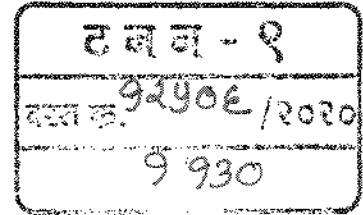


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202012105336	10 December 2020,02:04:56 PM टनन9			
मूल्यांकनाचे वर्ष	2020				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	8/34-3ई-2) ढोकाळी गावातील उपविभाग 3अ-2 व 3ब-2 वगळता उर्वरीत सिटीएस व गट नंबर सिटीएस नंबर				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
37500	96900	100100	120200	100100	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	60.566चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.96900/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	55.06चौ. मीटर
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 =(96900 * (100 / 100)) * 108 / 100 = Rs.104652/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 104652 * 60.566 = Rs.6338353.032/-			
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य		13.94चौ. मीटर = 13.94 * (104652 * 25/100) = Rs.364712.22/-			
Applicable Rules		= 3, 18, 19 ,15			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 6338353.032 + 0 + 0 + 0 + 364712.22 + 0 + 0 + 0 + 0 =Rs.6703065.252/-			

Home

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दस्ता नं. १२५०६
२१३०



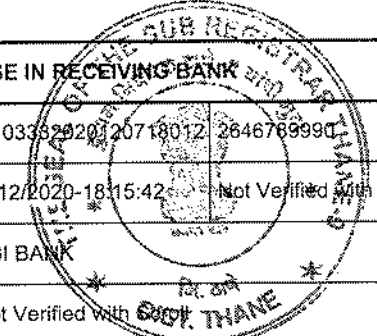


CHALLAN
MTR Form Number-6



GRN	MH007985698202021E	BARCODE			Date	07/12/2020-18:15:41	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN1_HQR SUB REGISTRAR THANE URBAN 1				
Location				THANE				
Year				2020-2021 One Time				
				Payer Details				
				TAX ID / TAN (If Any)				
				PAN No.(If Applicable) AGOPT2720L				
				Full Name ABHISHEK KUMAR TIWARI				
				Flat/Block No. FLAT NO. 1106, 11TH FLOOR, MADISON 2				
				Premises/Building TOWER				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			287250.00		Road/Street THE ICON, HIGHLAND GARDEN ROAD			
0030063301 Registration Fee			30000.00		Area/Locality DHOKALI, THANE			
					Town/City/District			
					PIN 4 0 0 6 0 7			
					Remarks (If Any)			
					PAN2=AADCL2382G--SecondPartyName=LEADING FRONTIER PVT			
					LTD-CA=9573612			
					Amount In Three Lakh Seventeen Thousand Two Hundred Fifty Ru			
Total			3,17,250.00		Words pees Only			
Payment Details				IDBI BANK				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No. 69103382020120718012 26467699990		
Cheque/DD No.				Bank Date		RBI Date 07/12/2020-18:15:42 Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with SUB REGISTRAR THANE		

दलन - ९
दस्ता क. ९२५०६/२०२०
९ १३०



Department ID :

Mobile No. : 9920132550

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

सदर चलन केवल दुय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .

तल्ल - ९
बस क. १२५०६
४१३०



CHALLAN
MTR Form Number-6



GRN	MH007985698202021E	BARCODE		Date	07/12/2020-18:15:41	Form ID	25.2
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Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		THN1_HQR SUB REGISTRA THANE URBAN 1		Full Name		ABHISHEK KUMAR TIWARI	
Location		THANE		Flat/Block No.		FLAT NO. 1106, 11TH FLOOR, MADISON 2	
Year		2020-2021 One Time		Premises/Building		TOWER	

Account Head Details	Amount In Rs.						
0030046401 Stamp Duty	287250.00	Road/Street	THE ICON, HIGHLAND GARDEN ROAD				
0030063301 Registration Fee	30000.00	Area/Locality	DHOKALI, THANE				
		Town/City/District					
		PIN		4	0	0	6
		Remarks (if Any)					
		PAN2=AADCL2382G-SecondPartyName=LEADING FRONTIER PVT LTD-CA=9573612					
		Amount In	Three Lakh Seventeen Thousand Two Hundred Fifty Rupees Only				
		Words					
Total	3,17,250.00						

Payment Details		IDBI BANK					
Cheque-DD Details		FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	6910362020120718012	2646789990		
Name of Bank		Bank Date	RBI Date	07/12/2020-18:15:42	08/12/2020		
Name of Branch		Bank-Branch	IDBI BANK				
		Scroll No. , Date	100 , 08/12/2020				

Department ID : **Validity unknown**
 NOTE: This challan must be registered in Sub Registrar office only. Not valid for unregistered document.
 Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2020.12.10 15:05:52.15 Reason: Secure Document Location: India

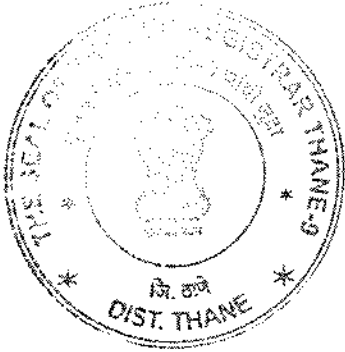
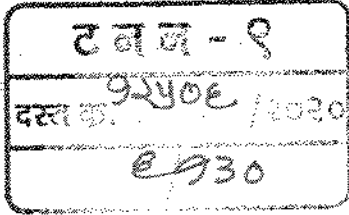
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH007985698202021E Amount : 3,17,250.00

Bank : IDBI BANK

Date : 07/12/2020-18:15:41

2	(IS)-536-12506	0003708293202021	10/12/2020-14:51:16	IGR121	287250.00
Total Defacement Amount					3,17,250.00



Validity unknown

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2020.12.10
15:05:52+05:30
Reason: Secure
Document
Location: India

THIS AGREEMENT FOR SALE "Agreement" is made and executed at Thane on this 10th day of Dec in the year 2020 ;

BETWEEN

LEADING FRONTIER PRIVATE LIMITED, a company registered under the provisions of Companies Act, 2013, and having its registered office at The icon, Plot No. 61/2A, Opposite Highland Residency Circle, Dhokali Village, Thane West, Thane, Maharashtra – 400 607, hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the First Part;

AND

MESSRS SIDDHI REAL ESTATE DEVELOPERS, a partnership firm constituted under the provisions of Indian Partnership Act, 1932, and acting through its Partners Mr. Gaurav Kapil Sharma and Mr. Hemal Jayendra Gala, duly authorised by all its Partners vide Authority Letter dated September 30, 2017, having its registered office at Shop No. 1 to 8, Building G-1, Highland Gardens, Opposite Highland Residency, Dhokali, Thane (West), Thane 400608, hereinafter referred to as the "**SRED**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being, the last surviving partner and the heirs, executors and administrators of the last surviving partner) of the Second Part:

AND

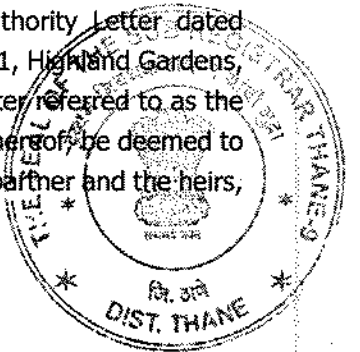
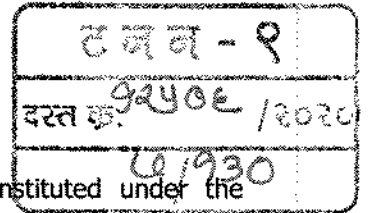
MR. ABHISHEK KUMAR S TIWARI s/o Mr. Shiv Deen Tiwari r/o 999, Shivvihar Colony, Civil Lines, Unnao – 209 801, Uttar Pradesh **AND MRS. MUGDHA DESHKAR w/o Mr. Abhishek Kumar S Tiwari** resident of H. No. 412, Ward No. 25, Near Shrinath School Badban, Chhindwara – 480 001, Madhya Pradesh, hereinafter referred to as the "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an **Individual** his / her / their heirs, executors, administrators and permitted assigns, in case of a **Partnership Firm / LLP**, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a **Company** its successors and permitted assigns, in case of a **Hindu Undivided Family**, the Karta and members for the time being and from time to time of the coparcenary and survivor/s of them and the heirs, executors, administrators and permitted assigns of the last survivor/s of them, and in case of a **Trust** the trustee/s for the and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the **Third Part**.

WHEREAS:

- A. Messrs Siddhi Real Estate Developers i.e. SRED, is seized and possessed of or otherwise well and sufficiently entitled to, as the absolute and exclusive owner or developer, as the case may be, of a larger property totally admeasuring approximately 53,665 square meters situated Near Highland Gardens, Village Dhokali, Taluka & District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation ("**TMC**"), Thane West, Maharashtra (hereinafter referred to as "**Larger Property**") and more particularly described in the **First Schedule** to this Agreement and is delineated in brown colour on the plan annexed and marked as **Annexure "A"**, to this Agreement.

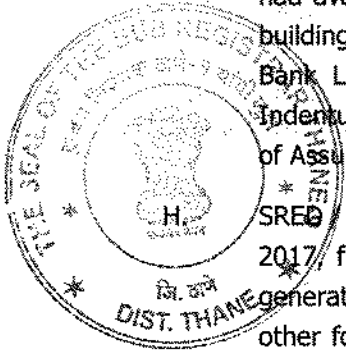
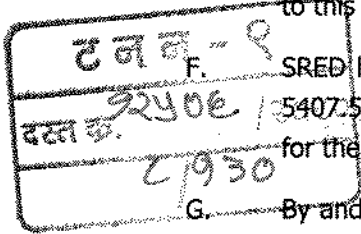
Abhishek Tiwari

Mugdha Deshpande



[Handwritten signature]

- B. SRED has obtained a common sanctioned plan for the Larger Property vide Order / Commencement Certificate dated March 30, 2017 bearing reference number TMC/TDD/2117/17, issued by Thane Municipal Corporation (hereinafter referred to as "**the Larger Layout Plan**").
- C. Based on the Larger Layout Plan, SRED has commenced construction and development work on portion of the Larger Property admeasuring approximately 9,867 square meters (hereinafter referred to as "**Developing Property**") for residential / commercial project and on another piece of land admeasuring approximately 4,782 square meters (forming part of the Larger Property) (hereinafter referred to as "**School Land**"), for construction of a school on the School Land. The copy of the plan delineating the Developing Property in red colour, is annexed and marked as **Annexure "B"**, to this Agreement. The copy of the plan delineating the School Land in green colour, is annexed and marked as **Annexure "C"**, to this Agreement.
- D. The Larger Property also includes a portion of the land admeasuring 7,746 square meters (herein referred to as "**the Gowani Land**"), in respect of which SRED is entitled to development rights. The copy of the plan delineating the Gowani Land in Pink colour, is annexed and marked as **Annexure "D"**, to this Agreement.
- E. SRED had not commenced any construction or development work on a piece of the Larger Property admeasuring approximately 27,492 square meters (hereinafter referred to as the "**Land**"), more particularly described in the **Second Schedule** to this Agreement. The copy of the plan delineating the Land in blue colour, is annexed and marked as **Annexure "E"**, to this Agreement.
- F. SRED has represented to the Promoter that, Transferrable Development Right ("**TDR**") of 5407.56 square meters allocable from the School Land can be utilized / loaded on the Land for the development and construction proposed on the Land.
- G. By and under a registered Indenture of Mortgage dated July 3, 2017, SRED / Co-Promoter had availed of certain financial facility against the security of the School Land along with building constructed / to be constructed thereon, from Gopinath Patil Parsik Janata Sahakari Bank Limited ("**Lender 1**") on the terms and conditions contained therein. The said Indenture of Mortgage dated July 3, 2017, is registered with the office of the Sub-Registrar of Assurances vide no. TNN-12-1852-2017.
- H. SRED Co-Promoter has accordingly obtained the No Objection Certificate dated August 10, 2017, from Lender 1, for the purpose of utilizing the balance Floor Space Index ("**FSI**") generated from the School Land in the form of TDR and / or Premium TDR and / or in any other form, on the Land. The copy of the said No Objection Certificate dated August 10, 2017, from Lender 1, is annexed hereto and marked as **Annexure "F"**, to this Agreement.
- I. SRED was desirous of developing the Land and pursuant to the negotiations and understanding arrived at between the Promoter and SRED, the Parties have entered into a registered Agreement dated February 20, 2018 (hereinafter referred to as the "**Agreement**") read together with an Addendum dated May 13, 2019 (hereinafter referred as the "**Addendum**") for undertaking the development and construction of the Land, with the confirmation of Gowani Hotels Private Limited, wherein SRED and the Promoter have agreed to develop the Land in accordance with the terms and conditions set out in the Promoter Agreement and SRED has granted unto the Promoter, rights to develop and construct the Land by utilising the FSI / Built up area set out therein, for the consideration and on the terms and conditions more particularly mentioned therein. The said Agreement and the Addendum are registered with the Sub-Registrar of Assurances at Serial No. 3829 of 2018 and 7145 of 2019, respectively. (The Agreement and the Addendum are collectively referred as the "**Promoter Agreement**".)
- J. On February 28, 2018, a power of attorney was executed by SRED and Gowani Hotels Private Limited, authorizing the Promoter to undertake certain acts and deeds as mentioned therein,



Abhishek Tiwari

at their cost. The aforesaid power of attorney is dated February 28, 2018 is registered with the Sub-Registrar of Assurances at Serial No. 3845 of 2018.

- K. Under the Promoter Agreement, the Promoter and SRED have recorded their respective responsibilities and obligations, which are briefly set out hereunder:

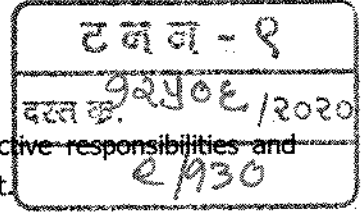
Responsibilities and Obligations of the Promoter:

- (i) undertaking construction and development of the Land;
- (ii) marketing and sales of the units / premises / flats constructed in the Project; and
- (iii) to undertake defect liability.

Responsibilities and Obligations of the SRED:

- (i) obtaining the approvals pertaining to the development on the Land; and
- (ii) maintaining title in respect of the Land.

The Promoter and the SRED agree to comply with their respective responsibilities and obligations as more particularly set out in the Promoter Agreement.

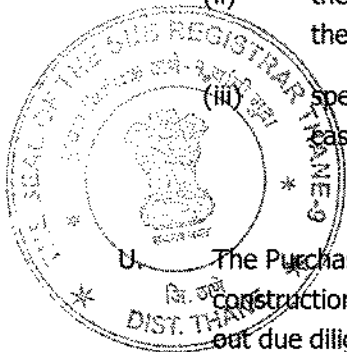
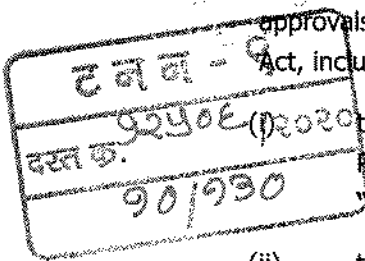


- L. Subject to the charge proposed to be created in favour of the Existing Lenders, the Promoter is entitled to the development and construction rights in respect of the Land, on such terms and conditions as are more particularly mentioned in the Promoter Agreement.
- M. The Promoter has obtained from TMC the Amended Commencement Certificate ("CC") dated: (i) October 20, 2018 bearing V.P. No. S05/0075/14 TMC/TDD/2847/18 and (ii) April 12, 2019 bearing V.P. No. S05/0075/14 TMC/TDD/3050/19. Copies of CC dated October 20, 2018 bearing V.P. No. S05/0075/14 TMC/TDD/2847/18 and CC dated April 12, 2019 bearing V.P. No. S05/0075/14 TMC/TDD/3050/19 are collectively annexed and marked as **Annexure "G-1"** and **Annexure "G-2"** respectively.
- N. As per the sanctioned / approved layout and plans and CC in respect of the proposed development inter-alia of the Land, the Promoter proposes to construct six (6) number of buildings on the Land along with the common amenities, facilities, infrastructure, recreation areas and such other services which form part either of Phase I or Balance Phase(s) and more particularly set out in **Annexure "H"** hereto (hereinafter referred collectively referred to as **"the Complex"**). The common amenities, facilities, infrastructure, recreation areas and such other services to be provided in the Complex are hereinafter collectively referred to as the **"Common Amenities of the Complex"**.
- O. The Promoter intends to develop and construct a residential, commercial, mixed use development of the Land in two (2) or more phases. Phase - I shall comprise of two (2) towers and facilities set out in Annexure "I" ("Phase-I") to be developed / constructed on a portion of the Land admeasuring 10,726.95 square meters (Plinth area for the two (2) Towers = 1474.20 sq. meter and common amenity area for Phase I = 9252.75 sq. meter) and more particularly described in the Third Schedule to this Agreement and is delineated in Yellow and Grey colour on the plan annexed and marked as Annexure "J", to this Agreement ("Project Land") and the remaining Phase(s) shall comprise of four (4) towers and facilities to be developed / constructed on the balance portion of the Land ("Balance Phase(s)"). The Promoter hereby intends to register Phase - I and the Balance Phase(s), as separate project(s) with the Real Estate Regulatory Authority ("RERA") under the provisions of the Act (defined below) and shall be treated as a separate project for the purposes of the Act.

Abhishek Tiwari

Jyoti Desai

- P. The Promoter has in accordance with the plans approved / to be approved from time to time by the concerned authorities, commenced the construction of a multistoried building known as Madison 1 comprising of ground / shops plus 27 upper floors and Madison 2 comprising of ground plus 31 upper floors (hereinafter referred to as "Buildings") along with the common amenities, facilities and such other services to be developed in the Buildings as set out in Annexure "K" and common amenities, facilities, infrastructure, recreation areas and such other services to be developed/ constructed on the Project Land as set out in Annexure "I" (hereinafter referred collectively referred to as "the Project").
- Q. Messrs DSK Legal, Advocates & Solicitors, had conducted their due diligence and have issued their Memo on Title dated March 1, 2018, in respect of the Land and thereafter again anew title report was issued by M/s. Aaratie Shinde & Co. dated December 20, 2019, Purchaser/s confirms that the Title Reports have been inspected by the Purchaser.
- R. The Promoter has appointed Architect Hafeez Contractor as their Designing Architects and Mahimtura Consultants Pvt. Ltd as the Structural Engineer consultants for the preparation of the structural design and drawings of the Project.
- S. The Promoter and SRED have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("Act") and the rules made thereunder with RERA under serial no. P51700018370. An authenticated copy of the registration certificate granted by RERA, in respect of the Project, is annexed hereto and marked as Annexure "L".
- T. The Purchaser demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title regarding the Land, plans and designs, specifications, approvals and such other documents with respect to the Project as are specified under the Act, including but not limited to the following:
- (i) the common areas, facilities and amenities of the Project that may be usable by the Purchaser along with other purchasers in the Project and are listed in the **Annexure "I"** hereto ("**Common Amenities of the Project**");
- (ii) the facilities and amenities of the Buildings that may be usable by the Purchaser in the Buildings as listed in **Annexure "K"** and
- (iii) specifications, fixtures, fittings, facilities and amenities of the flat or shop (as the case may be) to be purchased by the Purchaser, annexed as **Annexure "M"** hereto.
- U. The Purchaser has prior to the execution of this Agreement visited and inspected the site of construction of the Project and has at his/her/their/its own, cost, charge and expense carried out due diligence in respect of the title of SRED to the Land (including the Project Land) and rights of the Promoter and after satisfying himself/herself/themselves/itself about the title of the Promoter thereto and the Purchaser having accepted the same, the Purchaser has entered into this Agreement with the Promoter and the Purchaser hereby agrees not to further investigate the title of the Promoter and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Promoter and SRED/ to the Land at any time in future.
- V. The Purchaser is fully satisfied with the title of SRED to the Land (including the Project Land) and rights of the Promoter and further in respect of the Premises (defined hereinbelow) and the Promoters' right to construct, develop, allot and sell various premises in the Project. The Purchaser confirms that the Purchaser waives his/her/their/its right to further investigate or raise any objection to the title SRED to the Land (including the Project Land and rights of the Promoter under the Promote Agreement).
- W. The Purchaser is aware that the marketing collaterals provided by the Promoter to the Purchaser in respect of the Project contained materials / pictorial depictions in the nature of artists' impressions and the same would differ on actual basis. The Purchaser undertakes not

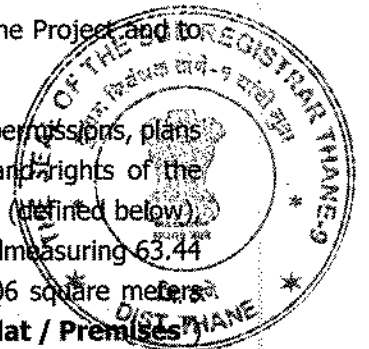
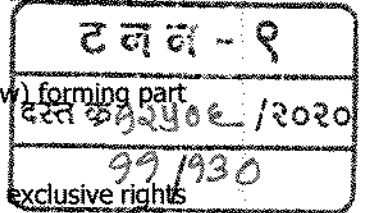


Abhishek Tiwari

Mugdha Deshpande

to raise any objections with respect to any difference in the Project from such marketing collaterals.

- X. The Promoter has procured certain approvals to the plans, specifications, elevations, sections from the concerned government authorities for development of the Project, as has been disclosed under the Act on the government portal / website, presently being "<https://maharera.mahaonline.gov.in/>" or such other website, as the government may prescribe from time to time (hereinafter referred to as "**the Government Portal**") and shall obtain the balance approvals from various authorities from time to time so as to carry out construction and obtain the Occupancy Certificate in respect of the Project.
- Y. The Promoter shall commence construction of the Buildings (as defined below) forming part of the Project in accordance with the sanctioned plans.
- Z. The Promoter has informed the Purchaser that, the Promoter has the sole and exclusive rights to sell the flats and/or Shops in the Project and to enter into separate agreements with other purchasers for the sale / allotment of flats and/or Shops forming part of the Project and to receive the sale consideration in respect thereof.
- AA. The Purchaser being fully satisfied in respect of the title to the Land and all permissions, plans etc. and all the representations made by the Promoter and the SRED and rights of the Promoter to develop and construct the Land and allot and sell the Premises (defined below) has approached the Promoter and applied for allotment of Flat No. 1106 admeasuring 63.44 square meters (as per presently applicable development norms) and 55.06 square meters carpet area (as per RERA) on the 11th floor (hereinafter referred to as "**the Flat / Premises**") in the building known as **Madison-1 and Madison 2** of the Project being constructed on the Project Land and more particularly described in the **Fourth Schedule** hereunder written and shown in the floor plan annexed hereto and marked as **Annexure "N"**. The Promoter shall also allot 1 (one) no(s). of car parking space/s subject to the location of the said car park being finalized subsequently (hereinafter referred to as "**the Car Parking Space/s**").
- BB. The Promoter has agreed to sell and allot to the Purchaser, the Flat on ownership basis and the Purchaser has agreed to purchase from the Promoter, the Flat for a Total Consideration of **Rs. 95,73,612/- (Rupees Ninety-Five Lakh Seventy-Three Thousand Six Hundred Twelve Only)** and conditions as hereinafter appearing.
- CC. The Purchaser hereby expressly confirms that he/she/they has / have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights of the Promoter.
- DD. It is clarified by the Promoter that, the building plans though approved by TMC are tentative and are liable to be changed and / or revised or amended as per the requirements of the Promoter and / or as may be ultimately approved / sanctioned by TMC and other concerned public bodies and authorities. The Promoter reserves the right to do so without obtaining any consent / permission / approval from the Purchaser and this right of the Promoter is acknowledged and accepted by the Purchaser. In any event, the Purchaser hereby gives his/her/their/its irrevocable consent to any such revision / amendment to the building plans sanctioned by TMC and undertakes that he/she/they/it shall not raise objection to the same.
- EE. The rights of the Purchaser under this Agreement, are restricted to the Flat hereby agreed to be purchased by the Purchaser from the Promoter as stipulated herein.
- FF. Under Section 13 of the Act, the Promoter is required to execute a written agreement for sale of the Flat in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908, at the cost, charge and expense of the Purchaser alone.
- GG. Relying upon the same as stated hereinabove, the Promoter hereby agrees to sell the Flat to the Purchaser and the Purchaser hereby agrees and undertakes to purchase the Flat as set out herein.



Abhishek Prasad

Mugdha Deshpande

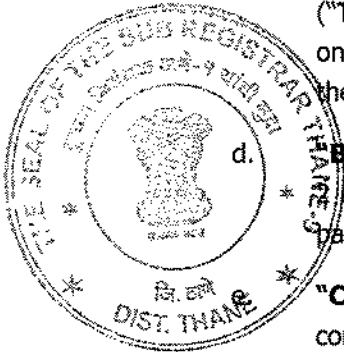
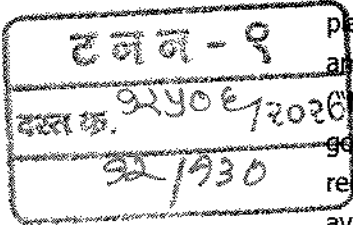
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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS

In this Agreement, unless repugnant to the context, the following terms shall have the following meaning:

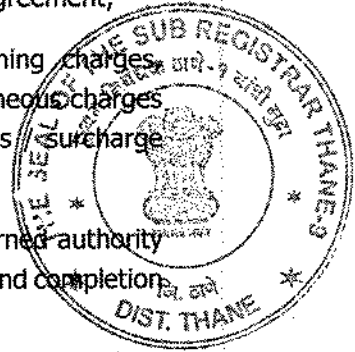
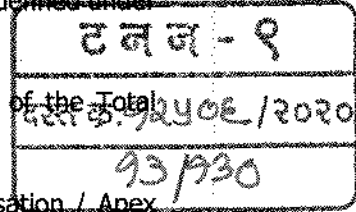
- a. **"Act"** means and includes The Real Estate (Regulation and Development) Act, 2016, the Rules as applicable to Maharashtra and such Circulars, Notifications, Office Orders, Orders, Clarification or such explanations that may be issued by the Competent Authority from time to time;
- b. **"Agreement"** shall mean this Agreement for Sale together with the Schedules and the Annexures hereto and any other deed/s and /or document/s executed in pursuance hereof;
- c. **"Approvals"** shall mean all licenses, permits, approvals, sanctions and consents obtained / to be obtained from the competent authorities to develop the Complex and/or the Project including but not limited to all approvals, permissions, sanctions, orders, no-objection certificates, resolutions, authorizations, consents, licenses, exemptions, letters of intent, annexures to all approvals, intimations of approval, commencement certificates, occupation certificates, notifications, sanctions of layout plans (and any amendments thereto), sanctions of building plans (and any amendments thereto), approvals of the Ministry of Environment and Forests (**"MOEF"**), Central Government, Government of Maharashtra, TMC and all other governmental, public and local authorities and bodies, as may be applicable and/or required for the development of the Project by utilization and consumption of the available Floor Space Index (**"FSI"**) and the Transferable Development Rights (**"TDR"**) and fungible / premium FSI (by whatever name called) that may be loaded on the Project in accordance with the Development Control Regulations for Thane for the development of all infrastructure on the Complex and / or the Project;
- d. **"Buildings"** shall mean Tower 2 and Tower 3 (Wing A2 & Wing B1 known as Madison and Madison 1 respectively) being constructed on the Project Land and forming part of Phase I of the proposed development on the Land;
- "Common Amenities in the Buildings"** shall mean the common areas and common amenities, facilities and such other services as are available to all the residential occupants of the Buildings and more particularly listed in **Annexure "K"** annexed to this Agreement;
- f. **"Common Amenities of the Project"** shall mean the common areas and common amenities, facilities, infrastructure, recreation areas and such other services as are available to and / or in respect of the Project, which are to be used by the Purchaser along with other occupants / holders of the residential Flats of the Project and are more particularly listed in **Annexure "I"** annexed to this Agreement;
- g. **"Common Amenities of the Complex"** shall mean the common areas and common amenities, facilities, infrastructure, recreation areas and such other services as are available to all the residential occupants of the Complex and more particularly listed in **Annexure "H"** annexed to this Agreement;
- h. **"Contribution"** shall mean the amounts payable by the Purchaser in respect of the Premises towards infrastructure charges, legal charges, maintenance charges of the Buildings and the Complex, corpus fund, society formation and share application money, Goods and Service Tax (**"GST"**) and all other taxes or any other charges for future facility as more particularly set out in **Annexure "O"**, to this Agreement;



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- i. **"Car Parking Space/s"** means 1 number of car parking space/s in the Buildings subject to the location of the Car Parking Space/s being finalized subsequently;
- j. **"DCR"** shall mean Development Control Regulations as applicable to Thane and as amended from time to time;
- k. **"FSI"** means Floor Space Index (including future FSI, fungible FSI by whatever name called which will be available by paying premium or otherwise) as defined under DCR;
- l. **"Liquidated Damages"** shall mean an amount equivalent to 20% of the Total Consideration as defined in this Agreement;
- m. **"Organisation/ Apex Body/ Association"** shall mean the Organisation / Apex Body / Association to be formed in the manner contemplated in this Agreement;
- n. **"Other Charges"** means stamp duty, registration charges, scanning charges, interest on delayed payment by the Purchaser and any other miscellaneous charges including any additional / future premium / charge / levy / penalties / surcharge imposed by any authority;
- o. **"Sanctioning Authorities"** means the TMC and/or any other concerned authority which sanctions the plans, grants permission, etc. for commencement and completion of the construction of the Complex and / or the Project;
- p. **"the Flat / Premises"** means Flat No. 906 admeasuring 63.44 square meters (as per presently applicable development norms) and 55.06 square meters carpet area (as per RERA), on the 9th floor of the building known as Madison-1/Madison 2 and more particularly described in the Fourth Schedule hereunder written and shown delineated by a Red coloured boundary line on the floor plan annexed hereto and marked as Annexure "N", to this Agreement;
- q. **"Shops"** shall mean shops being constructed by the Promoter on the ground floor of the building known as Madison 1;
- r. **"Taxes"** shall mean such taxes as may be imposed on the Total Consideration, Contribution, Other Charges including GST, MVAT or such other taxes as may be imposed by the concerned authorities;
- s. **"TDR"** means Transferable Development Rights as defined under the DCR;
- t. **"Total Consideration"** shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of the Flat only to the Promoter as set out in Clause 6 of this Agreement.



2. INTERPRETATION AND CONSTRUCTION

Unless the context otherwise requires:

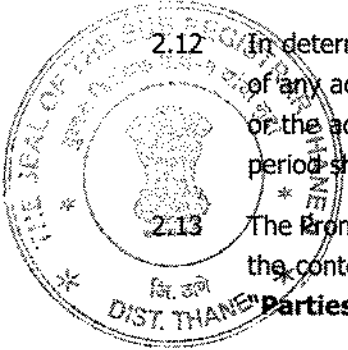
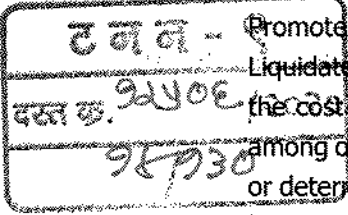
- 2.1 All references in this Agreement to statutory provisions shall be construed as meaning and including references to: -
- (i) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - (ii) All statutory instruments or orders made pursuant to a statutory provision; and
 - (iii) Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

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Meghna Purohit

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- 2.2 Any reference to the singular shall include the plural and any reference to the plural includes the singular and words imparting the masculine gender shall include the feminine gender and neutral gender and vice versa.
- 2.3 The expression "month" and "year" shall be to the calendar month and calendar year.
- 2.4 Reference to 'days' or 'dates' which do not fall on a working day, shall be construed as reference to the day or date falling on the immediately preceding working day.
- 2.5 References to person(s) shall include body(ies) corporate, unincorporated association(s), partnership(s), LLP(s), trusts, Hindu undivided family(ies), sole proprietorship concern(s) and any organization or entity, whether incorporated or not.
- 2.6 The headings in this Agreement are for convenience of reference only and shall not be taken into consideration in the interpretation or construction thereof.
- 2.7 Any reference to a clause, sub-clause or schedule is reference to the clause, sub-clause or schedule hereto.
- 2.8 References to recitals, clauses, schedules and annexures unless expressly provided shall mean reference to recitals, clauses, schedules and annexures of this Agreement and the same shall form an integral part of this Agreement.
- 2.9 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.
- 2.10 The words "include" and "including" are to be construed without limitation.
- 2.11 The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage as agreed between the Parties that are likely to be suffered by the Promoter on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard *inter alia* to the cost of construction, the cost of funds raised by Promoter, the ability or inability of Promoter to resell the Flat, among others. The Purchaser waives his/her/their right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.
- 2.12 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 preceding working day.
- 2.13 The Promoter, SRED and the Purchaser are hereinafter, for the sake of brevity and wherever the context so requires, individually referred to as "**Party**" and collectively referred to as "**Parties**".



3. DISCLOSURES AND TITLE

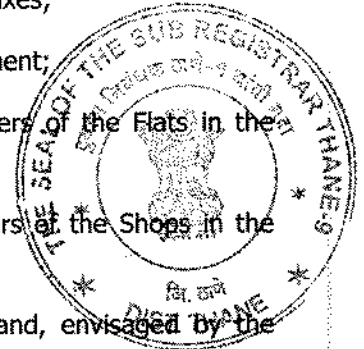
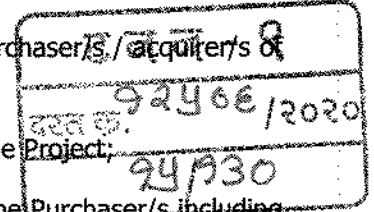
- 3.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Promoter has made full and complete disclosure of the title of SRED to the Land and rights of Promoter to construct Building/s on the Land, and the Purchaser has taken full, free and complete disclosure of the title of SRED to the Land and rights of the Promoter to construct Building/s on the Land and the Purchaser has taken full, free and complete inspection of (i) all the information/disclosures that have been uploaded by the Promoter on the Government Portal under the provisions of the Act, and (ii) all relevant documents and has also satisfied himself / herself / themselves of the particulars and disclosures of the following: -



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- (i) Nature of the right, title and interest of the Promoter to the Land and the development of the Complex and the encumbrances thereon, if any;
- (ii) The drawings, plans and specifications duly approved and sanctioned by the Sanctioning Authorities in respect of the Complex, the Project, the Buildings and the floor plan of the Premises;
- (iii) Particulars of fixtures, fittings and amenities to be provided in the Flat or Shop (as the case may be), Buildings and the Project are more particularly mentioned in the **Annexure "M", Annexure "K" and Annexure "I"** respectively annexed hereto;
- (iv) SSGF Technology being a German Technology combining 12 construction technologies, used by LFPL for the purpose of the construction of the Flat(s) and Buildings;
- (v) The nature of the Organization to be constituted of the purchaser/s/acquirer/s of the Flats / Shops in the Project and the Complex;
- (vi) The Approvals obtained and to be obtained in relation to the Project;
- (vii) The various amounts and deposits that are to be paid by the Purchaser/s including the Total Consideration, Contribution, Other Charges and Taxes;
- (viii) Nature of responsibilities of the Promoter under this Agreement;
- (ix) The nature of the right, title and interest of the purchasers of the Flats in the Complex;
- (x) The nature of the right, title and interest of the purchasers of the Shops in the Complex; and
- (xii) The details of the scheme of the development of the Land, envisaged by the Promoters being in phased manner.



3.2 The Purchaser further confirms and warrants that the Purchaser has independently investigated and conducted its legal and technical due diligence and has satisfied himself/herself/themselves in respect of the title of the Land as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the Land and waives his/her/their right to raise any queries or objections in that regard. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser further confirms that the queries raised by him/her/them with regard to the Premises, the Buildings, the Complex, the Project, the Land and the terms hereof have been responded to by the Promoter. The Purchaser confirms that the Purchaser has been suitably advised by his/her/their advisor/s and well-wisher/s and that after fully understanding and accepting the terms hereof, the Purchaser has decided and agreed to enter into this Agreement and has agreed to purchase the Flat on the terms and conditions set out herein. The Purchaser has accepted the right, title and interest of the Promoter and does hereby agree and undertake not to raise any requisitions on or objections to the same, any time hereafter. The Purchaser hereby confirms that the Purchaser has agreed to purchase the Flat based on the terms and conditions stated hereunder and that the Promoter shall not be held liable for any representations / commitments / details / information, not stated in this Agreement, provided by the real estate agent / broker / channel partner, of whatsoever nature.

