

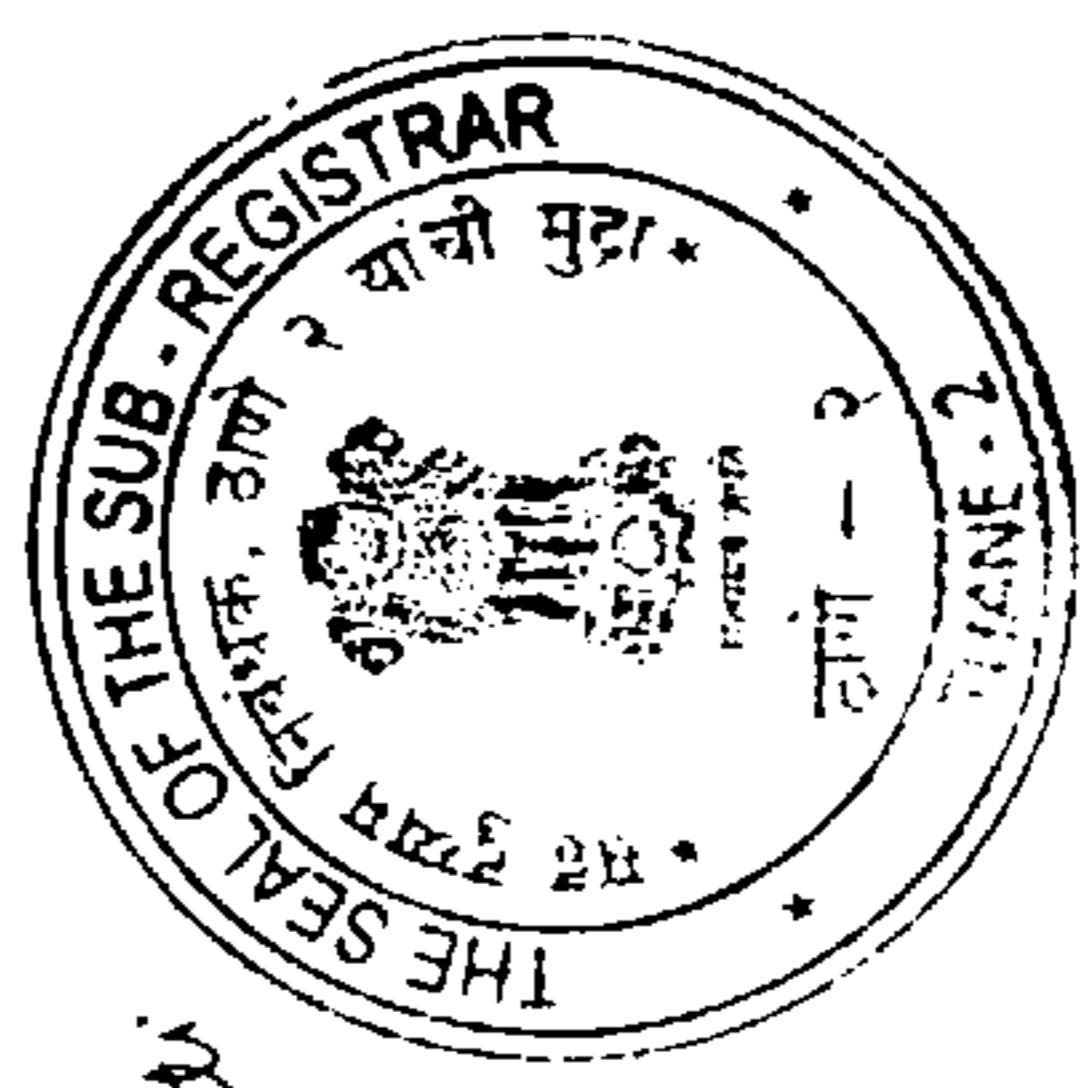


CHALLAN  
MTR Form Number-6

त न न - २  
दस्ता भूमिक ३०८१० / २०२४  
१ / ey

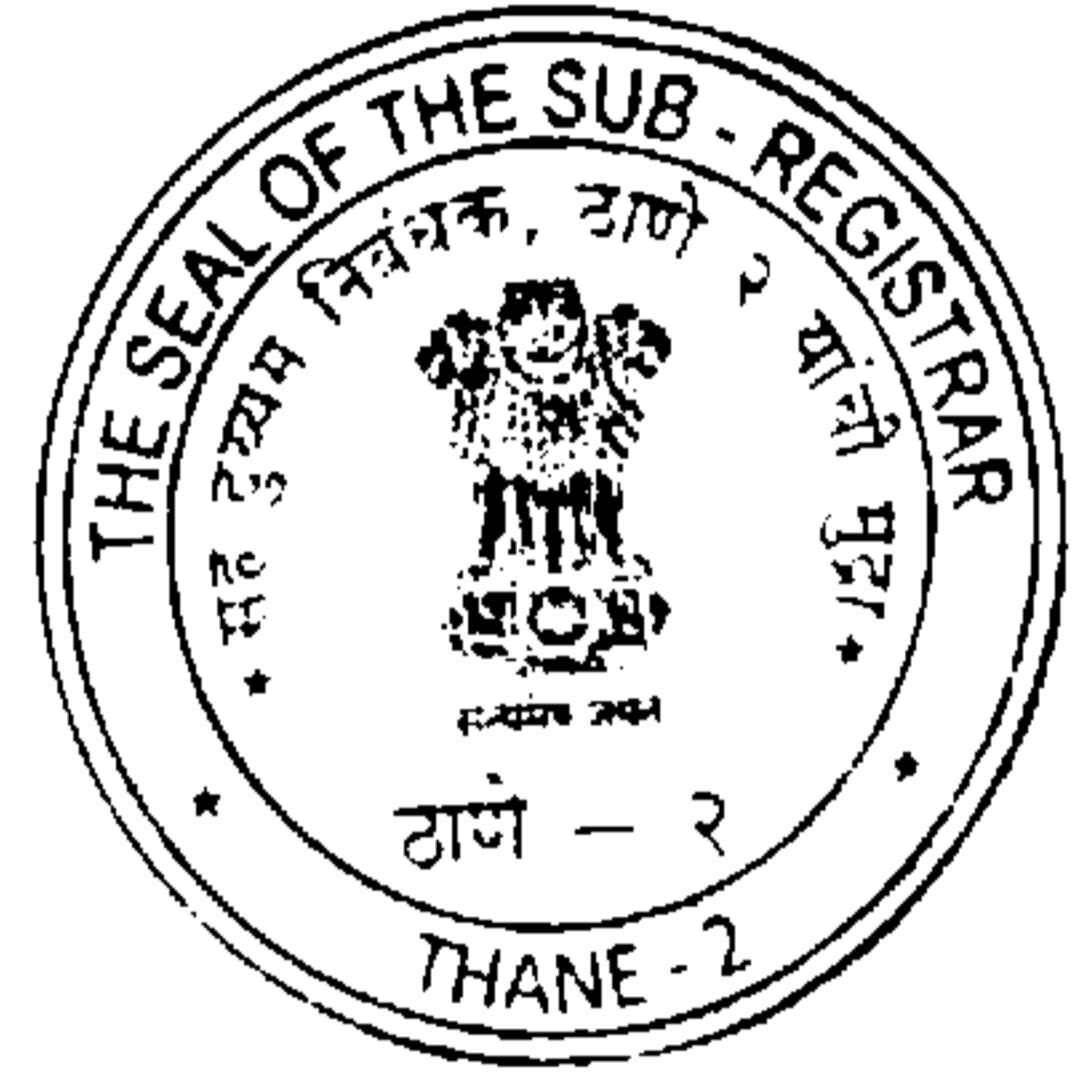
GRN	MH012935597202425E	BARCODE	Date 20/12/2024-14:58:34		Form ID	25.2
Department	Inspector General Of Registration	Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AAACL1490J			
Location	THANE	Full Name	Macrotech Developers Limited			
Year	2024-2025 One Time	Flat/Block No.	W50 302 LODHA Amara			
Account Head Details	Amount In Rs.	Premises/Bullding	Clariant Compound Kolshet Road			
		Road/Street	Thane			
0030046401 Stamp Duty	1220500.00	Area/Locality				
0030063301 Registration Fee	30000.00	Town/City/District				
		PIN	4	0	0	6
		Remarks (If Any)	PAN2=ACOPM9263D-SecondPartyName=Lalit Mohan-CA=17434923			
Total	12,50,500.00	Amount In	Twelve Lakh Fifty Thousand Five Hundred Rupees Onl			
Payment Details	BANK OF BARODA	Words	y			
Cheque-DD Details		Bank CIN	Ref. No.	1417568512		
Cheque/DD No.		Bank Date	RBI Date	23/12/2024-16:30:39		
Name of Bank		Bank-Branch	BANK OF BARODA			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID :  
NOTE:- This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करवावयाच्या दस्तासाठी लागू आहे. नोदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.



*Handwritten signature*  
BANK OF BARODA

ट न न - २
दस्त क्रमांक ७०२१०/२०२४
२ / ए



**AGREEMENT TO SELL**

THIS AGREEMENT TO SELL is made at Mumbai this 24<sup>th</sup> day of Dec-2024

BETWEEN:

