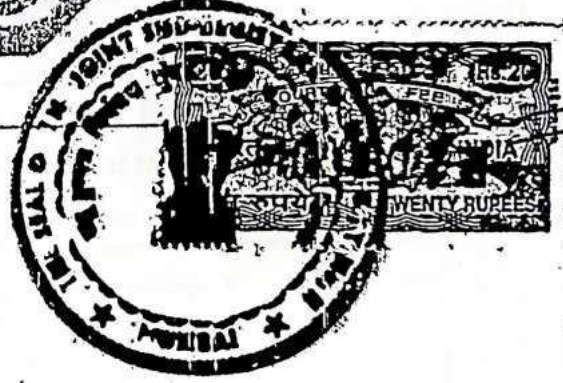


गावाचे नाव : सॉल्टपॅन

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप कशंरनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी घेतो की पट्टेदार ते नमूद करावे) मोडवला रु. 24,329,340.00  
भा.भा. रु. 8,027,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 8 घर्णभा सदगिया क्र 2202,22 या मजला बी विंग,लोवा इलिसिअम,सोबत 1 फारपाविंग, न्यु कफ परेड,वडाळा मु 22.
- (3)क्षेत्रफळ (1)121.11 चौ.मि.
- (4) आकारणी किया जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.लोवा फाऊन विल्डमार्ट प्रा. लि तर्फे मुखत्यार सुरेंद्रन नायर तर्फे मुखत्यार राहुल म वडेकर - -; घर/फ्लॅट नं. 218, शाह आणि नाहर, वरळी, मु 18. ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABCL3059L.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आर. बालाजी - घर/फ्लॅट नं. 902, महिंद्र स्पेलडोर, एल बी एस मार्ग, मांडुप प मु 78; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFGPB7918B  
(2) राधा बालाजी - घर/फ्लॅट नं. वरीलप्रमाणे गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AERPS1173B.
- (7) दिनांक करून दिल्याचा 03/12/2011
- (8) नोंदणीचा 03/12/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 8476 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 199075.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



*S. S. S.*  
सह दुय्यम निबधक  
मुंबई शहर क्र. २

*S. S. S.*

वस्तुचा प्रकार (Nature of Document)	Agreement To Sell
नोंदणीचा तपकिल Details If Registrable Name of S.R.O	Registrable / Non Registrable Mumbai-2
ठशास्य युनिक नंघर (Franching Unique No.)	
पिकाकतीचे थोडपयात धर्णम (Property Description in Brief)	ELISIUM B - 2202 Wadala
मोचदला रकम (Consideration Amount)	24329340/-
मुद्रांक: घरेदीदाराचे नांव पक्षधर-१ नांव (SI) Purchasers Name)	Mr. R. Balaji
दस्तावेज दुसऱ्या पक्षधराचे नांव (Stamp of the other Party)	Lodha Crown Buildmart Pvt. Ltd.
हस्त अराल्यात नांव व पता (If through Name & Address)	
मुद्रांक शुल्काची रकम (Stamp Duty Amt.) अक्षरी (in words)	1199500/-
प्राधिकृत अधिकारधारीचे पूर्ण स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)	Sannapanka



उमट मुद्रांक फ्रॅंकींग अल्ग्रा व्हायलेंट लेम्प  
खाली तपांसले व एस. एम. एस. / संबंधीत  
प्राधिकृत आधिकार्याशी दुरध्वनीवरून संपर्क साधुन  
मेळ बरोबर आढळुन आला

*Sannapanka*  
सह दुय्यम निबंधक मुंबई शहर क्र. २  
२५/१२/११

**AGREEMENT TO SELL**

बबई - २  
२०११

THIS AGREEMENT TO SELL is made at Mumbai 03<sup>rd</sup> day of Dec 2011

BETWEEN:

LODHA CROWN BUILDMART PRIVATE LIMITED a company incorporated under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai-400 018, hereinafter referred to as "BUILDER/DEVELOPER" which expression shall unless the context or meaning thereof, mean and include their successors in title)

First Part



STAMP DUTY MAHARASHTRA  
करते आईडीबीआई बँक लि.  
FOR IDBI BANK LTD  
Sannapanka  
प्राधिकृत हस्ताक्षरकर्ता  
Authorised Signatory

Industrial Development Bank of India Ltd.  
Kohinoor Head Office, Swarnajayanti Marg  
Chanderi, Old State Deder, Raichur,  
Deder El, Raichur-400 014.  
D-5/S1/P/W/C. R. 1007/13/06/113-4/10

भारत 10762  
187806  
SPECIAL ADHESIVE  
NOV 25 2011  
भारत  
1199500/-P85319  
15:08

*Pa*  
*[Signature]*

*[Signature]*

\* Allotment Included (send attach)  
 \* Address for reg<sup>n</sup> is as per PDF