3.3 It is expressly agreed that the right of the Purchaser under this Agreement or otherwise shall always be only restricted to the Flat agreed to be sold and such right will accrue to the Purchaser only on the Purchaser making full payment to the Promoter of the Total Consideration, Contribution, Other Charges and Taxes, strictly in accordance with this Agreement and only on the Purchaser performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof without any breach of the same.

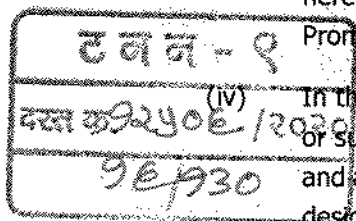
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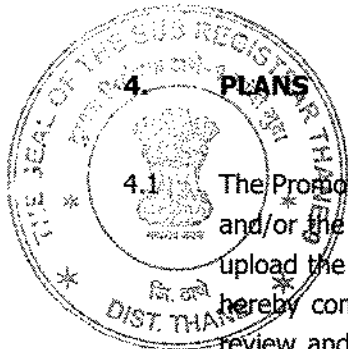
The Promoter has informed the Purchaser that the Promoter is developing the Complex in two (2) or more phases and shall be entitled to develop / deal with Phase – II of the Complex, open area / amenity area, without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever and the Promoter, shall be solely entitled to deal with such premises / benefits / rights / areas in remaining phases of the Complex, open area / amenity area.

3.4 The Purchaser/s has/have been apprised and made aware and the Purchaser/s agree/s, acknowledge/s and confirm/s:

- (i) The development of the Complex is being undertaken in phased manner as a composite layout on such terms and conditions as the Promoter may deem fit and proper;
- (ii) The phase-wise development of the Complex including the Common Amenities of the Complex and infrastructure of the Complex will take substantial time for completion;
- (iii) In the course of development of the Complex, the Promoter shall be entitled to amend or substitute the Sanctioned Layout Plan (including the Common Amenities of the Complex and infrastructure of the Complex), building plans, floor plans (save and except the Flat), elevations and designs from time to time in accordance with applicable laws and the Purchaser has accorded its consent to the Promoter for the same. In any event, the Promoter has informed the Purchaser that the Promoter proposes to amend the Sanctioned Layout Plan with respect to the Complex so far as the same affects the Common Amenities of the Complex, and the Purchaser hereby grants his/her/its irrevocable consent to the proposed amendment by the Promoter; and



In the course of development of the Land, the Promoter shall be entitled to amend or substitute the Sanctioned Layout Plan (including recreation ground, open spaces and amenities), building plans, floor plans (save and except the Flat), elevations and designs from time to time in accordance with applicable laws.



4.1 The Promoter has procured certain development approvals till date in respect of the Project and/or the Complex, which are uploaded on the Government Portal and shall procure and upload the balance approvals on the Government Portal from time to time. The Purchaser hereby consents and confirms that it shall be the sole responsibility of the Purchaser to review and visit the Government Portal from time to time to get regular updates on the development/construction approvals of the Project and / or the Complex and that the Promoter shall not be required to send any separate updates to the Purchaser herein.

4.2 The Purchaser acknowledges the right of the Promoter to amend / revise the building plans and the lay out plans, in the interest of the development to be done in the Project and / or the Complex, subject to provisions of the applicable law and hereby accords its consent to the Promoter in respect of the same. If as per the provisions of the applicable laws, any consent of the Purchaser is required for change of layout plans/building plans of the Project and/or the Complex, then the Purchaser shall be deemed to have given such consent unless objected within a period of seven (7) days, from the date of the written intimation for such consent by the Promoter. The Purchaser hereby further confirms that it shall substantiate / provide specific reasons for raising any objection to any changes proposed by the Promoter to the layout / building plans / floor plan.

5. AGREEMENT

Abhishek Purohit

Mugdha Deshpande

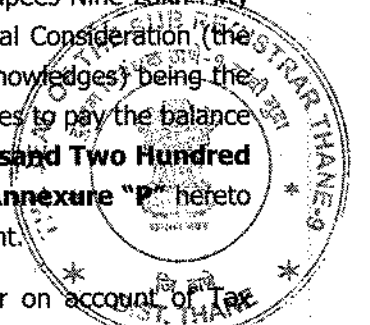
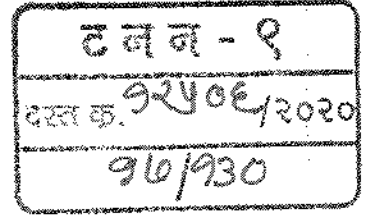
- 5.1 The Purchaser hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the Flat more particularly described in the **Fourth Schedule** hereunder written and shown hatched on the floor plan annexed hereto and marked as **Annexure "N"** for the Total Consideration of **Rs. 95,73,612/- (Rupees Ninety-Five Lakh Seventy-Three Thousand Six Hundred Twelve Only)**, subject to the terms and conditions mentioned herein or in the approvals issued or granted by the Sanctioning Authorities. The Promoter has also agreed to reserve for the Purchaser 1no of the Car Parking Space/s in the Buildings subject to the location of the Car Parking Space/s being finalized subsequently.
- 5.2 The Purchaser hereby acknowledges that the location of the Car Parking Space/s, shall be finalized latest by the time possession of the Flat is handed over to the Purchaser and that the Flat and the Car Parking Space/s shall at all times be held by the Purchaser as one composite unit.

6. PAYMENTS

- 6.1 The Purchaser has paid to the Promoter a sum of Rs. 9,57,361/- (Rupees Nine Lakh Fifty Seven Thousand Three Hundred and Sixty One Only) out of the Total Consideration (the payment and receipt whereof, Promoter both hereby admits and acknowledges) being the earnest money on or before the execution of this Agreement and agrees to pay the balance sum of **Rs. 86,16,251/- (Rupees Eighty Six Lakh Sixteen Thousand Two Hundred and Fifty One Only)** in the manner as more particularly set out in **Annexure "P"** hereto annexed, for the Flat only, time being of the essence of this Agreement.
- 6.2 Provided that any deduction of an amount made by the Purchaser on account of Tax Deduction at Source, if any ("**TDS**") as may be required under prevailing law while making any payment to the Promoter under this Agreement, shall be acknowledged/credited by Promoter only upon Purchaser submitting the original Tax Deduction at Source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site.
- 6.3 Provided further that, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit to the Promoter, which deposit shall be refunded by the Promoter to the Purchaser, upon the Purchaser producing such certificate. It is hereby agreed that until receipt of the certificate as aforesaid, the Promoter shall not be liable to handover possession of the Flat to the Purchaser.
- 6.4 Time for payment of the aforesaid instalments and other amounts payable under this Agreement shall be of the essence of this Agreement and the Purchaser shall, be liable to pay interest at the rate prescribed under the Act on all delayed payments and the Promoter is entitled to recover this interest for any delayed payments.
- 6.5 The Purchaser is also, aware that the sale transaction contemplated herein will be subject to Goods and Services Tax ("**GST**") at the applicable rates on the Total Consideration of the Flat and on all other amounts payable under this Agreement or part thereof. The Purchaser hereby agrees to pay the applicable Taxes on the Total Consideration of the Flat and/or the Contribution and Other Charges, payable under this Agreement (as may be levied by the appropriate Government by way of increase in rates or introduction of new levies or in any other manner) to the Promoter, if any, being the amount payable towards the Taxes as and when demanded by the Promoter. The Purchaser hereby also agrees to pay to the Promoter, the said amount together with any increase thereto and/or interest and/or penalty, if any, that may be levied on the payment of the Taxes (prospectively or retrospectively levied by the Competent authority), when demanded by the Promoter.

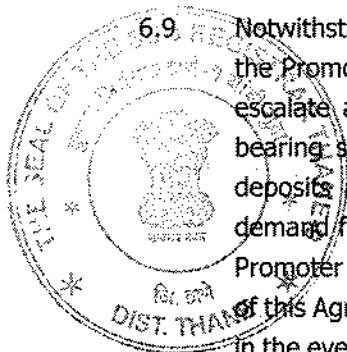
The aforesaid conditions will form part and parcel of fundamental terms of this Agreement.

Abhishek Tiwari
Sudhakar Desai



- 6.6 The Total Consideration is exclusive of Contribution, Other Charges and Taxes as are or may be applicable and / or payable hereunder or in respect of the Flat or otherwise, now or in future. The Purchaser confirms and agrees that the Contribution, Other Charges and Taxes for the Buildings and for the Project and for the Flat and Car Parking/s shall be solely borne and paid by the Purchaser and the Purchaser agrees to pay the same when due or demanded, without any demur, objection or set off. The Purchaser shall also fully reimburse the expenses that may be incurred by Promoter consequential upon any legal proceedings that may be instituted by the concerned authority/ies against Promoter or vice versa on account of such liability arising out of non-payment of the aforesaid amounts by the Purchaser.
- 6.7 In addition to the above, the Purchaser shall also bear and pay such charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable for utilizing the additional facilities and amenities viz. swimming pool, gymnasium and other structures for the purpose of sports or recreation activities, etc. as provided in the Complex / the Project and permitted to be utilized by the Purchaser.
- 6.8 The Promoter shall not be liable to refund any amounts paid by the Purchaser towards tax deducted at source (TDS), GST and / or any other taxes, cess, dues, duties, imposition, premium, surcharge, fees, levies or any other charges levied by state and / or central government and / or TMC and / or corporation and / or concerned local authority and / or any other competent authority (levied prospectively or retrospectively), together with any interest and / or penalty levied thereupon by the state and / or central government and / or corporation and / or concerned local authority and / or any other competent authority on the Total Consideration and / or on other amounts specified herein and / or arising out of this transaction and / or to pay to the Promoter any interest, penalty, compensation, damages, costs or otherwise and / or any amounts paid to the maintenance agency. The said amounts shall be accepted by the Purchaser in full satisfaction of all his/her/ their/its claim(s) under this Agreement and / or in or to the Premises.

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- 6.9 Notwithstanding, what is mentioned in this Agreement, it is hereby agreed by and between the Promoter and the Purchaser that the Promoter shall at its sole discretion, be entitled to escalate any or all of the amounts (including but not limited to the adhoc non-interest bearing security maintenance charges or corpus deposit or any other charges and / or deposits and / or any other amounts etc.) mentioned hereinabove and upon receipt of demand from the Promoter, the Purchaser hereby agrees to forthwith pay the same to the Promoter within a period of seven (7) days without any delay or demur being the essence of this Agreement. It is hereby further agreed between the Promoter and the Purchaser that, in the event if any GST, local body tax, cess, rates, etc. and / or any other tax by whatsoever name called is levied by the central or state government, local authority and / or competent authority and / or any other authority upon any of the amounts and / or deposits and / or charges payable by the Purchaser to the Promoter as mentioned hereinabove then, the same shall be solely borne and paid by the Purchaser alone.
- 6.10 The Purchaser hereby agrees and undertakes to and it shall be obligatory and mandatory upon the Purchaser to contribute and pay his/her/its/theirs proportionate share towards cost, charge, expense, maintenance charges, taxes, duties, cess and other outgoings in respect of the Premises, Flat and / or the Complex and / or the Project and / or any part or portion thereof and such share to be determined by the Promoter having regard to the area of each of the flat / unit / premises, etc. and the Purchaser shall not be entitled to ask for or claim adjustment or settlement of the deposit amounts and / or advance maintenance charges and / or any other amounts collected by the Promoter under this Agreement (including but not limited to the deposits and / or advance maintenance charges and / or any other amounts by whatsoever name called herein) against proportionate share towards cost, charge, expense, maintenance charges, taxes, duties, cess and other outgoings in respect of the Premises and / or the Land and / or any part or portion thereof. Without prejudice to any other right of the Promoter under this Agreement, the Promoter shall at its sole discretion be entitled to adjust the deposit(s) and / or advance maintenance charges and / or any other amounts by whatsoever name called collected under this Agreement against any amounts

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due and / or maintenance charges and / or towards cost, charge, expense, taxes, duties, cess and other outgoings in respect of the Premises and/or the Land and / or any part or portion thereof payable by the Purchaser under this Agreement to the Promoter and / or its nominees and/or the competent authority.

6.11 It is specifically agreed that Promoter has agreed to enter into this Agreement and agreed to sell the Flat and accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser shall:

- (i) make payment of the installments as mentioned hereinabove, to Promoter from time to time without any delay or demur for any reason whatsoever, time being of the essence;
- (ii) observe all the covenants, obligations and restrictions stated in this Agreement; and
- (iii) any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser.

6.12 The Purchaser hereby agrees and undertakes that he/she/they accords his/her/their irrevocable consent that any payment made by the Purchaser to the Promoter hereunder shall, notwithstanding any communication to the contrary be appropriated in the manner below:

- (i) firstly, towards Taxes and statutory dues in relation to the Flat and / or this Agreement;
- (ii) secondly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration;
- (iii) thirdly, towards interest on any delayed amounts payable hereunder;
- (iv) fourthly, towards the Contribution and Other Charges; and
- (v) finally towards Total Consideration.

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 Promoter.

6.13 All payments shall be made by the Purchaser within fifteen (15) days of notice in writing by the Promoter to be given as hereinafter mentioned.

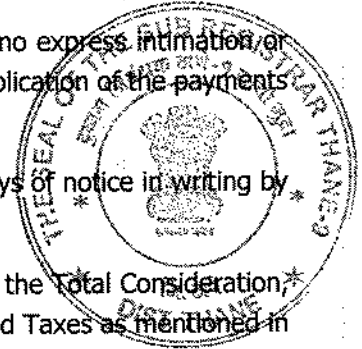
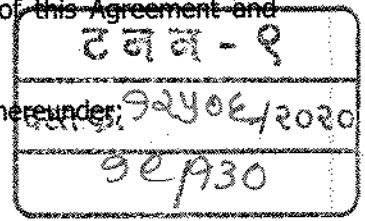
6.14 Time for payment is the essence of this Agreement. In addition to the Total Consideration, the Purchaser shall be liable to pay Contribution, Other Charges and Taxes as mentioned in this Agreement.

6.15 The Promoter shall confirm the final carpet area of the Flat that has been allotted to the Purchaser after the construction of the Buildings are complete and the Occupancy Certificate is granted by the Sanctioning Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of +/-3%. The total price payable for the carpet area of the Flat shall be recalculated upon confirmation by the Promoter. If the total carpet area of the Flat reduces below than 3%, then the Promoter shall refund the excess money paid by Purchaser within forty-five (45) days with annual interest at the rate specified in the Act, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area of the Flat over and above 3%, then the Promoter shall demand additional amount from the Purchaser as per the next milestone of the payment plan. Any additional consideration to the Promoter for such access area on pro rata basis, based on the Total Consideration.

6.16 In the event, there is any escalation / increase, due to increase on account of development charges, taxes payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, local bodies / Government from time to time, then the same shall be collected from the Purchaser under the head of Other

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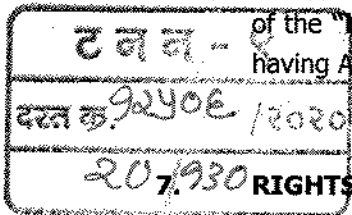
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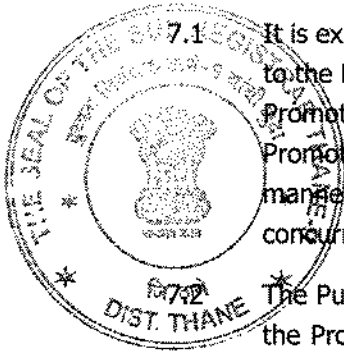
Charges. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, taxes, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / notice / letter published / issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments and the Purchaser shall pay the same to the Promoter as per the next milestone of the payment plan.

6.17 The Total Consideration to be paid by the Purchaser to the Promoter under this Agreement shall be made by cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of the "**Leading Frontier Pvt. Ltd The ICON Thane West Rera Collection A/C**", maintained with **Yes Bank Ltd.** having Account Number 026872500000020 ("**the Master Project Account**"). In case of any financing arrangement entered by the Purchaser with any bank or financial institution with respect to the purchase of the Flat, the Purchaser undertakes to direct such bank or financial institution to and shall ensure that such bank or financial institution does disburse/pay all such amounts forming part of the Total Consideration as due and payable to the Promoter on the respective dues date/s through an account payee cheque / demand draft / pay order / wire transfer / any other instrument in favour of the Master Project Account, as the case may be. Any payment made into favour of any other account other than the Master Project Account and/or any other account as may be instructed in writing by the Promoter as mentioned above shall not be treated as payment towards the Flat and shall be construed as a breach on the part of the Purchaser.

6.18 The payment towards the Contribution, Other Charges and Taxes shall be made by the Purchaser to the Promoter in accordance with the demand raised by the Promoter in favour of the "**Leading Frontier Pvt Ltd Tax Payment A/C**", maintained with **Yes Bank Ltd.** having Account Number 026863400000222 ("**the Pass Through Charges Account**").



It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the Flat agreed to be sold by the Promoter to the Purchaser and all other premises of the Promoter shall be the sole property of the Promoter / SRED in the manner set out in the Promoter Agreement and the Promoter shall be entitled to sell or deal with the same in the manner set out in the Promoter Agreement without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.



The Purchaser hereby grants his/her/their irrevocable authority, permission and consent to the Promoter, that the Promoter shall have the sole and absolute right and authority and shall be entitled to deal with, sell or allot or otherwise dispose off any part or portion of the Premises in the Buildings, as the Promoter may deem fit.

7.3 The Promoter shall be at liberty and be entitled to amend the lay-out plan of the Land, the building plans, other Approvals for, including but not limited to: -

- (i) acquisition of additional plots of land from any person or persons and inclusion of such plots of land in the lay out plan of the Land; and
- (ii) amalgamation of the Land with any adjoining plots of land.

The Purchaser and / or the Organization shall not have any objection to the aforesaid and the Purchaser does hereby grant his/her/their irrevocable consent to the Promoter to carry out the necessary acts, deeds, matters and things.

7.4 It is hereby expressly agreed that the Promoter shall always be entitled to sell the Flats / Shops in the Buildings / Project for the purpose of using the same for residence / commercial as well as for such other user as may be permitted by the Sanctioning Authorities and the

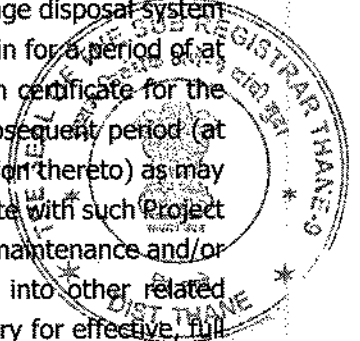
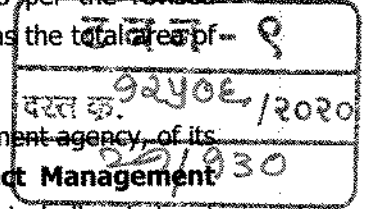
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purchasers thereof shall be entitled to use such flat / Shops purchased by them accordingly and similarly the Purchaser shall not object to the use of the Flats and/or the Shops for the aforesaid purposes by the respective purchasers thereof. Further, the Purchaser shall use the Car Parking Space/s for parking his/her/its own cars and for no other persons.

Hereafter, if any further or other FSI including fungible FSI or other FSI by whatever name called is permitted to be utilized on the Land in accordance with the applicable law, the same shall inure to the benefit of the Promoter. If the FSI in respect of the Land is increased by the Sanctioning Authorities or any other authority and / or additional construction is possible on the Land for any reason including on account of transfer of development rights available for being utilized or otherwise and / or if the Sanctioning Authorities permit the construction of additional floors / wing or building/s, then in such an event, the Promoter shall be entitled to construct such building by adding floors vertically or otherwise as per the revised building/s plans. The Purchaser expressly consents to the same as long as the total area of the Flat is not reduced.

- 7.5 The Promoter shall be entitled to nominate or appoint a project management agency, of its choice, at its sole discretion as it may deem fit and proper ("**Project Management Agency**") to manage the operation and maintenance of the Complex including but not limited to the Buildings, Common Amenities of the Complex, STPs, garbage disposal system and such other facilities that the Promoter installs and intends to maintain for a period of at least two (2) years after the Complex is fully developed and occupation certificate for the last building is obtained from the Sanctioning Authority and for any subsequent period (at the discretion of the Promoter) for such remuneration / fee, (and escalation thereto) as may be applicable. The Promoter shall have the right and discretion to negotiate with such Project Management Agency and to enter into and execute an Agreement/s for maintenance and/or management of infrastructure with it/them. The Promoter may enter into other related agreements with any other company or organization as may be necessary for effective, full and efficient management of the infrastructure and Common Amenities of the Complex until the aforesaid period. It is hereby clarified that either the Promoter or the Project Management Agency shall have a right to recover the amounts from the various purchasers in the Complex towards the maintenance and outgoings for upkeep and maintenance of the Project and / or the Complex. In such event, the Purchaser agrees to abide by any and all terms, conditions, rules and / or regulations that may be imposed by the Promoter or the Project Management Agency, including without limitation, payment of the Purchaser's share of the project management fee as aforesaid. It is hereby clarified that upon receiving written instructions from the Promoter, the Purchaser shall either directly pay the aforesaid project management fees to the Promoter or the Project Management Agency.
- 7.6 It is hereby clarified that the Promoter shall not be responsible, accountable or liable in any manner whatsoever to any person including the Purchaser, the Organization / Apex Body / Association for any act, deed, matter or thing committed or omitted to be done by the Project Management Agency and / or any such other agency, firm, corporate body, organization, association or any other person/s in the course of such maintenance, management, control and regulation of the Complex.
- 7.7 In the event of the Organization (formed either in terms of Clauses 13.1 (i) or (ii) or (iii) or 13.2) being formed and registered before the sale and disposal by the Promoter of all the premises in the Project and / or the Complex , the power and authority of the Organization so formed or that of the Purchaser and the purchasers of other premises in the Buildings shall be subject to and shall not dilute the overall authority, control and right of the Promoter in respect of any of the matters concerning the Project and/or the Complex, the construction and completion thereof and all the amenities pertaining to the same. The Promoter shall have the absolute authority and control as regards the unsold premises forming part of the Project and / or the Complex and the disposal thereof. The Promoter shall be liable to pay only the municipal taxes at actuals for each unsold flat / premises and maintenance / society charges to the extent of Rs. 1000/- only per year, in respect of the unsold premises forming part of its entitlement in the Project and / or the Complex. In case the Organization is formed



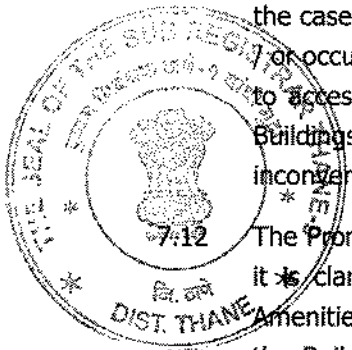
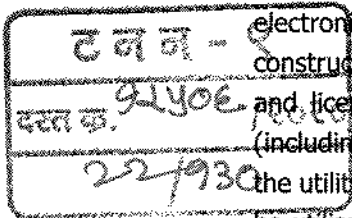
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before the disposal by the Promoter of all the premises then the Promoter, shall at its option (without any obligation) join as a member in respect of such unsold premises, forming part of Promoter and as and when such premises are sold, the Organization shall admit such purchaser of such premises as the member/s without charging any premium / charges or extra payment.

- 7.8 Till the entire development of the Complex is completed, the Purchaser and / or Organization shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas and/or roads, open spaces, gardens, infrastructure facilities, recreation facilities and / or any other Common Amenities of the Complex.
- 7.9 Subject to the provisions of the applicable laws, the Promoter shall be entitled to make variations / re-locations in water, power, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, Common Amenities of the Complex and their dimension as the Promoter deems fit.
- 7.10 In the event, Promoter has paid or is required to pay any amount by way of premium, betterment charges, development charges etc. to any Sanctioning Authority or other authority, the same shall be reimbursed by the Purchaser to the Promoter in proportion to the area wherever applicable of the flat or otherwise as may be determined by the Promoter under the head Other Charges. Non-payment of the same shall constitute a breach of this Agreement. Provided however, it is hereby clarified that the Promoter shall enclose the requisite notification / order / rule / regulation / letter / notice published / issued in that behalf along with the demand letter which will be issued by the Promoter and the Purchaser shall be liable to pay such amounts to the Promoter, within fifteen (15) days of such demand being made by the Promoter.

- 7.11 The Promoter shall be entitled to designate any spaces/areas in the Complex, the Project, the Buildings, or any part thereof for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed by the occupants of the flats / Shops to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as it may deem fit. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid / provided in the manner the Promoter may require, and may be utilised in common by occupants of flats/Shops in the Complex / Project / Buildings, as the case may be. The Promoter and their workmen / agents / contractors / employees and or occupants of the neighbouring buildings and any third party contractors shall be entitled to access and service such infrastructure and utilities over the Complex, the Project, the Buildings or any part thereof, as the case may be, without any restriction / obstruction / inconvenience from the Purchaser.



- 7.12 The Promoter shall be entitled to sell the Shops in the manner as it may deem fit, however it is clarified that the Shop purchasers shall have no right whatsoever in the Common Amenities the Complex, the Common Amenities of the Project and the Common Amenities in the Buildings, more particularly mentioned in **Annexures "H", "I" and "K"** respectively annexed hereto.
- 7.13 The Promoter shall always have the right and be entitled to purchase and acquire TDR and other FSI from any person and consume the same on the Project Land / Land or any part thereof and construct additional floors, make alterations and deal with the same in the manner the Promoter deems fit and proper and the Purchaser hereby irrevocably consents to the rights of the Promoter mentioned above as well as the rights of the Promoter to revise and modify the Project plans including the Building plans from time to time.
- 7.14 The Promoter shall be entitled to give portion of the Land on lease basis, to such third party service provider, for an electric sub-station, as may be required under the provisions of the applicable laws.

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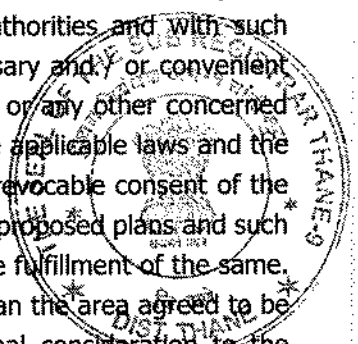
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- 7.15 The Promoter shall until transfer of title in favour of the Organization / Apex Body / Association, have an irrevocable and perpetual right to put a hoarding on any part of any building in the Project including on the terrace and/or on the parapet wall and the aforesaid hoardings may be illuminated of neon signs/logos and for that purpose, the Promoter is fully authorized to put up temporary structures/erections for installation of cables, satellites, communication equipment, wireless equipment etc. The Purchaser agree/s not to object or dispute the same.
- 7.16 The Promoter shall be at liberty to sell, assign, transfer, mortgage or otherwise deal with its right, title and interest in the Project and / or the Buildings, provided that the same does not in any way materially prejudice the right of the Purchaser in respect of the Premises.

8. OBLIGATIONS OF THE PROMOTER

- 8.1 The Promoter shall construct the Complex and the Project in accordance with the plans, designs, specifications that are approved by the Sanctioning Authorities and with such variations and modifications as the Promoter may consider necessary and / or convenient and / or as may be required by the Sanctioning Authorities and / or any other concerned authority/s, and as may be permissible under the provisions of the applicable laws and the Purchaser hereby agrees to the same. This shall operate as an irrevocable consent of the Purchaser to the Promoter for carrying out construction as per the proposed plans and such changes in the building plans as may be necessary for the effective fulfillment of the same. It is clarified that in the event, the final area of the Flat is more than the area agreed to be provided, the Purchaser agrees and undertakes to pay additional consideration to the Promoter for such excess area on pro rata basis, based on the Total consideration stated in Clause 6.1 hereinabove. The price of the Flat is based on the price of the building materials such as cement, steel, bricks, timber etc. and labour charges ruling as on today, however, during the progress of work, increase in the price of any of these materials used in the construction work and / or labour charges takes place on account of any reason statutory or otherwise the cumulative effect of such increase as assessed by the Promoters' architect shall be debited to the Promoter's account who shall pay the same on demand. The decision of the Promoter in this regard shall be final and binding on the Purchaser. The increased incidents may be charged and recovered by the Promoter from the Purchaser with any one or more installments or separately. The Purchaser hereby agrees and undertakes to pay such amounts to the Promoter within fifteen (15) days from the receipt of the demand in writing in that regard, time being of the essence.
- 8.2 The Promoter agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Sanctioning Authorities at the time of sanctioning the plans or thereafter and shall before handing over possession of the Flat to the Purchaser, obtain from the concerned authority the occupation certificate in respect of the same.
- 8.3 The Promoter hereby agrees that it shall, before handing over possession of the Flat to the Purchaser and in any event before transferring the Land in favour of the Organization to be formed by the purchasers of Premises in the Complex that shall be constructed on the Land make full and true disclosure of the nature of its title to the Land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the Land and shall as far as practicable, ensure that the Land is free from all encumbrances cause the transfer of leasehold or ownership rights of the Land in favour of the Organization.
- 8.4 The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Organization or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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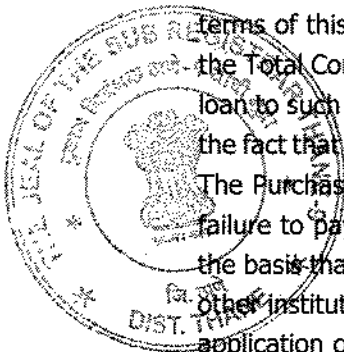
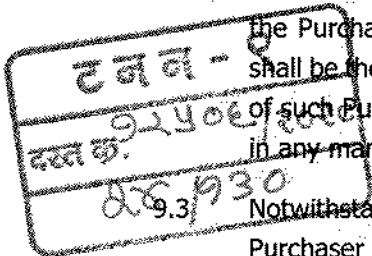
9. LOAN AGAINST THE FLAT

9.1 It is hereby further expressly agreed that if the Purchaser approaches / has approached any bank / financial institution / or any other lender (hereinafter referred to as "**Purchaser's Lender**") for availing of a loan in order to enable the Purchaser to make payment of the Total Consideration, Contribution, Other Charges and Taxes or part thereof in respect of the Flat to the Promoter and / or mortgaged / mortgages the Flat with the Purchaser's Lender (which is to be subject to issuance by the Promoter of a no-objection letter in favour of the Purchaser's Lender) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure the timely payment of the Total Consideration, Contribution, Other Charges and Taxes or the part thereof and/or the amounts payable hereunder. Further, the Promoter shall not be liable or responsible for the repayment to the Purchaser's Lender of any such loan amount or any part thereof taken by the Purchaser. All costs in connection with the procurement of such loan and mortgage of the Flat and payment of charges to the Purchaser's Lender shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts (including Total Consideration, Contribution, Other Charges and Taxes) payable hereunder have not been paid, the Promoter shall, without prejudice to its other rights and remedies, have a lien on the Premises to which the Purchaser has no objection and hereby waives his/her/their/its right to raise any objection in that regard.

9.2 The Purchaser hereby expressly agrees that so long as the aforesaid loan remains unpaid / outstanding and in concurrence with the prior written consent of the Promoter, the Purchaser, shall not sell, transfer, let out and / or deal with the Flat in any manner whatsoever without obtaining the prior written permission of the Promoter and the Purchaser's Lender. The Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Organization about the lien / charge of such Purchaser's Lender and the Promoter shall not be liable or responsible for the same in any manner whatsoever.

Notwithstanding anything contained herein it shall always be obligatory on the part of the Purchaser to pay the installments of the Total Consideration as and when due under the terms of this Agreement and the Purchaser shall duly and promptly pay the installments of the Total Consideration irrespective of the fact that the Purchaser has / have applied for the loan to such financial institution, banks, or such other institutions and further irrespective of the fact that the said loans are being under process and sanction awaited and / or is rejected. The Purchaser shall not be permitted to raise any contention in respect of his/her/their/its failure to pay the installments of the Total Consideration on time and on the due dates on the basis that the Purchaser has applied for loans to such financial institution, banks or such other institutions and that the same are under process of disbursement or that the said loan application of the Purchaser is rejected. In the event of the failure of the Purchaser to pay the installments of the consideration amount the Promoter shall be entitled to enforce its rights as mentioned herein.

9.4 The Purchaser shall indemnify and keep indemnified the Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages, actions and losses which the Promoter and their successors and assigns may suffer or incur by reason of any action that the Purchaser's Lender may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Flat. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that the Promoter shall have first lien/charge on the Flat towards all the claims, costs, charges, expenses and losses etc. of the Promoter and the Purchaser further undertakes to reimburse the same to the Promoter without any delay, default or demur.



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Ashwini Prasad

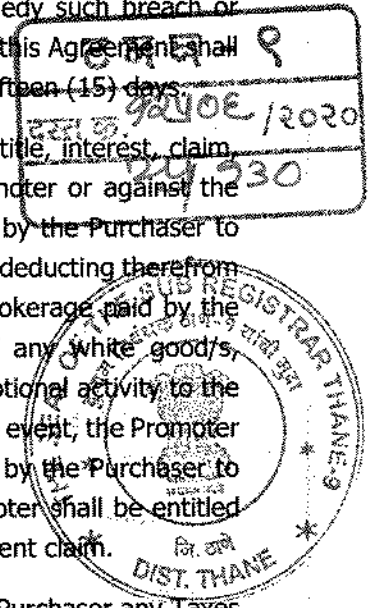
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10. DEFAULT BY THE PURCHASER AND THE CONSEQUENCES

- 10.1 On the Purchaser committing (i) any default in payment on due date (time being the essence of contract) of any amount due and payable by the Purchaser to the Promoter under this Agreement (including the Purchaser's share of Contribution, Other Charges and Taxes as mentioned hereinabove) and / or (ii) breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.
- 10.2 Provided always that, the power of termination hereinbefore contained shall be without any reference or recourse to any judicial authority. However, such power shall not be exercised by the Promoter unless and until the Promoter shall give to the Purchaser fifteen (15) days prior notice in writing at the address provided by the Purchaser of its intention to terminate this Agreement and of the breach or breaches (including the breach in respect of payment of installments and interest thereof, if any) of terms and conditions in respect of which it is intended to terminate the Agreement and the Purchaser fails to remedy such breach or breaches within a period of fifteen (15) days. It is hereby clarified that, this Agreement shall be deemed to be terminated upon expiry of the termination notice of fifteen (15) days.
- 10.3 On termination of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Promoter or against the Premises or under this Agreement except for refund of amounts paid by the Purchaser to the Promoter towards the Total Consideration till such termination after deducting therefrom (i) Liquidated Damages, (ii) any interest on delayed payments, (iii) brokerage paid by the Promoter at actuals towards the sale of the Flat, and (iv) cost of any white goods, commodity, gift or facility provided free of cost, as an by way of promotional activity to the Purchaser (collectively referred to as the "**Recovery Amounts**"). In the event, the Promoter is unable to recover all the aforesaid amounts from the amounts paid by the Purchaser to the Promoter from and out of the Total Consideration, then the Promoter shall be entitled to recover such shortfall separately from the Purchaser as an independent claim.
- 10.4 Provided further that, the Promoter shall not be liable to refund to the Purchaser any Taxes and Other Charges paid by the Purchaser under / pursuant to this Agreement. It is hereby clarified that, such balance sale consideration after deducting the Recovery Amounts, shall be refunded by the Promoter to the Purchaser only after the sale / re-sale of the Flat and receipt of the sale proceeds arising out of the re-allotment / sale of the Flat to a third party. The Promoter shall be refunding the said amount (without any interest) to the Purchaser (subject to there being no outstanding amounts payable to the purchaser's lenders) within forty five (45) days from the date of sale of Flat and receipt of intimation from the Promoter that it has re-sold / re-allotted the Flat to a third party provided the Purchaser executes and registers Deed of Cancellation in respect of the Flat and Car Parking Space/s with the Promoter and hand over of originals of all the documents executed in respect of the Flat including the Agreement for Sale, to the Promoter. The Promoter shall be entitled to re-sell/allot the Flat to a third party and receive all the sale proceeds of the Flat from the date of the termination of this Agreement for Sale, without any reference / recourse to the Purchaser and the only claim that the Purchaser shall have against the Promoter shall be refund of the aforesaid amounts as stated in Clause 10.2 hereinabove.
- 10.5 In the event, the Promoter is unable to complete the Project within the timelines specified herein due to force majeure events and/or any reason/s beyond the Promoter's control, then notwithstanding anything contained herein, and as a consequence thereto, the Promoter shall be entitled to an automatic extension of time beyond the timelines prescribed herein for completion of the Project, such that the aggregate extended time will be equivalent to the period during which any of the aforesaid event continue. However, in the event the Promoter is unable to complete the Project for reasons other than force majeure events and/or any reason/s beyond the Promoter's control, then notwithstanding anything contained herein, if the Purchaser decides to cancel/terminate this Agreement, then the Promoter shall be liable to refund all amounts received from the Purchaser towards Total Consideration (without any interest) till then (excluding the Taxes deposited with the

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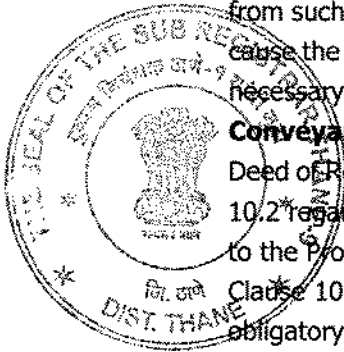
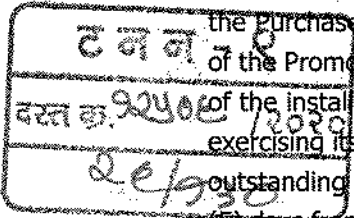
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government) within sixty (60) days from the date of termination of the Agreement provided the Purchaser executes and registers a Deed of Cancellation in respect of the Flat and Car Parking Space/s with the Promoter and hands over of originals of all the documents executed in respect of the Flat including the Agreement for Sale to the Promoter. The Purchaser hereby agrees and acknowledges that upon termination, the Purchaser shall not have any claim against the Promoter, in respect of the Premises or arising out of this Agreement except refund of the aforesaid amounts towards Total Consideration, from the Promoter and the Promoter shall be at liberty to sell the Flat and allot 1 number of Car Parking Space/s to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit and proper at its sole discretion.

