयाच्या इमारतीचे धोःघटाः प्रमाणपत्र घेणेपूर्वी Social Housing (EWS/LLG) इमारतीचे शोभनटाः प्रमाणपत्र घेणे बंधनकारक राहिल.
29. विकासक सं स्थोचे वस्तुविशारद यांनी सादर केलेल्या विहित नमुन्यातील माहितीच्या आधारे सार प्रकल्पाचे धडतीने करायला आलेली असून त्यामध्ये घट्ट क्षेत्र निर्देशिकाच्या परिगनेबाबत काही लक्षात आढळून आल्यास त्यास संबंघित वस्तुविशारद जबाबदार राहिल व त्यानुसार शोभनः टाकावलीची सुधारणा अनुभूय घट्ट क्षेत्र निर्देशिकाच्या दृष्टीने करणे विकासकार बंधनकारक राहिल.
30. अन्वयत विकासकारास सादर केलेली कोणत्याही माहिती व दत्तावने ही धुकीची / दिशाभूल करणारी आढळल्यास प्रस्तुतची शिफारस रद्द समजणे घेईल व त्यामुळे विकासकाराच हार सर्व संबंघितल्या कोणत्याही नुकसानोस स्वतः विकासकार जबाबदार राहिल.

31. प्रस्तावित जमोने वापर नमूना सुधारित मंजुरीनुसार यात अंतिम layout ठरवून घेणे, पाणी पुरवठ्याच्या नेहेकतयास वेळोवेळी बदल करणे व recycling system व त्यातील प्रेरक तंत्रिक बांधकामासाठी संपूर्ण इमारतीच्या संबंधित विभागाकरून करणे आवश्यक राहिल व विकासकार Water Information Lines टाकायचे व त्यानुसार हार विकासकार विकासकार बंधनकारक राहिल.
32. नृत आवाःछळ मंजूरीनेच विकासकारास आवाःछळ प्रमाणपत्र मिळवावे असून विभागाकडून करून घेणे आवश्यक राहिल. Water Information Lines टाकायचे व त्यानुसार हार विकासकार बंधनकारक राहिल.
33. नृत आवाःछळामध्ये दर्जासिद्ध जमोनेच्या सार्वजनिक उपयुक्तता (Public Utilities) या विकारा संबंधित विभागाच्या अस्त्यावर करणे विकासकार बंधनकारक राहिल. विकासकारास सार्वजनिक उपयुक्ततेच्या स्थानांमध्ये व क्षेत्रामध्ये बदल करणे विकासकार बंधनकारक राहिल.
34. प्रकल्पबाबत कोणत्याही तहिनते नाल्याच्या उपाययोजना व संधारक बांधकामाची प्रमाणपत्र तात्तुरी / नकारात्मक इत्यादीस समवेत करणे विकासकार बंधनकारक राहिल.
35. प्रस्तावित एकात्मिक नगर वसाहतीच्या क्षेत्रातील नाल्याची अटी, नाले, टँकी, जॅकोन व त्यातील वाहणारे पाणी वापर विकासकारास हक्क सांगता वापर नाही व त्याच्या नाल्यास प्रचारास अवश्या करता वाचणार नाही.
36. एकात्मिकनगर वसाहतीच्या नियमावलीतील विनियम १०.५ अन्वयात १० सेंटीमीटर प्रती म्हातो शिफारस पावयाची व अन्वयत नाल्याकरीत आवश्यक पाणी व वाचणीच्या वापराकरीता अतिरिक्त पाव्याची सार्वजनिक विकासकारास करणे आवश्यक आहे. त्यानुसार विकासकारास महामुद्रक अतिरिक्त विकास महामुद्रकाने त्याच दि. ०७/०२/२०२२ च्या संख्येने १० दश लक्ष पंचसिद्ध प्रतिदिन पाणी पुरवठ्यासाठी संपूर्ण इमारती आहे. त्यानुसार नाल्याच्या विभागात त्याच्या प्रस्तावित घडतीने, वा. अंतर्गत येईल तर घडतीनेच प्रकल्पानु ८ दश लक्ष नव मिटर प्रतिदिन पाणी इत्यादी दि. २१/१२/२०२१ च्या संख्येने शासनाचे (M.O.L.) सार्व केले आहे. लोकसेवाच्या प्रमाणात पुंसा फायदी सार्वजनिक बांधकामातील विकासकार राहिल.
37. एकात्मिकनगर वसाहतीच्या सुधारित नियमावलीतील विनियम १०.५(क) अन्वयात पुंसा वीर पुरवठ्याचे सार्व उपलब्ध करणे विकासकार बंधनकारक आहे. त्यानुसार (M.S.E.O.L.) कल्याण यांनी दिनांक २५/०२/२०२४ व ०५/०८/२०२५ रोजीच्या संख्येने मंजुरे इमारती आहे.
38. प्रस्तावित एकात्मिक नगर वसाहत प्रकल्प हा पूर्वी मंजूर अतिरिक्त पाणी विभागाकडून प्रस्तावित नाल्याच्या १८.९० मि. मी. परिचायचे तसेच पूर्व अतिरिक्त पाणी विभागाकडून जाणवणारे २०.९० मि. मी. परिचायचे येत असल्यास विकासकारास सादर केलेल्या मूळ मंत्र स्थानदर्शक नकारात्मक विमून येईल आहे. यामुळे सार क्षेत्रातील प्रस्तावित विकास नियंत्रण नियमावलीतील तरतुतीनुसार विकासकारास विमानतळाजवळील इमारतीसाठी विमानतळास प्राधिकरणचे पा १६० मी. घट्ट डुंधीच्या इमारतीबाबत ना-हरकत प्रमाणपत्र सादर केले आहे. यामुळे भारतीय विमानतळ प्राधिकरण (परिघम क्षेत्र सुधारणा) यांनी ना-हरकत पात्र का.जि.टी.१-पुनर्मातीसाठी सादर घेतल्या/२४/०४/२०२४/२४/०४/२०२४ व वीटी-१-अपडोली/सी/ सोडवणाः/२४/४४