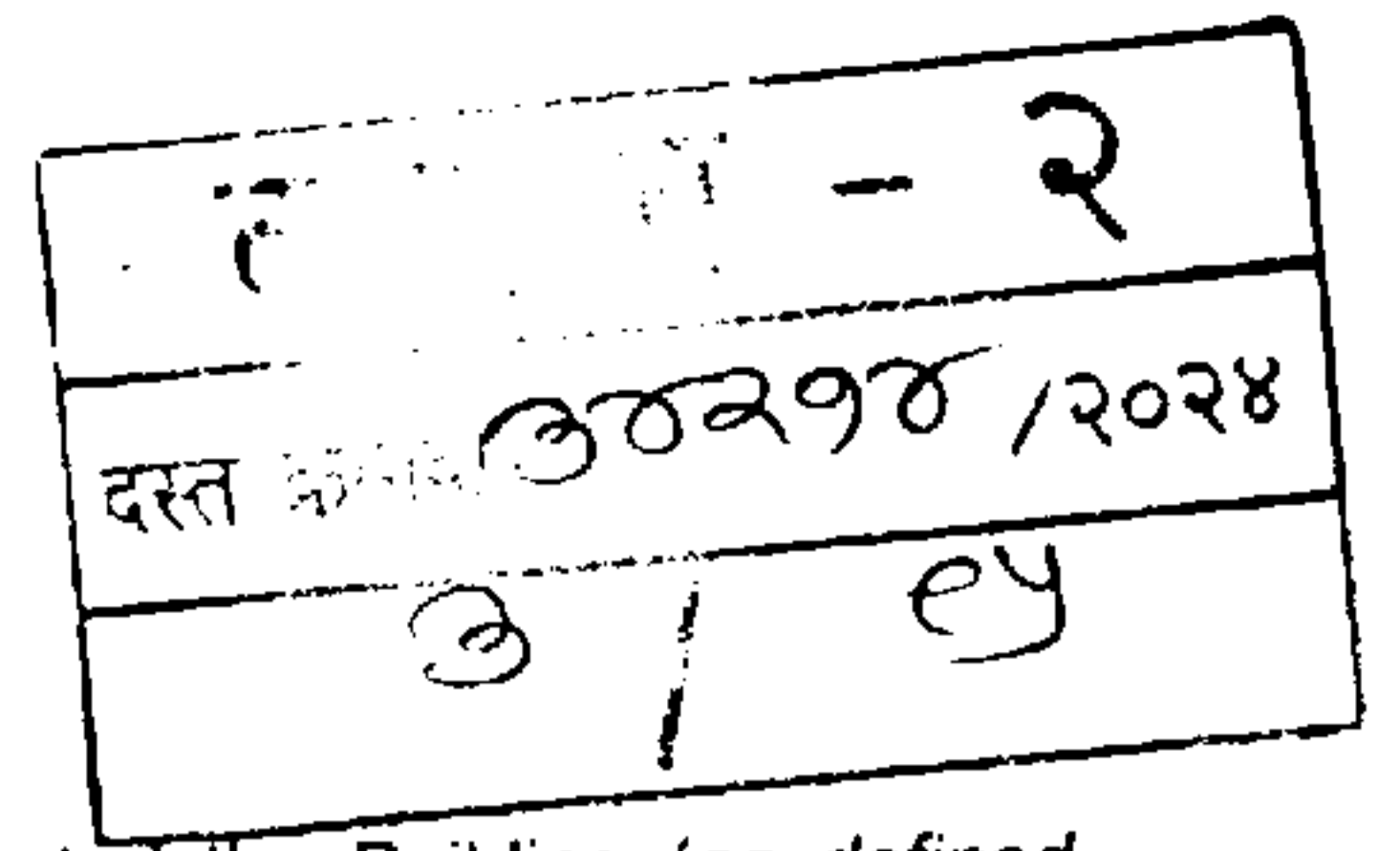
**MACROTECH DEVELOPERS LIMITED**, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001,, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

**Lalit Mohan and Bharti Gururani** residing / having its address at Flat No 606, 6th Floor, Woodpark CHS LTD, Rodas Enclave Hiranandani Estate, Thane - 400607 Maharashtra India and assessed to income tax under permanent account number (PAN) ACOPM9263D , BAHPG8604C hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

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

Handwritten signatures and initials, including a large 'B' and other scribbles.