10.6 It is hereby agreed between the Parties hereto that, receipt of the aforementioned refund either under Clauses 10.4 or 10.5 above, as the case may be, by way of cheque, if any, by registered post acknowledgment due at the address mentioned above, whether encashed by the Purchaser or not, will be considered as the payment made by the Promoter towards such refund and the liability of the Promoter in terms of the said refund shall come to an end forthwith. On termination of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever, except for the refund of the aforesaid amounts (subject to deductions) either against the Promoter or against the Flat or the Car Parking Space/s. The Promoter shall be entitled to re-sell / allot the Flat and the Car Parking Space/s to a third party, from the date of the termination of this Agreement for Sale without any reference / recourse to the Purchaser and the only claim that the Purchaser shall have against the Promoter shall be refund of the aforesaid amounts as stated in Clause 10.3 hereinabove.

10.7 If the Purchaser in order to augment the resources in his/her/their hand for the purpose of payment of consideration amount to the Promoter under this Agreement, seeks a loan from the Purchaser's Lender against the security of the Flat subject to the consent and approval of the Promoter, then in the event of (a) the Purchaser committing a default of the payment of the installments of the consideration amount as mentioned herein, and (b) the Promoter exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser shall, within a period of five (5) days from receipt of instructions / request from the Promoter, obtain the necessary letter from such Purchaser's Lender stating that the Purchaser has cleared the mortgage debt and cause the Purchaser's Lender to release its mortgage on the Flat by executing and registering necessary documents / writings / agreement to give effect to such release ("**Deed Re-conveyance / Release**"). On receipt of such letter from the Purchaser's Lender and the Deed of Re-conveyance / Release, the Purchaser shall be (subject to what is stated in Clause 10.2 regarding the forfeiture) entitled to the refund of the amount so paid by him/her/them to the Promoter towards the Flat excluding the Taxes paid till then in the manner set out in Clause 10.4 hereinabove. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Purchaser to pay the installments of the consideration amount as and when due under the terms of this Agreement, irrespective of the fact that the Purchaser has applied for the loan to the Lender and further irrespective of the fact that the said loan is under process and sanction is awaited and/or is rejected. In the event the Purchaser fails to obtain a Deed of Re-conveyance / Release within a period of five (5) days as aforesaid the Promoter shall be entitled to levy a penalty aggregating to 1% of the Total Consideration Amount for each day of default till such time that the Deed of Re-conveyance /Release is provided to the Promoter in the form / manner approved / acceptable to the Promoter and the Promoter shall be at liberty to resale / reallocate the Premises to third parties and the Promoter shall, at its discretion be entitled to pay to the Purchaser's lender an amount equivalent to the amount to be refunded to the Purchaser in accordance with this agreement (after applicable deductions).

10.8 All the rights and / or remedies of the Promoter including aforesaid rights and remedies of the Promoter are cumulative and without prejudice to one another.



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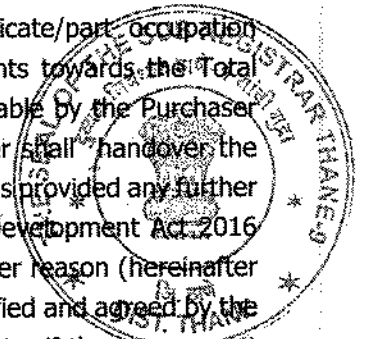
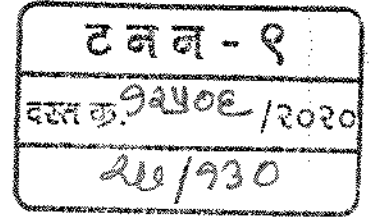
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11. FIXTURE / FITTINGS AND COMMON AMENITIES

- 11.1 The Flat or Shops (as the case may be) shall comprise of fixtures, fittings, facilities and amenities as more particularly mentioned in **Annexure "M"** annexed hereto.
- 11.2 The Common Amenities in the Buildings as more particularly mentioned in **Annexure "K"** annexed hereto, shall be used and enjoyed by all the residential occupants of the Buildings.
- 11.3 The Common Amenities and Facilities of the Project as more particularly mentioned in **Annexure "I"** annexed hereto, shall be used and enjoyed by all the residential occupants of the Project.
- 11.4 The Common Amenities of the Complex as more particularly mentioned in **Annexure "H"** annexed hereto, shall be used and enjoyed by all the residential occupants of the Complex.
- 11.5 Prior to execution hereof, the Promoter has furnished to the Purchaser, the sanctioned plans of the Project and the sanctioned floor plans on which the Flat is situated. The floor plan is annexed hereto and marked as **Annexure "N"**.

12. POSSESSION

- 12.1 The possession of the Flat shall be offered by the Promoter to the Purchaser after the Flat is ready for use and occupation and after the occupation certificate/part occupation certificate in respect of the Flat is obtained provided all the amounts towards the Total Consideration, Contribution, Other Charges and Taxes, due and payable by the Purchaser under this Agreement are duly paid by the Purchaser. The Promoter shall handover the possession of the Flat by 30.12.2023 plus grace period of 6 (six) months provided any further extension granted by RERA under the Real Estate Regulation and Development Act 2016 read with relevant rules thereto due to force majeure and/or any other reason (hereinafter referred to as "Possession Date"). Provided however, it is hereby clarified and agreed by the Purchaser that in the event, even after receipt of occupation certificate, if the government authorities are unable to provide necessary infrastructure facilities owing to shortage of such infrastructure, then, the Promoter shall not be held liable in any manner whatsoever including to provide such infrastructure facilities to the Project/Complex. The Purchaser hereby expressly confirms that the Purchaser shall not raise any objection in that regard and shall accept possession of the Flat from the Promoter. The Promoter has informed the Purchaser that in such event, the Promoter shall make alternate arrangements for water supply through tankers for the sake of convenience of the purchasers in the Project/Complex. The Purchaser hereby agrees to bear such expenses incurred for the alternate arrangements as aforesaid, which shall be charged proportionately in the monthly maintenance bill until the water connection is received from the concerned authority. The Purchaser hereby acknowledges that the water connection from the concerned authority shall be subject to availability and the rules, regulations and bye-laws of the concerned authority and agrees not to hold the Promoter responsible and liable for the same.
- 12.2 If the Promoter fails or neglects to give possession of the Flat to the Purchaser on or before the Possession Date (subject to force majeure and other events as mentioned herein in Clause 12.3) or within any further date or dates as may be mutually agreed between the Parties hereto, then in such case the Purchaser shall be entitled to give notice to the Promoter terminating this Agreement, in which event the Promoter shall refund to the Purchaser the amount of Total Consideration paid till such termination excluding the Taxes and Other Charges that may have been received by the Promoter from the Purchaser as instalments in part payment in respect of the Flat. In addition to refund of such amounts by the Promoter to the Purchaser, the Promoter shall also pay to the Purchaser, interest at the rate as may be prescribed under the Act from time to time from the date the Promoter receives such amounts till the date the amounts and the interest thereon is repaid. The Promoter shall refund the above mentioned amount within a period of sixty (60) days from



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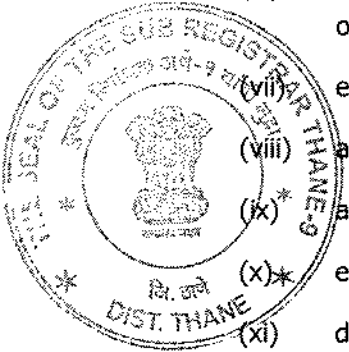
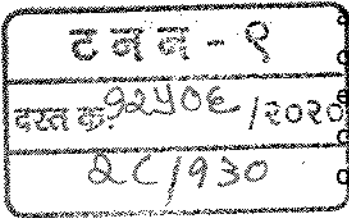
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the date of such termination provided the Purchaser executes and registers a Deed of Cancellation in respect of the Flat and Car Parking Space/s with the Promoter and hands over all original documents in respect of the Flat including the Agreement for Sale to the Promoter. The Purchaser hereby agrees and acknowledges that upon termination, the Purchaser shall not have any claim against the Promoter, or against the Premises or arising out of this Agreement or otherwise except refund of the aforesaid amounts from the Promoter and the Promoter shall be at liberty to sell the Flat and allot 1 number of Car Parking Space/s to any other person or persons at such price and upon such terms and conditions as the Promoter may deem fit and proper at its sole discretion.

12.3 Provided that, the Promoter shall be entitled to reasonable extension of time for giving delivery of the Flat on the aforesaid date, if completion of the Buildings is delayed on account of: -

- (i) force majeure;
- (ii) stay or injunction order or notification affecting the development of the Larger Property / Complex / Project by any court of law, tribunal, competent authority, statutory authority, or any amendments to the applicable law, etc.;
- (iii) non-availability of steel, cement, other building material, water or electric supply;
- (iv) non-payment or delayed payment of installments by the Purchaser;
- (v) labour problems, shortage of water supply or electric power or by reason of any war, civil commotion, act of God if non-delivery of possession is as a result of any notice, order, rule or notification of the government and/or any other public or competent authority or Sanctioning Authorities or of the court or on account of delay in issuance of NOC's, Licenses, Approvals, occupation certificate etc. or non-availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the Promoter;
- (vi) any change in Applicable Laws adversely affecting and / or delaying the development of the Project;
- (vii) election code of conduct;
- (viii) any change in the DCR;
- (ix) any additional grant of FSI / TDR which may entail increasing the number of floors;
- (x) economic hardship;
- (xi) delay in receipt of documents and / or approvals;
- (xii) any other reason (not limited to the reasons mentioned above), beyond the control or unforeseen by the Promoter, or its agent, which may prevent, restrict, interrupt or interfere with or delay the construction of the Buildings including the Premises and the Project and / or the Complex.



For the purpose of this Agreement the expression "force majeure" shall include any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, typhoon, tornado, subsistence, structural damage, epidemic or other natural disaster, calamity or changes in law, regulations, rules or orders issued by any Court or Government authorities or any acts, events, restrictions beyond the reasonable control of the Promoter.

12.4 Subject to aforesaid events, if construction of the Building/s is not completed even within stipulated time period as mention in Clause 12.1 hereinabove subject to force majeure, then by the end of such time period, the Purchaser shall be entitled to opt for an exit from the Project. If the Purchaser decide/s to opt for an exit, the Promoter shall be required to refund

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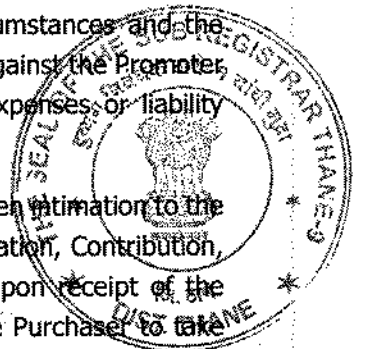
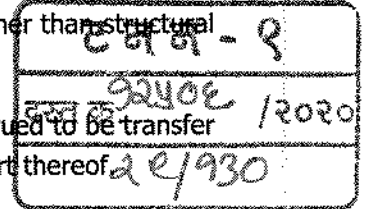
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to the Purchaser the Total Consideration paid by the Purchaser to the Promoter till then (after deducting any Taxes and Other Charges) along with interest as may be prescribed under the Act from time to time, provided the Purchaser executes and registers a Deed of Cancellation in respect of the Flat and Car Parking Space/s with the Promoter and hands over all original documents executed in respect of the Flat including the Agreement for Sale.

It is hereby clarified that on the occurrence of the aforesaid events as mentioned in Clause 12.3 hereinabove, the Purchaser shall not be entitled to claim any interest / damages / compensation whatsoever.

- 12.5 Upon possession of the Flat being delivered to the Purchaser, he/she/they/it shall have no claim against the Promoter in respect of any item of work in the Flat, other than structural defect liability as per the provisions of the Act.
- 12.6 Nothing contained in these presents is intended to be nor shall be construed to be transfer of ownership in law of the Project Land / Land or the Buildings or any part thereof.
- 12.7 The Purchaser agrees that the return of the payment mentioned in Clauses 10.3, 10.4, 12.2 and 12.4 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes and waives any and all his/her/their rights to claim against the Promoter for any specific performance and / or any losses, damages, costs, expenses or liability whatsoever.
- 12.8 Upon receipt of the occupation certificate, the Promoter shall give a written intimation to the Purchaser calling upon the Purchaser to pay the balance Total Consideration, Contribution, Others Charges and Taxes, within fifteen (15) days of such notice. Upon receipt of the aforesaid amounts from the Purchaser the Promoter shall call upon the Purchaser to take possession of the Flat within fifteen (15) days of the Promoter giving such written notice to the Purchaser. Upon the expiry of the said period of fifteen (15) days, it shall be deemed that the Purchaser has taken possession of the Premises and the Premises shall be at the risk of the Purchaser (irrespective of whether possession of the Premises is actually taken by the Purchaser or not) in all respects, including loss or damage arising from the destruction, deterioration or decrease in value of the Premises. It is agreed that irrespective whether possession of the Premises is actually taken or not by the Purchaser, the Purchaser shall be responsible and liable to bear and pay to the Promoter all outgoings in respect of the Premises, all rates, property taxes, municipal taxes, cesses, assessments, betterment charges, levies and all other impositions made by the competent local or public bodies or authorities and/or Government, water charges, insurance, common lights and repairs and salaries of employees, chowkidars, sweepers, electricity, gas, water-tanker charges, telephone cables, waterlines, drainage lines, sewerage lines and other expenses and outgoings necessary and incidental to the management, administration and maintenance of the Buildings / Project / Complex. The Purchaser shall pay to the Promoter such proportionate share of all outgoings as may from time to time be estimated or determined by the Promoter.
- 12.9 The Purchaser shall, prior to taking possession of the Premises examine and satisfy himself/herself/itself with the area of the Premises and the said amenities / fixtures provided in the Flat. Thereafter, the Purchaser shall have no claim against the Promoter with respect to the Premises or any other Common Amenities of the Project or any amenities / fixtures alleged not to have been carried out completed therein or not being in accordance with the plans, specifications and / or this Agreement and / or otherwise. It is clarified that the Promoter shall not be liable or responsible to make good / repair any damage caused by the Purchaser or its representatives to the Premises and / or the amenities / fixtures provided in the Flat at the time of examination of the Premises / Flat as set out above.
- 12.10 Provided that, if within a period of five (5) years from the date of handing over possession or deemed to have taken the possession in respect of the Premises from the Promoter by the Purchaser, whichever is earlier, the Purchaser brings to the notice of the Promoter any structural defect or damage in the Premises or the Buildings in which the Premises are



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situated within such period of five (5) years, then, wherever possible such defect or damage shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defect or damage, then the Purchaser shall be entitled to receive from the Promoter reasonable monetary compensation for such defect or damage as decided by the Promoter.

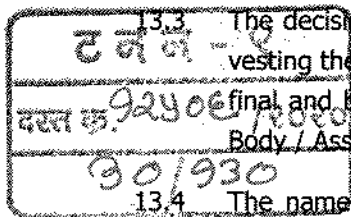
Provided further, if any defect or damage is found to have been caused due to the negligence of the Purchaser or any other purchaser/s or his/her/their agents or structural defects caused or attributable to the Purchaser including by carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy load or using the Premises other than for its intended purpose or such other reasons attributable to the Purchaser, then the Promoter shall not be liable for the same.

13. ORGANIZATION

13.1 In accordance with the provisions of the Act, the Promoter shall in respect of the flats of the Project at its own discretion form, either: -

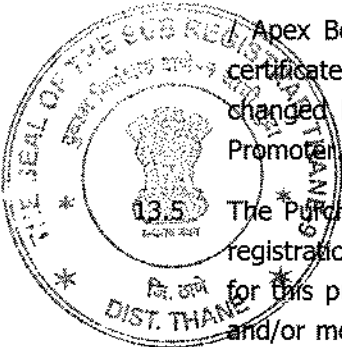
- (i) a common Organization of the purchasers of the residential flats for the Complex; or
- (ii) a common Organization of the purchasers of the residential flats for a cluster of more than two buildings in the Complex; or
- (iii) a separate Organisation of the purchasers of residential flats in each building of the Project.

13.2 In accordance with the provisions of the Act, the Promoter shall form one or more separate Organization/s of the purchasers of the Shops in the Project.



13.3 The decision of the Promoter as to which documents will be executed for transferring and vesting the title in respect of the Organization / Apex Body / Association shall be conclusive, final and binding on the Purchaser/s (both Flats and Shops) and the Organization / Apex Body / Association.

13.4 The name of the Organization / Apex Body / Association shall be solely decided by the Promoter. The Promoter shall be entitled to and may change the name of the Organization / Apex Body / Association once or more than once on or before obtaining completion certificate for the Complex. However, the name of the said wing / building shall not be changed by the Organization / Apex Body / Association without written consent of the Promoter.



13.5 The Purchaser and the purchasers of the other premises shall join in the formation and registration of the Organization (formed either in terms of Clauses 13.1 (i) or (ii) or (iii)) and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the Organization including bye-laws of the Organization and duly fill in, sign the same at the office of the Promoter within fifteen (15) days of the Purchaser being called upon by the Promoter so as to enable the Promoter to register the Organization of the premises purchasers under the appropriate statute. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or rules as may be required by the Registrar of Co-operative Societies or any other competent authority.

13.6 It is agreed and understood by the Parties that the Promoter may within three (3) months from the date of receipt of full occupation certificate of the last building in the Complex, in its sole discretion form and register an apex organisation / association ("**Apex Body / Association**") comprising of the various Organisations formed in respect of the various buildings forming part of the Complex for the purpose of proper management, maintenance,

Abhishek Tiwari

Mugalla Peshwa

regulation and control of the infrastructure and Common Amenities of the Complex and for such other purposes as the Promoter may decide. The Organizations becoming members of the Apex Body/Association will proportionately contribute towards expenses that will be common expenses of the Apex Body / Association.

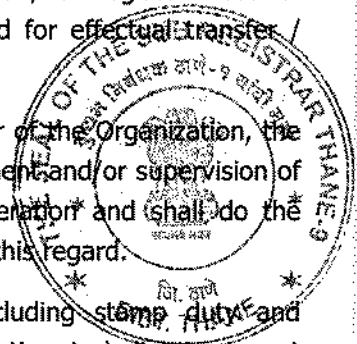
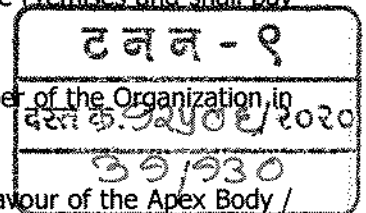
- 13.7 It is hereby clarified that, the purchasers of the Shops shall have no right to use the Common Amenities of the Complex and Common Amenities of the Project. It is hereby clarified that the owners/occupants of the Shops shall have only a right of ingress and egress to their respective Shops and the Purchaser along with other purchasers of the residential flats in the Complex shall not object to the same. The owners/occupants/ agents of the Shops, shall be entitled to access their Shops during the day and night at all times, at their sole discretion.
- 13.8 The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Organization (formed either in terms of Clauses 13.1 (i) or (ii) or (iii) above) on its formation and the additions, alterations and amendments thereof that may be made from time to time for safety, protection and maintenance of the Buildings and/or Project and/or the Complex and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations laid down by the Organization regarding occupation and use of the Premises and shall pay outgoings in accordance with the terms of this Agreement.
- 13.9 The Promoter shall be entitled, but not obliged to join as a member of the Organization, in respect of unsold flats / units in the wing / building, if any.
- 13.10 It shall be the sole responsibility of SRED to convey the Land in favour of the Apex Body / Association. It is further clarified that, SRED shall execute and / or register Deed of Conveyance and / or such other document as may be required for effectual transfer / conveyance of the Land in favour of the Apex Body / Association.
- 13.11 Post execution of the Conveyance of the wing/buildings in favour of the Organization, the Organization shall be responsible for the operation and management and/or supervision of the Buildings and the Purchaser shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- 13.12 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Organization, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Organization and its members / intended members including the Purchaser, as the case may be, and the Promoter shall not be liable towards the same.
- 13.14 The Purchaser shall, along with other purchasers of premises / units / flats in the wing / building, join in forming and registering the Organization in which the Purchaser of the premises in the wing / building alone shall be joined as members.

14. COMMON AMENITIES IN THE COMPLEX, THE PROJECT AND THE BUILDING.

- 14.1 It is expressly agreed that the Purchaser shall be entitled to use the Common Amenities in the Buildings and Project as more particularly mentioned in **Annexure "K"** and **Annexure "I"** annexed hereto subject to the payment of maintenance charges as more particularly mentioned in point no. **3** of **Annexure "O"** annexed hereto. It is clarified that since the Complex is a large project with various amenities and facilities, the Common Amenities of the Complex to be provided as set out in **Annexure "H"** hereto, shall also be constructed and provided in a phased manner, at the sole discretion of the Promoter and are subject to sanction by the concerned authority. It is hereby agreed that, the Common Amenities of the Complex, as set out in **Annexure "H"** hereto along with such further areas, amenities and

Abhishek Tiwari

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facilities so identified and earmarked by the Promoter during the course of completion of the development of the Complex shall be construed as Common Amenities of the Complex. It is hereby clarified that upon completion of the Common Amenities of the Complex the Purchaser shall be liable to pay the proportionate maintenance charges for the same.

- 14.2 Till the formation and transfer of the title of the Promoter in favour of the Organization / Apex Body / Association, the Promoter has informed the Purchaser that the Purchaser and all the other members of the Organization (formed of the buildings of which occupation certificate has been received) shall and pay to the Promoter (i) proportionate property tax / municipal tax, levies, cess in respect of the Project, (ii) maintenance charges for the Common Amenities of the Project and Common Amenities in the Buildings, and (iii) maintenance charges for the common area maintenance charges in respect of the infrastructure and Common Amenities of the Complex.

15. COVENANTS BY THE PURCHASER

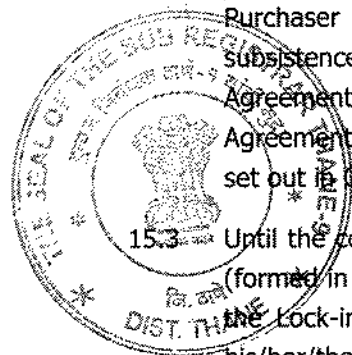
- 15.1 The Project, logo of the Promoter and name of the Buildings shall not be changed at any time by the Purchaser or the Organization without the prior written consent of the Promoter. Upon and after receipt of occupation certificate, the Purchaser shall use the Premises or any part thereof or permit the same to be used only for residential purposes and shall use the car parks if allotted for the purpose of parking the Purchaser's own vehicle. The Purchaser shall use the Premises or any part thereof or permit the same to be used only for the purpose for which the same is allotted. The Purchaser agrees not to change the user of the Premises without prior consent in writing of the Promoter and any unauthorized change of user by the Purchaser shall render this Agreement voidable at the option of the Promoter and the Purchaser in that event shall not be entitled to any right arising out of this Agreement.

- 15.2 It is agreed that until the date the Promoter offers possession of the Premises to the Purchaser and the Promoter receives the Total Consideration, Contribution, Other Charges and the Taxes (as mentioned herein) from the Purchaser ("**Lock-in Period**"), the Purchaser shall not be entitled to assign / transfer, by whatsoever manner, the benefits / liabilities under this Agreement in favour of any third person / party. The Purchaser acknowledges the fact that the Lock-in-Period is the essential term and integral part of the understanding between the Parties and the Purchaser agrees to abide by the same. In the event, the Purchaser assigns / transfers its/his/her benefit under this Agreement, during the subsistence of the Lock-in-Period, then it shall be construed as a breach of the terms of this Agreement and in such a scenario, the Promoter shall be entitled to forthwith, terminate this Agreement (without requiring to give any notice) and the consequences of termination as set out in Clauses 10.3 and 10.4 hereinabove shall follow.

- 15.3 Until the conveyance of only the structure of the flats in the Complex to the Organization (formed in accordance with provisions of Clauses 13.1 (i) or (ii) or (iii)) and subsequent to the Lock-in-Period, if the Purchaser wants to sell, transfer, assign and / or convey all his/her/their right, title and interest in the Premises, then the Purchaser shall be entitled to do so, provided the Purchaser shall have obtained prior written consent of the Promoter and the Purchaser's Lender. In such a scenario, the Promoter shall assist the Purchaser to transfer, assign and convey all his/her/their right, title and interest in the Premises and for such services so provided by the Promoter to the Purchaser, the Purchaser agrees and undertakes to pay to the Promoter such amount as facilitation charges in this regard as decided by the Promoter from time to time, along with applicable GST on such facilitation charges. The Purchaser hereby agrees that such transfer shall be subject to the terms and conditions as mentioned herein and shall ensure that the new purchaser shall abide by the terms and conditions of this Agreement.

- 15.4 The Purchaser is aware that the marketing collaterals provided by the Promoter to the Purchaser in respect of the Complex/Project contained materials / pictorial depictions are in

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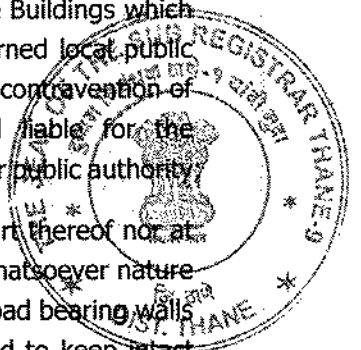
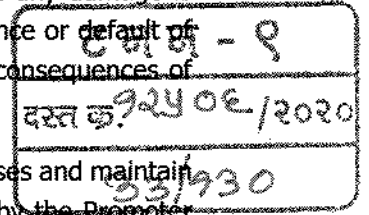
Abhishek Arora

Mugdha Arora

the nature of artist's impressions. The Purchaser undertakes not to raise any objections with respect to any difference in the Project from such marketing collaterals.

15.5 The Purchaser with an intention to bind all persons in whose hands the Premises may come, doth hereby covenant with the Promoter as follows: -

- (i) to maintain the Premises at the Purchaser's own cost in good tenantable repairs and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the Buildings / Project / Complex, staircase/s or passage/s which may be against the rules, regulations or bye-laws of concerned local authority or change/alter or make addition in or to the Buildings / Premises or part thereof;
- (ii) not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the Buildings or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the Buildings including the entrance thereof. In case any damage is caused to the Premises or the Buildings on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach and to rectify damage at his / her costs;
- (iv) to carry at the Purchaser's own cost all internal repairs to the Premises and maintain in the same condition, state and order in which it was delivered by the Promoter and not to do or suffer to be done anything in the Premises or the Buildings which is in contravention of rules, regulations or bye-laws of the concerned local public authority and in the event of the Purchaser committing any act, in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority;
- (v) not to demolish or cause to be demolished the Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof nor alter the principal or load bearing walls / floors, elevation and outside colour scheme of the Buildings and to keep intact pillars, beams, slabs, dividing walls, the portion, sewers, drain pipes, as also the entrances and exits, as presently configured, in the Premises and appurtenances thereto in good tenantable repair and condition so as to support, shelter and protect other part of the Buildings and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC structure or pardis or other structural members in the Premises;
- (vi) not to do or permit to be done any act which may render void or voidable any insurance of the Larger Property and the construction thereon, as the case may be, or the Buildings or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- (vii) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Premises in the compound or any portion of the Complex;
- (viii) to bear and pay all rents, rates, taxes, cesses, assessments, municipal/property taxes, interests, penalties, surcharge, water charges, charges for maintenance of STPs, garbage disposal system and such other facilities that the Promoter may install, operate and maintain under the guidelines prescribed under MOEF and/or other statutory authorities including any increase in local taxes, development or betterment charges, water charges, insurance premium and such other levies, if any, which are and which may be imposed by the Sanctioning Authorities and/or government and/or other public authority on account of change of user of the Premises or otherwise;

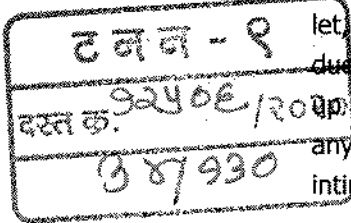


Abhishek Tiwari

Mugdha Desai

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- (ix) to bear and pay all past, present and future taxes, interests, penalties, surcharge, and such other levies, if any, which may be imposed with respect to the construction on the Complex and/or any activity whatsoever related to the Premises by the Sanctioning Authorities and / or State / Central Government and / or public authority from time to time;
- (x) to permit the Promoter and its architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others including the representatives of the Project Management Agency and its employees, at all reasonable times, to enter into and upon the Premises or any part thereof, to view and examine the state and condition thereof and/or for the purpose of carrying out the service, repairs, upkeep, cleaning and maintenance of the Buildings or any part thereof, including all drains, pipes, cables, wires, gutters and other fixtures, fittings, utilities, conveniences, amenities and facilities belonging, serving or appurtenant thereto, as also for the purpose of making, laying, installing and / or affixing additional, new and other fixtures, fittings, utilities, conveniences, amenities, facilities and services in, through, over or outside the Premises for the benefit of the Buildings or the Complex. The Purchaser shall not obstruct or hinder the Promoter and / or the Project Management Agency and/or their architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, in carrying out their duties. The Purchaser shall rectify and make good all defects within fifteen (15) days from the date of receipt of a written notice from the Promoter in that regard;
- (xi) the Purchaser shall not without the prior written consent of the Promoter let, sub-let, grant leave and license or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated the Promoter and obtained its prior consent in writing in that behalf;
- (xii) not to close or permit to be closed chajjas or balconies or any such areas which are appurtenant to the Flat (if any) / Buildings or change the external colour scheme or the pattern of the colour of the Buildings;
- (xiii) not to change exterior elevation or the outlay of the Buildings and/or the Flat;
- (xiv) *not to install / construct / erect water storage tank/s in the Premises;
- (xv) *save and except a name plate not to affix/install any sign, name or display boards, or any hoardings or neon lights out or about the Flat, the Buildings and / or in any part of the Project, without the prior written permission of the Promoter and / or the Organization, as the case may be;
- (xvi) not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony / balconies or chajjas or other open space/s (if any) forming a part of or appurtenant to the Flat. If the Purchaser desires to affix / install grills to the windows of the Flat, or grill/s or safety door/s to the main door of the Flat, then the Purchaser shall obtain the prior written permission of the Promoter and/or the Organization, as the case may be, to do so and shall ensure that the designs and position thereof are strictly in accordance with the designs, specifications and permission given by the Promoter and / or the Organization, as the case may be, in that regard. It is further clarified that any such act by the Purchaser to cover the open terrace/s, the open balcony/balconies or chajjas or other open space/s (if any) shall be at the sole risk and responsibility of the Purchaser as to costs and action if any by the authorities / Organization;
- (xvii) not to construct / erect any brick or masonry wall / partition / loft / mezzanine in the Premises or to make any other structural additions or alterations of a temporary or permanent nature therein;



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Megha Purohit

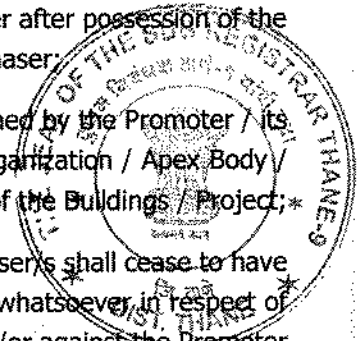
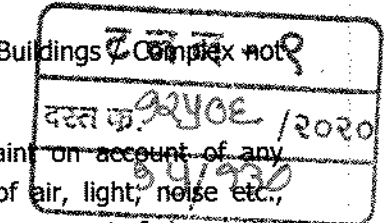
- (xviii) not do or suffer to be done anything on the Complex / Flat / Car Parking Space/s which would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by the Promoter in that behalf;
- (xix) not to demand partition of the Purchaser interest in the Project Land / Land, it being expressly agreed, understood and confirmed by the Purchaser that the Purchaser's interest therein is impartible, and not to demand any sub-division of the Flat or the Project Land / Land or any part thereof;
- (xx) not to encroach upon or make use of any portion of the Buildings ~~Complex~~ ^{Complex} not agreed to be acquired by the Purchaser;
- (xx) the Purchaser agrees not to make any claim or complaint ~~on account of any~~ inconvenience on account of any nuisance, obstruction of air, light, noise etc., interference or impediment being caused to the Purchaser on account of phase wise development of the Complex being undertaken by Promoter after possession of the Premises have been handed over by Promoter to the Purchaser;
- (xxi) not to violate and to abide by all rules and regulations framed by the Promoter / its designated Project Management Agency or by the said Organization / Apex Body / Association, for the purpose of maintenance and up-keep of the Buildings / Project;
- (xxii) upon the Promoter terminating this Agreement, the Purchaser/s shall cease to have any right, title, interest, claim, demand etc. of any nature whatsoever in respect of the Premises or any part thereof and / or the Complex and/or against the Promoter and the Promoter shall be entitled to deal with and dispose off the Premises to any other person/s as it deems fit without any further act or consent of the Purchaser/s;
- (xxiii) to co-operate and render all assistance and facilities to the Promoter and to do and perform all acts, deeds, things and matters, as may be required by the Promoter from time to time and at all times hereafter, including to sign and execute and admit execution of all necessary writings / documents as may be required by the Promoter, within fifteen (15) days from receipt of intimation by the Promoter in respect thereof and to attend the Promoter's office in this regard, for enforcing and putting into complete effect the terms, conditions and provisions of this Agreement and all related or incidental documents and writings and so as to enable the Promoter to carry out and complete the development of the Complex and the contiguous, adjacent and adjoining lands in the manner that may be desired and deemed fit and as envisaged by the Promoter in its sole and unfettered discretion, including as mentioned in this Agreement; and
- (xxiv) grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has offered possession of the Premises to the Purchaser, so as to enable the Promoter to complete the scheme of development of the Complex.

These covenants shall be binding and operative even after the formation of the Organization.

- 15.6 The Purchaser hereby agrees to grant to the Promoter, all the facilities, assistance and co-operation as the Promoter may reasonably require from time to time even after the Promoter has delivered possession of the Premises to the Purchaser, so as to enable the Promoter to complete the scheme of development of the Property. The Promoter shall be entitled to modify, amend, alter, change the layout of the Property by changing the alignment, locations, placement of buildings, garden, parking area and other amenities or facilities and shall further be entitled to propose and put up any additional new wing / structure either independent or by way of extension or in continuation or attached to the building under construction in the layout with or without amendment of such layout.

Abhishek Tiwari

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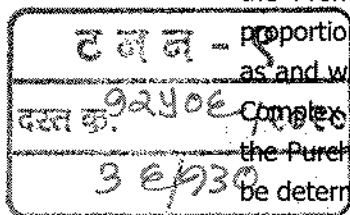


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- 15.7 The Purchaser confirms that the Promoter has given full, free and complete inspection of documents of title in respect of the Property and the Purchaser confirms that he/she/they/it has / have entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Title Certificate dated March 1, 2018, issued by Messrs DSK Legal, Advocates & Solicitors and also Title Report by M/s. Aarati Shinde & Co. dated December 20, 2019, and the Purchaser undertakes not to raise any objection and/or requisition on the title of the Promoter and / or SRED to the Property.