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39. मंजूर विकास नियंत्रण विभागाच्या मध्ये परिगणित विभागाची मूळ व अन्वयत यांचे तरेत यांची मध्ये अधकृत राहिल.
40. या प्रकल्पातील सर्व इमारतीचे घडतीने बांधून घडतीने सार्वजनिक उपाययोजना करणे विकासकार बंधनकारक राहिल.
41. मंजूर मंजूरी पत्रामध्ये उल्लेखित नमूद इमारतीमधील बांधकामाची सुधारित बांधकाम परवानगी देण्यास वेत करणे व त्या इमारतीबाबत नाल्या पाण्याचे देण्यास आलेली मंजूरी ही निष्पन्न करण्यार येत आहे.
42. उपरोक्त परधानगी मध्ये (खोलीस केलेली) बांधकामात सर्वान हार कोणत्याही रकम अथवा इतर रकम अनावधानाने) पाणीतीची सुधारणा घडतीने घडतीने आवश्यकतेसाठी कमी अथ केलेली असल्यास अथवा सुकून पाण्या करून घेणे सादर घेतल्या असल्यास सार रकमेचा शोध उघडित रकमेचा भरणा अन्वयत/ जमोनेबाबत/ विकासकार यांनी घरणे बंधनकारक आहे.
- सोबतः मंजूर नकारात्मक संघ
- आय. न.
- (विकार वि. पाठील)
- सहायक संधारक, नगर रचना, राजे
- प्रत माहिती व पुंरिक्त कार्यवाहीसाठी सोबतसारः
- १) शा. महानगर आडक, पुंरिक्त महानगर प्रेरक विकास प्राधिकरण, बांधे, पुंरिक्त
- २) शा. निष्पन्न विभाग, राजे.
- प्रत माहितीसाठी रक्तिसुद्ध सादरः
- १) शा. संधारणनकर, नगर रचना, कोणूच विभाग, नवी मुंबई



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१. मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत
 २. मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत
 ३. मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत

संकेत: मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत

संकेत: मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत

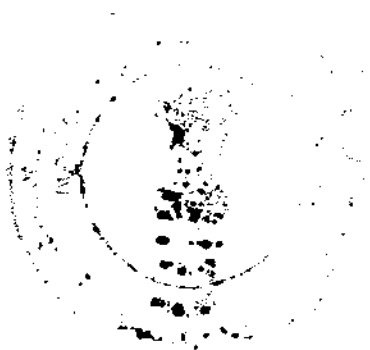
१. मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत
 २. मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत
 ३. मनु विवाह विधाय विवेकप्रयोगको प्रतिफलको बाबुको रूपमा प्रमाणित हुनु, अन्तर्गत