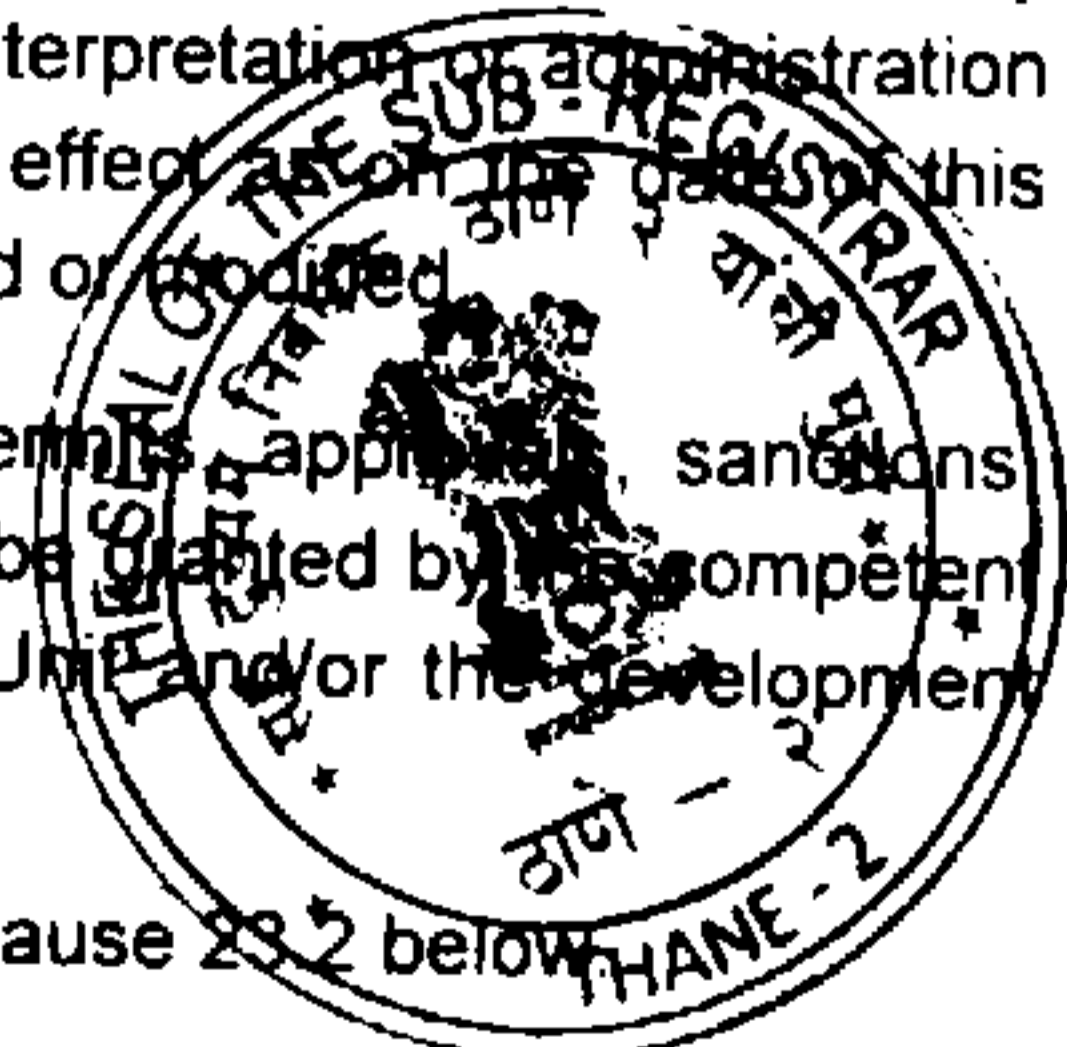
**WHEREAS:**

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

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

1. **DEFINITIONS -**

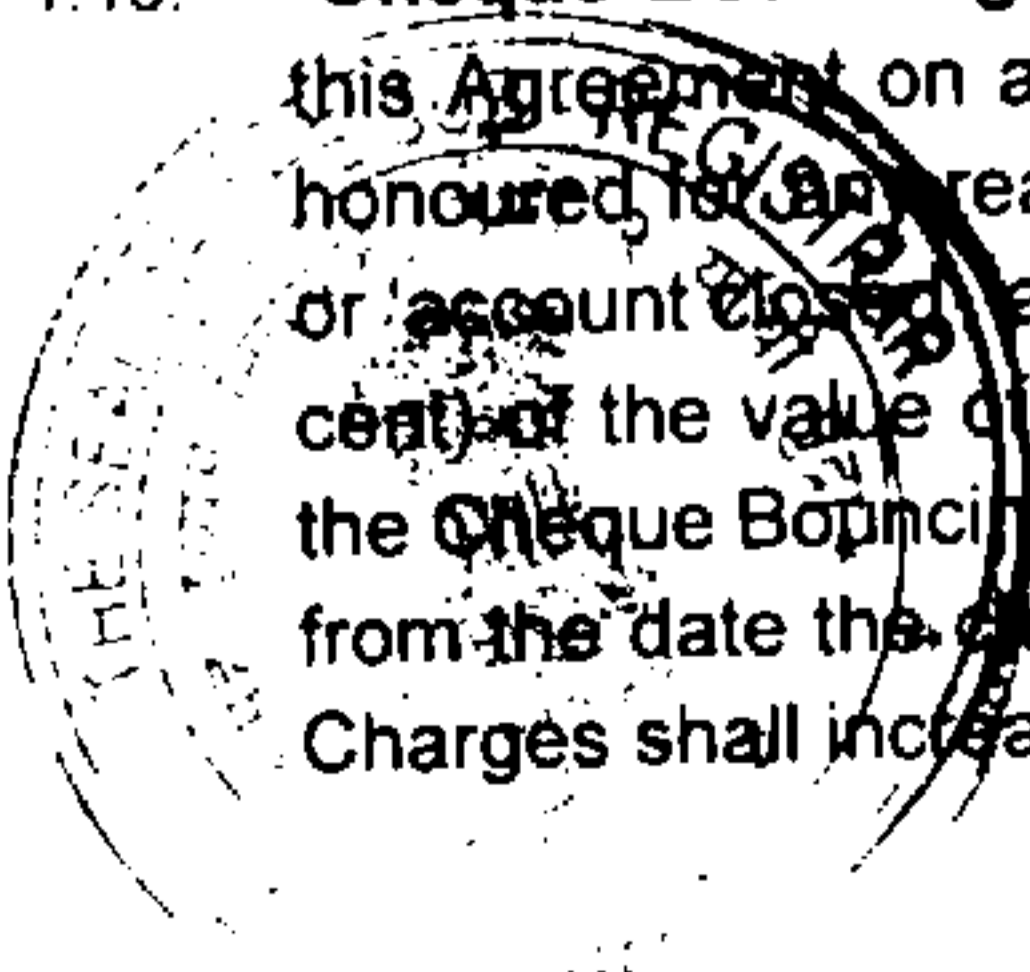
- 1.1. "**Agreement**" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "**Applicable Law**" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "**Approvals**" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "**Arbitrator**" shall have the meaning ascribed to it in Clause 23.2 below.