16. OUTGOINGS

- 16.1 Commencing fifteen (15) days after notice in writing is given by the Promoter to the Purchaser to take possession of the Premises, irrespective of whether possession is taken or not, the Purchaser shall be liable to pay the proportionate share of the outgoing namely local taxes, interests, penalties, surcharge, betterment charges, sub-station and cable cost or such other levies by the concerned local authority and expenses for electricity, water, common lights, repair and salaries of clerks, bills of collectors, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the Buildings. Until the management of the Buildings are handed over to the Organization (formed in terms of Clauses 13.1 (i) or (ii) or (iii) as the case may be), the Purchaser shall pay to the Promoter such proportionate share of the outgoing as may be determined by the Promoter. In addition to the aforesaid, the Purchaser shall also be liable to pay proportionate charges towards such infrastructure and Common Amenities of the Complex as and when they are available for the use of the Purchaser. Until the management of the Complex is handed over to the Apex Body / Association (formed in terms of Clause 13.6), the Purchaser shall pay to the Promoter such proportionate share of the outgoing as may be determined by the Promoter.



- 16.2 The Purchaser shall within fifteen (15) days of such demand being made by the Promoter pay such amounts as more particularly set out in **Annexure "O"** hereto annexed, over and above the Total Consideration. The amounts payable under point **3** in **Annexure "O"** are collected towards the maintenance and upkeep of the (i) Buildings and (ii) Common Amenities of the Complex and other infrastructure in the Complex, for a period of two (2) Years (24) months in advance. The amount so paid shall not carry any interest and remain with the Promoter until the management is handed over to the Apex Body / Association.



- 16.3 The purposes and the corresponding amounts as mentioned in **Annexure "O"** are as per the present estimates and are subject to modification by the Promoter and shall not carry interest. In the event, the amounts collected towards advance maintenance charges are exhausted, then the Purchaser shall pay the shortfall amount to the Promoter, on demand by the Promoter without any delay or demur.

- 16.4 The Purchaser shall be liable to pay on demand proportionate property taxes and insurance premium amounts, to the Promoter within fifteen (15) days from the date of demand by the Promoter.

- 16.5 The Promoter shall utilize the sum of **Rs. 25,000/- (Rupees Twenty-Five Thousand Only)** referred to in point **5** of **Annexure "O"** for meeting all legal costs, charges including the professional cost of their Advocates for preparing and engrossing this Agreement.

- 16.6 It is agreed that, the Promoter is not liable to render any accounts in respect of any amounts collected under the head Contribution to the Purchaser / Organisation / Apex Body / Association and the Promoter shall hand over the consolidated deposits or balance thereof, if any, to the Apex Body / Association as aforesaid at the time of the Conveyance. In the event of any additional amount becoming payable, the Purchaser shall forthwith on demand pay and deposit the difference to the Promoter. The aforesaid amount / deposit shall not carry any interest.

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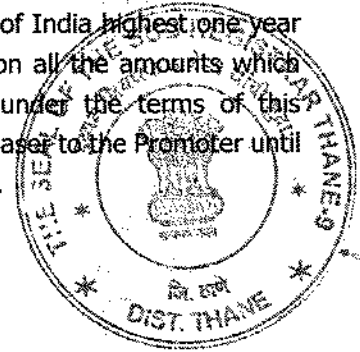
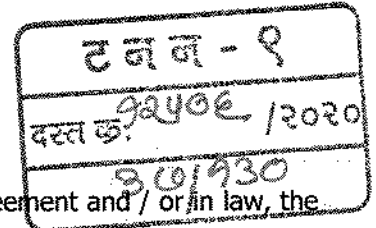
Ashwini Pivari

Mugdha Pivari

- 16.7 The Promoter shall be entitled to utilise the corpus fund specified in the **Annexure "O"** or adjust the same, for payment of maintenance, taxes, outgoings, etc. in respect of the Complex as also utilise the corpus fund for adjustments against any outstanding amounts due from the Purchaser to the Promoter. Similarly, if the corpus fund shall fall deficient and there is surplus under any other head, the Promoter shall be entitled to adjust such deficiency against such surplus. In case there shall be a deficit in the corpus fund, the Purchaser shall forthwith on demand pay to the Promoter his/her/its/their proportionate share to make up such deficit. The payment of corpus fund shall not entitle the Purchaser to default in the payment of maintenance, taxes and outgoings etc.
- 16.8 Subject to what is stated hereinabove, the Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit on account of provisional maintenance charges and shall utilize the same for the purpose for which they have been received.
- 16.9 The Purchaser hereby agrees to bear and pay any statutory dues including but not limited to past, present and future taxes, interest, penalties, surcharge on any of the amounts collected by the Promoter as set-out in **Annexure "O"** and **Annexure "P"** hereto.

17. INTEREST

Without prejudice to the Promoter's other rights under this Agreement and / or in law, the Purchaser agrees to pay to the Promoter, such interest rate as may be prescribed under the Act (i.e at present Interest shall be at the rate of the State Bank of India highest one year Marginal Cost of Funds based Lending Rate plus two per cent) on all the amounts which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date, the said amount is payable by the Purchaser to the Promoter until the date all such outstanding amount is received by the Promoter.



18. CANCELLATION

- 18.1 In the event, the Purchaser expresses its/his/her desire to cancel the reservation/allotment of the Flat along with the Car Parking Space/s for any reasons whatsoever (save and except for reasons mentioned in Clauses 12.2 and 12.4 hereinabove), then the Promoter shall be entitled to forfeit/deduct the Recovery Amounts from the Total Consideration paid by the Purchaser till such cancellation and consequently other provisions of the termination, as set out in Clause 10 herein, shall consequently concomitantly follow including the execution and registration of the Deed of Cancellation and handover of originals of all the documents in respect of the Flat to the Promoter.
- 18.2 It is hereby clarified that forfeiture of the amounts as aforesaid / deduction of Liquidated Damages are without prejudice to the other rights available to the Promoter including the entitlement to levy such interest rate as prescribed under the Act.
- 18.3 Upon such cancellation / termination of this Agreement, the Purchaser's right to the Premises shall forthwith cease to exist and the Promoter shall be entitled to re-allot / sell the same in favour of any third party at its discretion.
- 18.4 The Purchaser further agrees that receipt of the aforementioned refund by way of Cheque, if any, by hand delivery / registered post acknowledgment due at the address / encashed by the Purchaser or not, will be considered as the payment made by the Promoter towards such refund and its liability in terms of the said refund shall come to an end forthwith. The Purchaser shall not take or make any objection, contention, obstruction, claim or any proceeding in respect of the Promoter re-selling / re-allotting the Premises to any person/s pending refund of balance monies (after deduction) as mentioned hereinabove. In such an

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Mugdha Desai

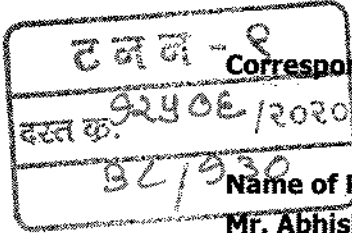
event, the Purchaser shall not be entitled to claim any right, title or benefit of any nature whatsoever in respect of the Premises or any part thereof.

19. STAMP DUTY AND REGISTRATION

The stamp duty and the registration charges of and incidental to this Agreement and or any other transfer documents shall be borne and paid by the Purchaser. The Purchaser shall at his/her/their cost and expenses, lodge this Agreement or any other transfer document before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard the Promoter shall attend such office and admit the execution thereof.

20. NOTICES

Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above or such correspondence address as may be communicated by the Purchaser to the Promoter in writing subsequently or via email. Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent to the Purchaser at the address hereinbefore stated, through registered letter, courier service, personal delivery date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. It is hereby clarified that the Promoter shall serve the notice only to the Purchaser named firstly in the name clause and the same shall be deemed to be served on all the purchasers.



Correspondence Details

Name of Purchaser:

Mr. Abhishek Kumar S Tiwari

Mrs. Mugdha Deshkar

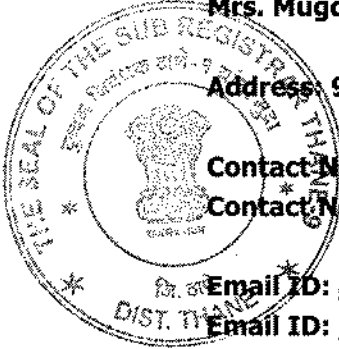
Address: 999, Shivvihar Colony, Civil Lines, Unnao – 209 801, Uttar Pradesh

Contact Number: 9920132550

Contact Number: 9769076089

Email ID: abhishek.tiwary@gmail.com

Email ID: mugdhadeshkar@gmail.com



PAN: AGOPT2720L

PAN: AREPD1519J

Promoter: Leading Frontier Private Limited

Address: The Icon, Plot No. 61/2A, Opposite Highland Residency Circle, Dhokali Village, Thane West, Thane – 400 607

Email ID: theiconcrm@risland.com

Abhishek Tiwari

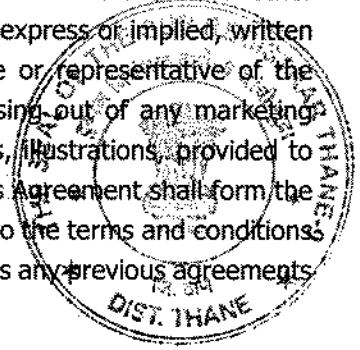
21. INDEMNIFICATION BY THE PURCHASER

The Purchaser shall indemnify and keep indemnified the Promoter harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Promoter directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Promoter under this Agreement, (b) any breach and/or default by the Purchaser in the performance of any and / or all of his / its obligations under this Agreement, (c) damage to any property(ies) howsoever arising related to the use and / or occupation of the Premises and directly or indirectly as a result of the negligence, act and / or omission of the Purchaser or his / its agents, servants, tenants, guests, invitees and / or any person or entity under his / its control, and (d) Purchaser's non-compliance with any of the restrictions regarding the use and / or occupation of the Premises.

22. GENERAL PROVISIONS

- 22.1 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the Parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the Premises between the Parties hereto.
- 22.2 It is hereby agreed that it shall be the obligation of the Promoter to comply with and fulfil all the obligations, commitments, terms as they may have agreed with their respective purchasers, save and except as set out herein.
- 22.3 The invalidity of any terms, conditions or stipulations of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.
- 22.4 Any delay, tolerated or indulgence shown by the Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment granted to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice or affect the rights of the Promoter, as the case may be.
- 22.5 If there is more than one purchaser named in this Agreement, all obligations hereunder of such purchasers shall be joint and several.
- 22.6 All taxes, charges, levies, past, present or future including but not limited to GST or any other impositions, interest, penalties, surcharges or levies, (i) on account of this transaction, or (ii) pro-rata on account of the entire development of the Project / Complex, or (iii) on the consideration and other amounts payable by the Purchaser to the Promoter, or (iv) otherwise shall be to the account of the Purchaser alone and the Promoter shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions etc. shall be payable by the Purchaser over and above the consideration of the Flat and the Promoter's decision as regards the quantum of the same shall be final and binding on the Purchaser.
- 22.7 The permanent account number details of the Parties are as follows:

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दस्त क. २५०६ / २०२०
३१/१३०



Abhishek Piway

Mugdh Desai

NAME OF THE PARTY	PERMANENT ACCOUNT NUMBER DETAILS
Promoter	AADCL2382G
SRED	AASFS8437P
Purchaser	AGOPT2720L; AREPD1519J

22.8 The Input Tax Credit under GST, if any, shall be passed to the Purchaser at the time of handing over the possession of the Flat / Premises and subject to the Purchaser making the balance payments as set out in this Agreement. Any such credit shall be credited to the Purchaser's account.

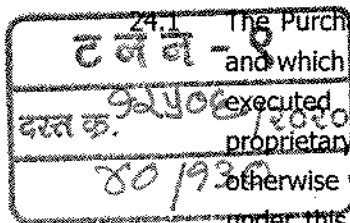
23. DISPUTE RESOLUTION AND GOVERNING LAW

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 endeavour to resolve the same by mutual discussions and agreement.

23.2 In case of failure to settle the dispute amicably, the dispute shall be referred to The Maharashtra Real Estate Authority as per the provisions of the Act.

23.3 This Agreement shall be governed and interpreted by and construed in accordance with the laws of India.

24. CONFIDENTIALITY

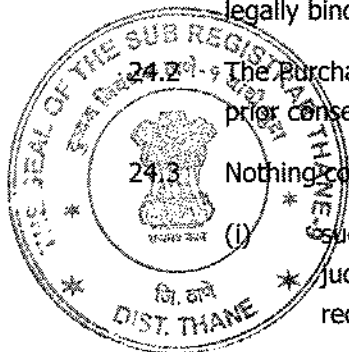


24.1 The Purchaser hereto agrees that all the information, documents etc. exchanged till date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("**Confidential Information**") is confidential and proprietary and shall not be disclosed, reproduced, copied, to any third party or used otherwise without the prior written consent of the Promoter. The confidentiality obligations under this Clause shall survive even after handing over the possession of the Flat and is legally binding on the Purchaser and shall always be in full force and effect.

24.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Promoter.

24.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if: -

- (i) such disclosure is required by law or requested by any statutory or regulatory or judicial / quasi-judicial authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
- (ii) such disclosure is required in connection with any litigation; or
- (iii) such information has entered the public domain other than by a breach of the Agreement.



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Abhishek Tiwari

Miyala Deshpande

THE FIRST SCHEDULE ABOVE REFERRED TO**(Description of the Larger Property)**

PLOT AREA SUMMARY				
SR. No.	SURVEY NO.	HISSA NO.	AREA AS PER 7/12 EXTRACT (UNDER CONSIDERATION)	
			AS PER 7/12 EXTRACT	TOTAL AREA
1	46	17B	300.00	300.00
2	46	17C	300.00	300.00
3	46	18	4,800.00	4,800.00
4	47	1	680.00	680.00
5	47	6	960.00	960.00
6	47	8	860.00	860.00
7	47	9	1,090.00	1,090.00
8	47	11	20.00	20.00
9	47	12	760.00	760.00
10	47	13	1,500.00	1,500.00
11	47	14	20.00	20.00
12	47	16	1,430.00	1,480.00
13	48	1A	500.00	500.00
14	48	1B	500.00	500.00
15	48	1C	350.00	350.00
16	48	1D	280.00	280.00
17	48	1E	370.00	370.00
18	48	2	1,200.00	1,200.00
19	59	1A	2,220.00	2,220.00
20	59	1B	500.00	500.00
21	59	1C	1,010.00	1,010.00
22	59	4	610.00	610.00
23	60	10	230.00	230.00
24	60	12	1,420.00	1,420.00
25	60	13	200.00	200.00
26	60	14	4,680.00	4,680.00
27	60	15	1,580.00	1,580.00
28	60	16	560.00	560.00
29	60	17	560.00	560.00
30	60	18	50.00	50.00
31	60	19	830.00	830.00
32	60	20	830.00	830.00

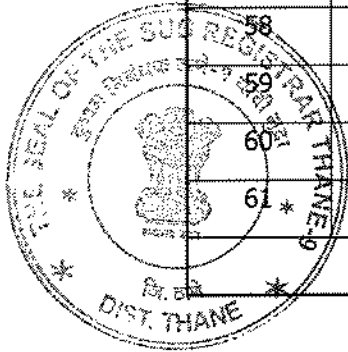
Abul K. Khan

Mughla Deshpande

R

33	60	21	400.00	400.00
34	60	22	860.00	860.00
35	61	1	50.00	50.00
36	61	2A	1,740.00	1,740.00
37	61	2B	760.00	760.00
38	61	2C	610.00	610.00
39	61	2D	350.00	350.00
40	61	2E	830.00	830.00
41	61	2F	700.00	700.00
42	61	2G	800.00	800.00
43	61	3	230.00	230.00
44	62	5E	300.00	300.00
45	62	6	760.00	760.00
46	62	7	20.00	20.00
47	62	9C	200.00	200.00
48	62	10	780.00	780.00
49	62	15	380.00	380.00
50	63	4/5	350.00	350.00
51	63	5C	870.00	870.00
52	63	8/3	100.00	100.00
53	63	9	660.00	660.00
54	63	10	200.00	200.00
55	63	12	600.00	600.00
56	74	5A	4,800.00	4,800.00
57	60	8 (PT)	16.00	16.00
58	60	9 (PT)	1,897.00	1,897.00
59	60	11 (PT)	578.00	578.00
60	62	3 (PT)	1,999.00	1,999.00
61	47	10 (PT)	625.00	625.00
TOTAL			53,665.00	53,665.00

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Abhishek Purohit

Mugdha Desai

THE SECOND SCHEDULE HEREINABOVE REFERRED TO**(Description of the Land)**

PLOT AREA SUMMARY					
SR. No.	SURVEY NO.	HISSA NO.	AREA AS PER 7/12 EXTRACT (UNDER CONSIDERATION)		
			AS PER 7/12 EXTRACT	SUB-PLOT - A	TOTAL AREA
1	46	17B	300.00	300.00	300.00
2	46	17C	300.00	300.00	300.00
3	46	18	4,800.00	2,048.00	2,048.00
4	47	13	1,500.00	40.00	40.00
5	59	1A	2,220.00	38.00	38.00
6	59	1B	500.00	18.00	18.00
7	60	10	230.00	199.00	199.00
8	60	12	1,420.00	1,420.00	1,420.00
9	60	13	200.00	200.00	200.00
10	60	14	4,680.00	4,680.00	4,680.00
11	60	15	1,580.00	1,580.00	1,580.00
12	60	16	560.00	560.00	560.00
13	60	17	560.00	560.00	560.00
14	60	18	50.00	50.00	50.00
15	60	19	830.00	830.00	830.00
16	60	20	830.00	830.00	830.00
17	60	21	400.00	400.00	400.00
18	60	22	860.00	860.00	860.00
19	61	1	50.00	50.00	50.00
20	61	2A	1,740.00	1,740.00	1,740.00
21	61	2B	760.00	706.00	706.00
22	61	2C	610.00	610.00	610.00
23	61	2D	350.00	350.00	350.00
24	61	2E	830.00	830.00	830.00
25	61	2F	700.00	700.00	700.00
26	61	2G	800.00	800.00	800.00
27	61	3	230.00	230.00	230.00
28	62	5E	300.00	110.00	110.00
29	62	6	760.00	410.00	410.00
30	62	7	20.00	20.00	20.00
31	62	9C	200.00	30.00	30.00

Abhishek Tiwari

Muzha Desai

32	62	10	780.00	500.00	500.00
33	62	15	380.00	80.00	80.00
34	63	4/5	350.00	350.00	350.00
35	63	5C	870.00	870.00	870.00
36	63	8/3	100.00	100.00	100.00
37	63	9	660.00	660.00	660.00
38	63	10	200.00	200.00	200.00
39	63	12	600.00	480.00	480.00
40	60	8 (PT)	16.00	16.00	16.00
41	60	9 (PT)	1,897.00	1,897.00	1,897.00
42	60	11(PT)	578.00	578.00	578.00
43	62	3 (PT)	1,999.00	262.00	262.00
TOTAL			37,600.00	27,492.00	27,492.00

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Description of the Project Land)

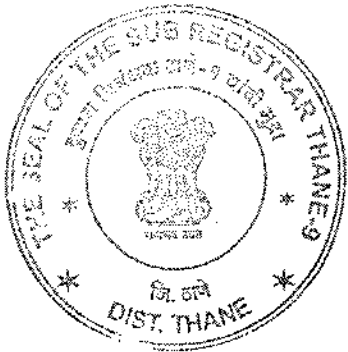
60/9PT, 62/3PT, 61/2B PT, 62/7 PT, 62/6 PT, 61/2A PT, 61/2D, 61/2C, 60/12PT, 60/13PT, 61/2E, 60/15PT, 60/16, 60/14 PT, 60/17 PT, 61/3 PT, 60/18 PT, 60/19 PT, 46/17C PT, 61/2F PT

Aggregating to a total of 10,726.95 square meters.

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THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

(1106 of Madison 2)



Abhishek P. Wagh

Mugdha Deshpande

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

SIGNED AND SEALED)
BY WITHINNAMED "PROMOTER")
LEADING FRONTIER PRIVATE LIMITED)
By the hands of its Authorized Signatory)
Mr. Song Zhenggang)
Mr. Rajdeep Girase)
Mr. Saurabh Sharma)
in the presence of:)



[Handwritten signature]

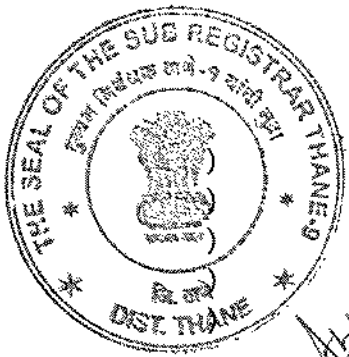
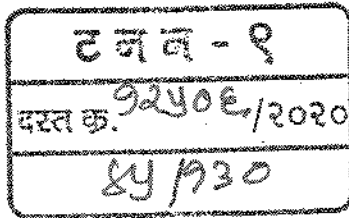
- 1. *[Handwritten signature]*
- 2. *[Handwritten signature]*

SIGNED AND DELIVERED)
by the withinnamed "SRED")
MESSRS SIDDHI REAL ESTATE DEVELOPERS)
through its authorised Partner)
Mr. Gaurav Kapil Sharma)
Mr. Hemal Jayendra Gala)
Through the POA holder Mr. Saurabh Sharma)
in the presence of:)

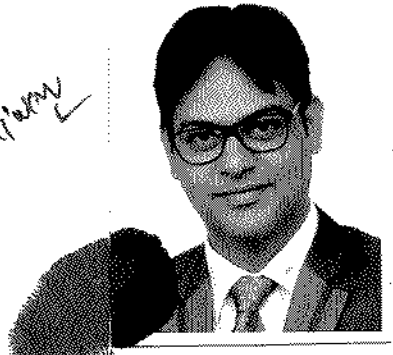


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- 1. *[Handwritten signature]*
- 2. *[Handwritten signature]*



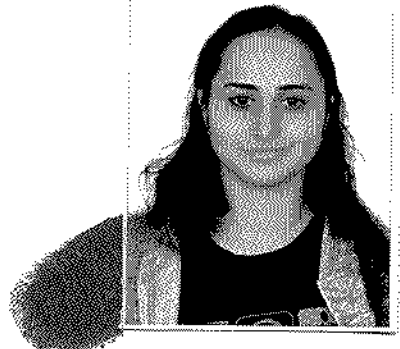
SIGNED AND SEALED
BY WITHINNAMED "PURCHASERS"
Mr. Abhishek Kumar S Tiwari
Mrs. Mugdha Deshkar
in the presence of:



[Handwritten signature: Abhishek Tiwari]

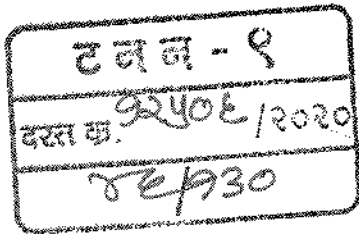
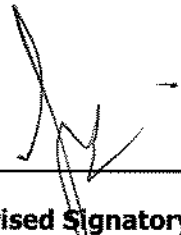
- 1. *[Handwritten signature]*
- 2. *[Handwritten signature]*

[Handwritten signature: Mugdha Deshkar]



RECEIPT

RECEIVED of and from **Mr. Abhishek Kumar S Tiwari and Mrs. Mugdha Deshkar**, the Purchaser/s, paid sum of Rs. 9,57,361/- (Rupees Nine Lakh Fifty Seven Thousand Three Hundred and Sixty One Only) being the Earnest money / part consideration amount mentioned in Clause 6.1 of this Agreement.

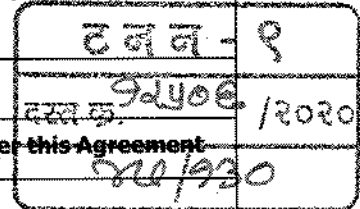
WE SAY RECEIVED**For Leading Frontier Private Limited**


Authorised Signatory



LIST OF ANNEXURES

ANNEXURE	DETAILS
Annexure "A"	Copy of the plan delineated the Larger Property in Brown colour
Annexure "B"	Copy of the plan delineating the Developing Property in Red colour
Annexure "C"	Copy of the plan delineating the School Land in green colour
Annexure "D"	Copy of the plan delineating the Gowani Land in pink colour
Annexure "E"	Copy of the plan delineating the Land in blue colour
Annexure "F"	Copy of the No Objection Certificate dated August 10, 2017, issued by Gopinath Patil Parsik Janata Sahakari Bank Limited
Annexure "G-1"	Copy of the CC bearing No. V.P. No. S05/0075/14 TMC/TDD/2847/18 dated October 20, 2018
Annexure "G-2"	Copy of CC bearing No. V.P. No. S05/0075/14 TMC/TDD/3050/19 dated April 12, 2019
Annexure "H"	The List of Common Amenities in the Complex
Annexure "I"	The List of Common Amenities in the Project
Annexure "J"	Copy of the plan delineating the Project Land in Yellow and Grey colour.
Annexure "K"	The List of Common Amenities in the Buildings
Annexure "L"	Copy of the registration certificate granted by RERA, in respect of the Project
Annexure "M"	The List of specifications, fixtures, fittings, facilities and amenities of the Flats or Shops (as the case may be) to be purchased by the Purchaser
Annexure "N"	Copy of the floor plan of the Flat
Annexure "O"	List of Contribution payable by the Purchaser under this Agreement
Annexure "P"	Schedule of payment of the Total Consideration



Abhishek Piwary

Megha Desai

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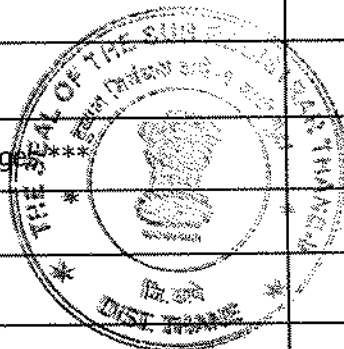
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१२५०६ / २०२०
५०/१३०



Annexure O

Sr No	Society & Other Charges ***	
1	Share Application Amount ***	6,00/-
2	Water & Meter Connection Charges ***	60,000/-
	CGST on other charges***# @9%	5,400/-
	SGST on other charges***# @9%	5,400/-
3	Advance Maintenance Charges (24 Month) ***	1,63,727/-
	CGST on other charges***# @9%	14,735/-
	SGST on other charges***# @9%	14,735/-
4	Club House Membership***	1,50,000/-
	CGST on other charges***# @9%	13,500/-
	SGST on other charges***# @9%	13,500/-
5	Legal Charges & Society Formation Charges***	25,000/-
	CGST on other charges***# @9%	2,250/-
	SGST on other charges***# @9%	2,250/-
6	Development & Infrastructure Charges***	2,37,075/-
	CGST on other charges***# @9%	21,337/-
	SGST on other charges***# @9%	21,337/-
	Other Charges/ GST Subtotal	7,50,846/-

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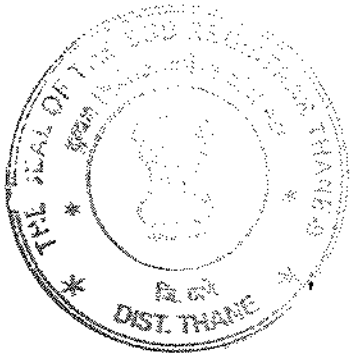


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Abhishek Piwary

Muzelle Desai

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Annexure P

Sr No	Payment Schedule	Date	Actual %	Agreement Value
1	Booking amount (BA 1)	02-12-2020	2,00,000	2,00,000/-
2	Booking Amount (BA 2) net of BA 1+ Stamp duty within 7 days from booking	05-12-2020	10%	7,57,361/-
3	Stamp Duty Registration			
4	15-12-2020	15-12-2020	35%	33,50,764/-
5	28-02-2021	28-02-2021	15%	14,36,042/-
6	31-05-2021	31-05-2021	10%	9,57,361/-
7	30-09-2021	30-09-2021	10%	9,57,361/-
8	31-01-2022	31-01-2022	10%	9,57,361/-
9	On the intimation of Possession		10%	9,57,361/-
	Payable		100%	95,73,612/-

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 १००%

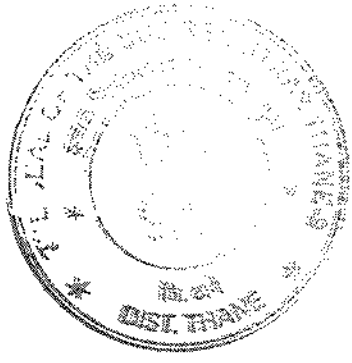


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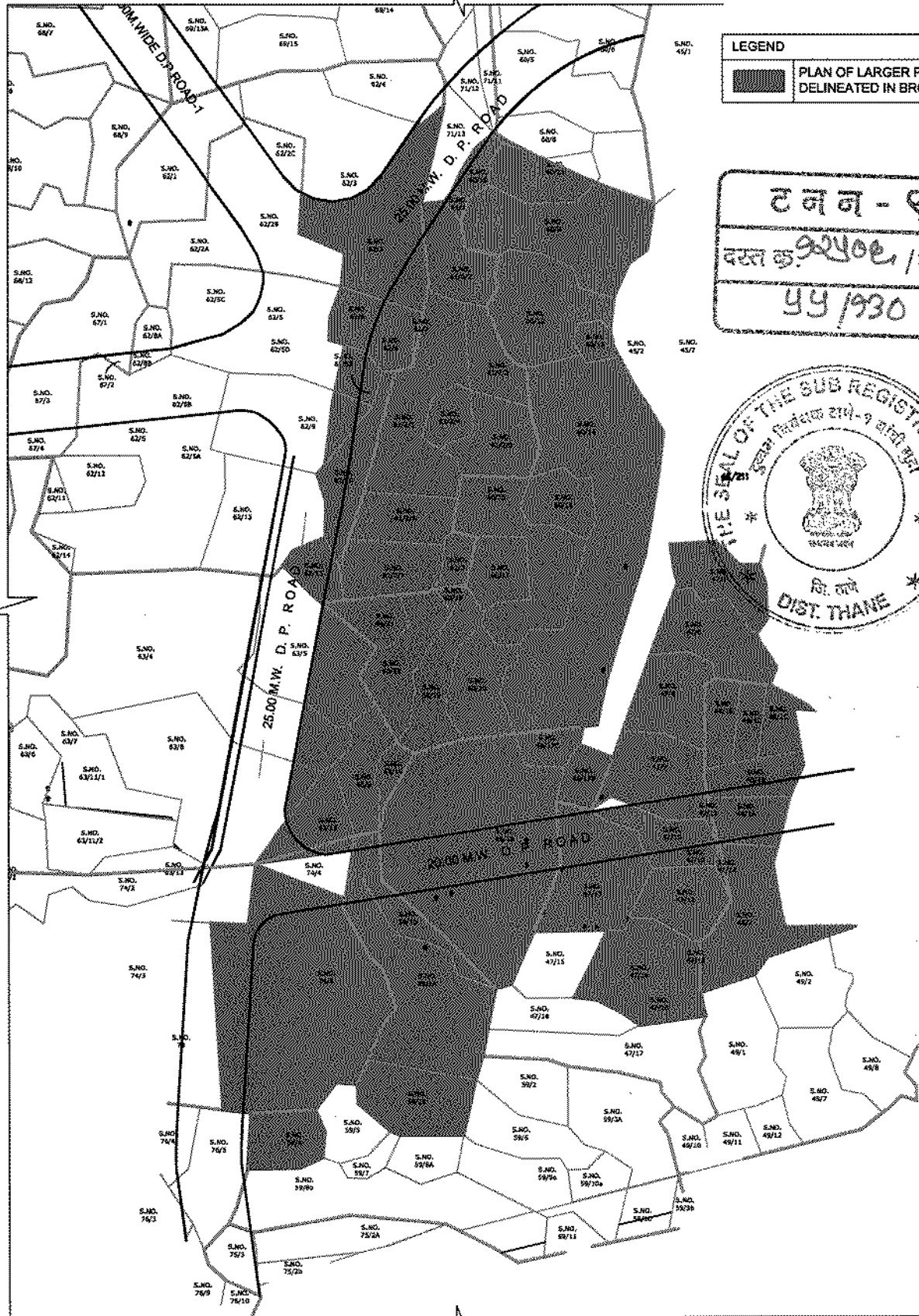
Abhishek Tiwary

Mugdha Patil

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**ANNEXURE - A
PLAN OF LARGER PROPERTY DELINEATED IN BROWN COLOUR**



AREA = 53,665.00 SQ.M.
VILLAGE- DHOKALI, THANE

SRED

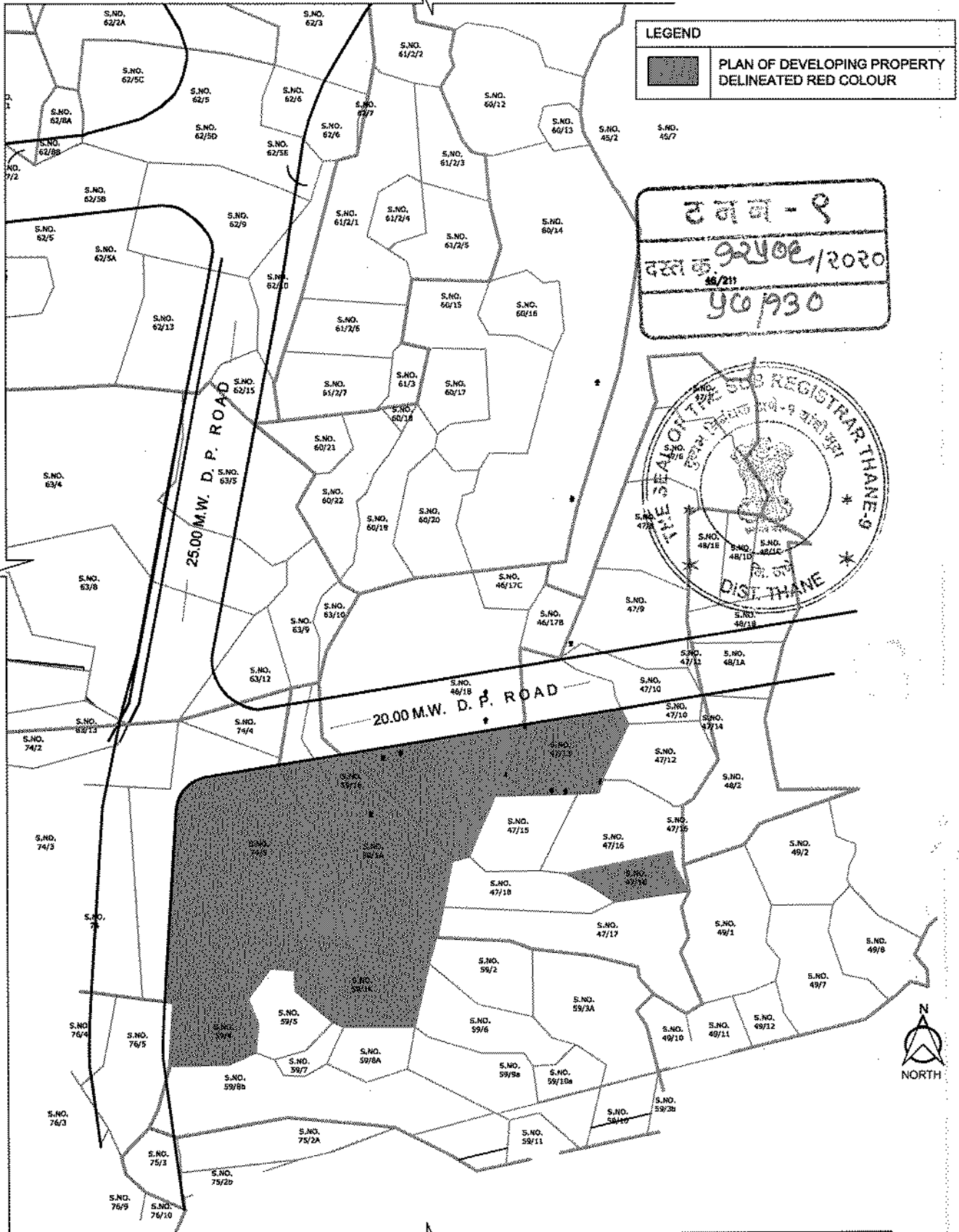
LFPL

DISCLAIMER:- THE ABOVE LAND AREA ARE DERIVED FROM D.P. PLAN AS IN FORCE, SUBJECT TO MUNICIPAL APPROVAL AS PER PREVAILING DEVELOPMENT CONTROL REGULATIONS OF THANE MUNICIPAL CORPORATION .