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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Office of the Registrar of Companies
E-202, 100 Mather Drive, Mumbai, Maharashtra, India. 400002

Centre of Incorporation pursuant to change of name
(Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014)

Corporate Identification Number (CIN): U45200MH1999PLC09044

I hereby certify that the name of the company has been changed from LEMMA DEVELOPERS LIMITED to MACROTECH DEVELOPERS LIMITED with effect from the date of this certificate and that the company is listed by share.

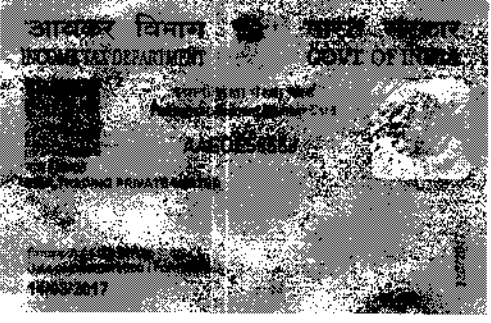
Company was originally incorporated with the name LEMMA DEVELOPERS PRIVATE LIMITED.

Given under my hand at Mumbai this Twenty fourth day of May two thousand nineteen.

Registrar of Companies
Mumbai

Mailing Address as per record available in Registrar of Companies office:
MACROTECH DEVELOPERS LIMITED
412, Floor-4, (10) Vardhaman Chamber, (Laxmi) Patel Road, (Borivli) District, (Mumbai), Maharashtra, India. 400051

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : **P51700022825**

Project: **VIOLET E, F & J**Plot Bearing / CTS / Survey / Final Plot No.:**55/2A pt and 55/5pt at Khoni, Kalyan, Thane, 421204;**

1. **Palava Dwellers Pvt Ltd** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400011.**
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 (f) 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 **30/10/2019** and ending with **31/07/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: **30/10/2019**

Place: **Mumbai**



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:29-11-2021 15:57:13

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

घोषणापत्र

श्री, सुरेन्द्र नगर / मंडिक मोलिस / संगीत चौकटी / रिवेज बघवाप / विनीय संम / बाँय बासीकोबध / बघाई सोरेस या द्वारे घोषित करतो की, कुवम निमंठरु (५) यांचे कमलिवात २१/१०/११ या शिर्वाया बस नोंदणीसाठी बाबर करल्यात आसा आहे. रीतिचा मद्रोना / लिखा बाग यांनी दिनांक ०४/१०/२०२१ रोजी आम्हाला दिलेल्या कुलमुबल्यारपत्राच्या आझारे मी, दर रस नोंदणीत बाबर केला आहे / लिखावीत करून कुलीबवाव दिला आहे. सवर कुलमुबल्यारपत्र लिहून देणार यांनी कुलमुबल्यारपत्र रद्द केलेले नाही, किंवा कुलमुबल्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुबल्यारपत्र रद्द झालेले नाही. सवरचे कुलमुबल्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पुर्णतः सक्षम आहे. सवरचे कथन बुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये सिडिसेस मी पात्र राहिल याची मला जाणीव आहे.

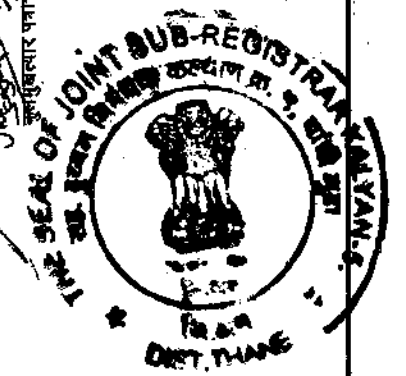
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दिनांक: २१/१२/२०२२

सही

(Signature)