✓ 7 B

ट न न - २
दस्त क्रमांक ७०२१० / २०२४
० / ०५

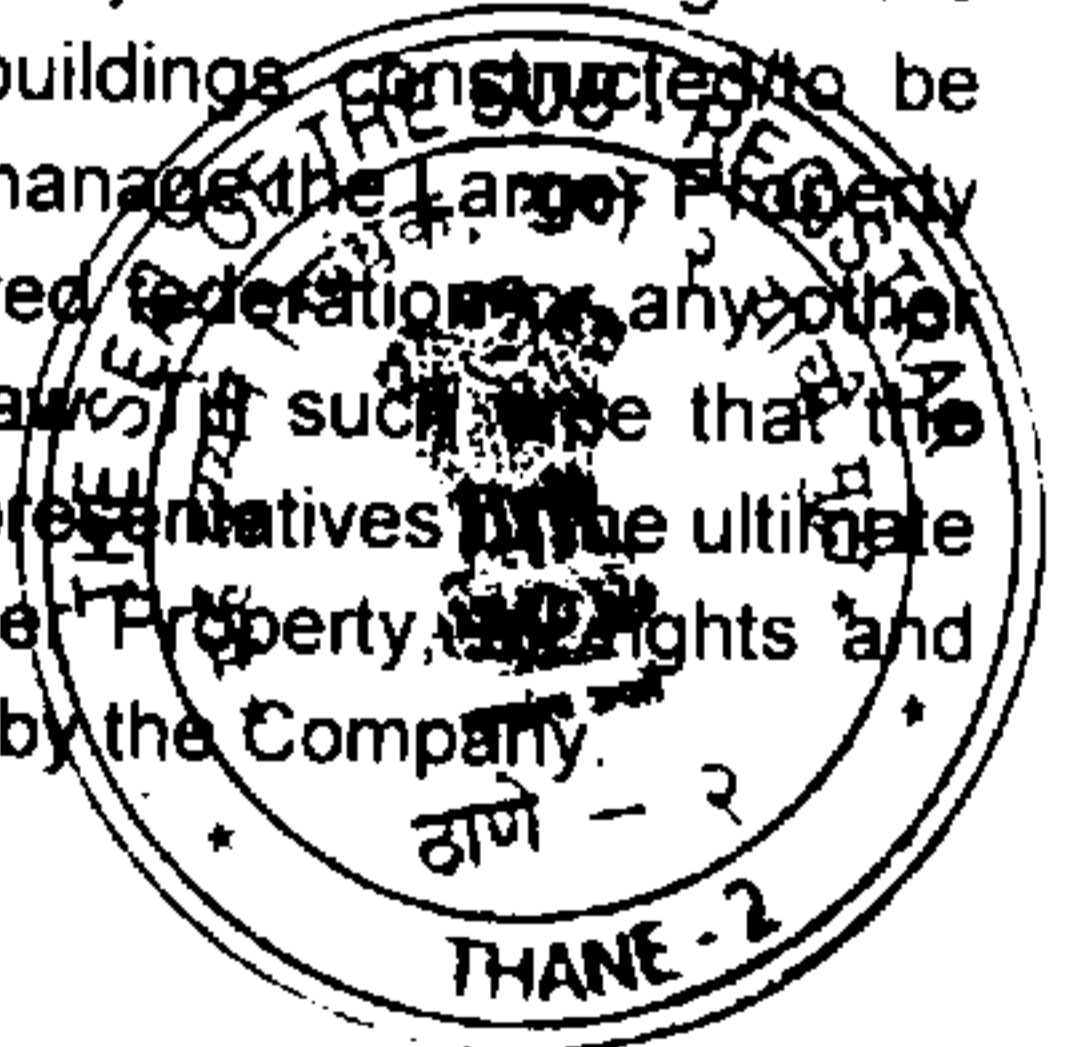
- 1.5. "Attorney" shall have the meaning ascribed to it in Clause 11.4.2(b) below.
- 1.6. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.7. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Unit/ Building, but shall not include FCAM Charges.
- 1.8. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
- 1.9. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.10. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A (Other Amounts Payable before DOP).
- 1.11. "CAM Charges" shall mean the costs related to the upkeep and maintenance of the Building/ Project/ Larger Property, payable as the BCAM charges and FCAM Charges, as set out in Annexure 6A.
- 1.12. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.
- 1.13. "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.4.2(a) below;
- 1.14. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.15. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.16. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.