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ANNEXURE - B
PLAN OF DEVELOPING PROPERTY DELINEATED IN RED COLOUR



AREA = 9867.00 SQ.M.
 VILLAGE- DHOKALI, THANE

SRED

LFPL

DISCLAIMER:-THE ABOVE LAND AREA ARE DERIVED FROM D.P. PLAN AS IN FORCE, SUBJECT TO MUNICIPAL APPROVAL AS PER PREVAILING DEVELOPMENT CONTROL REGULATIONS OF THANE MUNICIPAL CORPORATION.

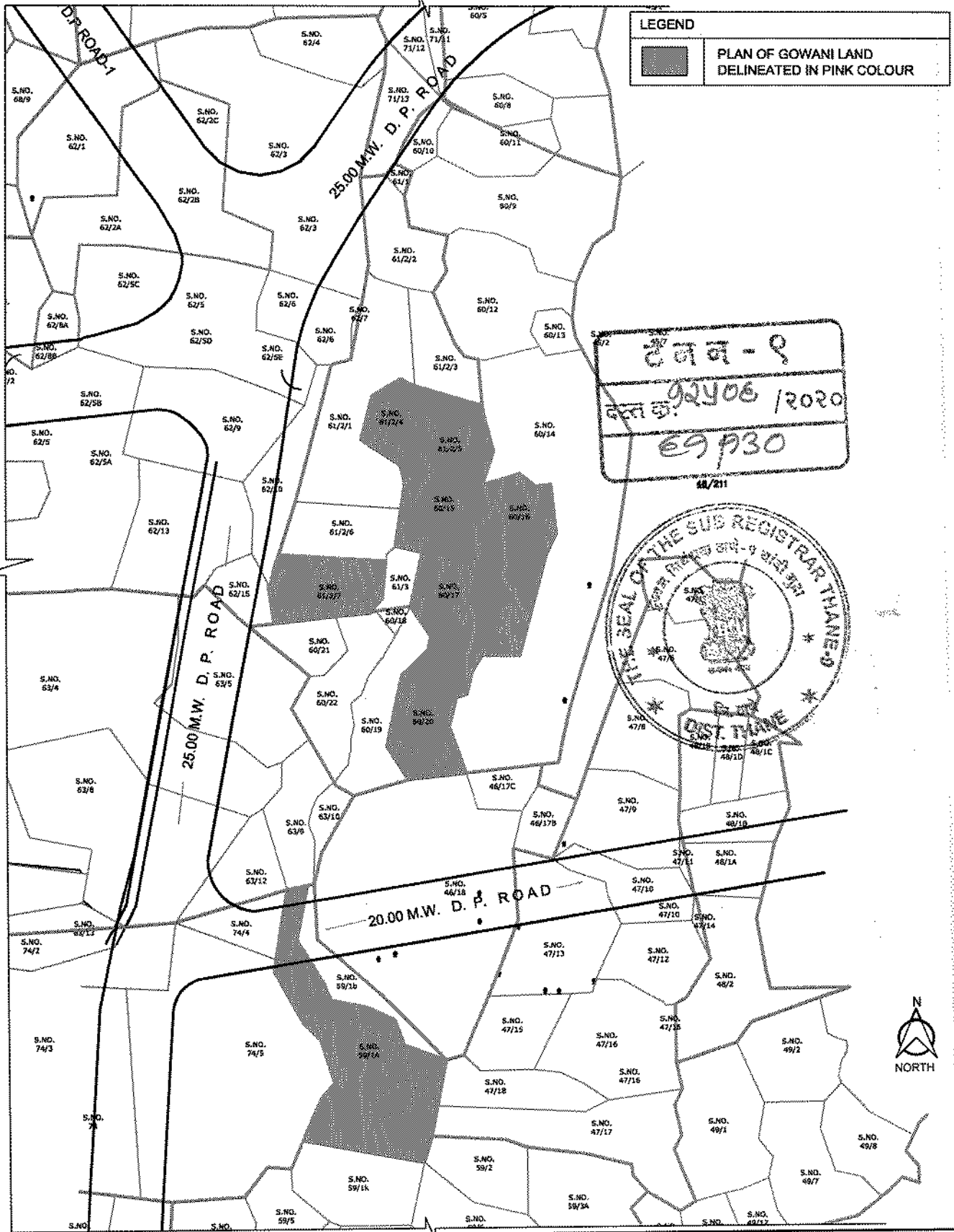
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ANNEXURE - D
PLAN OF GOWANI LAND DELINEATED IN PINK COLOUR



AREA = 7746.00 SQ.M.
 VILLAGE- DHOKALI, THANE

SRED

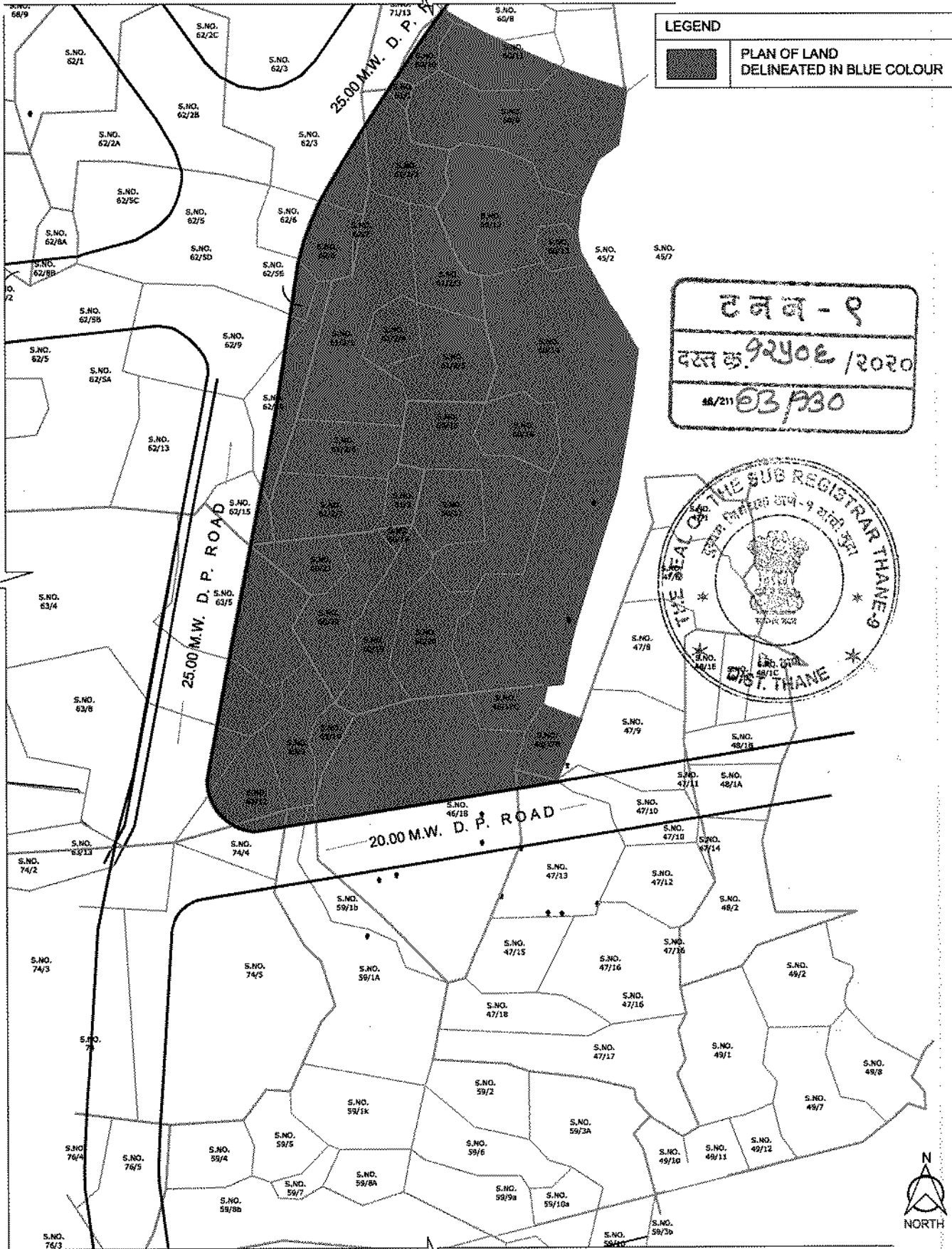
LFPL

DISCLAIMER:-THE ABOVE LAND AREA ARE DERIVED FROM D.P. PLAN AS IN FORCE, SUBJECT TO MUNICIPAL APPROVAL AS PER PREVAILING DEVELOPMENT CONTROL REGULATIONS OF THANE MUNICIPAL CORPORATION.

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ANNEXURE - E
PLAN OF LAND DELINEATED IN BLUE COLOUR



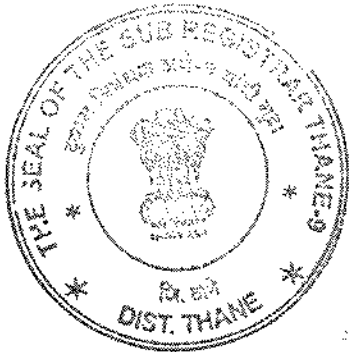
AREA = 27492.00 SQ.M.
VILLAGE- DHOKALI, THANE

SRED

LFPL

DISCLAIMER:- THE ABOVE LAND AREA ARE DERIVED FROM D.P. PLAN AS IN FORCE, SUBJECT TO MUNICIPAL APPROVAL AS PER PREVAILING DEVELOPMENT CONTROL REGULATIONS OF THANE MUNICIPAL CORPORATION.

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जीपी पारसिक बँक
गोपीनाथ पाटील पारसिक जनता सहकारी बँक लि.
(मल्टी-स्टेट संघटित बँक)



GP PARSIK BANK
Gopinath Patil Parsik Janata Sahakari Bank Ltd.
(Multi-State Scheduled Bank)

Ref. No.: १५० ३३/३७६

Gopinath Patil Parsik Janata Sahakari Bank Ltd.
Majiwade Branch
143, 1st Floor, High Road, Chikhaldaski, Chikhaldaski
Corporate Centre, Majiwade, Thane - 400 608

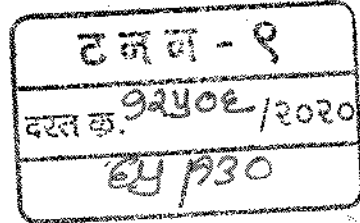
Date: 10 AUG 2020

To Whomsoever It May Concern

We hereby state that we do not have any objections for utilization of the balance FSI by M/s Siddhi Real Estate Developers of the Land Mortgaged via Deed of Mortgage Dated 03rd July, 2007 duly registered vide D.No. TNN12-1852-2017 in the form of TDR and/or Premium TDR and/or in any other form for our Residential & Commercial development of the Land under V.P.No. S05/0075/14.

Thanking you,

Regards,



for Gopinath Patil Parsik Janta Sahakari Bank Ltd
Majiwade Branch

Mr Sanjay K Bho
Branch Manager
Emp No. 241



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THANE MUNICIPAL CORPORATION, THANE
 Regulation
 (Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
Amended PERMISSION / COMMENCEMENT CERTIFICATE

DRC No.247 (Res.), DRC No. 310 (Road) & DRC No. 311 (Road) + 0.3 Add. Premium FSI

V. P. No. S05/0075/14 TMC/TDD/2347/18 Date: 20/10/2018

To, Shri / Smt. A.G. JATHAR FOR (Architect)

M/S DESIGN CONSORTIUM

Shri KAPIL SHARMA FOR (Owners)

M/S. SIDDHI REAL ESTATE DEVELOPERS

SHRI. DEEPAK GHOSALKAR FOR M/S. GOWANI HOTELS PVT. LTD.

With reference to your application No. 5369 dated 24/07/2018

permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. AS BELOW in village DHOKALI Sector No. AS BELOW Situated at Road/Street 20 & 25 Mt. D.P. Road S. No./C.S.T. No./F.P. No. AS BELOW

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

New S. No. 46/17B, 46/17C, 46/18, 47/1, 47/6, 47/8, 47/9, 47/11 To 47/14, 47/16, 48/1/A To 48/1E, 48/2, 59/1A To 59/1C, 59/4, 60/10, 60/12 To 60/22, 61/1, 61/2A To 61/2G, 61/3, 62/2E, 62/6, 62/7, 62/9C, 62/10, 62/15, 63/4/5, 63/5C, 63/8/3, 63/9, 63/10, 63/12, 74/5A, 60/8, 60/9, 60/11 & 62/3

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of Thane.

Date : 09.08.2017

To,

The Manager,

Gopinath Patil Parsik Janata Sahakari Bank Ltd.

Thane.

Respected Sir,

Sub : - NOC

Re : -Sanction Letter dated 03.05.2017 Ref. No. 04/2017/598 & Deed of Mortgage Dated 03.07.2017 duly registered vide D.No. TNN12-1852-2017

Via Mortgage Deed dated 03.07.2017 vide D. No. TNN12-1852-2017, we have mortgaged School Building along with land admeasuring 4613.62 Sq.Mtrs with your bank.

As the said Sanction of School Building is part of a larger layout as per Commencement Certificate vide V.P. No. S05/0075/14 TMC/TDD/2117/17 dated 30.03.2017, NOC for sanction, revision and/or for development of Residential Cum Commercial development is required from your bank for loading of balance / unutilized FSI in the form of T.D.R. and Premium T.D.R. for the said larger layout.

Kindly give your approval and NOC for the subject matter at the earliest.

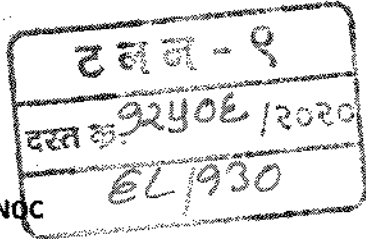
Thanking you,

Yours Truly,

For Siddhi Real Estate Developers

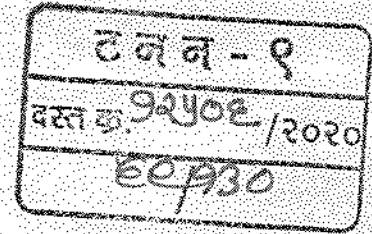
Partner

Encl : Draft NOC

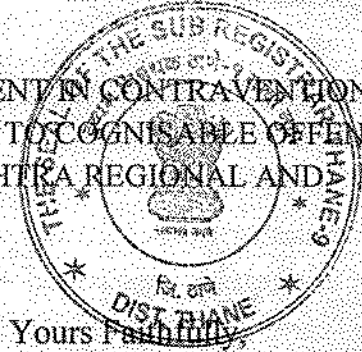


Siddhi Real Estate Developers
Highland Gardens, Opp. Highland Residency,
Dhokali, Thane (West) - 400 608.
Tel.: 2544 6699

- २१) सोलर वॉटर हीटिंग सिस्टीम वापर परवान्यापूर्वी कार्यान्वीत करणे आवश्यक.
- २२) पाणी, वृक्ष व मलनिःसारण विभागाकडील अंतीम ना हरकत दाखला वापर परवान्यापूर्वी सादर करणे आवश्यक.
- २३) Lift licence / Permit व इत्यादी वापर परवान्यापूर्वी सादर करणे आवश्यक.
- २४) पिण्याच्या पाण्याचा पुरवठा ठा.म.पा. उपलब्धते नुसार करण्यात येईल.
- २५) अग्निशमन विभागाकडील अंतीम ना हरकत दाखला वापर परवाना पूर्वी सादर करणे आवश्यक.
- २६) प्रस्तावांतर्गत Free of FSI घेण्यात आलेल्या बाबींकरिता वापर परवान्यापूर्वी शुल्कांचा भरणा करणे आवश्यक राहिल.
- २७) अग्निशमन विभागाकडील दि.२०/०३/२०१७, दि.२९/०३/२०१७, दि. ११/०९/२०१८ व दि. २९/०९/२०१८ रोजी प्रस्तावातील विविध इमारतींकरिता दिलेल्या नाहरकत दाखल्यातील अटी विकासक यांचेवर बंधनकारक राहतील.
- २८) सदरची मंजूरी सुधारित विकास आराखडा व मंजूर विकास नियंत्रण नियमावलीमधील तरतुदींच्या अनुषंगाने देण्यात येत आहे. केंद्र व राज्य शासनाच्या विविध शासकीय विभागांच्या परवानगी प्रमाणपत्रामध्ये नमूद केलेल्या तसेच इतर आवश्यक परवानग्या प्राप्त करणे विकासक यांचेवर बंधनकारक राहिल. याबाबत कोणतीही अनियमितता दिसून आल्यास हि परवानगी रद्द करण्यात येईल या अटीसह टिडीआर वापराचा प्रस्तावाला मंजूरी देण्यात आलेली आहे.
- २९) विकास प्रस्तावांतर्गत सुधारित परवानगी / सी.सी. क्र. ठामपा/शविवि/२११७/१७, दि.३०/०३/२०१७ तसेच वेळोवेळी देण्यात आलेल्या विविध मंजूरी मधील अटी विकासक यांचेवर बंधनकारक राहतील.
- ३०) ठामपाकडे भरावयाच्या शुल्कांचा भरणा पुढील कोणत्याही परवानगी पूर्वी करणे बंधनकारक.
- ३१) विकासकांनी दि.१६/१०/२०१८ रोजी रस्ता / सुविधा भूखंडाचे क्षेत्राचे हस्तांतरण व मनपाचे नावे ७/१२ उतारे करेपर्यंत राखून ठेवावयाचे बांधकाम क्षेत्राबाबतचे दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- ३२) Infrastructure Improvement Charges बाबत विकासक यांनी दि.०८/१०/२०१८ रोजी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.



WARNING: - PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



Office No.

Office Stamp

Date

Issued

Yours Faithfully,

[Signature]
29/11/20

Town Development & Planning Officer
Town Development Department
Municipal Corporation of
the city of Thane.

[Signature]

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे फेट व र. ५०००/- दंड होऊ शकता"



सुधारित परवानगी /सी.सी

(इमारत क्र. १/निवासी): -

सब प्लॉट A

विंग A१, A२ तळ मजला /स्टिल्ट + १ ते २ मजले पार्ट निवासी/पार्ट पोडीयम पार्किंग + ३ रा मजला पार्ट निवासी / पार्ट स्टिल्ट +४ ते २२ मजले +२३ मजला Fire check floor +२४ ते ३१ मजले (निवासी).

विंग B१ तळ मजला पार्ट वाणिज्य/ पार्ट स्टिल्ट + १ ते २ मजले पार्ट निवासी/पार्ट पोडीयम पार्किंग + ३ रा मजला पार्ट निवासी/ पार्ट स्टिल्ट+४ ते २२ मजले +२३ मजला Fire check floor+२४ ते २७ मजले (निवासी).

विंग B२, C१ तळ मजला /स्टिल्ट + १ ते २ मजले पार्ट निवासी/पार्ट पोडीयम पार्किंग + ३ रा मजला पार्ट निवासी/ पार्ट स्टिल्ट + ४ ते २२ मजले +२३ मजला Fire check floor + २४ ते २७ मजले (निवासी).

विंग C२ तळ मजला /पार्ट स्टिल्ट + १ ते २ मजले पार्ट निवासी/पार्ट पोडीयम पार्किंग + ३ रा मजला पार्ट निवासी/ पार्ट स्टिल्ट + ४ ते ८ मजले.

इमारत क्र. १ च्या पोडीयम आर.जी क्र. ९ वरील तळ + १ मजला Club House व Swimming Pool.

(इमारत क्र. २ शैक्षणिक वापर): - तळ पार्ट /स्टिल्ट पार्ट + १ ते ५ मजले + ६ वा मजला पार्ट.

सब प्लॉट B

(इमारत क्र. ३/ Inclusive Housing): - स्टिल्ट + १ ते २० मजले निवासी.

(इमारत क्र. ४/निवासी): -

विंग A व B तळ घर + तळ मजला पार्ट वाणिज्य / पार्ट स्टिल्ट + १ ते २५ मजले निवासी.

विंग C तळ घर + तळ मजला पार्ट वाणिज्य / पार्ट स्टिल्ट + १ ते १७ मजले निवासी

विंग D तळ घर + तळ मजला पार्ट वाणिज्य / पार्ट स्टिल्ट + १ ते १० मजले निवासी

विंग E तळ ते १ मजला वाणिज्य

इमारत क्र. ४ च्या पोडीयम आर.जी क्र. १३ वरील तळ + १ मजला Club House व Swimming Pool.

५) प्रस्तावाधीन भूखंडाच्या मालकी, हद्द, याबाबत कोणताही वाद निर्माण झाल्यास त्याचे निवारण करणेची जबाबदारी जमिन मालक/ विकासक यांची असून, त्यास ठा.म.पा. जबाबदार राहणार नाही.

६) प्रस्तावित नव्याने समाविष्ट केलेले भूखंड सर्व क्र.६०/८, ६०/९, ६०/११ व ६२/३ यांच्या बांधकाम क्षेत्राच्या वापरा करिता दि.२४/०९/२०१८ रोजीचे हमीपत्र जमिन मालक / विकासक यांचेवर बंधनकारक राहिल.

७) मूल्याच्या मंजूरीनुसार डि.पी. रस्त्याच्या क्षेत्राचे सुधारित घोषणापत्र व दाखल प्रस्तावातील वाढीव डि.पी. रस्त्याचे क्षेत्र व सुविधा भूखंडाच्या क्षेत्राचा हस्तांतरण करारनामा मंजूरीचे अंतीम संच अदा केल्यापासून १५ दिवसांच्या आत नोंदणीकृत करून सादर करणे आवश्यक.

८) प्रस्तावातील एकूण डि.पी. रस्त्याने व सुविधा भूखंडाने बाधीत क्षेत्राचे ७/१२ उतारे व फेरफार मंजूरीचे अंतीम संच अदा केल्यापासून ६ महिन्यांच्या आत ठामपाच्या नावे करणे आवश्यक.

९) सब प्लॉट B वरील इमारत क्र. ४ विंग D चे दुसऱ्या मजल्याचे स्लॅबच्या बांधकामापूर्वी व विंग E च्या पहिल्या मजल्याचे बांधकामापूर्वी सुविधा भूखंडाचा ७/१२ उतारे ठाणे महानगरपालिकेच्या नावे करणे आवश्यक.

१०) सब प्लॉट B इमारत क्र. ४ विंग A व B साठी विकासकाने दि.०६/१०/२०१८ रोजी सादर केलेले हमीपत्र त्यांच्यावर बंधनकारक राहिल.

११) Landmark parking बाबत दि.८/१०/२०१८ रोजीचे हमीपत्र जमिन मालक/ विकासक यांचेवर बंधनकारक राहिल.

१२) सब प्लॉट A व B यांच्या अनुक्रमे पोडीयम आर.जी. क्र. ९ व १३ मधील क्लब हाऊस संकुलातील गृहनिर्माण संस्था/सदनिका धारक यांच्यासाठी राहिल. त्याचा वाणिज्य वापर करता येणार नाही याची जबाबदारी विकासक / संबंधित गृहनिर्माण संस्था यांची राहिल.

१३) दाखल प्रस्तावातील आर.जी.च्या क्षेत्रात, नियोजनात व नावात मध्ये प्रस्तावित केलेल्या बदलांबाबत

जमिन मालक/विकासक यांनी दि.८/१०/२०१८ रोजी सादर केलेले हमीपत्र त्यांच्यावर बंधनकारक राहातील.

१४) Inclusive housing च्या जोता प्रमाणपत्र व वापर परवाना सब प्लॉट A इमारत क्र. १ च्या पहिल्या इमारतीच्या जोता प्रमाणपत्र व वापर परवाना पूर्वी प्राप्त करणे आवश्यक.

१५) इमारत क्र. १ व ३ च्या साठी MEP सल्लागाराकडील SWD/RWH बाबत प्रमाणपत्र नकाशे जोताप्रमाणपत्रापूर्वी सादर करणे व सदर यंत्रणा वापर परवान्यापूर्वी कार्यान्वीत करणे आवश्यक.

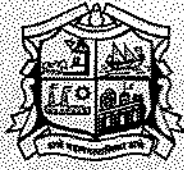
१६) प्रस्तावातील इमारतीची आर.सी.सी. संरचना बी एस.कोड १८९३ & ४३२६ प्रमाणे RCC Consultant ने केल्याचे Stability Certificate, Calculation & drawings जोत्यापूर्वी व वापर परवान्यापूर्वी सादर करणे आवश्यक.

१७) सब प्लॉट A इमारत क्र.१ (विंग ए१, ए२, बी१, बी२, सी१) च्या २३व्या मजल्याच्या बांधकामापूर्वी HRC कडील नाहरकत दाखला सादर करणे आवश्यक.

१८) Consent to operate चा MPCB कडील दाखला वापर परवान्यापूर्वी सादर करणे आवश्यक.

१९) वापर परवान्यापूर्वी भूखंडाच्या हद्दीवर कुंपण भित बांधणे आवश्यक.

२०) CC TV यंत्रणा वापर परवान्यापूर्वी कार्यान्वीत करणे आवश्यक.



Certificate No. 4281

THANE MUNICIPAL CORPORATION, THANE

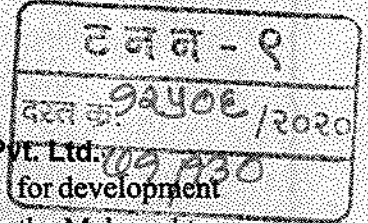
Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Sub Plot - B Building No.3 (Inclusive Housing) Ground Part (Commercial) Part (Stilt) + 1st Floor Part (Commercial) Part (Residential) + 2nd to 17th Floor (Residential)
Building No.4 Wing 'E' : - Ground Floor (Commercial)

V. P. No. S05/0075/14 TMC / TDD / 3050/19 Date : 12/04/2019
To, Shri / Smt. A.G. JATHAR FOR (Architect)
M/s. DESIGN CONSORTIUM
Shri KAPIL SHARMA FOR (Owners)
M/s. SIDDHI REAL ESTATE DEVELOPERS
DEEPAK GHOSALKAR FOR M/s. GOWANI HOTELS PVT. Ltd.



With reference to your application No. 10751 dated 17/12/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As below in village DHOKALI Sector No. 7 Situated at Road / Street 20 & 25 Mtrs S. No. / C.S.T. No. / F.P. No. AS below

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

NEW S.No. 46/17B, 46/17C, 18, 47/1, 6, 8, 9, 11 to 14, 16, 48/1A, 1B, 1C, 1D, 1E, 48/2, 59/1A, 1B, 1C, 59/4, 60/10, 60/12 to 22, 61/1, 61/2A to 2G, 61/3, 62/5E, 6, 7, 9C, 10, 15, 63/4/5, 63/5C, 63/8/3, 63/9, 10, 12, & 74/5A 60/8, 60/9, 60/11, 62/3, 47/10

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

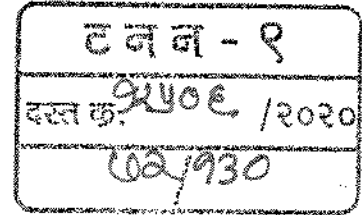
Municipal Corporation of
the city of Thane.

PTO

ANNEXURE H

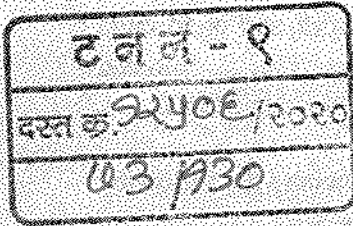
List of Common Amenities in the Complex:

- Podium parking flooring – IPS
- CCTV surveillance in common areas
- Boom barrier and turnstile with RFID control system
- Access control
- Guard patrolling system
- Club house includes gymnasium, squash, indoor sports room, yoga room and multipurpose hall
- Swimming pool and Kids pool
- Landscaped garden
- Jogging track
- Children's play area
- Multipurpose sports court
- Cricket playing area
- Prayer square
- Amphitheatre
- Landscape seating area



1854

५. अद्ययावत परवानगी / सी.सी. क्र. ठामपा/शवि/२८४७/१८, दि.२०/१०/२०१८ मधील सर्व अटी जमिनमालक / विकासकावर बंधनकारक राहतील.
६. पुढील परवानगी पूर्वी स. नं. ४७/१० मधील विकास योजनेतील २० मी. रस्त्याने बाधित क्षेत्र ठाणे महानगरपालिकेच्या नावे करणेबाबत नोंदणीकृत ट्रान्सफर डीड सादर करणे आवश्यक.
७. पुढील जोत्यापूर्वी स. नं. ४७/१० मधील विकास योजनेतील २० मी. रस्त्याने बाधित क्षेत्राचे ७/१२ उतारे ठाणे महानगरपालिकेच्या नावे करणे आवश्यक.
८. वापर परवान्यापूर्वी प्रस्तावाधिन भूखंडाची मा. जिल्हाधिकारी यांनी दिलेली सनद सादर करणे बंधनकारक राहिल.
९. विकास प्रस्तावातील पुढील कोणत्याही परवानगी पूर्वी ठाणे महानगरपालिकेस हस्तांतरित करण्याच्या उर्वरित क्षेत्राचे अधिकार अभिलेख ठाणे महानगरपालिकेच्या नावे करणे बंधनकारक राहिल.



WARNING : PLEASE NOTE THAT THE DEVELOPEMNT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



Office No. ५३/१३०

Office Stamp


Date

Issued

"महानगर निकाशाच्या अंतर्गत न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्यांचे पत्रके बंधनकारक करणे; महाराष्ट्र प्रादेशिक म. न. कायदा अर्धनियंत्रित कलम ५२ अनुसार द्यावयाचे मुद्दे आहे. त्वस्ताटी जास्वीत जास्त ३ वर्षे वेद व रु. ५०००/- वर येऊ शकते."



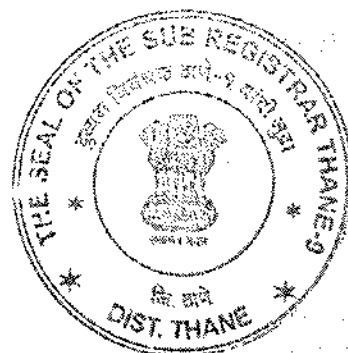
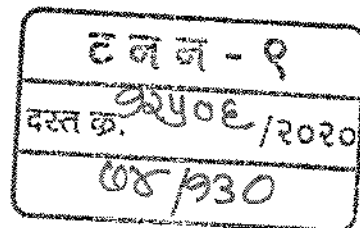
Yours Faithfully,


Executive Engineer,
Town Development Department
Municipal Corporation of
the city of, Thane.

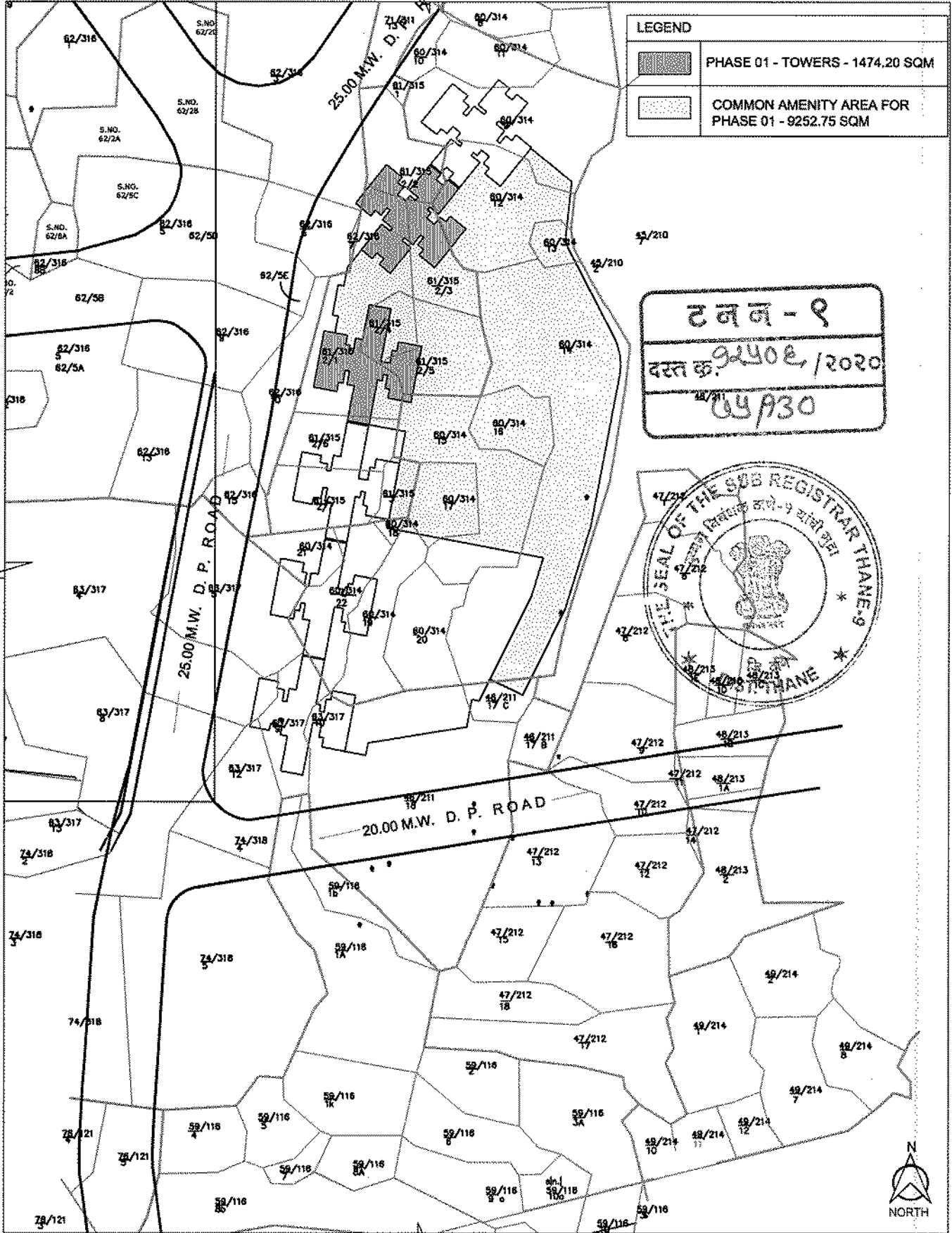
ANNEXURE I

List of Common Amenities in the Project:

- Podium parking floor – IPS
- DG back up for common areas and elevators
- CCTV surveillance in common areas
- Boom barrier and turnstile with RFID control system
- Access control
- Guard patrolling system
- Club house includes gymnasium, squash, indoor sports room, yoga room and multipurpose hall
- Swimming pool
- Landscaped garden
- Prayer square
- Landscape seating area
- Children's play area

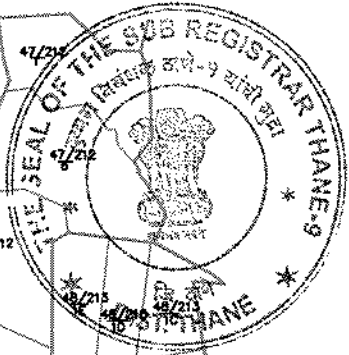


ANNEXURE - J
PLAN OF LAND DELINEATED IN YELLOW AND GREY COLOUR



LEGEND	
	PHASE 01 - TOWERS - 1474.20 SQM
	COMMON AMENITY AREA FOR PHASE 01 - 9252.75 SQM

ट न न - ९
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 ०५/१३०



AREA = 10726.95 SQ.M.
 VILLAGE- DHOKALI, THANE

SRED

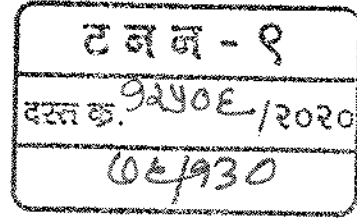
LFPL

DISCLAIMER:-THE ABOVE LAND AREA ARE DERIVED FROM D.P. PLAN AS IN FORCE, SUBJECT TO MUNICIPAL APPROVAL AS PER PREVAILING DEVELOPMENT CONTROL REGULATIONS OF THANE MUNICIPAL CORPORATION.