कुलमुबल्यार पत्राचे घोषणापत्र लिहून देणार



घोषणापत्र

श्री, पंढरी केसरकर / राहुल रडेकर / प्रमोद कानडे / प्रवाप सातवेकर / शैलेश मोरे / आदित्य नाडकर / संजय झुरिहर / विनायक फानीनकर / श्रीकांत कामळे या द्वारे घोषित करतो की, कुवम निमंठरु (५) यांचे कार्यालय करारनाम या शिर्वाया बस नोंदणीसाठी बाबर करल्यात आसा आहे. सुरेन्द्र नगर / मंडिक मोलिस / संगीत चौकटी / रिवेज बघवाप / विनीय संम / बाँय बासीकोबध / बघाई सोरेस यांनी दिनांक ०४/१०/२०२१ रोजी मला दिलेल्या कुलमुबल्यारपत्राच्या आझारे मी, सवर रस नोंदणीत बाबर केला आहे / लिखावीत करून कुलीबवाव दिला आहे. सवर कुलमुबल्यारपत्र लिहून देणार यांनी कुलमुबल्यारपत्र रद्द केलेले नाही, किंवा कुलमुबल्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुबल्यारपत्र रद्द झालेले नाही. सवरचे कुलमुबल्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात मी पुर्णतः सक्षम आहे. सवरचे कथन बुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये सिडिसेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक: २१/१०/२०२१

दिनांक: २१/१२/२०२२

सही

(Signature)

कुलमुबल्यार पत्राचे घोषणापत्र लिहून देणार

क.ल.न.-७	
दस्त क्र. २५५७	२०२२
८८	१००

२०२१
 Monday October 04, 2021 १३:३६
 ००२०
 ००२०

२०२१
 २०२१

२०२१
 २०२१

२०२१
 २०२१

२०२१
 २०२१

२०२१
 २०२१

D. H. H. Co. Ltd.	
Receipt of Document Handling Charges	
PN 2012002101650	Invoice No 84100001
Received from Mr. Suresh Chandra Reddy, Member No. 1202, in respect of Document No. 1202, in respect of Document No. 1202, in respect of Document No. 1202, at the Sub-Registrar Office, District Office, Hyderabad.	
<div style="text-align: center;"> </div>	
Bank Name: 428889	Invoice Date: 09/10/2021
Bank No: 1008180021100081328	Ref No: 2021278872568
Doc No: 8410002101650	Invoice No: 84100001



२०२१
 २०२१

क.ल.न.-५
दस्त क्र. २५५७ २०२१
६६ १००

CREATION OF NEW RIGHTS	
Application No.	Form No.
...	...
<div style="text-align: center;"> </div>	

२०२१

CREATION OF NEW RIGHTS	
Application No.	Form No.
...	...
<div style="text-align: center;"> </div>	

२०२१

सहायक न.५
२०२१

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **[Name]**, of the **[Address]**, do hereby certify that the **[Name]**, of the **[Address]**, and the **[Name]**, of the **[Address]**, are duly authorized to execute, sign, and affix their seals to all such documents as may be required for the purposes of the **[Project]**, and to do all such acts and things as may be necessary in respect of the **[Project]**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **[Date]** day of **[Month]**, 20**[Year]**.

[Signature]

[Signature]

[Signature]



and (2) Mr. Patrick... of the address of 412, Floor-4, 170 Vardaan Chambers, Group Plot Road, Hyderabad-500 001, and (3) Mr. Suresh Chandra Reddy, Member No. 1202, in respect of Document No. 1202, at the Sub-Registrar Office, District Office, Hyderabad.


To execute the Letters of Attorney for the purpose of all and sundry of residential and commercial purposes in the buildings constructed by the **[Company]** in various development projects in favor of the prospective purchasers.

To execute Agreements to Sell, Agreements to Assign, E-registration Agreements to Sell, Leave and License Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/assignment of such residential and commercial premises.



२०२१

२०२१



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 Office of the Registrar of Companies
 E-1001, 100 Annex Drive, Mumbai, Maharashtra, India, 400001

Conditions of Incorporation pursuant to change of order
 (Pursuant to rule 77 of the Companies (Incorporation) Rules, 2019)


Corporate Identification Number (CIN): U44701MH2019PLC038441

I hereby certify that the name of the company has been changed from **LOVINA DEVELOPERS LIMITED** to **MACROTECH DEVELOPERS LIMITED** with effect from the date of this certificate and that the company is bound by them.