✓ 7 B

ट न म - २  
 दस्त क्रमांक ३०२१० / २०२४  
 ५ / २५

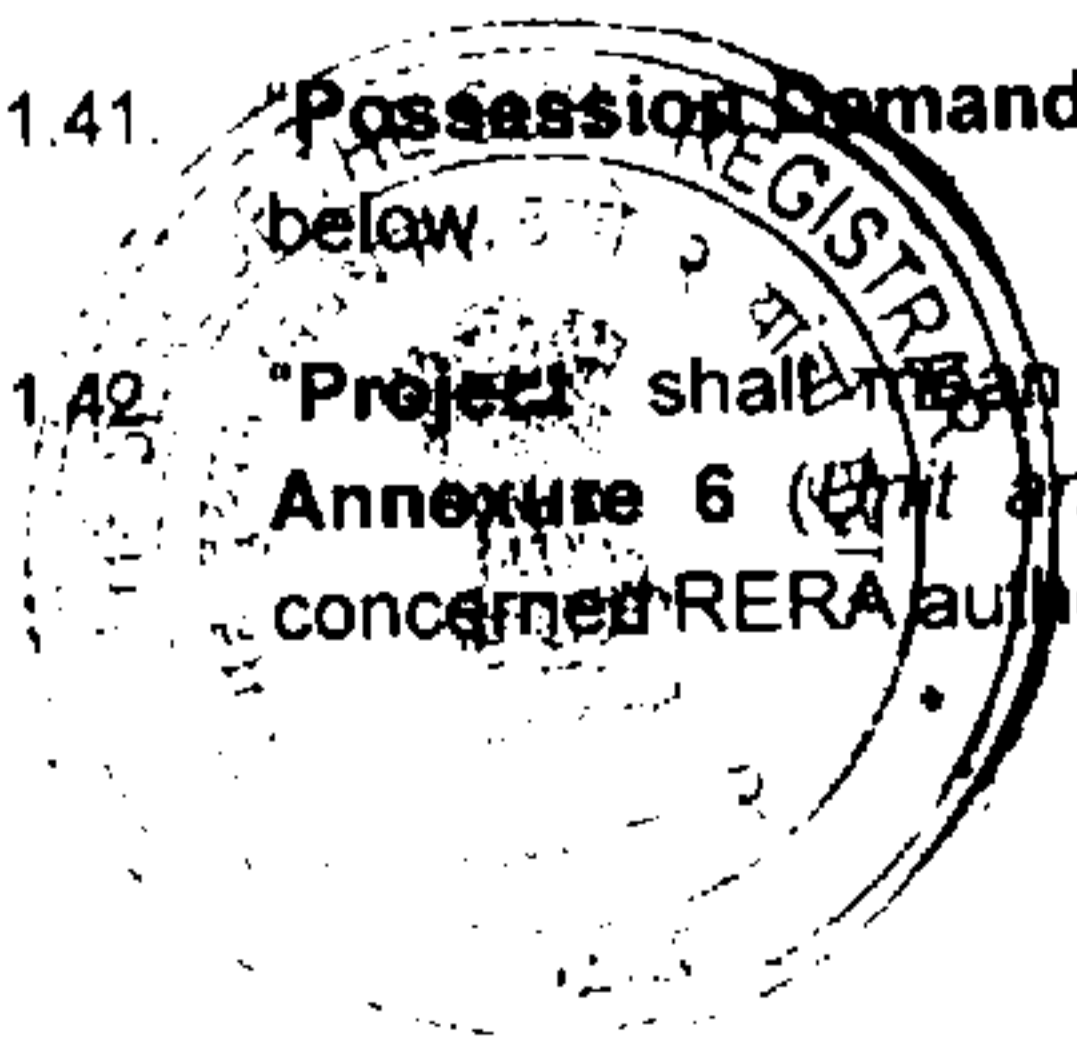
- 1.17. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.18. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities) but shall not include the Demarcated Area.
- 1.19. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.
- 1.20. "Consideration Value" shall have the meaning ascribed to it at Annexure 6 (Unit and Project Details).
- 1.21. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).
- 1.22. "Demarcated Area" shall mean the community hall(s) / temple(s) (if any) that may / has been constructed on the Larger Land and appurtenant land(s) thereto;
- 1.23. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.24. "Exclusive Balcony/ Veranda/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.
- 1.25. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.26. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at Annexure 6A (Other Amounts Payable before DOP).
- 1.27. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organizations formed in respect of various buildings constructed to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law, if such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, the rights and powers of the Federation shall vest in and be exercised by the Company.



4

ट न न - २
दस्तावेज क्रमांक १०२९० / २०२४
६ / ८५

- 1.28. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.29. "FEMA" mean the Foreign Exchange Management Act, 1999.
- 1.30. "FMC" shall shall mean the facility management company which shall be responsible for maintenance and upkeep of the Common Area and Amenities of the Building/ Project..
- 1.31. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals.
- 1.32. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.33. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.34. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1<sup>st</sup> (first) day of each quarter (1<sup>st</sup> January, 1<sup>st</sup> April, 1<sup>st</sup> July, 1<sup>st</sup> October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.35. "Larger Property" means the land with details as described in **Annexure 1 (Description of Larger Property)**. For clarity, there may be land parcels which may be added to / be reduced from the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.36. "Liquidated Damages" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto.
- 1.37. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.38. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at **Annexure 6A**.
- 1.39. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.40. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.41. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.
- 1.42. "Project" shall mean the project with RERA registration number as stated in **Annexure 6 (Unit and Project Details)** and with details as available with the concerned RERA authority (including current and proposed parts of the project). The



Handwritten marks: a checkmark, a signature-like scribble, and the letter 'B'.