ANNEXURE K

List of Common Amenities in the Buildings:

- Elegantly designed entrance lobby
- Lift lobby – flooring – Vitrified tiles
- High speed elevators of reputed brand
- CCTV surveillance in common areas





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700018370

Project: The Icon Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: Survey No 60/18, 60/19, Survey No 61/2A to 61/2F, 61/3, 62/3, 62/5E, 62/6, 62/7, 62/9C, 62/10, 60/9PT, 62/3PT at Thane (M Corp.), Thane, Thane, 400608;

1. **Leading Frontier Private Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400051.**
2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees;
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - ◊ The Registration shall be valid for a period commencing from **26/10/2018** and ending with **30/12/2022** 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.

ट न न - ९
वक्त क. १२५०६/२०२०
६०/१३०

Signature valid



Dated: 18/05/2020
Place: Mumbai

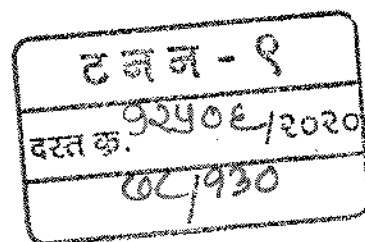


Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

ANNEXURE M

List of specifications, fixtures, fittings, facilities and amenities of the Flats or Shops (as the case may be) to be purchased by the Purchaser:

- Flooring – Vitrified tiles of renowned brand
- Wall and Ceiling – Gypsum finished with plastic paint
- Granite kitchen platform with SS sink
- Dado upto door height in toilets
- CP fittings – Renowned brand
- Sanitary fittings – Kohler or equivalent
- Aluminium sliding windows of reputed brand
- Main door , Kitchen door – Fire resistant door – Flush door with laminate of reputed brand
- Bedroom door - Flush door with laminate of reputed brand
- Electrical fittings of reputed brand
- Hardware for doors of reputed brand
- VDP and intercom system
- Home alarm system
- Smart light system



LEADING FRONTIER PRIVATE LIMITED

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LEADING FRONTIER PRIVATE LIMITED (THE "COMPANY") HELD ON MONDAY, AUGUST 31, 2020 AT THE ICON, PLOT NO. 61/2A, OPPOSITE HIGHLAND RESIDENCY CIRCLE, DHOKALI VILLAGE, THANE WEST, THANE - 400 607

TO APPOINT AUTHORIZED REPRESENTATIVE PERTAINING TO AGREEMENT TO SALE OF THE COMPANY

RESOLVED THAT in suppression of the earlier resolution passed in the meeting of Board of Directors dated HU LEI, Mr. RAJDEEP GIRASE and Mr. SAURABH SHARMA of the Company ("Authorized Executives"), be hereby authorized to jointly or severally sign, execute, deliver and register the Agreement for Sale and such other necessary documents required for duly executing and registering the said Agreement for Sale on behalf of the Company and to sign, execute and deliver such other agreements, amendments, letters, deeds, document, supplemental deeds, instruments and other writings and accept such modifications to the Agreement for Sale as may be mutually agreed between the Company and the prospective buyer and to do all such acts, deeds and things as may be required or considered necessary in this regard;

RESOLVED FURTHER THAT the Authorized Executives, jointly or severally, be authorized to do the following:

1. To finalize and settle the Agreement for Sale and such other necessary documents, deeds, undertaking and execute such other document or deed or writing, as may be agreed to between the Company and the prospective buyer and other relevant parties to the Agreement for Sale and that the Common Seal of the Company (if required), be affixed thereto, in conformity with Articles of Associations of the Company;
 2. To accept amendments to such executed Agreement for Sale and letters deeds, documents, supplemental deeds and other writings as and when necessary;
 3. To lodge the Agreement for Sale and such other necessary documents before the concerned Sub-Registrar of Assurances and admit execution thereof; and
- To generally do all such acts and things and deal with all such matters and take all such steps as may be necessary for giving effect to this resolution.

RESOLVED FURTHER THAT copy of the aforesaid resolution, duly certified by or any one of the Directors or the Company Secretary (if appointed), be furnished to the parties to the Agreement for Sale and requested to act thereon.

//Certified True Copy//

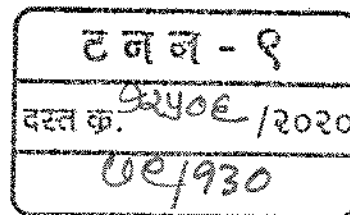
For Leading Frontier Private Limited

Peng Qing
Director



CIN: U45309MH2017FTC290088
Email: contact@lfl.com; Website: www.theiconthane.com; Tel: 02262168500
Registered Office: 9th Floor, B wing, Naman Center, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400051

Correspondence Office: The Icon, Plot No. 61/2A, Opposite Highland Residency Circle, Dhokali Village, Thane West, Thane - 400 607



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAURABH S SHARMA

SATYADEO SHANKAR SHARMA

05/06/1962

Permanent Account Number

BBXPS7767P

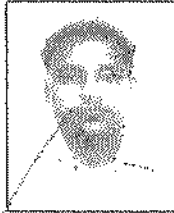
Saurabh S Sharma
Signature



50120103



भारत सरकार
GOVERNMENT OF INDIA



सौरभ सत्यदे शर्मा

Saurabh Satyadeo Sharma

जन्म तारीख / DOB: 05/06/1962

पुरुष / MALE

8754 2311 6661

भाई आधार, भाई ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

सत्यदे शर्मा, 804 ए/ए शिव
आराधना वदव्हा मेआडोव
जडभंड, बर्वे रस्ता खडकपडा,
बी वॉर्ड ऑफीस/ वर रती
समोर, कल्याण वेस्ट,
कल्याण, ठाणे,
महाराष्ट्र - 421301

Address:

S/O, Satyadeo Sharma, 804
A/a Shiv Aradhana Vastwaha
Meadow Diamond, Barve
Road Khadakpada, Opp B
Ward Office/ Nr Rto, Kalyan
West, Kalyan, Thane,
Maharashtra - 421301



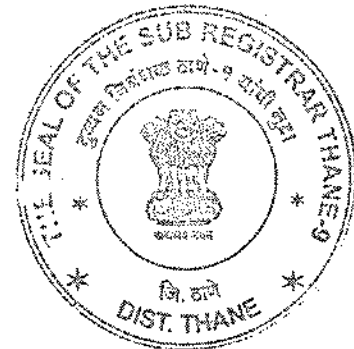
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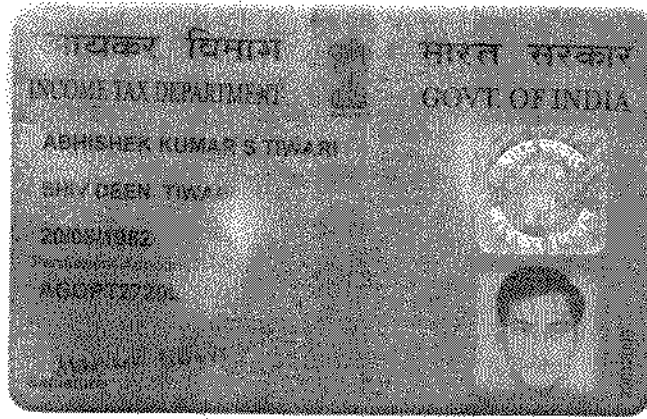
help@uidai.gov.in

www.uidai.gov.in

गंगारु: 568 001

दस्तावेज - ९
दस्तावेज क्र. ९२५०६/२०२०
१०/१९३०





Abhishek Tiwari

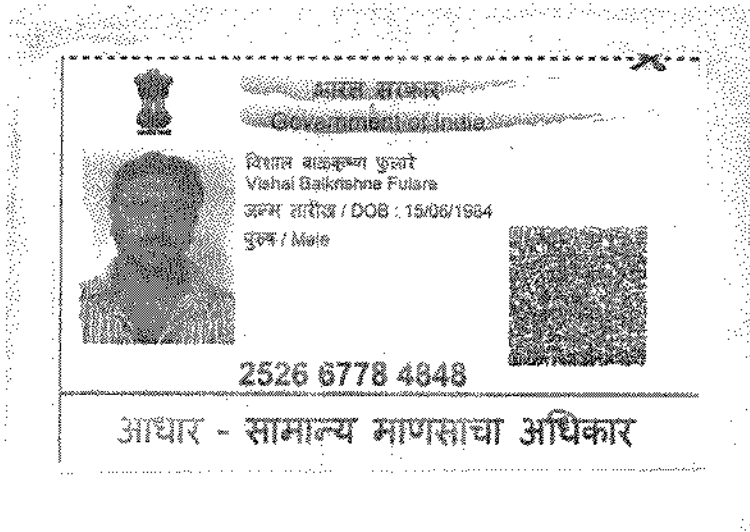
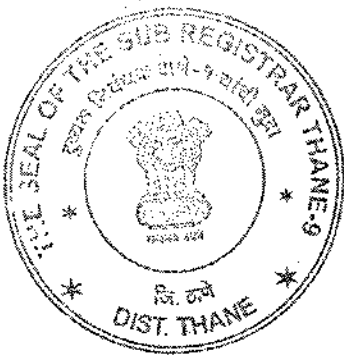


Mugdha Deshpande

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गणेश मठ

अधिकार दिनांक : 28/05/2018

अधिकार अभिलेख पत्रक (महाराष्ट्र प्रयोग महसूल अधिकार अभिलेख अतिरिक्त अतिरिक्त) (समाप्त करने के सुविधा के रूप में) नियम, 1981 (संशोधित नियम 3, 4, 5 और 6)

गणेश मठ

अधिकार दिनांक : 28/05/2018

अधिकार अभिलेख पत्रक (महाराष्ट्र प्रयोग महसूल अधिकार अभिलेख अतिरिक्त अतिरिक्त) (समाप्त करने के सुविधा के रूप में) नियम, 1981 (संशोधित नियम 3, 4, 5 और 6)

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दस्तावेज 9240E/2020
29/5/20

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अधिकार दिनांक : 28/05/2018

अधिकार अभिलेख पत्रक (महाराष्ट्र प्रयोग महसूल अधिकार अभिलेख अतिरिक्त अतिरिक्त) (समाप्त करने के सुविधा के रूप में) नियम, 1981 (संशोधित नियम 3, 4, 5 और 6)

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अधिकार दिनांक : 28/05/2018

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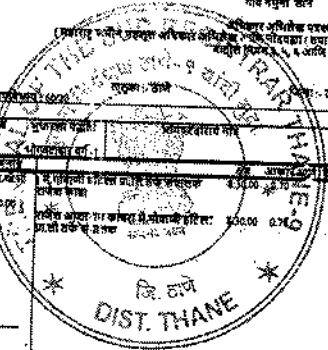
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पंच मसुदा सार

अभिलेख दिनांक : 28/05/2018

अधिकार अभिलेख पत्रक (सहायक पंचायत महसूल अधिकार अभिलेख अधिनियम 1954 अन्तर्गत) (सहायक पंचायत व सुविधीत क्षेत्र) दिनांक, 1954

पंचायत क्षेत्र : 1308/2017

Table with columns for land details, area, and valuation. Includes a list of land parcels with their respective details and a summary row at the bottom.

पंच मसुदा सार

अधिकार अभिलेख पत्रक

(सहायक पंचायत महसूल अधिकार अभिलेख अधिनियम 1954 अन्तर्गत) (सहायक पंचायत व सुविधीत क्षेत्र) दिनांक, 1954

Table with columns for land details, area, and valuation. Includes a list of land parcels with their respective details and a summary row at the bottom.

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पंच मसुदा सार

अभिलेख दिनांक : 28/05/2018

अधिकार अभिलेख पत्रक (सहायक पंचायत महसूल अधिकार अभिलेख अधिनियम 1954 अन्तर्गत) (सहायक पंचायत व सुविधीत क्षेत्र) दिनांक, 1954

पंचायत क्षेत्र : 1308/2017

Table with columns for land details, area, and valuation. Includes a list of land parcels with their respective details and a summary row at the bottom.

पंच मसुदा सार

अधिकार अभिलेख पत्रक

(सहायक पंचायत महसूल अधिकार अभिलेख अधिनियम 1954 अन्तर्गत) (सहायक पंचायत व सुविधीत क्षेत्र) दिनांक, 1954

Table with columns for land details, area, and valuation. Includes a list of land parcels with their respective details and a summary row at the bottom.

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पंच मसुदा सार

अभिलेख दिनांक : 29/05/2018

अधिकार अभिलेख पत्रक (सहायक पंचायत महसूल अधिकार अभिलेख अधिनियम 1954 अन्तर्गत) (सहायक पंचायत व सुविधीत क्षेत्र) दिनांक, 1954

पंचायत क्षेत्र : 08/01/2018

Table with columns for land details, area, and valuation. Includes a list of land parcels with their respective details and a summary row at the bottom.

पंच मसुदा सार

अधिकार अभिलेख पत्रक

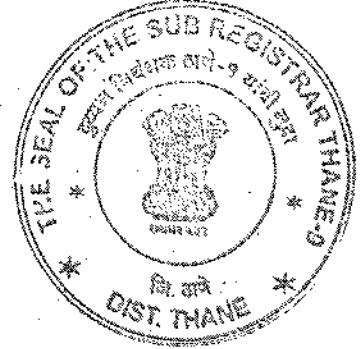
(सहायक पंचायत महसूल अधिकार अभिलेख अधिनियम 1954 अन्तर्गत) (सहायक पंचायत व सुविधीत क्षेत्र) दिनांक, 1954

Table with columns for land details, area, and valuation. Includes a list of land parcels with their respective details and a summary row at the bottom.

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Handwritten text: टजज - ९, दरल क. १२५०६/२०२०, ९२९३०



"कुलमुखत्यारधारकाचे घोषणापत्र"

मी श्री करण पांडे, वय २९ वर्षे,
 रा: डोकरी, ठाणे
 याद्वारे घोषित करतो की, दुय्यम निबंधक ८१०१-९ यांचे
 कार्यालयात करारवजाता या शिर्षकाचा दस्त नोंदणीसाठी सादर
 करण्यात आला आहे. सौरभ शर्मा
 यांनी दि. २३/०३/२० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या
 आधारे मी सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कवुलीजवाब
 दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा
 कुलमुखत्यारपत्र लिहून देणार यांच्या पैकी कोणीही व्यक्ती मृत झालेले नाही
 किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे
 कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम
 आहे. सदर कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे
 कलम ८२ अन्वये शिक्षेस पात्र राहिले जाऊ शकते आहे.

Pandey

दिनांक ०१/३/२०२०

कुलमुखत्यारपत्रधारकाचे नाव व सही

टोल नं - ९
दस्त नं. <u>१२५०९/२०२०</u>
<u>२३/३/२०</u>

335/2046
 Wednesday, March 21, 2018
 3:20 PM

पावती

गावाचे नाव: वीरवाडी
 दस्त देवनाचा नमुनापत्रा: दस्ता-३०४६-२०१८
 दस्त देवनाचा प्रकार: कुलमुखत्यारपत्र
 सादर करणाऱ्याचे नाव: सिद्धीगण श्रीदेवरा हा कि सौ श्री अश्विनी महीपती विठ्ठल दे -
 नोंदणी की
 मूल्य: ₹. १०००/-
 पुराणीक मूल्य: ६०

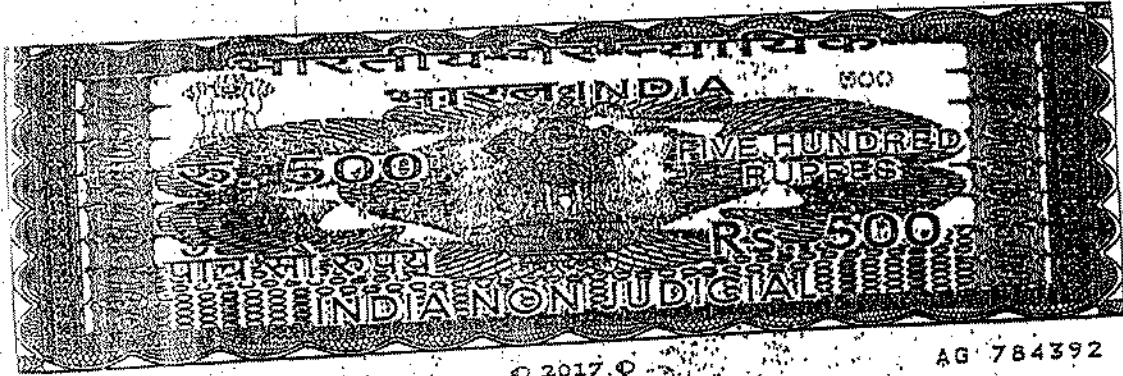


भाषणात पुढील दस्त, संकेतित दि. स.प. २ अंदाजे
 ३:१२ PM हा वेळीस मिळेल.

Joint Sub Registrar, Thane 5

- भाषण शुल्क रु. १/-
 नोंदणी शुल्क रु. १/-
 भरलेली मुद्रांक शुल्क: रु. ५००/-
- १) देवनाचा प्रकार C By Cash रक्कम: रु. १००/-
 - २) देवनाचा प्रकार G By Cash रक्कम: रु. १२००/-

श. श.



MAHARASHTRA

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AG 784392



दिवाण क्रीदार कापलिस, 20 FEB 2018

दन न - ५, दस्त क्र ७८२५/२०१८, १/२०

POWER OF ATTORNEY



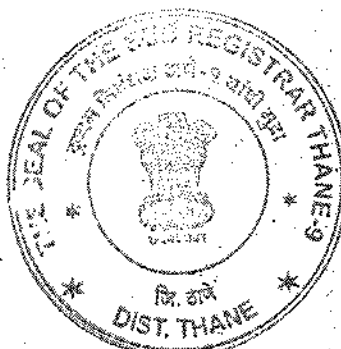
TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (i) MESSRS. STONERS REAL ESTATE DEVELOPERS (P) LTD., a partnership firm constituted under the provisions of Indian Partnership Act, 1932, having its registered office at Shop No. 2 to 5, Building G-1, Highland Gardens, Opposite Highland Residency, Dhokali, Thane West - 400 608 and acting through its partners, Mr. Geurav Kapil Sharma and Mr. Hemal Jayendra Gais; and (ii) GOWANI FLORES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered address at B-3, Shop No. 5, Highland Gardens, Opp. Highland Residency, Dhokali, Thane (West) - 400608, SEND GREETINGS:-



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दन न - ५, दस्त क्र ७८२५/२०१८, दस्त क्र १२५०६/२०२०, १२३३०

Form with fields for Name of Document, Property Description, and other details. Includes date 123 FEB 2018.



Private lined



RECEIPT, Vriddhi Typing Center, Shop No. 3C, Ground Floor, 'MAYURESH', Tambhi Naka, Opp. Municipal School No. 1, Thane (W). Sold Judicially by Stone Developers, Highland Gardens, to the Name Opposite Highland Residency, Dhokali Thane (W) - 400 608. Purchase by hand Major Mangal. 100 X = Total Rs. 2500/-, 500 X 5 = Total Rs. 2500/-, Total Rs. 5000/-, Vide Sr. No./s 037047921096, Reg. Sr. No./s 172 2017 911. (Mrs. H. D. Patil) Stamp Vendor Lic. No. 08/2003 (New Lic. No. 1201015) Mob. No. : 9323985522 / 8165620332

ट न न - ५
 दस्तावेज क्र ३८०५ / २०१८
 ३ / १०

WHEREAS:-

- A. We are seized and possessed of or otherwise well and sufficiently entitled to, as the absolute and exclusive owner / developer of a larger property totally admeasuring approximately 55,980 square meters situated Near Highland Gardens, Village Dhokali, Taluka & District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation ("TMC"), Thane West, Maharashtra (hereinafter referred to as "Larger Property") and more particularly described in the First Schedule hereunder written and delineated in brown colour on the plan annexed hereto and marked as Annexure "1". We have obtained a common sanctioned plan for the Larger Property and on portion of which we have commenced construction and development work admeasuring approximately 9,918.27 square meters (hereinafter referred to as "Developing Property") and more particularly described in the Second Schedule hereunder written and delineated in red colour on the plan annexed hereto and marked as Annexure "2";
- B. We have not commenced any construction or development work on a part of the Larger Property admeasuring approximately 27249.66 square meters (hereinafter referred to as the "Land") and more particularly described in the Third Schedule hereunder written and delineated in blue colour on the plan annexed hereto and marked as Annexure "3";
- C. By and under the Agreement dated 20th February, 2018, (hereinafter referred to as the "Agreement"), made and executed by and between ourselves of the One Part and Leading Frontier Private Limited ("LFPL"), a company registered under the provisions of Companies Act, 2013, and having its registered office at 701, The Capital, Level 7, Bandra Kurla Complex, Bandra (East) Mumbai 400051 of the Other Part, we alongwith LFPL have agreed to develop the Land by constructing thereon buildings / structures for residential, commercial and mixed use and/or other amenities, common areas and such infrastructure thereon ("the Project") and more particularly described in the Agreement), upon the other terms, conditions and provisions recorded and contained therein;
- D. In terms of the Agreement we have agreed to execute this Power of Attorney in favour of LFPL, and its nominees / authorised representatives, to exercise the powers and authorities enumerated herein, at their sole cost, charges, expenses and risk;
- E. The Agreement, being the principal instrument employed in respect of the aforesaid transaction, has been duly stamped with the requisite ad-valorem stamp



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 दस्तावेज क्र ३८०५ / २०१८
 ३ / १०

ट न न - ९
 दस्तावेज क्र ९२५०६ / २०२०
 १५ / १३०



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५ / १०

duty prescribed under Article 5(g-a)(i) of Schedule-I to the Maharashtra Stamp Act, 1958, and accordingly, this Power of Attorney has been duly stamped with fixed stamp duty of Rs. 500/- in accordance with Article 48(g) of Schedule-I to the Maharashtra Stamp Act, 1958.

NOW KNOW YE ALL AND BY THESE PRESENTS WITNESSETH that, we, Messrs Siddhi Real Estate Developers, through our duly authorized partners, Mr. Gaurav Kapil Sharma and Mr. Hemal Jayendra Gela and Gowapi Hotel Private Limited through their authorized signatory Mr. Deepak Goshalkar, do hereby nominate, constitute and appoint Leading Frontier Private Limited ("LFPL"), duly represented by its Authorized Director, Officers or such Representative as may be authorized by the Resolution passed by LFPL to be our true and lawful attorneys (hereinafter referred to as the "Attorneys"), to, jointly and severally or separately, do, execute and perform, all or any of the following acts, deeds, matters and things, in accordance with the Agreement, at the sole cost, charges, expenses and risk of the Attorneys, that is:-

(1) To correspond, deal with, appear and represent us before all concerned officers, departments, authorities, boards and functionaries of, and/or constituted/appointed by or under, the Thane Municipal Corporation (hereinafter referred to as "TMC"), the planning authority and all other concerned authorities, bodies, persons and entities/organizations, and to procure, apply for and obtain all necessary approvals, permissions, sanctions, orders, and no objection certificates from them in respect of the Land, for development of the Land, and in respect of the acquisition, utilisation and consumption of the FSI Area (as defined in the Agreement).

(2) To develop the Land alongwith SRED, in terms of the Scheme of Development thereof as referred to in the Agreement, by utilizing and consuming the entire FSI Area and constructing residential / commercial / mixed use buildings/structures upon the Land, comprising of residential and/or commercial and /or mixed use buildings/towers/units ("New Buildings"); various infrastructure, amenities, facilities, spaces/areas, internal/access roads, etc. ("Infrastructure"), together with all necessary amenities and facilities (including recreational amenities and facilities), as may be decided by LFPL, and in accordance with the Approvals ("Comm. Approvals/Facilities"), as may be decided by LFPL and in accordance with the necessary approvals sanctioned by the Government Authority and in accordance with Applicable Law, and for these purposes, to do, execute and perform the following:-

(a) To prepare, sign and submit to the TMC, Pollution Control Boards, Environmental and Biological Authorities, Tree Authority, City Survey & Land Records Authorities, the State Government of Maharashtra (in all its Ministries and Departments, including the Ministry of Environment & Forests), the Central Government of India (in all its Ministries



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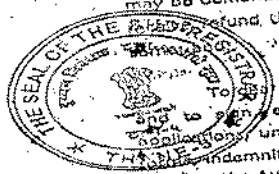


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ट न न - ५
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०९ / १०

and departments, including the Ministry of Environment & Forests, the Public Works Department, the Railway Ministry and Authorities, the Defense Ministry and Authorities and the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division, Mumbai Airport, and the Airports Authority of India, the International Civil Aviation Organisation (hereinafter referred to as "ICAO"), and Collector and other Revenue Authorities and officers, the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the Chief Fire Officer and other concerned Fire Brigade Authorities, Town Planning Authorities, the Competent Authorities constituted/appointed under the Urban Land (Ceiling and Regulation) Act, 1976 (since amended), and all other development authorities, and/or any other government, semi-government, local or public bodies or authorities concerned (hereinafter collectively referred to as the "Authorities"), building plans, layout plans, and other plans, drawings, designs and specifications for and in respect of the full and complete development of the Land and the construction of the Project including the New Building/s, Infrastructure and Amenities Area & Facilities and to have the same approved and sanctioned, and/or to apply and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto/therein and/or in those made, issued or granted heretofore, and/or extension, renewal and re-issuance thereof and/or of those made, issued or granted heretofore, and otherwise to execute, make, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, and obtain, from time to time, Intimation/s of Disapproval (hereinafter referred to as "IOD/s"), amended plans, Building Commencement Certificate, Occupation Certificate and Building Completion Certificate/s, Tree NOC, Fire NOC, Plinth completion certificate and such other certificate/s and no objection certificates, which may be necessary for commanding, carrying out and completing the development of the Land, in accordance with the Agreement;

(b) To pay any premium, fees, charges, deposits and other amounts whatsoever that may be demanded or payable in respect thereof, to the Authorities, and to apply for and to obtain the same from the Authorities, and to issue and pass effectual receipts and discharges for the same.



To do, execute, make, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, returns, indemnities, and other documents, papers and writings, as may be required to be given to the Authorities.

(3) To correspond and deal with and/or to appear and represent before the Authorities, in all matters, things and work connected with or relating to the development



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and construction work to be carried out on the Land, and to apply for and obtain from the Authorities, all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of all such matters, things and work, including those mentioned hereinabove, and/or to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or deletions thereto/therein and/or to or in those made, issued or granted heretofore, and/or extension, renewals and revalidation thereof and/or of those made, issued or granted heretofore, and for these purposes, to sign, execute and register (if required) all plans, applications, statements, forms, returns, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the Authorities, and to do and perform all other necessary acts, deeds, things and matters.

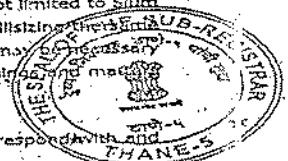
(4) To amend, modify, update, extend, re-instate, renew, and/or have re-issued, or re-validated, any or all permissions, approvals, sanctions, licenses, plans, specifications, NOCs, clearances, orders etc. hitherto issued to us, and/or standing in our and our partner/s name/s, and/or issued in respect of the Land, and the development thereof, and in this regard to deal with, correspond, negotiate and appear before the Authorities and any other persons, parties, or authorities concerned and to sign and file such deeds, documents, letters, undertakings, declarations, affidavits, indemnities, petitions, representations, applications, forms, and other writings as may be necessary or required by them or any of them.

(5) To pay such deposits and provide such letters and writings and/or undertakings as may be required from time to time by the TMC and/or concerned Authorities and/or any other concerned bodies or authorities for the purpose of obtaining approvals for carrying out the development and construction work upon the Land and to obtain a refund of such deposits as and when the Attorneys deem fit.

(6) To buy Transferrable Development Rights (TDR) including but not limited to ~~Slum~~ TDR upto the extent of the Balance FSI for the purposes of loading / utilizing the same on the Land and to pay premium for the purpose of utilization of TDR as may be necessary and applicable and to do and perform all other necessary acts, deeds, things and matters in respect of the aforesaid.

(7)(a) In respect of the Project and/or the New Building/s, to deal, correspond with and appear and represent afore:-

(i) Maharashtra Telephone Nigam Limited and/or the telephone/telecommunications authorities/ departments and/or other providers and suppliers of telephone and



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telecommunications services, for obtaining telephone and telecommunications lines and connections and services;

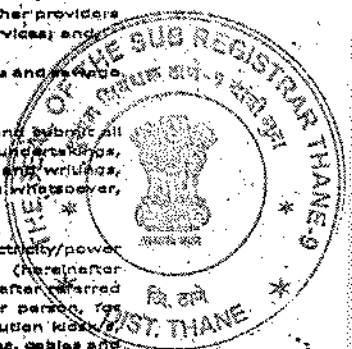
(ii) Maharashtra Gas Limited, Hindustan Petroleum Corporation Limited, Bharat Petroleum Corporation Limited and/or other concerned authorities, and/or other providers and suppliers of gas, for obtaining gas supply, pipelines, connections and services; and

(iii) TMC and/or other concerned authorities, for obtaining water, drainage and sewerage pipelines and connections, and any other utility and service connections.

(7)(b) For the aforesaid purposes, to sign, execute, register (if required) and submit all necessary applications, letters, forms, statements, affidavits, declarations, undertakings, indemnities, agreements and other deeds, documents, instruments, papers and writings, and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.

(8) To deal, correspond with and represent us before the concerned electricity/power providers, including Tata Power, and/or Reliance Infrastructure Limited (hereinafter referred to as "RIL") and/or the Maharashtra State Electricity Board (hereinafter referred to as "MSEB"), and/or any other public or private body, authority and/or person, for installing, removing, shifting or relocating electricity sub-station/s or distribution kiosks upon any portion/s of the Land, and/or for obtaining electricity and power lines, cables and connections during the course of construction and development and for and in respect of the Project and/or the New Building/s, and to do and perform all necessary acts, deeds, matters and things for the same, in accordance with the sanctioned plans, approvals and Applicable Law. However the Attorneys shall not have any power to hand over and/or transfer (by way of lease, licence or otherwise) to the concerned electricity/power providers (including Tata Power, and/or RIL, and/or MSEB) and/or such other public or private body, authority and/or person (as the case may be), the portion/s of the Land whereon such sub-stations; and/or distribution kiosks/s are constructed and installed, and to sign, execute, register (if required) and submit all necessary applications, forms, affidavits, declarations, undertakings, indemnities, and to pay all necessary charges, fees, premia, deposits and other amounts whatsoever, and to do and perform all other necessary acts, deeds, things and matters.

(9) To deal, correspond with, and to appear and represent us, and/or our partners, before the Collector and other Revenue Authorities and the TMC in and before all its departments and officers, including the Assessor & Collector of Municipal Rates & Taxes, and all other concerned authorities, in respect of, and to pay, and discharge all rents, rates, taxes, cesses, N.A. assessments and other assessments, land revenue, payments and outgoings whatsoever, presently due and payable or which may hereafter



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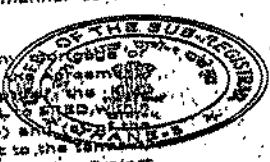
become due and payable, in respect of or on account of the Land, and/or the Project and/or the New Building/s, and to apply for and obtain reduction in, and/or refund of, the amounts thereof.

(9)(b) To deal, correspond with, and to appear and represent us before the authorities, bodies and persons mentioned in sub-clause (a) hereinabove, for the purpose of determining, fixing, revising and/or reviewing the rateable, capital and/or other value/s of the Land, and/or the Project and/or the New Building/s, and the rents, rates, taxes, cesses, N. A. assessments and other assessments, land revenue, and all other charges, levies, dues, payments and outgoings whatsoever payable now or hereafter in respect thereof.

(9)(c) For the purposes of this clause, to make, sign, execute, register and file all necessary letters, forms, undertakings, declarations, affidavits, indemnities, representations, petitions, complaints, applications, and other documents, pleadings and writings, and to arrive at any arrangements, compromises or settlements with the concerned authorities in respect thereof, and if the Attorneys so deem fit and proper, then to dispute or challenge any values, rates, rents, taxes, cesses, N.A. assessments and other assessments, land revenue and all other charges, levies, dues, payments and outgoings whatsoever, which may be fixed, determined, charged, levied and/or imposed, or proposed or sought to be fixed, determined, charged, levied and/or imposed, by any of such authorities.

(10) On and from the date LPL enters upon the Land, to do and perform all acts, deeds, matters and things necessary for the protection and preservation of the Land, and for securing and safeguarding the same, including (but not limited to): (a) appointing and engaging security guards in respect thereof, and/or by installing security equipment; (b) strengthening, constructing and/or reconstructing the boundary walls and fences thereof; and (c) effecting insurance in respect of the New Building/s, in such manner as the Attorneys may deem fit and proper.

(11)(a) Upon the execution and registration of Agreement to create any charge in respect of LPL's Entitlement and the rights of LPL as set out in the Agreement, subject to the terms of the Agreement, and (b) only after receipt of the Commencement Certificate and upon payment of Second Payment by LPL, the Attorneys, in accordance with the terms of the Agreement, to create mortgage or charge in respect of the Land, subject to the terms of the Agreement, in favour of Bank/s, Financial Institution/s, as security for raising Project Finance / Construction Finance (as defined in the Agreement), only in accordance with the Agreement.



Handwritten signatures and stamps including 'SANKAR PRUTHI MUMBAI' and 'SANKAR PRUTHI MUMBAI'.

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दस्तावेज ३८७५ / २०१६
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(11)(b) To create any charge / mortgage on the Land and/or New Buildings and/or the LPL's Entitlement or any part thereof and / or the rights under the Agreement, to sign, execute and register the Project Finance / Construction Finance documents including all documents, mortgage deeds, notations, declarations, affidavits, instruments etc, including, without limitation, mortgage deed(s), loan agreement(s), memoranda of entry, letters, indemnities, undertakings, declarations, affidavits, hypothecation deed and other documentation, when legal and / or in English form, and / or by way of an equitable mortgage, as may be required in this regard and further cause to deposit original title deeds in respect of the Land and / or any part thereof with common trustees, in its own name and at its own cost and risk and as our Attorneys may deem fit and proper, in accordance with the Agreement.

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दस्तावेज ३२५०६ / २०१०
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(12) To construct Inclusive Housing (as defined in the Agreement), in accordance with the Agreement and approvals and Applicable Law to do, the following in respect of Inclusive Housing: (a) to apply for and obtain from the Authorities, all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of, all such matters, things and work, related to construction of Inclusive Housing; (b) to apply for and obtain approvals, permissions and sanctions for amendments, revisions, modifications, alterations, rectifications, additions and/or extension, changes therein and/or to or in those made, issued or granted heretofore, and/or extension, renewal and revalidation thereof and/or of those made, issued or granted heretofore, and for these purposes, to sign, execute and register (if required) all plans, applications, statements, forms, returns, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the Authorities; and (c) to do and perform all other acts, deeds, things and matters for the purpose of development, completion and handover of the Inclusive Housing as more particularly set out in the Agreement and in such manner as the Attorneys may deem fit and proper.



(13) For any litigation, arbitration, suit with respects our title to the Land, in which there is any restraint, injunction, stay, prohibition on the development, construction, sale and marketing of the New Building(s) on the Land is passed ("Prohibition Order"), then to defend all such suits, litigation, arbitration, in which the said Prohibitory Order is passed, to appear before and to represent us in all courts, tribunals, for these purposes, to appear before and to represent us in all courts, tribunals, administrative and quasi-judicial bodies and authorities whatsoever (civil, revenue and criminal), to file and Prohibition Order is passed, and to vacate the said Prohibitory Order, in accordance with the Agreement and to make, draw, sign, seal, execute, endorse, submit, certify, declare, deliver and file all necessary appearances, vakalatnamas, applications.

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दस्त क्र. 3674/2096
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(14) To sign, execute, register and/or admit execution, for and on behalf of us (in terms and in accordance with and as more particularly set out in the Agreement) all Sale Agreements, allotment letters, termination letters, cancellation agreements / deeds, and ancillary documents pertaining to sale, of any Premises in the New Building/s to be constructed on the Land by the.

(15) To grant and issue no objection and/or consent letters to the purchasers, allottees, transferees, lessees, and acquirers of the Premises (as defined and described in the Agreement), in respect of the creation by them of mortgages, charges, security, interests etc., over their respective premises, without making us liable in any manner whatsoever, in accordance with the said Agreement.