Company is presently incorporated with the name **LOVINA DEVELOPERS PRIVATE LIMITED**
 (Have under our hand at Mumbai this Twenty Fourth day of July Two thousand Nineteen)



कलन न-५
24/07/19
2019


 Registrar of Companies
 Mumbai

Filing Address to get Form 67 available at Registrar of Companies office:
MACROTECH DEVELOPERS LIMITED
 412, Floor-4, 170 Vardaan Chawli, Central Park Road, Marolli Nadi, Fort, Mumbai, Maharashtra, India, 400011



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 Office of the Registrar of Companies

Conditions of Incorporation pursuant to change of order
 (Pursuant to rule 77 of the Companies (Incorporation) Rules, 2019)


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 (Have under our hand at Mumbai this Twenty Fourth day of July Two thousand Nineteen)



कलन न-५
24/07/19
2019


 Registrar of Companies
 Mumbai

क.ल.न.-५	
दस्त क्र. 2447	2022
e9	900



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 Office of the Registrar of Companies

Conditions of Incorporation pursuant to change of order
 (Pursuant to rule 77 of the Companies (Incorporation) Rules, 2019)

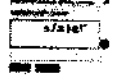
Corporate Identification Number (CIN): U44701MH2019PLC038441


I hereby certify that the name of the company has been changed from **LOVINA DEVELOPERS LIMITED** to **MACROTECH DEVELOPERS LIMITED** with effect from the date of this certificate and that the company is bound by them.

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 (Have under our hand at Mumbai this Twenty Fourth day of July Two thousand Nineteen)




कलन न-५
24/07/19
2019



 Registrar of Companies
 Mumbai




कलन न-५
24/07/19
2019



 Registrar of Companies
 Mumbai


THE SEAL OF JOINT SUB-REGISTRAR Kalyand.
 DIST. RAJES




कलन न-५
24/07/19
2019


 Registrar of Companies
 Mumbai



कलन न-५
24/07/19
2019


 Registrar of Companies
 Mumbai



Handwritten initials



कलन ५४
मवस ७८/५५
२०२१



Handwritten initials



Handwritten initials

क.ल.न.	
दस्त क्र. २५५१	२०२२
९२	१००

Handwritten notes and signatures



कलन ५४
मवस ८०/५५
२०२१

Handwritten notes and signatures

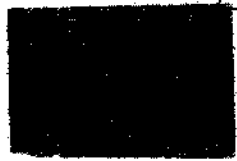


Handwritten initials



Handwritten notes and signatures

कलन ५४
मवस ७८/५५
२०२१



Handwritten initials

Handwritten notes and signatures

शुद्ध मूल्य	₹ 1,00,00
शुद्ध मूल्य	₹ 500,00
कुल मूल्य	₹ 600,00

Handwritten notes and signatures

Handwritten notes and signatures



Handwritten notes and signatures

Handwritten notes and signatures

शुद्ध मूल्य	₹ 1,00,00
शुद्ध मूल्य	₹ 500,00
कुल मूल्य	₹ 600,00

Handwritten notes and signatures



क्र.सं.	नाम	पता	मूल्य	विवरण
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