ट न - २  
 दस्त क्रमांक ३०२९० / २०२४  
 ०७/१५

Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.

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

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

1.45. "Refund Amount" shall mean:

1.45.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Consideration Value or part thereof, paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom a. the Liquidated Damages, b. amounts incurred pursuant to Clause 11.4.2 and c. any amounts paid to third parties by the Company on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

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

1.45.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1(b): an amount equivalent to the aggregate of the Consideration Value or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3<sup>rd</sup> parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.

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

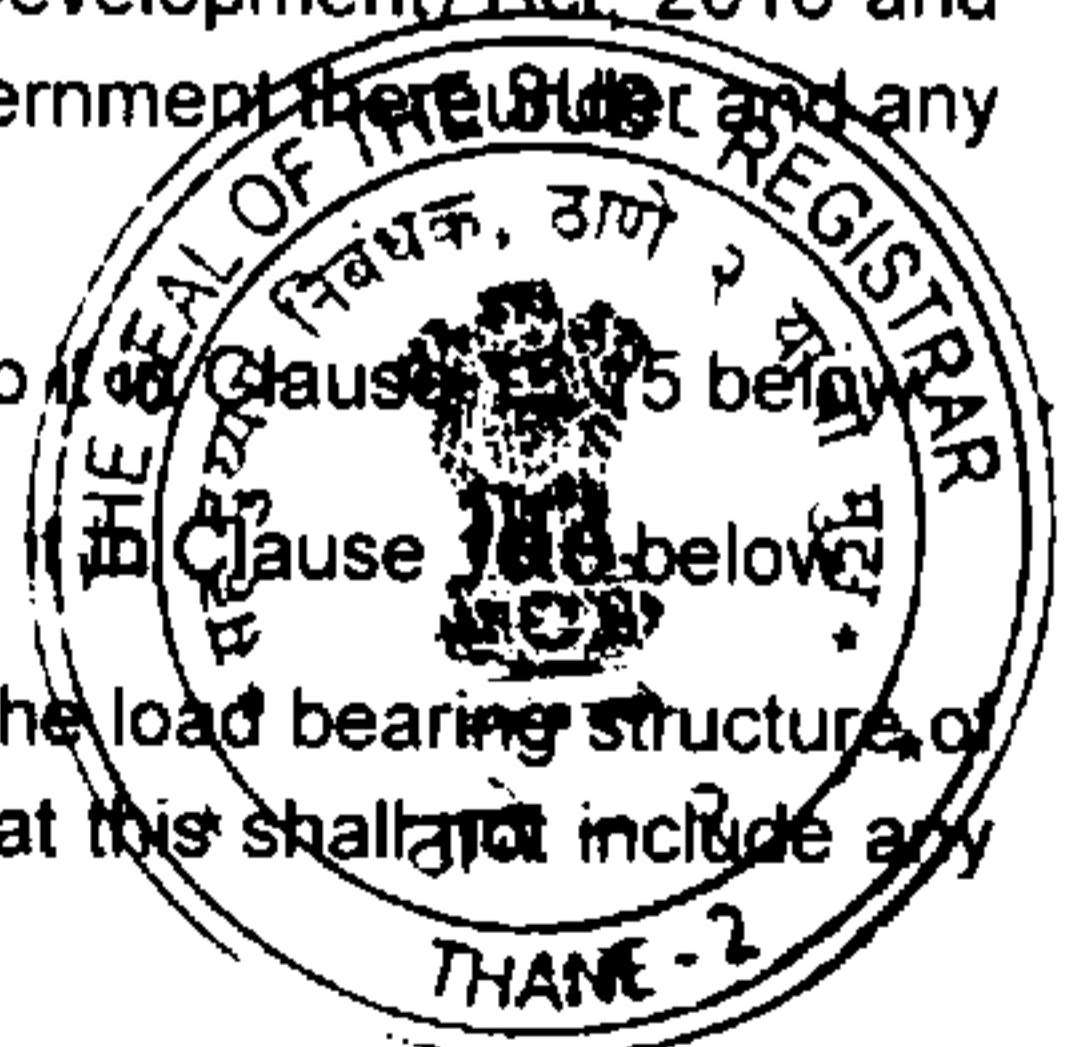
1.46. "Other Charges" shall include all expenses shall include all expenses related to government, utility and infrastructure charges, more particularly stated in Annexure 6A.

1.47. "RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.

1.48. "Service Providers" shall have the meaning ascribed to it in Clause 11.5 below.

1.49. "Shortfall Amount" shall have the meaning ascribed to it in Clause 11.6 below.

1.50. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any



↓ 7 B

ट न न - २
दस्तावेज क्रमांक ३०२१/० / २०२४
८ / ८५

other non-load bearing elements or defects for reasons not attributable to the Company.