(16) To form, incorporate and register the Association/s (as defined and described in the Agreement) comprising all or any of the allottees, purchasers and transferees of the Premises (as respectively defined and described in the Agreement) and for this purpose, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Co-operative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations (including Declarations under the Maharashtra Apartment Ownership Act, 1970 and the rules framed thereunder), affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever, in accordance with the said Agreement.

(17) For the purposes of development of the Land in accordance with the Agreement, to engage, retain and/or appoint (including architects, licensed surveyor, as may be required, and to fix their reasonable remuneration, costs, charges, expenses, fees, and to retain and discharge them as the Attorneys may deem fit in their sole, absolute and unfettered discretion.

AND WE HEREBY CLARIFY, AGREE, CONFIRM AND DECLARE THAT-

(a) All the powers granted herein to do, execute and perform all acts, deeds, matters and things are incidental to all or any of the purposes aforesaid, and for giving full effect thereto as amply, fully and effectually in all respects as We could ourselves do and perform if these presents had not been made.

(b) All and whatsoever that shall be lawfully done, executed and/or performed by the Attorneys by them under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us.



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दस्त क्र 3674/2096
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(c) THE COSTS, charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by the Attorneys in or about the exercise of any of the powers, authorities and/or discretions herein contained, shall be borne, paid and discharged by the Attorneys and we shall not be liable or responsible for the same.

(d) These presents shall be binding upon our partners from time to time, our heirs, executors, administrators and assigns, of our last surviving partner, and our successors and permitted assigns, as the case may be.

(e) The stamp duty and registration fees payable upon these presents shall be borne and paid by LPEL.

ANY AND ALL the powers shall be exercised by the attorneys only in accordance with the Agreement.

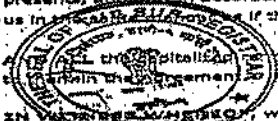
AND THE ATTORNEYS agree that all the powers, authorities and discretions hereby given, conferred and granted shall be exercised and effects and deed shall be done, by them or any of them, strictly in accordance with the said Agreement, and not otherwise.

AND THE ATTORNEYS agree to indemnify and keep indemnified ourselves and our partners against any loss, damage, costs, charges or expenses that we, or they, may incur by virtue of the exercise of the powers and authorities herein.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever that the Attorneys shall lawfully do or purport to do or cause to be done by virtue of these presents, and only in accordance with the Agreement; and the same shall be binding upon us in all respects as if the same was done by us.

All the words and expressions herein used which are not defined herein shall have the same meaning ascribed to them in the Agreement.

IN WITNESS WHEREOF, we, Messrs Siddhi Real Estate Developers and Gowant Hotel Private Limited, have executed this Power of Attorney at Thane this 20th day of February, in the Christian Year Two Thousand and Eighteen.



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THE FIRST SCHEDULE ABOVE REFERRED TO
(Larger Property)

ALL THAT pieces and parcels of land or ground totally admeasuring approximately 52,980 square meters, situated Near Highland Gardens, Village Dhokali (Old Village Balkum), Taluka & District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation, Thane West, Maharashtra and bearing the following Survey Nos.:

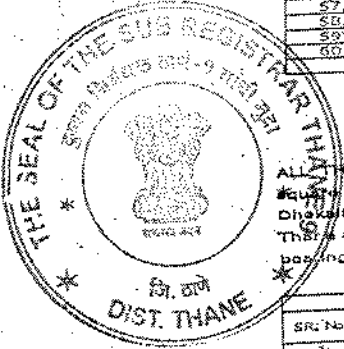
SR. NO.	SURVEY NO.	HISSA NO.	AREA AS PER 7/12 EXTRACT	SUB-PLOT B	TOTAL AREA
1	43	2E	830.00		830.00
2	43	2F	700.00		700.00
3	44	2G	800.00		800.00
4	45	3	230.00		230.00
5	46	3	3,850.00		3,850.00
6	47	3	300.00		300.00
7	47	3E	750.00		750.00
8	47	6	20.00		20.00
9	47	7	200.00		200.00
10	47	9C	780.00		780.00
11	47	10	380.00		380.00
12	47	15	350.00		350.00
13	47	4/5	870.00		870.00
14	47	5C	100.00		100.00
15	47	8/3	650.00		650.00
16	47	9	200.00		200.00
17	47	10	600.00		600.00
18	47	12	4,800.00		4,800.00
19	47	SA	52,980.00		52,980.00
Total			52,980.00		52,980.00



टन न - ५
दस्तावेज क्र ३८७५ / २०१८
१० / २०

टन न - ९
दस्तावेज क्र २५०६ / २०१३
१०० / १३०

SR. NO.	SURVEY NO.	HISSA NO.	AREA AS PER 7/12 EXTRACT	SUB-PLOT B	TOTAL AREA
1	48	2E	830.00		830.00
2	48	2F	700.00		700.00
3	48	2G	800.00		800.00
4	48	3	230.00		230.00
5	48	3	3,850.00		3,850.00
6	48	3	300.00		300.00
7	48	3E	750.00		750.00
8	48	6	20.00		20.00
9	48	7	200.00		200.00
10	48	9C	780.00		780.00
11	48	10	380.00		380.00
12	48	15	350.00		350.00
13	48	4/5	870.00		870.00
14	48	5C	100.00		100.00
15	48	8/3	650.00		650.00
16	48	9	200.00		200.00
17	48	10	600.00		600.00
18	48	12	4,800.00		4,800.00
19	48	SA	52,980.00		52,980.00
Total			52,980.00		52,980.00



THE SECOND SCHEDULE ABOVE REFERRED TO
(Developing Property)

ALL THAT pieces and parcels of land or ground admeasuring approximately 9,918.27 square meters (forming part of the Larger Land), situated Near Highland Gardens, Village Dhokali (Old Village Balkum), Taluka & District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation, Thane West, Maharashtra and bearing the following Survey Nos.:

SR. NO.	SURVEY NO.	HISSA NO.	DEVELOPING PROPERTY AREA DETAILS		TOTAL AREA
			AREA AS PER 7/12 EXTRACT	SUB-PLOT B	
1	46	1B	4,800.00	1,540.16	1,540.16
2	47	13	1,500.00	628.19	628.19
3	47	1B	1,430.00	82.37	82.37
4	48	1A	2,220.00	2,659.80	2,659.80
5	48	1A	500.00	376.46	376.46
6	48	1B	500.00	1,010.00	1,010.00
7	48	1C	1,010.00	610.00	610.00
8	48	4	610.00	3,611.29	3,611.29
9	48	SA	4,800.00	9,918.27	9,918.27
Total			16,870.00	9,918.27	9,918.27

THE THIRD SCHEDULE ABOVE REFERRED TO
(Land)

ALL THAT pieces and parcels of lands situate at Revenue Village, Dhokali (Old Village Balkum), Taluka Thane, District Thane and within the limits of Registration District and Sub-District, Thane and within limits of Thane Municipal Corporation admeasuring in aggregate



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टन न - ९
दस्ता नं. ३२०५ / २०१८

27249.66 Sq.mtrs. and bearing the following New Survey Nos. [with the corresponding Survey Nos. which are mentioned in bracket] as more particularly set out in the table hereunder:

Sl. No.	Area	Sub Area	Area	Area	Area
1.	46	17B	300.00	295.57	295.57
2.	46	17C	300.00	300.00	300.00
3.	46	18	4,800.00	1,806.66	1,806.66
4.	47	13	1,500.00	20.98	20.98
5.	55	1A	2,220.00	21.27	21.27
6.	55	1B	800.00	8.28	8.28
7.	60	10	230.00	198.02	198.02
8.	60	12	1,420.00	1,420.00	1,420.00
9.	60	13	200.00	200.00	200.00
10.	60	14	4,680.00	4,680.00	4,680.00
11.	60	15	1,580.00	1,580.00	1,580.00
12.	60	16	560.00	560.00	560.00
13.	60	17	560.00	560.00	560.00
14.	60	18	50.00	50.00	50.00
15.	60	19	830.00	830.00	830.00
16.	60	20	830.00	830.00	830.00
17.	60	21	400.00	400.00	400.00
18.	60	22	660.00	660.00	660.00
19.	61	1	50.00	49.05	49.05
20.	61	2A	1,740.00	1,740.00	1,740.00
21.	61	2B	760.00	760.68	760.68
22.	61	2C	610.00	610.00	610.00
23.	61	2D	350.00	350.00	350.00
24.	61	2E	830.00	830.00	830.00
25.	61	2F	700.00	700.00	700.00
26.	61	2G	800.00	800.00	800.00
27.	61	3	230.00	230.00	230.00
28.	61	4	300.00	114.78	114.78
29.	62	5E	760.00	408.19	408.19
29.	62	5	20.00	20.00	20.00
30.	62	7	200.00	31.14	31.14
31.	62	9C	780.00	493.85	493.85
32.	62	10	380.00	78.49	78.49
33.	62	15	350.00	350.00	350.00
34.	63	4/B	870.00	870.00	870.00
35.	63	5C	100.00	100.00	100.00
35.	63	8/3	100.00	100.00	100.00
36.	63	9	660.00	660.00	660.00
37.	63	10	200.00	200.00	200.00
38.	63	12	600.00	442.89	442.89
39.	60	8	480.00	11.74	11.74
40.	60	8			



[Signature]

[Signature]



[Signature]



टन न - ९
दस्ता नं. ३२०५ / २०१८

18

टन न - ९
दस्ता नं. ९२५०६ / २०२०
९०९ / १३०

41.	60	9	2,320.00	1,897.17	1,897.17
42.	60	11	710.00	578.00	578.00
43.	62	3	3,650.00	251.88	251.88
Total			40,540.00	37,249.66	37,249.66

Signed and Delivered for and on behalf of the withinnamed MESSRS SIDDHI REAL ESTATE DEVELOPERS through and by its present and only partners (1) Mr. Gaurav Kapi Sharma (2) Mr. Hemalayendra Gela in the presence of

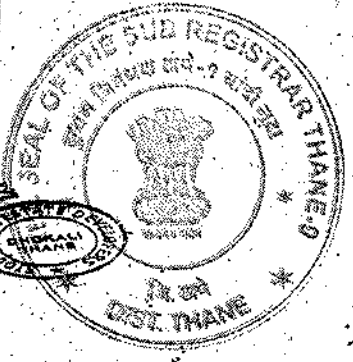
SIGNED SEALED AND DELIVERED by GOWANI HOTEL PRIVATE LIMITED by the hands of its Authorized Signatory Mr. *[Signature]* duly authorized vide Board Resolution 12.02.2018 In the presence of

[Signature]











SIGNED SEALED AND DELIVERED by GOWANI HOTEL PRIVATE LIMITED by the hands of its Authorized Signatory Mr. *[Signature]* duly authorized vide Board Resolution 12.02.2018 In the presence of

[Signature]



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टन न - ९
दस्ता क्र 3624 / 2096
96 / 80

Name & Signatures	Photograph	Left Hand Thumb Impression
MESSRS SIDDIHI REAL ESTATE DEVELOPERS Through its Partners 17. <u>Ganesh Sharma</u> Mr. Gaurav Kapil Sharma		
MESSRS SIDDIHI REAL ESTATE DEVELOPERS Through its Partners 18. <u>Hemal</u> Mr. Hemal Jayant Gais		
For, GOWANI HOTEL PRIVATE LIMITED. Mr. <u>Sharma</u> Director / Authorized Signatory		
For, LEADING FRONTIER PRIVATE LIMITED Mr. <u>Sharma</u> Authorized Signatory		



20

टन न - ९
दस्ता क्र 3624 / 2096
96 / 80

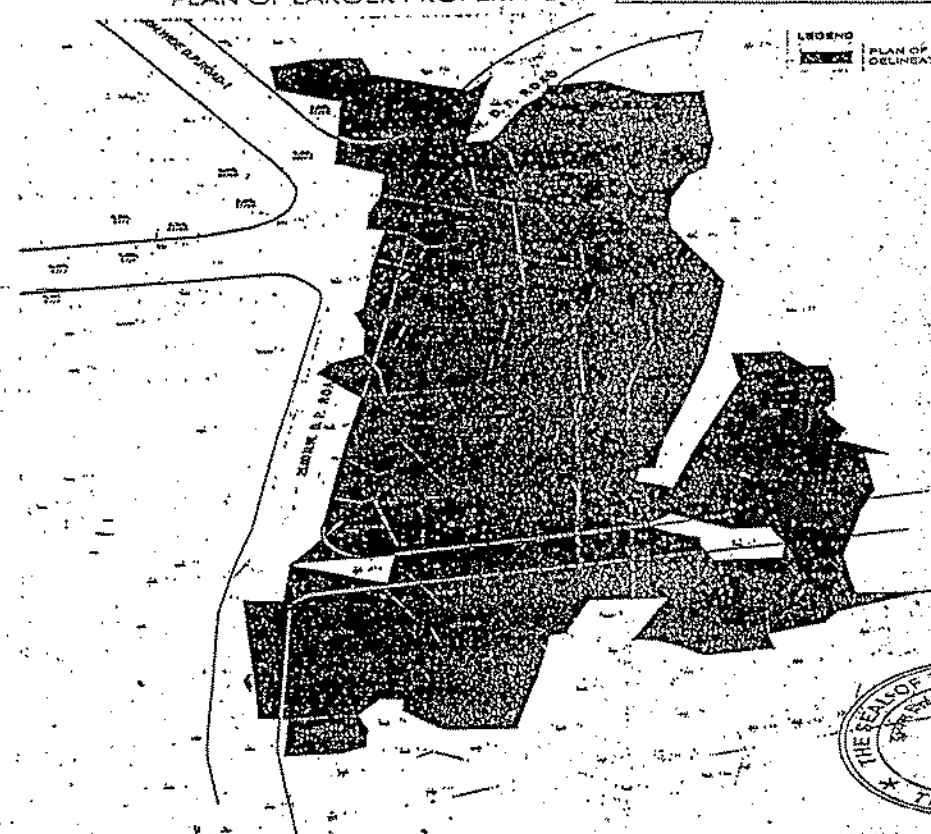
टन न - ९
दस्ता क्र 92406 / 2020
902 / 930



21

ट न न - ५
दस्तावेज ३६०५ / २०१८

ANNEXURE - 1
PLAN OF LARGER PROPERTY DELINEATED IN BROWN COLOUR



LEGEND
PLAN OF LARGER PROPERTY DELINEATED IN BROWN COLOUR

AREA = 55,950.00 SQ.M.
VILLAGE - DHOKALI, THANE

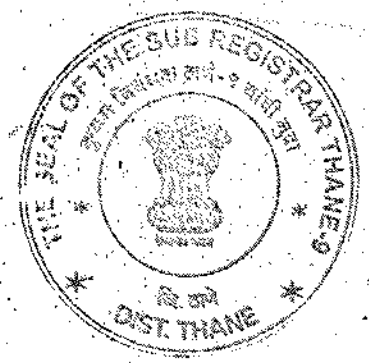
DISCLAIMER: THE ABOVE LAND AREA ARE DERIVED FROM D.P. PLAN AS IN FORMER SUBJECT TO MUNICIPALITY AS PER PREVAILING DEVELOPMENT CONTROL REGULATIONS OF THANE MUNICIPAL CORPORATION.

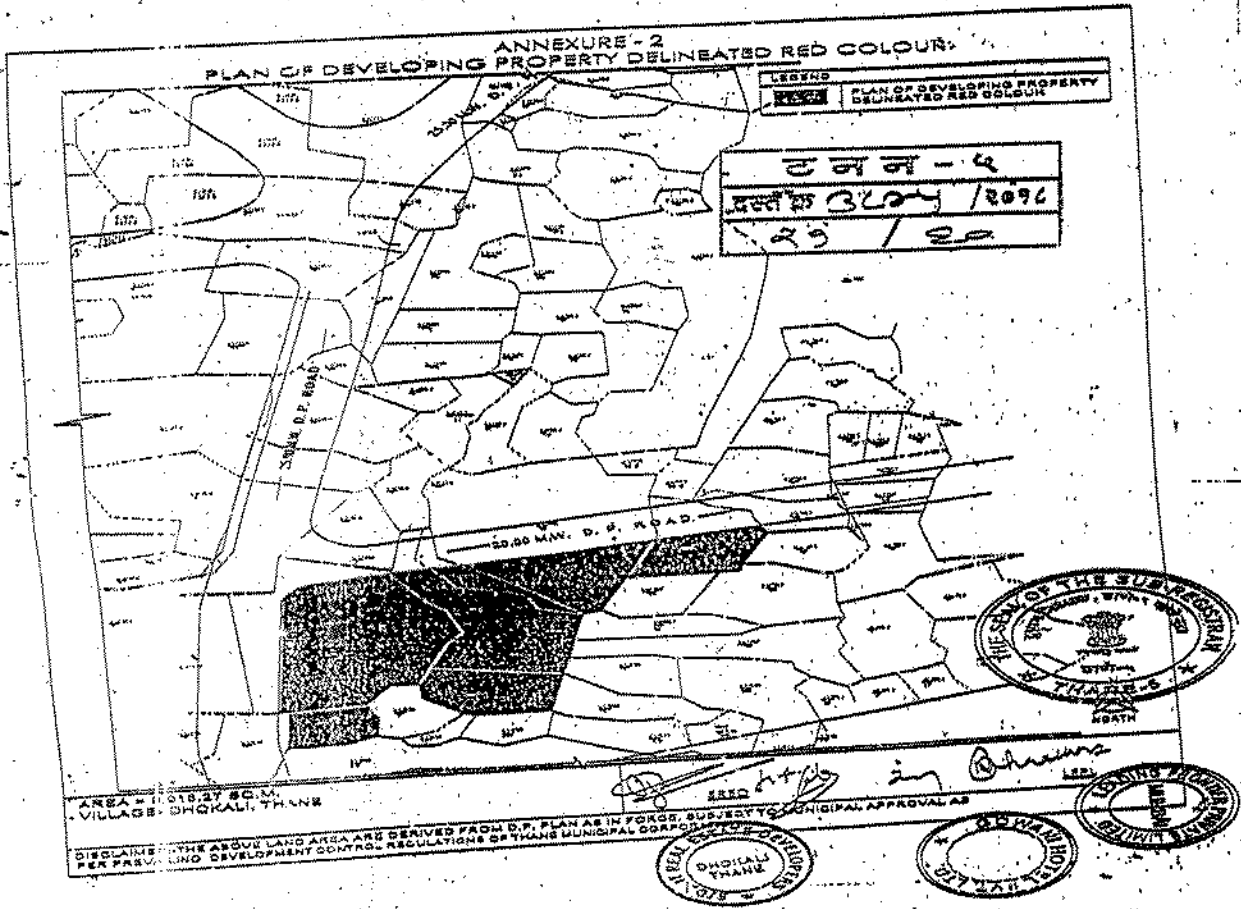
S. R. D. S. in Shrivastava
S. R. D. S. LFPL
SEAL OF THE SUB-REGISTRAR THANE
SEAL OF THE SUB-REGISTRAR THANE
SEAL OF THE SUB-REGISTRAR THANE
SEAL OF THE SUB-REGISTRAR THANE
SEAL OF THE SUB-REGISTRAR THANE

22

ट न न - ५
दस्तावेज ३६०५ / २०१८
२० / २०

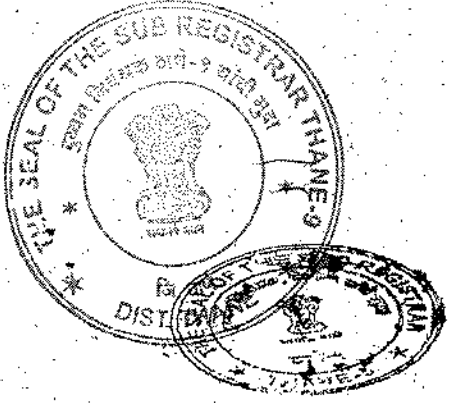
ट न न - ९
दस्तावेज ९२५०६ / २०२०
९०३ / १३०





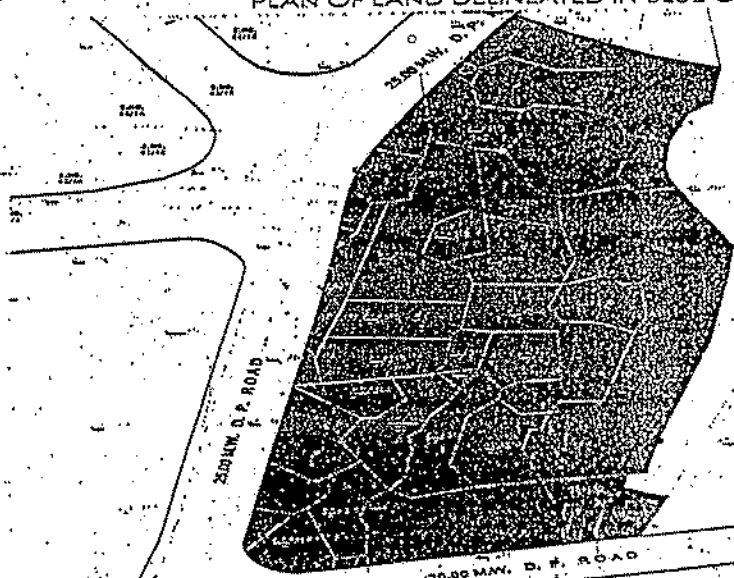
टनन - ६
 दस्तक ३२०५ / २०१६
 २२ / २०

टनन - ९
 दस्तक १२५०६ / २०२०
 १०४ / १३०



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ANNEXURE - 3
PLAN OF LAND DELINEATED IN BLUE COLOUR



AREA = 27249.66 SQ.M.
VILLAGE - DHOKALI, THANE

DISCLAIMER: THE ABOVE LAND AREA ARE DERIVED FROM D.P. PLAN AS IN FORCE, SUBJECT TO MUNICIPAL APPROVAL AS PER PREVAILING DEVELOPMENT CONTROL REGULATIONS OF THANE MUNICIPAL CORPORATION.

टन न - ९
दस्तावेज क्र. ३६२५ / २०१६
२० / २०



SREO *[Signature]*



टन न - ९
दस्तावेज क्र. ९२५०६ / २०२०
१०५ / १३०

26

टन न - ९
दस्तावेज क्र. ३६२५ / २०१६
२० / २०




कुलमुख्यालय पत्राचे घोषणापत्र	ट न न - ९
दस्ता क्र ३८२५ / २०१८	२८ / ८०

मी. श्री/श्रीमती/सौ _____ पुत्र/पुत्री/पुत्राधिकार/पुत्रीधिकार या
 वगैरे घोषित करतो कि दुसऱ्या निबंधक ठाणे-८ याचे कार्यालय
 या शिर्षकाचा हस्त नोंदणीसाठी सादर करण्यात आला आहे.
 श्री/श्रीमती/सौ _____ व इतर यांनी
 दिनांक _____ दिवशी मला दिलेल्या कुलमुख्यालयपत्राच्या आधारे मी, सादर
 द्याय नोंदणीस सादर केला आहे / निष्पादीत करणा कायदाजमाब दिला आहे.
 सादर कुलमुख्यालयपत्र लिहून देणार यांनी कुलमुख्यालयपत्र रद्द केले नाही, किंवा
 कुलमुख्यालयपत्र लिहून देणार व्यक्तींमधील कोणीही मयल झाले नाही किंवा
 अन्य कोणत्याही कारणामुळे कुलमुख्यालयपत्र रद्दबादल करण्यात आले नाही. सादरचे
 कुलमुख्यालयपत्र पूर्णपणे वैध असून उपरोक्त हत्ती करण्यास मी पूर्णतः साक्ष्य
 आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चं
 कलम ८२ अन्वये शिक्षेस मी पात्र राहीन. याची नक्का जाणीव आहे.

दिनांक : २८/८

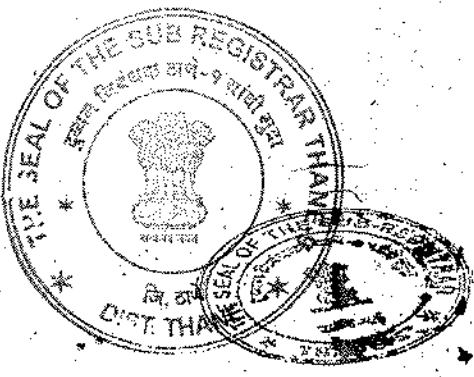
दिनांक : २८-३-१८



कुलमुख्यालय पत्राचे घोषणापत्र लिहून देणार

ट न न - ९
दस्ता क्र ३८२५ / २०१८
३० / ८०

ट न न - ९
दस्ता क्र ३८५०६ / २०२०
१०८ / १३०



33

टन न - ५
वस्त क्र 3624 / 2016
37 / 80

530/423
Tuesday, March 20, 2016
11:37 AM

पावती

Original/Duplicate
पीसी नं. 384
Regn. 384

पावती नं.: 4387 दिनांक: 20/03/2016

साक्षी नाम: सावित्री
अनुमति प्राप्त नं.: 12-423-2016
अनुमति प्राप्त प्रकार: कृषि/उत्पादन/संरक्षण
साक्षी द्वारा दिये गए इस्टीमेट के अनुसार इमान प्रवेश प्राप्त --
पीसी की रकम: ₹. 100.00
अनुमति प्राप्त की रकम: ₹. 180.00
कुल रकम: ₹. 280.00

आपका मूल वस्तु, संकेतित चिट्ठा, पीसी-2 अंश 11:29 AM का बिल विवरण:

वस्तु का मूल्य: ₹. 100/-
पीसी का मूल्य: ₹. 0/-
अनुमति प्राप्त का मूल्य: ₹. 500/-

1) वस्तु का प्रकार: By Cash रकम: ₹ 100/-
2) वस्तु का प्रकार: By Cash रकम: ₹ 180/-

मुख्य दस्तावेज परत भिजवाया
सही -
नाम -

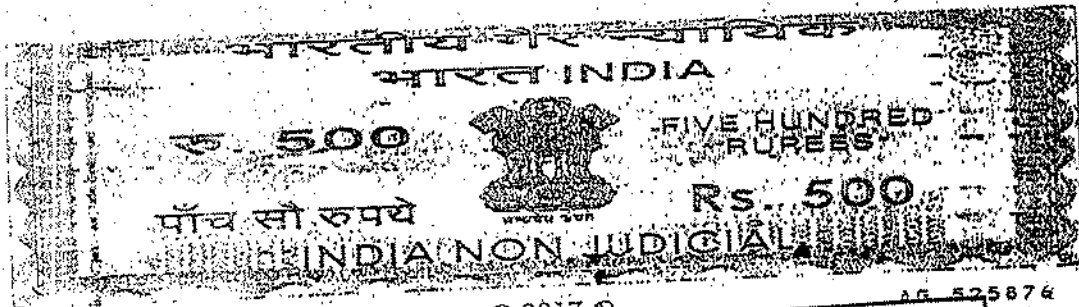


34

टन न - ९
वस्त क्र 92408 / 2020
908 / 930

टन न - ५
वस्त क्र 9624 / 2016
32 / 80





MAHARASHTRA
जिल्हा कोषागार लाहोर/ठाणे
ठाणे
3/2018

ट न न - ५
दस्तावेज क्र. 3275/2016
30/1/18

ट न न १२
दस्तावेज क्र. ४१२३ २०१६
१/२



POWER OF ATTORNEY

To All Whom These Presents Shall Come I, Mr. Hemal Jayendra Gala, PAN No. ATVP02193N, a Hindu Indian Inhabitant having my office at 4th Floor Lake City Mall, Kopurbawadi Junction, Majiwade, Thane (W), Send Greetings:-

[Handwritten Signature]

[Handwritten Signature]



ट न न - ५
दस्तावेज क्र. 3275/2016
30/1/18

ट न न - ९
दस्तावेज क्र. 990/2020
990/138

श्री. शंकर एस. चांदव
पुस्तक क्र. 3986
दिनांक 5 MAR 2018



श्री. शंकर एस. चांदव
पुस्तक क्र. 3986
दिनांक 6 MAR 2018

क्र.सं.	नाम	मूल्य	विवरण
1	Hemal J Gala	500/-	

ट न न १२
दस्तावेज क्र. ४१२३ २०१६
२/२

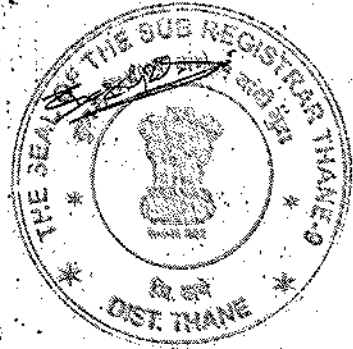


THE SCHEDULE OF THE PROPERTY...
 ALL THAT pieces or parcels of land admeasuring approximately 27240.65...
 (forming part of the Larger Property) and situated near Highland Gardens...
 (Old Village Balkum), Taluka & District Thane, Maharashtra, District Sub-Division...
 and within the limits of Thane Municipal Corporation, Thane West, Maharashtra...
 bearing the following Survey Nos:

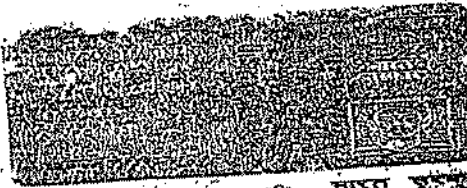
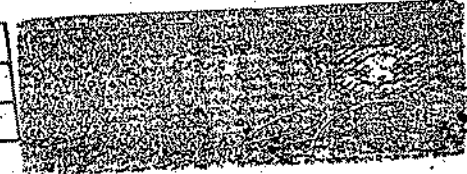
SR. No.	SURVEY NO.	HISSA NO.	LAND AREA DETAILS		
			AREA AS PER 7/12 EXTRACT (UNDER CONSIDERATION)	SUB PLOTA	TOTAL AREA
1	48	19B	300.00	300.00	300.00
2	48	17C	300.00	300.00	300.00
3	48	18	4,800.00	4,800.00	4,800.00
4	47	13	3,800.00	3,800.00	3,800.00
5	49	10A	2,220.00	2,220.00	2,220.00
6	49	10B	800.00	800.00	800.00
7	49	10	230.00	230.00	230.00
8	49	12	1,420.00	1,420.00	1,420.00
9	49	13	200.00	200.00	200.00
10	49	14	4,800.00	4,800.00	4,800.00
11	49	15	1,800.00	1,800.00	1,800.00
12	49	16	800.00	800.00	800.00
13	49	17	50.00	50.00	50.00
14	49	18	50.00	50.00	50.00
15	49	19	800.00	800.00	800.00
16	49	20	400.00	400.00	400.00
17	49	21	800.00	800.00	800.00
18	49	22	50.00	50.00	50.00
19	61	1A	1,740.00	1,740.00	1,740.00
20	61	2A	700.00	700.00	700.00
21	61	2B	610.00	610.00	610.00
22	61	2C	300.00	300.00	300.00
23	61	2D	300.00	300.00	300.00
24	61	2E	500.00	500.00	500.00
25	61	2F	700.00	700.00	700.00
26	61	2G	800.00	800.00	800.00
27	61	3	200.00	200.00	200.00
28	61	4	700.00	700.00	700.00
29	61	5	200.00	200.00	200.00
30	61	6	200.00	200.00	200.00
31	61	7	200.00	200.00	200.00
32	61	8	200.00	200.00	200.00
33	61	9	300.00	300.00	300.00
34	61	10	300.00	300.00	300.00
35	61	11	300.00	300.00	300.00
36	61	12	300.00	300.00	300.00
37	61	13	300.00	300.00	300.00
38	61	14	600.00	600.00	600.00
39	61	15	400.00	400.00	400.00
40	60	5	2,200.00	2,200.00	2,200.00
41	60	6	710.00	710.00	710.00
42	60	11	3,000.00	3,000.00	3,000.00
43	62	3	40,640.00	40,640.00	40,640.00
TOTAL			40,640.65	40,640.65	40,640.65

ट न न - ९
 दस्ता. क्र. ११५०६/२०२०
 १११/१३०

INCUMBENT'S SIGNATURE
 TANMAY SUNIL DESHPANDE
 SUNIL MURLIDHAR DESHPANDE
 05/10/2008
 ALTP07074N



ट न न - ९
 दस्ता. क्र. ३६०७/२०१८
 ३८/१०



INCUMBENT'S SIGNATURE
 TANMAY SUNIL DESHPANDE
 SUNIL MURLIDHAR DESHPANDE

ट न न १२
 दस्ता. क्र. ११२३/२०१८
 १८/८



WHEREAS:

- (i) I am one of the partners of Siddhi Real Estate Dev. firm ("SRED").
- (ii) Mr. Gaurav K. Sharma (who is also one of the partners of SRED) and I, are authorized by SRED to jointly execute agreement, power of attorney and other documents ("Documents") with respect to certain pieces and parcels of land, more particularly described in Annexure "A" hereto, the "Land" with Leading Frontier Pvt. Ltd., ("LFPL").
- (iii) Though I will execute the all Documents myself, due to my pre-occupation, I am unable to and will not be able to attend the office of the Sub-Registrar of Assurances to admit the execution of the Documents and register the same. I am therefore, desirous of appointing Mr. Kunal Pravinchandra Gala of Thane, PAN No. AGLPG2012M, as my true and lawful Attorney for the specific and limited purpose of attending the office of the Sub-Registrar of Assurances and admitting the execution of the said Documents, which are executed & signed by me, which the said Attorney has agreed to do.

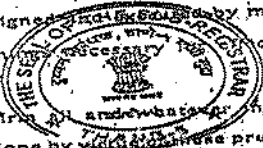
ट न न १२
 दस क्र. ०१२३ २०१८
 ९ / ८



NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that I, Mr. Hemal Jayendra Gala, do hereby nominate, constitute and appoint Mr. Kunal Pravinchandra Gala to be my true and lawful Attorney for the specific and limited purpose expressed hereinbelow, that is to say:-

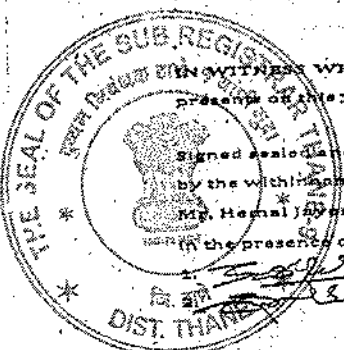
- To present and lodge in the office of the Sub-Registrar of Assurances, and to register and admit the execution, of the said Documents i.e. agreement, power of attorney and other documents, which are signed and executed by me, for and on my behalf, and to do all acts and things necessary for effectively registering the said Documents,
- AND I DO HEREBY agree to ratify and confirm all and whatsoever my said Attorney shall or purport to do or cause to be done by him in these presents.

The Power of Attorney is given without any consideration.



ट न न - ९
 दस क्र. १५०६ / २०२०
 ११२ / १३०

Handwritten signatures and initials.



IN WITNESS WHEREOF, We have hereunto set and subscribed our hands to these presents on the 22nd day of March, 2018

Signed and delivered by the within named -
 Mr. Hemal Jayendra Gala
 in the presence of.....



The above power is accepted by me
 Mr. Kunal Pravinchandra Gala
 in the presence of.....