कलन ५४
मवस ८०/५५
२०२१

Handwritten notes and signatures

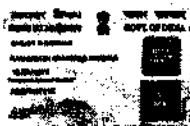


दस्तावेज क्र. ४
२४/११/२०२२



Handwritten signature

क.ल.न.	
दस्त क्र. २४५१	२०२२
६६	१००



दस्तावेज क्र. ४
२४/११/२०२२



Handwritten signature



दस्तावेज क्र. ४
२४/११/२०२२



दस्तावेज क्र. ४
२४/११/२०२२



Handwritten signature



दस्तावेज क्र. ४
२४/११/२०२२



Handwritten signature

Joint Sub-Registrar, Kalyan-6, Dist. Thane

4638 7328 9533

Handwritten signature



दस्तावेज क्र. ४
२४/११/२०२२

पंजीयन संख्या: 2019/2020
 दिनांक: 15/08/2019
 जयपुर जिला, राजस्थान

श्री. राजेश कुमार शर्मा
 श्री. सुरेश कुमार शर्मा

पंजीयन शुल्क: ₹ 1,000.00
 प्रमाणित शुल्क: ₹ 500.00
 कुल शुल्क: ₹ 1,500.00

पंजीयन शुल्क का प्रमाणित पत्र

यह पत्र पंजीयन शुल्क का प्रमाणित पत्र है।

दिनांक: 15/08/2019

पंजीयन शुल्क का प्रमाणित पत्र

यह पत्र पंजीयन शुल्क का प्रमाणित पत्र है।

दिनांक: 15/08/2019

श्री. राजेश कुमार शर्मा
 श्री. सुरेश कुमार शर्मा

पंजीयन शुल्क का प्रमाणित पत्र

यह पत्र पंजीयन शुल्क का प्रमाणित पत्र है।

दिनांक: 15/08/2019

श्री. राजेश कुमार शर्मा
 श्री. सुरेश कुमार शर्मा

पंजीयन संख्या: 2019/2020
 दिनांक: 15/08/2019
 जयपुर जिला, राजस्थान

श्री. राजेश कुमार शर्मा
 श्री. सुरेश कुमार शर्मा

पंजीयन शुल्क: ₹ 1,000.00
 प्रमाणित शुल्क: ₹ 500.00
 कुल शुल्क: ₹ 1,500.00

क.स.म. - ९

दस्तावेज संख्या: 2499/2019

शुल्क: ₹ 200

शुल्क: ₹ 900

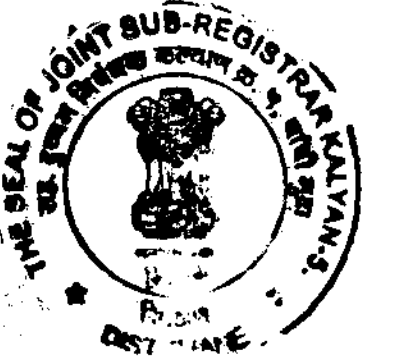
दिनांक: 09/09/2019

2019

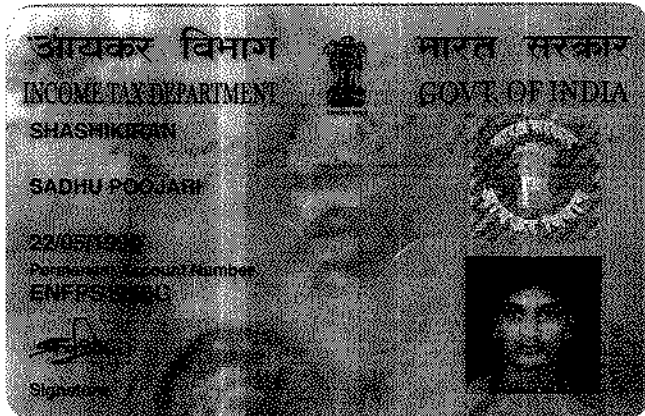
पंजीयन शुल्क का प्रमाणित पत्र

यह पत्र पंजीयन शुल्क का प्रमाणित पत्र है।

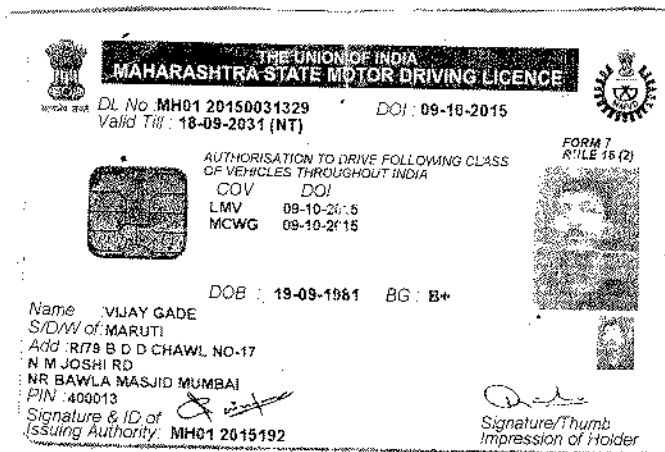
दिनांक: 09/09/2019



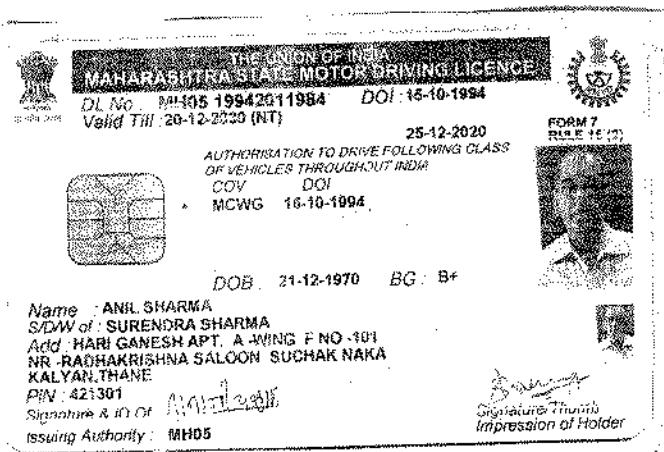
क.ल.न.-९	
दस्त क्र. २५५७	२०२२
ec	१००



Signature



Signature



Signature



507/2551

सोमवार, 21 फेब्रुवारी 2022 10:48 म.पू.

दस्त गोषवारा भाग-1

कलन5

ee/900

दस्त क्रमांक: 2551/2022

दस्त क्रमांक: कलन5 /2551/2022

बाजार मूल्य: रु. 14,28,867/- मोबदला: रु. 35,53,646/-

भरलेले मुद्रांक शुल्क: रु. 1,24,500/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Tourism Unit in A zone. : Mudrank-2016/436/UOR No 7/CR128/M1 Dated 11th Jan 2018 (sr.1)

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

पावती: 2653

पावती दिनांक: 21/02/2022

अ. क्र. 2551 वर दि. 21-02-2022

सादरकरणाचे नाव: शशीकिरण साधू पुजारी - -