Cust No. 1225768	
Agreement Check List	
Name:	MR. R. BALAJI
Pan Card Number of the Primary applicant	AFGPB7918H
Co-Applciant	MRS. RADHA BALAJI
Pan Card Number of the Co applicant	AERP51173B
Project:	ELISIUM
Cluster/Building:	ELISIUM
Wing:	B
Flat No:	2202
Typology	3 BHK OPTIMA
Booking Date	10-Sep-11
PAGE 28 VERSION	V2
Carpet Area:	1086
Salable Area:	1620
Building CAM	213986
PER SQ FT	8.21
Ferdration CAM	136315
PER SQ FT	5.23
Property tax	65946
Possession Date	31 DEC 2015
Parking Type/ Number:	One 4 Wheeler <i>None</i>
Consideration Value:	24329340
Infra Included in CV (Y/N)	Y
Total amount paid to date:	4688763
Percentage of Amount Received	19%
Sanction letter: (Attach if Y)	N

Requisition Prepared and Checked	M-VAT DD Received	Requisition and DD received by	System entry of DD	Docket for franking prepared by
Customer Care rep / Customer Care Head	SAP Team	Registration Team Member	Registration Team Member	Registration Team Member
Name & Signature	Name & Signature	Name & Signature	Name & Signature	Name & Signature
	<i>[Signature]</i>	<i>[Signature]</i>		
Handover of Prepared Docket to IDBI rep	Recept of franked document	Agreement prepared by	Checked by	Checked Document Received
Registration Team Member	Registration Team Member	Registration Team Member	Customer care rep & CC heads	Registration Team Member
Name & Signature	Name & Signature	Name & Signature	Name & Signature	Name & Signature
Authorized Signatory	Agreement Handede over for registration	Recept of Registered Agreement from Field executive	Handover of Draft and Original Agreement	Filing of Recept, Franked Page & Index 2
General Manager	Field Executive	Registration Team Member	CC team	Registration Team Member
Name & Signature	Name & Signature	Name & Signature	Name & Signature	Name & Signature

दस्तावेज प्रकार (Nature of Document)	Agreement To Sell
नोंदणीत तपसिल (Registration Details)	Mumbai - 2
दस्तावेज नंबर (Franchising Number)	ELISIUM B - 2202
प्राचुरीय विवरण (Property Description in English)	Wadala
मोल्यमापन रक्कम (Consideration)	24329340/-
प्राचुरीयदातारचे नाव (Purchaser's Name)	MR. R. Balaji
दस्तावेज दुसऱ्या पक्षाचाचं मात (Star Party / other Party)	Lodha Crown Buildmart Pvt. Ltd.
हस्त असल्यात नाच व रस्ता (If through Agent & Address)	
मुद्राच शुल्काचो रक्कम (Stamp Duty Amt.) अक्षरी (in words)	100/-
प्राधिकृत अधिकार्याचो पूर्ण स्वाक्षरी व निष्का (Authorised Person's full Signature & Seal)	smmapnka



**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai 03<sup>rd</sup> day of Dec 2018

**BETWEEN:**

**LODHA CROWN BUILDMART PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai-400 018, hereinafter referred to as **"BUILDER/DEVELOPER** (which expression shall unless the context or meaning thereof, mean and include their successors in title) of the **First Part**

प्रधिकृत स्वाक्षरी  
Authorised Signatory  
For IDBI BANK LTD

*smmapnka*

INDIA  
MUMBAI  
11/12/2018  
11/12/2018  
11/12/2018

AND

Mr. R. BALAJI AND Mrs. RADHA BALAJI residing/having its address at B - 902, MAHINDRA SPLENDOR, L. B. S MARG, BHANDUP (W), MUMBAI - 400078 and assessed to Income Tax under Permanent Account Number (PAN) AFGPB7918H, AERPS1173B hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors and administrators and assigns; (b) In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a Company, or a body corporate or juristic entity, its successors and permitted assigns) of the **OTHER PART**

(The Builder/Developer and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties").

**WHEREAS:-**

- A. The Builder/Developer is entitled to develop the said Property (as defined herein). The brief chain of rights of the Builder/Developer in respect of the said Property has been set out in **Annexure 1** hereto.
- B. The Builder/Developer is inter-alia developing and constructing the Project (as defined herein) including the Building (as defined herein) on a portion of the said Property.
- C. By a Commencement Certificate bearing Serial No. T&C/WTT/Block-C/CC/Vol-II/24/2011 dated 02.08.2011, the Addl. Metropolitan Commissioner-1, Mumbai Metropolitan Region Development Authority (MMRDA) has approved inter alia the plans for construction of the Building and has granted Commencement Certificate to commence the construction of the Building. Hereto annexed and marked as **Annexure 4** is the copy of the said Commencement Certificate.
- D. The Builder/Developer has engaged the services of architects and structural engineers for the preparation of the Structural design and drawings thereof and the construction of the Building/Project shall be under the professional supervision of the said architects and the structural engineers as required under the bye-laws of the local authorities, for the time being in force, till the completion of the Building.
- E. The Copy of the Certificate of Title showing the nature of the title of the Builder/Developer to the said Property on which the Building is to be

R.B.