- Signature of Mr. Kunal Pravinchandra Gala
- Signature of another witness



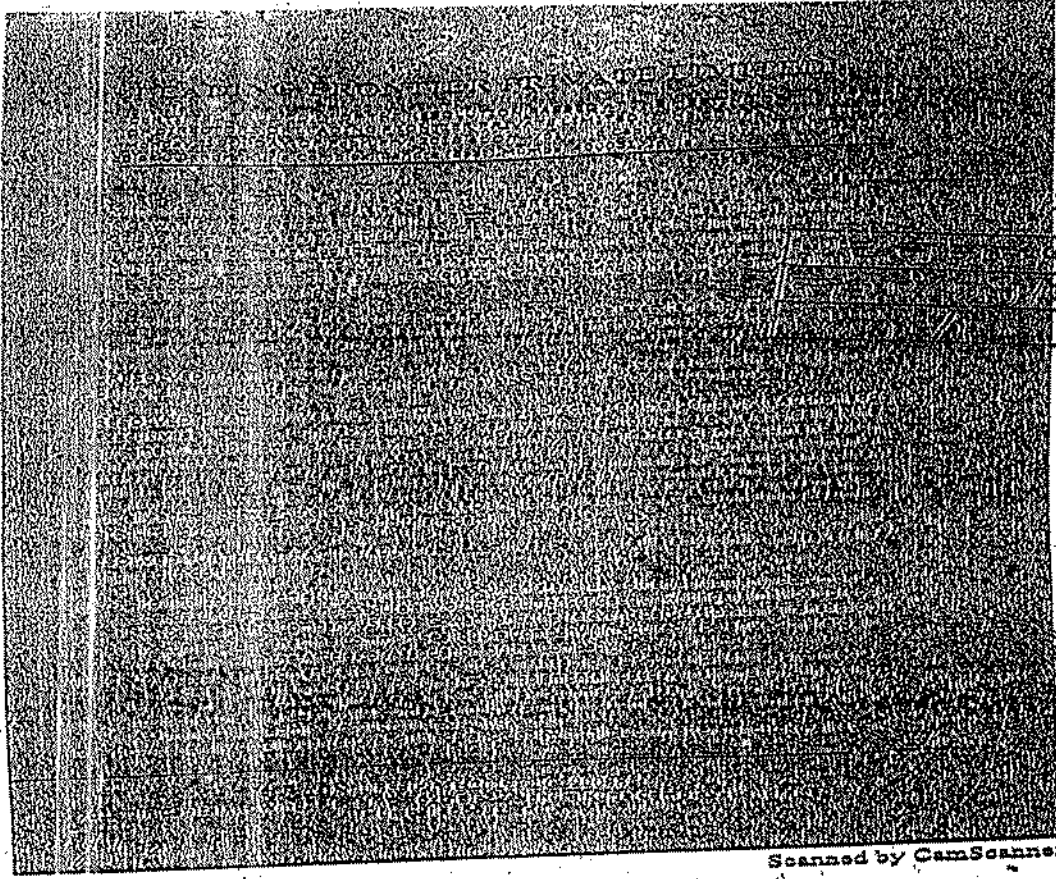
ट न न - ९
 दस क्र. ३५०५ / २०१८
 ३६ / ६०



ट न न १२
 दस क्र. ०१२३ २०१८
 ९ / ८



43



2096

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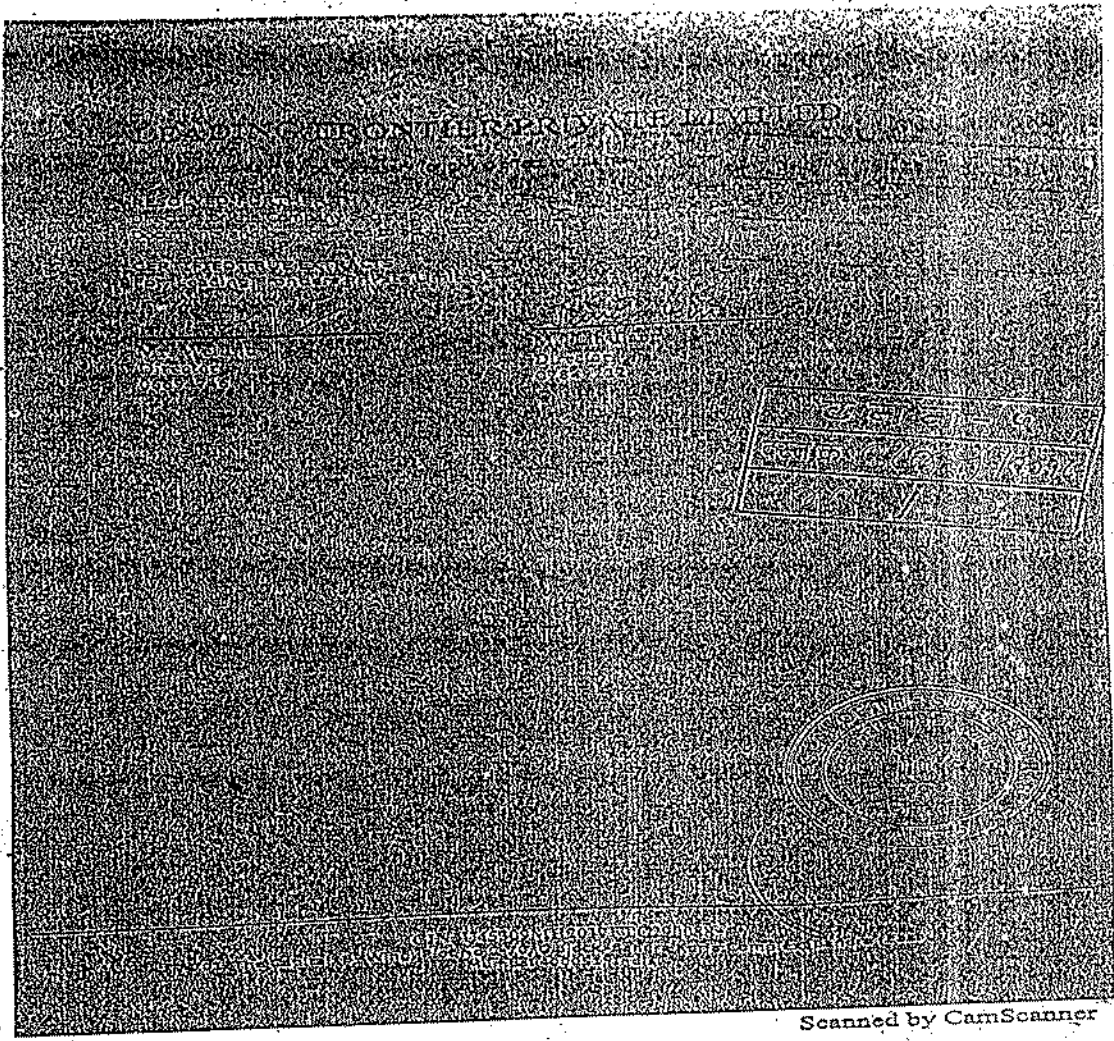
44

टन न - ५
दस्ता न 3689 / 2096
४२ / ३०

टन न - ९
दस्ता न 2406 / 2020
998 P30



45



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46

ट न न - ९
 दस्त क्र ३०२५ / २०१८
 २० / ६०

ट न न - ९
 दस्त क्र १२५०६ / २०२०
 ५१५ / १३०



47

Siddhi Real Estate Developers
Highland Gardens, Opp. Highland Residency,
Shakil, Thane (West) - 405 602.
Tel.: 2544 5499

ट न न - ५
दस्तावेज 3602 / 2096
२८ / १०

TO WHOM SO EVER IT MAY CONCERN

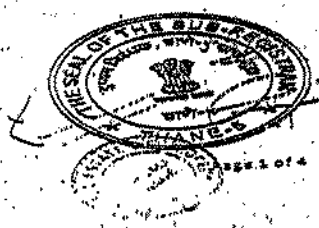
We, the undersigned hereby declare that, we are the partners of M/s. Siddhi Real Estate Developers Partnership Firm ("Firm"). We the undersigned hereby authorize the following partners of the Firm: (1) Gaurav Kapil Sharma; and (2) Hemal Jayendra Gale; for and on behalf of each one of us and for and on behalf of the Firm jointly to sign, execute, deliver and register the Agreement, Power of Attorney's, letters, declarations and other documents required under the Agreement ("Transaction Documents") to be entered into with Leading Frontier Private Limited in respect of the properties to be developed by Leading Frontier Private Limited and ourselves, which are more particularly described in Annexure "A".

Signature of the Authorized Signatory is as below:-

Sr. No.	Name of Authorized Signatory of M/s. Siddhi Real Estate Developers	Signature
1	Shri Gaurav Kapil Sharma	<i>Gaurav Sharma</i>
2	Shri Hemal Jayendra Gale	<i>H.J.G.</i>

We further confirm that, all the Transaction Documents have been provided to each one of us, for our review and we all are aware of the understanding, the terms and conditions on the basis of which we have agreed to develop the properties as described in Annexure "A" along with Leading Frontier Private Limited. We further confirm that, only after understanding the terms, conditions and the provisions of the Transaction Documents we have given this authority. We further confirm and agree that, all decisions pertaining to the development of the properties as described in Annexure "A", by Leading Frontier Private Limited shall be taken solely by Mr. Gaurav Kapil Sharma for and on behalf of each one of us and for and on behalf of the Firm. However, any Agreement, Power of Attorney's, letters, declarations and other documents required in that regard will be signed jointly by both above authorized signatories.

Gaurav Sharma
Hemal Jayendra Gale
Authority Letter - SHED



ट न न - ५
दस्तावेज 3602 / 2096
२८ / १०

Siddhi Real Estate Developers
Highland Gardens, Opp. Highland Residency,
Shakil, Thane (West) - 405 602.
Tel.: 2544 5499

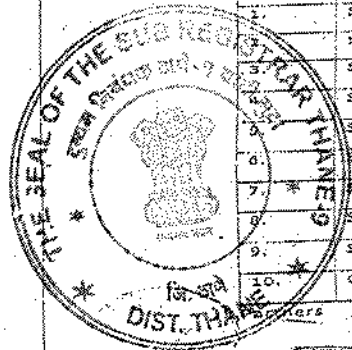
ट न न - ५
दस्तावेज 3606 / 2020
२८ / १०

We agree to ratify and confirm all and whatsoever that Gaurav Kapil Sharma and Hemal Jayendra Gale shall lawfully do or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.

Dated this 10th Day of September 2017

For, Siddhi Real Estate Developers

Sr. No.	Name of Partners of M/s. Siddhi Real Estate Developers	Signature
1.	Shri Rajdakash Mahendra Sharma	<i>Rajdakash Sharma</i>
2.	Shri Kiridakash Rajdakash Sharma	<i>Kiridakash Sharma</i>
3.	Shri Davdutt Rajdakash Sharma	<i>Davdutt Sharma</i>
4.	Shri Kapil Mahendra Sharma	<i>Kapil Sharma</i>
5.	Shri Gaurav Kapil Sharma	<i>Gaurav Sharma</i>
6.	Shri Bhuvnesh Kapil Sharma	<i>Bhuvnesh Sharma</i>
7.	Shri Pravinchandra Gangji Gale	<i>Pravinchandra Gale</i>
8.	Shri Kunal Pravinchandra Gale	<i>Kunal Gale</i>
9.	Shri Hemal Jayendra Gale	<i>Hemal Gale</i>
10.	GMS Venture Private Limited	<i>GMS Venture</i>



Authority Letter - SHED

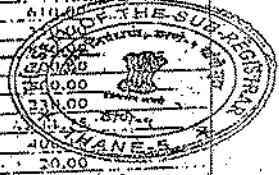
49

Siddhi Real Estate Developers
Highland Gardens, Opp. Highland Residency,
Dhokali, Thane (West) - 400 608,
Tel: 2244 5499

टनन - ५
दस्तावेज 3605/2096

ANNEXURE A

SR. No.	SURVEY NO.	HISSA NO.	LAND AREA DETAILS		
			AS PER 7/12 EXTRACT	SUB PLOT A	TOTAL AREA
1	46	17B	300.00	295.57	295.57
2	46	17C	300.00	300.00	300.00
3	46	18	4,800.00	1,916.66	1,906.66
4	47	12	1,500.00	20.28	20.28
5	49	1A	2,220.00	21.37	21.37
6	50	1B	500.00	9.25	9.25
7	60	10	300.00	128.02	128.02
8	60	12	1,220.00	1,220.00	1,220.00
9	60	13	200.00	200.00	200.00
10	60	14	4,580.00	4,580.00	4,580.00
11	60	15	1,580.00	1,580.00	1,580.00
12	60	16	560.00	560.00	560.00
13	60	17	50.00	50.00	50.00
14	60	18	820.00	820.00	820.00
15	60	19	820.00	820.00	820.00
16	60	20	820.00	820.00	820.00
17	60	21	400.00	400.00	400.00
18	60	22	860.00	860.00	860.00
19	61	1	50.00	49.05	49.05
20	61	2A	1,740.00	1,740.00	1,740.00
21	61	2B	760.00	705.68	705.68
22	61	2C	610.00	610.00	610.00
23	61	2D	150.00	150.00	150.00
24	61	2E	820.00	820.00	820.00
25	61	2F	700.00	700.00	700.00
26	61	2G	800.00	800.00	800.00
27	61	3	230.00	230.00	230.00
28	62	5B	300.00	11.75	11.75
29	62	6	760.00	406.18	406.18
30	62	7	20.00	20.00	20.00
31	62	9C	200.00	31.14	31.14
32	62	10	780.00	493.85	493.85



Page 3 of 4

Authority Letter - SRED

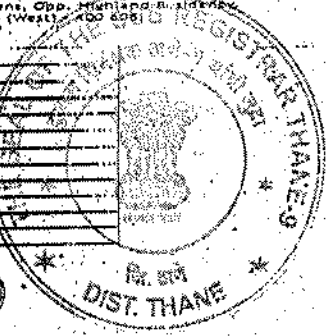
50

टनन - ९
दस्तावेज 4106/2020
- 994/1930

टनन - ५
दस्तावेज 3605/2096
एल/1/EO

Siddhi Real Estate Developers
Highland Gardens, Opp. Highland Residency,
Dhokali, Thane (West) - 400 608,
Tel: 2244 5499

33	62	11	380.00	78.49	78.49
34	62	12	840.00	250.00	250.00
35	62	13	870.00	870.00	870.00
36	62	14	100.00	100.00	100.00
37	62	15	660.00	660.00	660.00
38	62	16	200.00	200.00	200.00
39	62	17	800.00	442.89	442.89
40	62	18	880.00	11.74	11.74
41	62	19	2,290.00	1,897.17	1,897.17
42	62	20	210.00	478.28	478.28
43	62	21	1,150.00	261.88	261.88
44	62	22	3	3	3
TOTAL			40,840.00	27,249.66	27,249.66



and bounded as follows that is to say:
On or towards NORTH by: Mumbai University Reservation
On or towards SOUTH by: D. P. Road 20 Meter
On or towards EAST by: Runwal Garden City Compound
On or towards WEST by: D. P. Road 25 Meter



Authority Letter - SRED

Page 4 of 4

GOWANI HOTEL PRIVATE LIMITED
 Regd. Office: B/3, Shop No. 5, Highland Gardens, Opp. Highland
 Residency, Dhokall, Thane West MH 400608 IN.
 CIN: U55200MH1974PTC017481 Email Id: ca@sidchisra.com

दस्तावेज - 4
 दस्तक 360/2096
 59/20

ANNEXURE
THE SCHEDULE ABOVE REFERRED TO:
(Land)

ALL THAT pieces or parcels of land admeasuring approximately 27,249.66 square meters (forming part of the Larger Property) and situated Near Highland Gardens, Village Dhokall (Old Village Baikum), Taluka & District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation, Thane West, Maharashtra and bearing the following Survey Nos.:

SR. No.	SURVEY NO.	HISSA NO.	LAND AREA DETAILS		TOTAL AREA
			AREA AS PER 7/12 EXTRACT (CONSIDERATION)	SUB PLOT A	
1	46	17B	300.00	293.37	300.00
2	46	17C	300.00	300.00	300.00
3	46	18	4,800.00	1,996.66	3,803.34
4	47	13	1,300.00	20.98	1,320.98
5	59	1A	2,210.00	21.27	2,231.27
6	59	1B	300.00	9.25	309.25
7	60	10	230.00	198.02	428.02
8	60	12	1,420.00	1,420.00	1,420.00
9	60	13	200.00	200.00	200.00
10	60	14	4,680.00	4,680.00	4,680.00
11	60	15	1,380.00	1,380.00	1,380.00
12	60	16	360.00	360.00	360.00
13	60	17	360.00	360.00	360.00
14	60	18	30.00	30.00	30.00
15	60	19	830.00	830.00	830.00
16	60	20	830.00	830.00	830.00
17	60	21	400.00	400.00	400.00
18	60	22	860.00	860.00	860.00
19	61	1	36.00	49.05	85.05
20	61	2A	1,740.00	1,740.00	1,740.00

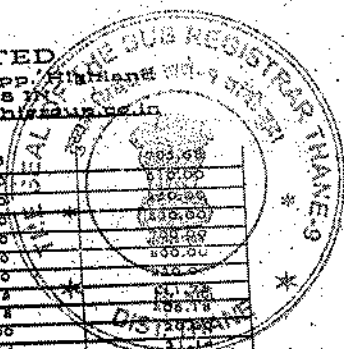


दस्तावेज - 9
 दस्तक 92406/2020
 392/30

GOWANI HOTEL PRIVATE LIMITED
 Regd. Office: B/3, Shop No. 5, Highland Gardens, Opp. Highland
 Residency, Dhokall, Thane West MH 400608 IN.
 CIN: U55200MH1974PTC017481 Email Id: ca@sidchisra.com

दस्तावेज - 4
 दस्तक 360/2096
 59/20

21	61	2B	780.00	703.68	780.00
22	61	2C	610.00	610.00	610.00
23	61	2D	330.00	330.00	330.00
24	61	2E	830.00	830.00	830.00
25	61	2F	300.00	300.00	300.00
26	61	2G	800.00	800.00	800.00
27	61	2H	230.00	111.72	341.72
28	62	2A	200.00	408.18	608.18
29	62	2	28.00	20.00	48.00
30	62	3	200.00	31.14	231.14
31	62	4C	785.00	493.83	1,278.83
32	62	10	380.00	78.49	458.49
33	62	13	380.00	330.00	710.00
34	62	4B	330.00	330.00	660.00
35	62	5C	890.00	890.00	890.00
36	62	5D	100.00	100.00	200.00
37	62	5	880.00	880.00	880.00
38	62	10	200.00	200.00	400.00
39	62	13	280.00	442.89	722.89
40	62	1	480.00	11.74	491.74
41	62	9	2,590.00	1,897.17	4,487.17
42	62	11	410.00	378.08	788.08
43	62	3	3,830.00	301.28	4,131.28
TOTAL			43,248.00	37,249.66	80,497.66



Know Your Jurisdiction

<p>Know Your Jurisdiction</p> <p>Go to: Home Services Downloads News & Updates</p>	
<p>Know Your Jurisdiction</p> <p>You can view the Jurisdiction Details for AAS based on the following details:</p> <p>City Name: [Blank]</p> <p>Area Name: [Blank]</p> <p>Pin Code: [Blank]</p> <p>State: [Blank]</p> <p>Country: [Blank]</p>	<p>City Name: [Blank]</p> <p>Area Name: [Blank]</p> <p>Pin Code: [Blank]</p> <p>State: [Blank]</p> <p>Country: [Blank]</p>

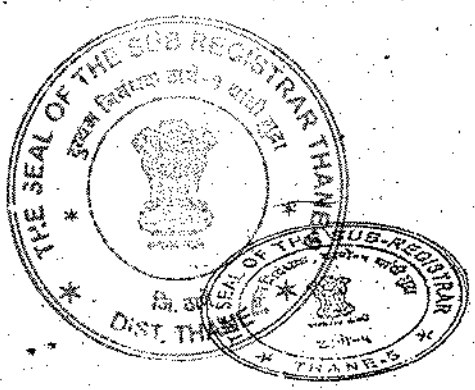
Sharma

ट न न - ५
 वस्तु क्र 3679 / 2096
 55 / 80



ट न न - ५
 वस्तु क्र 3679 / 2096
 55 / 80

ट न न - ९
 वस्तु क्र 92406 / 2020
 920 / 930

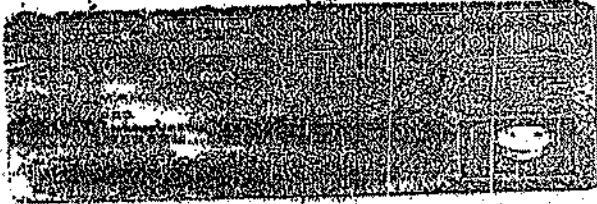


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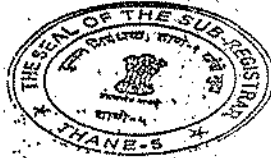
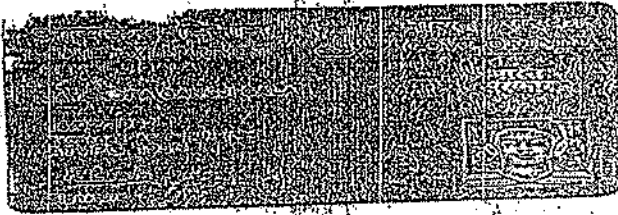
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ढनन-५
दस्तक 3695/2096
55/20



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Self Attested
~~Person's ID~~



58

ढनन-९
दस्तक 9240E/2020
929/1930

ढनन-५
दस्तक 3695/2096
55/20

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Self Attested *

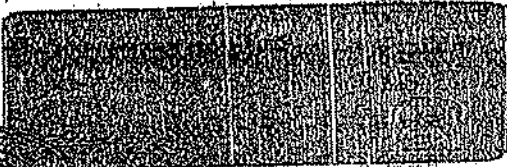


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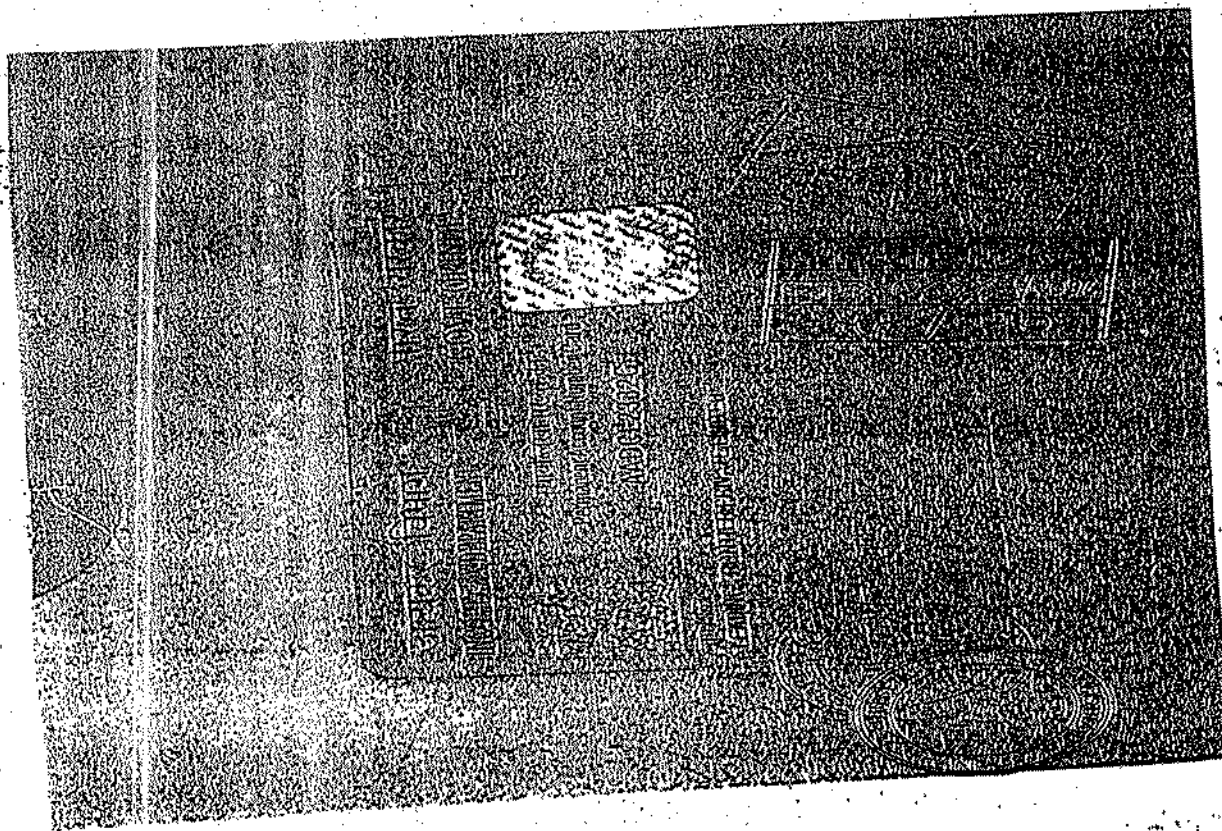
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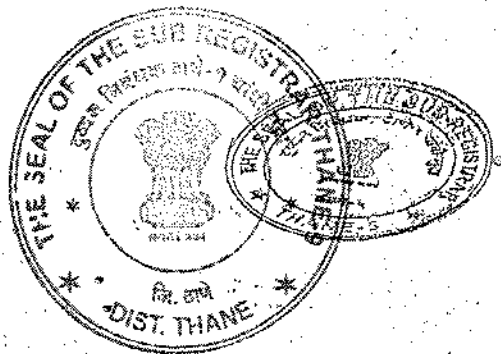
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75

ढकन - ५
दस्तावेज 3687/2096
५८ / २०

ढकन - ९
दस्तावेज 92406/2020
922/1930



388/3848
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दस्तावेज क्र. 21 मार्च 2018 3:21 म.म.

दस्तावेज क्र. 3848/2018

दस्तावेज क्र. 3848/2018

दस्तावेज क्र. 01/-

दस्तावेज क्र. 01/-

दस्तावेज क्र. 500/-

श्री. नि. सहा. श्री. नि. दस्तावेज क्र. 3848/2018
दस्तावेज क्र. 21-03-2018
दस्तावेज क्र. 2:41 म.म. का. एकर केला.

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दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018

दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018

दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018

दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018

दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018

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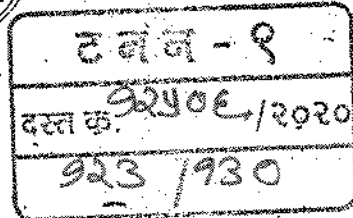
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प्रतिज्ञा पत्र -

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दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018

दस्तावेज क्र. 4732 दस्तावेज क्र. 21/03/2018



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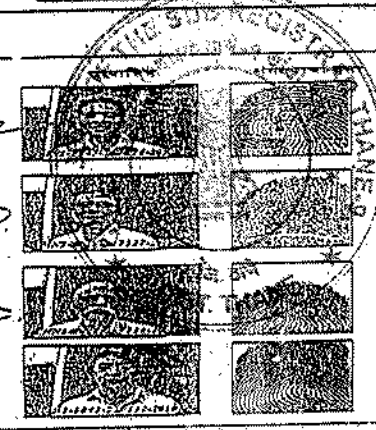
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दस्तावेज क्र. 21/03/2018 4:48:28 PM

IN WITNESS WHEREOF we have hereunder set and subscribed our hand this 10th day of November, 2020 at Thane.

SIGNED, SEALED AND DELIVERED by The withinnamed "EXECUTANT"

ढलल - 9
दलल क. 92406 / 2020
4/18

LEADING FRONTIER PVT LTD through Authorized Signatory & SIDDHI REAL ESTATE DEVELOPER through Partner MR. GAURAV SHARMA MR. KEMAL GATA through Power of Attorney holder Mr. RAJDEEP GIRASE



MR. SAURAB SHARMA In the presence of



We, Accept the same. Specimen signature of POWER OF ATTORNEY HOLDERS



1. MR. AMIT SINGH



2. MR. ALFRED ALWYN AMALDAS

3. Mr. ANKUSH LAHU GAIKWAD

4. MR. KARAN PANDEY

ढलल - 9
दलल क. 92406 / 2020
4/18

5. MR. ANUPAM SINGH In the presence of



ढलल - 9
दलल क. 92406 / 2020
924 P30

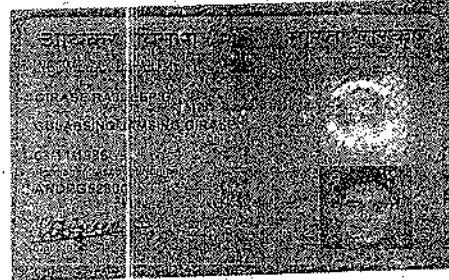
Maharashtra State Electricity Distribution Co. Ltd.

MAHAVITARAN

STATE OF SUPPLY FOR THE MONTH OF SEP 2020

THANE DIVISION-II 587 D VIKAS COMPLEX BDN 725

Sl. No.	Category	Consumption (kWh)	Amount (Rs.)
1	RESIDENTIAL	275	1,68,375
2	RESIDENTIAL	275	1,68,375
3	RESIDENTIAL	275	1,68,375
4	RESIDENTIAL	275	1,68,375
5	RESIDENTIAL	275	1,68,375
6	RESIDENTIAL	275	1,68,375
7	RESIDENTIAL	275	1,68,375
8	RESIDENTIAL	275	1,68,375
9	RESIDENTIAL	275	1,68,375
10	RESIDENTIAL	275	1,68,375
11	RESIDENTIAL	275	1,68,375
12	RESIDENTIAL	275	1,68,375
13	RESIDENTIAL	275	1,68,375
14	RESIDENTIAL	275	1,68,375
15	RESIDENTIAL	275	1,68,375
16	RESIDENTIAL	275	1,68,375
17	RESIDENTIAL	275	1,68,375
18	RESIDENTIAL	275	1,68,375
19	RESIDENTIAL	275	1,68,375
20	RESIDENTIAL	275	1,68,375



ढलल - 9
दलल क. 92406 / 2020
4/18



9017 4408 8755

9017 4408 8755

Summary I (GoshwaraBhag-1)

536/12506

गुरुवार, 10 डिसेंबर 2020 2:51 म.नं.

दस्त गोपवारा भाग-1

दनन9

दस्त क्रमांक: 12506/2020

दस्त क्रमांक: दनन9 /12506/2020

921/930

बाजार मुख्य: रु. 67,03,100/-

मोबदला: रु. 95,73,612/-

भरलेले मुद्रांक शुल्क: रु.2,87,250/-

दु. नि. सह. दु. नि. दनन9 यांचे कार्यालयात

पावती:13362

पावती दिनांक: 10/12/2020

अ. क्र. 12506 वर दि.10-12-2020

मादरकरणाराचे नाव: अभिषेक कुमार तिवारी . .

रोजी 2:44 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकुण: 32600.00

दस्त हजर करणाऱ्याची मही:

Abhishek Tiwari

Sub Registrar Thane 9
दस्त हजर करणाऱ्याची मही: रु. ९

Sub Registrar Thane 9
दस्त हजर करणाऱ्याची मही: रु. ९

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 10 / 12 / 2020 02 : 44 : 30 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 10 / 12 / 2020 02 : 45 : 37 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी आहेत. तथापि खोटी / बनावट आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये होणाऱ्या कात्वाईस आम्ही व्यक्तीशः जबाबदार राहू.

P. Pandey

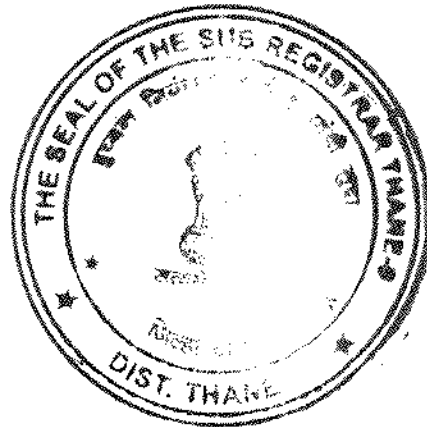
विठ्ठल देणार



Abhishek Tiwari

विठ्ठल देणार

Mujha Qureshi





10/12/2020 3 05:34 PM

दस्तावेज भाग-2

दस्तावेज

दस्तावेज क्रमांक: 12506/2020

924/930

दस्तावेज क्रमांक: दस्तावेज9/12506/2020

दस्तावेजाचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाचित्र	अंगठ्याचा छपा
1	नाव:मि.प्री रिअल्टी इन्व्हेस्टमेंट्स प्रा. लि. व हेमंत जयेंद्र गान्वा यांच्या तर्फे कु.मु.मृगपुन विडींग फ्रीडियर प्रा. लि. तर्फे अधिकृत महीकर्ते सौरभ शर्मा यांच्या तर्फे क्युबीजवाव देणारे कु.मु.मृगपुन करण पांडे पत्ता:प्लॉट नं: शॉप नं 1 नं 8, माळा नं: -, इमारतीचे नाव: विडिंग नं. जी-1, हायवेड गार्डन, ब्लॉक नं: हायवेड रेसिडेन्सी समोर डोकळाडी, रोड नं: राणे, महाराष्ट्र, ठाणे. पिन नंबर: AASFS8437P	मान्यता देणार वय :-26 स्वाक्षरी:-		
2	नाव:विडींग फ्रीडियर प्रा. लि. तर्फे अधिकृत महीकर्ते सौरभ शर्मा यांचे कु.मु.मृगपुन करण पांडे. पत्ता:प्लॉट नं: ,, माळा नं: 9 वा मजला, इमारतीचे नाव: वी विंग, नमन मॅटार, ब्लॉक नं: जी ब्लॉक वीकेसी, बांद्रा कुर्बा कॉम्प्लेक्स, मुंबई, रोड नं: ,, महाराष्ट्र, मुंबई. पिन नंबर: AADCL2382G	विद्वान देणार वय :-26 स्वाक्षरी:-		
3	नाव:अभिशेक कुमार तिवारी .. पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: 999, शिव विहार कॉलोनी, सिव्हील लाईन, उद्याव, उत्तरप्रदेश, रोड नं: ,, उत्तर प्रदेश, उद्याव. पिन नंबर: AGOPT2720L	विद्वान देणार वय :-38 स्वाक्षरी:-		
4	नाव:मुग्धा देशकर .. पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: 412, वॉर्ड नं: 25, श्रीनाथ विश्वालय जवळ, बडवन, छिंदवाडा, मध्यप्रदेश, रोड नं: ,, छिंदवाडा. पिन नंबर: AREPD1519J	विद्वान देणार वय :-35 स्वाक्षरी:-		

वरील दस्तावेजावर करण देणार नशाकधीत करारनामा चा दस्तऐवज करण दिव्याचे कवुल करतात. शिक्का क्र.3 ची वेळ: 10 / 12 / 2020 02 : 58 : 28 PM

शेअर:-

शान्तील ठमम असे निवेदीन करणान की ने दस्तावेजावर करण देणा-यांना व्यक्तीशः शेअरवान, व त्यांची शेअर पटविनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	वयाचित्र	अंगठ्याचा छपा
1	नाव:चिथान वी कृष्ण -- वय:35 पत्ता:कोर्टनाका, ठाणे, पिन कोड:400601		
2	नाव:मनी पाळकर -- वय:35 पत्ता:कोर्टनाका, ठाणे, पिन कोड:400601		

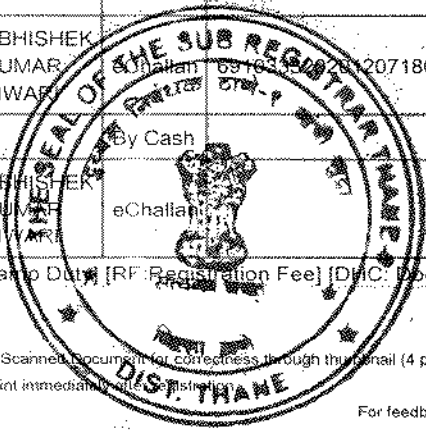
शिक्का क्र.4 ची वेळ: 10 / 12 / 2020 02 : 59 : 52 PM

सह-अध्यक्ष निबंधक वर्ग २ ठाणे क्र. ९

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date	
1	ABHISHEK KUMAR TIWARI	eChallan	69162382G	20718012	MH007985698202021E	287250.00	SD	0003708293202021	10/12/2020
2		By Cash			2600	RF			
3	ABHISHEK KUMAR TIWARI	eChallan			MH007985698202021E	30000	RF	0003708293202021	10/12/2020

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



12506 /2020

Know Your Rights as Registrants

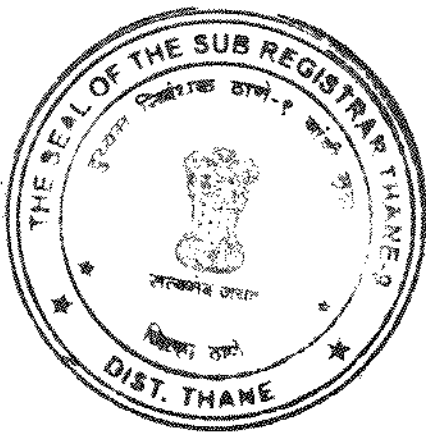
1. Verify Scanned Document for correctness through the Serial (4 pages on a side) printout after scanning.
2. Get print immediately after scanning.

For feedback, please write to us at feedback.isarita@gmail.com

टॉकन - ९
दस्तावेज क्र. ९२५०९/२०२०
९३०/९३०

प्रमाणित करणवात बेंते की या दस्ता
मध्ये एकूण पाने ९३० आहेत
पुस्तक क्रमांक ९ पर
९२५०९ क्रमांकावर नोंदला.

[Signature]
इसह दुय्यम अधिकारी बर्ग २, ठाणे ९
तारीख १० मार्च २०२०



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