रोजी 10:47 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्यांची सही:

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

दस्ताची प्रकृत: कलन5

कल्याण क्र. ५

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

कल्याण क्र. ५

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 क्र. 1 21 / 02 / 2022 10 : 47 : 08 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 02 / 2022 10 : 48 : 02 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

निहन घणार सही

लिहन दणार सही



दस्त गोषवारा भाग-2

कलन5

500





500

दस्त क्रमांक:2551/2022

21/02/2022 10:57:10 AM

दस्त क्रमांक :कलन5/2551/2022

दस्ताचा प्रकार :-करारनामा

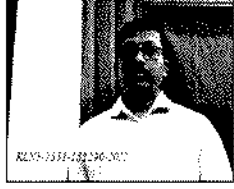



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शशीकिरण माधू पुजारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 305 3रा मजला ,रामजी अपार्टमेंट कोण बस स्टॉप जवळ कोण गाव कल्याण भिवंडी रोड ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ENFPS1266G	लिहून देणार वय :-31 स्वाक्षरी:-		
2	नाव:मॅक्रोटिक डेव्हलपर्स लि. (पूर्वीचे नाव पलावा डेव्हलर्स प्रा. लि) तर्फे कु.मु. सुरेन्द्र नायर तर्फे कु. मु. पंढरी केसरकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACL1490J	लिहून देणार वय :-50 स्वाक्षरी:-		

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

शिक्रा क्र.3 ची वेळ:21 / 02 / 2022 10 : 54 : 37 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय एम. गाडे - - वय:38 पत्ता:चिचपाडा कल्याण-पूर्व पिन कोड:421306		
2	नाव:अनिल शर्मा - - वय:50 पत्ता:चिचपाडा कल्याण-पूर्व पिन कोड:421306		

शिक्रा क्र.4 ची वेळ:21 / 02 / 2022 10 : 57 : 05 AM

शिक्रा क्र.5 ची वेळ:21 / 02 / 2022 10 : 57 : 10 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	69103332022021910173	MH013337017202122E	124500.00	SD	0006494334202122	21/02/2022
2	Macrotech Developers Limited	eChallan		MH013337017202122E	30000	RF	0006494334202122	21/02/2022
3		DHC		1902202200039	2000	RF	1902202200039D	21/02/2022

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

2551 /2022

Know Your Rights as Registrar प्रमाणित करण्यात येते की, सदर दस्त

1. Verify Scanned Document for correctness (check all thumb impressions on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback@...

क्र. 2551 मध्ये 500 पाने आहेत.

पुस्तक क्रमांक 3 वर बोंदला

दिनांक 21/02/2022

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कल्याण क्र. ५