2



## ANNEXURE - 2

### (I) UNIT

Unit	:	B - 2202
Floor	:	22 <sup>ND</sup>
Type of Unit	:	3 BHK OPTIMA
Carpet Area	:	1086 sq. ft.
Car Parking Spaces	:	1 (ONE)

(II) **BUILDING:** Building shall mean a building known as **LODHA ELISIUM** consisting of several basements and up to 70 upper floors being constructed on a portion of the said Property

(III) **Total Consideration shall be Rs. 2,43,29,340/-**

### Payment Schedule

<u>Milestone</u>	<u>As a % of Total Consideration</u>
a. Application Money I	Rs. 6,30,000/-
b. Application Money II (21 Days from Booking)	Rs. 17,26,162/-
c. Application Money III (42 Days from Booking)	Rs. 23,32,601/-
d. On initiation of Diaphragm Wall/Footing	Rs. 20,01,806/-
e. On initiation of Capping Beam	Rs. 18,24,701/-
f. On initiation of Plinth	Rs. 18,24,701/-
g. On initiation of Typical Slab 2	Rs. 18,24,701/-
h. On initiation of Typical Slab 8	Rs. 12,16,467/-
i. On initiation of Typical Slab 14	Rs. 12,16,467/-
j. On initiation of Typical Slab 20	Rs. 12,16,467/-
k. On initiation of Typical Slab 27	Rs. 12,16,467/-
l. On initiation of Typical Slab 34	Rs. 12,16,467/-
m. On initiation of Typical Slab 41	Rs. 12,16,467/-
n. On initiation of Typical Slab 48	Rs. 12,16,467/-
o. On initiation of Typical Slab 55	Rs. 12,16,467/-
p. On initiation of Typical Slab 62	Rs. 12,16,467/-
q. On Initiation of Fit-out Possession	Rs. 12,16,465/-

((IV) FIT-OUT DATE: 31<sup>ST</sup> DECEMBER 2015

ADDRESS OF PURCHASER FOR NOTICES:

B - 902, MAHINDRA SPLENDOUR, L. B. S MARG, BHANDUP (W), MUMBAI - 400078

Rb  


**SOCIETY AND OTHER CHARGES (PAYABLE BEFORE FIT OUT POSSESSION):**

- (1) Rs. 600/- (Rupees SIX HUNDRED Only) towards share application money and application entrance fee of the Ultimate Organization.
- (2) Rs. 25,000/- (Rupees TWENTY FIVE THOUSAND Only) are being the expenses for formation and registration of the Ultimate Organization.
- (3) Rs. 25,000/- (Rupees TWENTY FIVE THOUSAND Only) towards Legal Charges.
- (4) Rs. 50,000/- (Rupees FIFTY THOUSAND Only) towards electric connection, water connection, transformer, cable, laying, pipe laying and other related charges.
- (5) Rs. NIL/- (Rupees NIL Only) per sq. ft carpet area of the Residential Flat towards Infrastructure Charges.
- (6) Rs. 5,40,000/- Rupees FIVE LAKHS FORTY THOUSAND Only) towards Club Membership Fees.

**(II) CAM CHARGES (PAYABLE BEFORE FIT OUT POSSESSION):**

- (1) Rs. 1,60,489/- (Rupees ONE LAKH SIXTY THOUSAND FOUR HUNDRED AND EIGHTY NINE Only) towards provisional Building CAM Charges for the period of 18 months from the Fit out Date.
- (2) Rs. 1,02,236/- (Rupees ONE LAKH TWO THOUSAND TWO HUNDRED AND THIRTY SIX Only) towards provisional Federation CAM charges for the period of 18 months from the Fit out Date.

**(III) PROVISIONAL PROPERTY TAX (PAYABLE BEFORE FIT OUT POSSESSION):**

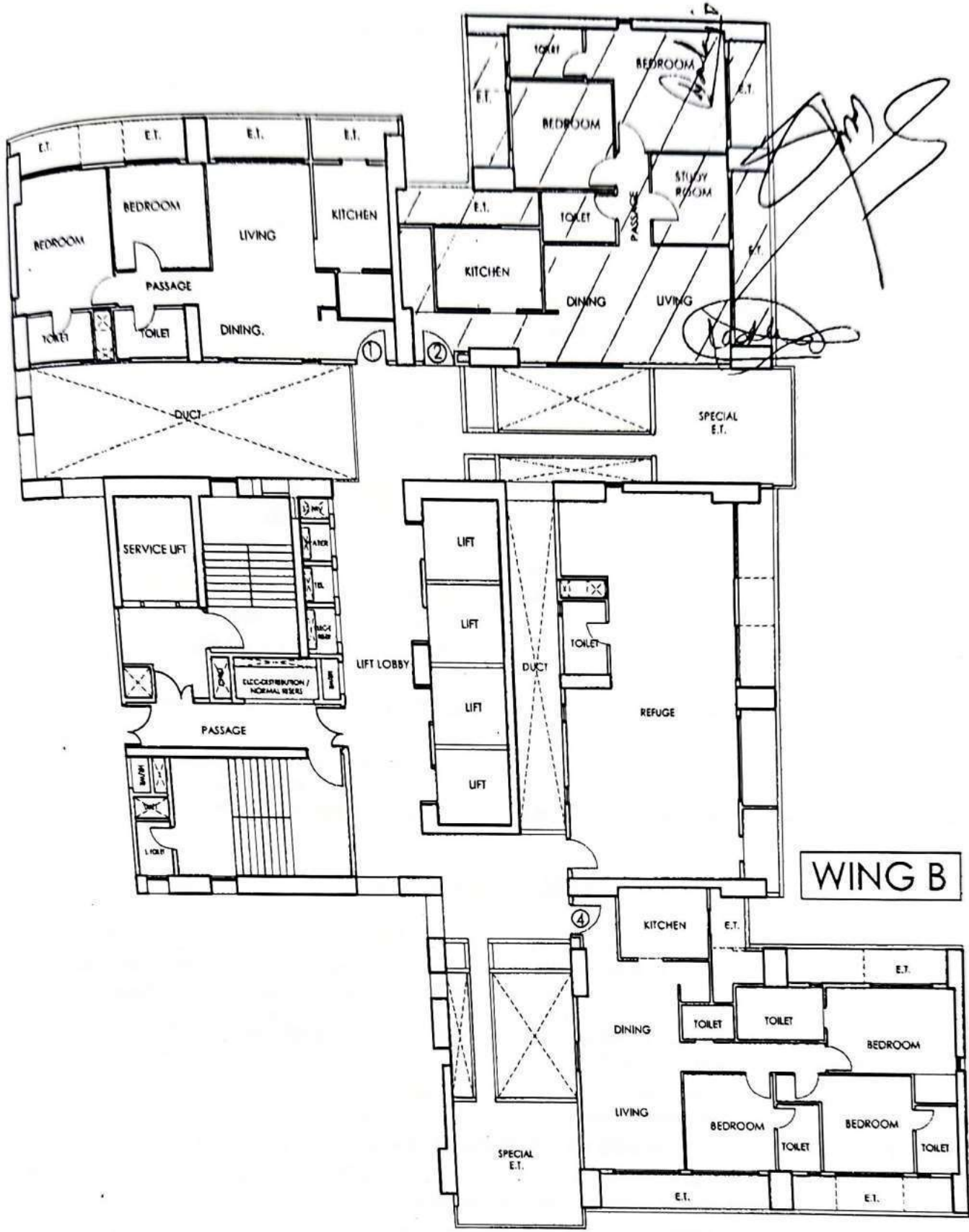
- (1) Rs. 49,460 /- (Rupees FORTY NINE THOUSAND FOUR HUNDRED AND SIXTY Only ) towards provisional Property Tax in respect of the Residential Flat for a period of 18 months from the Fit Out Date.

**(IV) BUILDING PROTECTION DEPOSIT:**

- (1) Rs. 1,00,000 /- (Rupees One Lakh Only) towards Building Protection Deposit, which shall be refunded subject to compliance with the terms of clause 17.4.

**(V) FEES AND CHARGES TO MMRDA (PAYABLE ON DEMAND)**

- (1) Rs 25,000/- towards MMRDA processing fee (UNDATED CHEQUE FAVOURING MMRD FUND)
- (2) 10% of stamp duty towards MMRDA charges (UNDATED CHEQUE FAVOURING MMRD FUND)



**NEW CUFFE PARADE**

**LODHA ELISIUM  
WING - B - 2202**

TYPICAL FLOOR PLAN FOR: 7TH, 12TH, 17TH, 22ND, 27TH, 37TH, 42ND & 52ND FLOORS

PLAN NOT TO THE SCALE  
DISCLAIMER: STRUCTURAL MEMBERS AND SERVICE SHAFT ARE SUBJECT TO MODIFICATIONS/CHANGES

**LODHA**  
BUILDING A BETTER LIFE

M/s LODHA CROWN BUILD MART PVT. LTD.

NORTH

ARCHITECT



**ARCHITECT**  
S-104, Natraj Building,  
Mulund Goregaon Link Road  
Mulund (w), Mumbai : 400 080