- 1.51. "Taxes" shall mean and include Direct Tax and Indirect Tax.
- 1.52. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
- the Unit or any part of the right, title or interest therein; and, or,
  - the benefit of this Agreement; and, or,
  - in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
  - in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

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

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

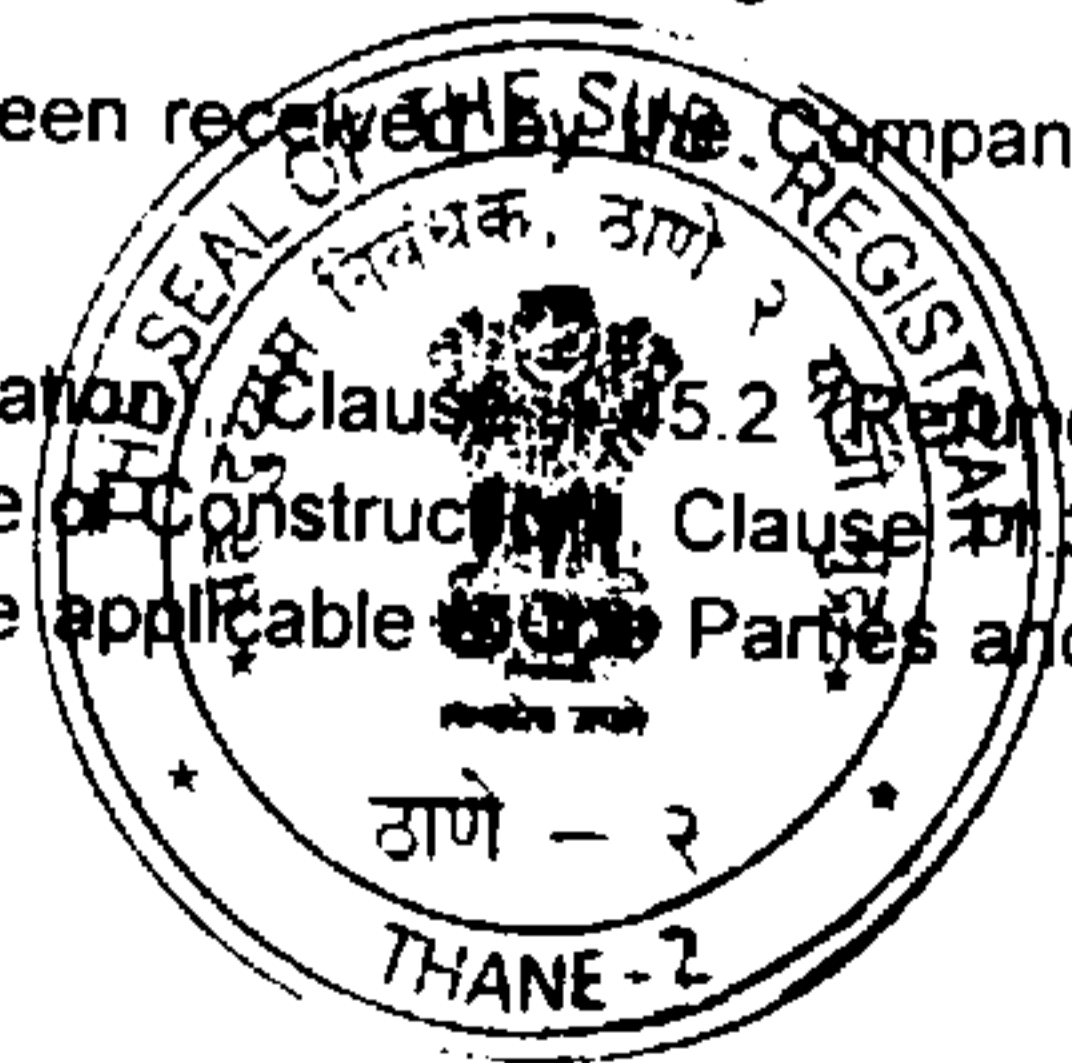
## 2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
  - All statutory instruments or orders made pursuant to a statutory provision; and
  - Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.



ट न न - २  
दस्त क्रमांक ३०२९० / २०२४

- 2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- 2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to *inter alia* the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/ marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Company will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Company for the loss or damage that is suffered / likely to be suffered by the Company on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. All references in this Agreement to the term 'Date of Offer of Possession' / 'DOP' shall be read and construed as reference to 'Extended DOP', if and as applicable.
- 2.14. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.
- 2.15. Applicability of clauses: In the event the OC has been received by the Company before the execution of this Agreement:
- a. Clause 1.44 (Purchaser's Notice of Termination), Clause 4.5.2 (Prepaid Amount), Clause 11.2.3 (Prolonged Stoppage of Construction), Clause 11.3 (Purchaser's Right to Terminate) shall not be applicable to the Parties and deemed to be deleted under this Agreement;



✓ 7 B

दस्तावेज - २
दस्तावेज क्र. ३०२१४ / २०२४
१० / ९

- b. The reference to the term 'On termination of this Agreement by either Party in accordance with the provisions of this Clause 11' under Clause 11.4.1. shall be read and construed as 'On termination of this Agreement by the Company in accordance with the provisions of this Clause 11';
- c. All the references in this Agreement to the term 'shall obtain OC' shall be read and construed as reference to 'has obtained the OC';
- d. Annexure 9 (Purchaser's Notice of Termination) and the reference in relation to Annexure 9 shall stand deleted.

### 3. DISCLOSURES AND TITLE -

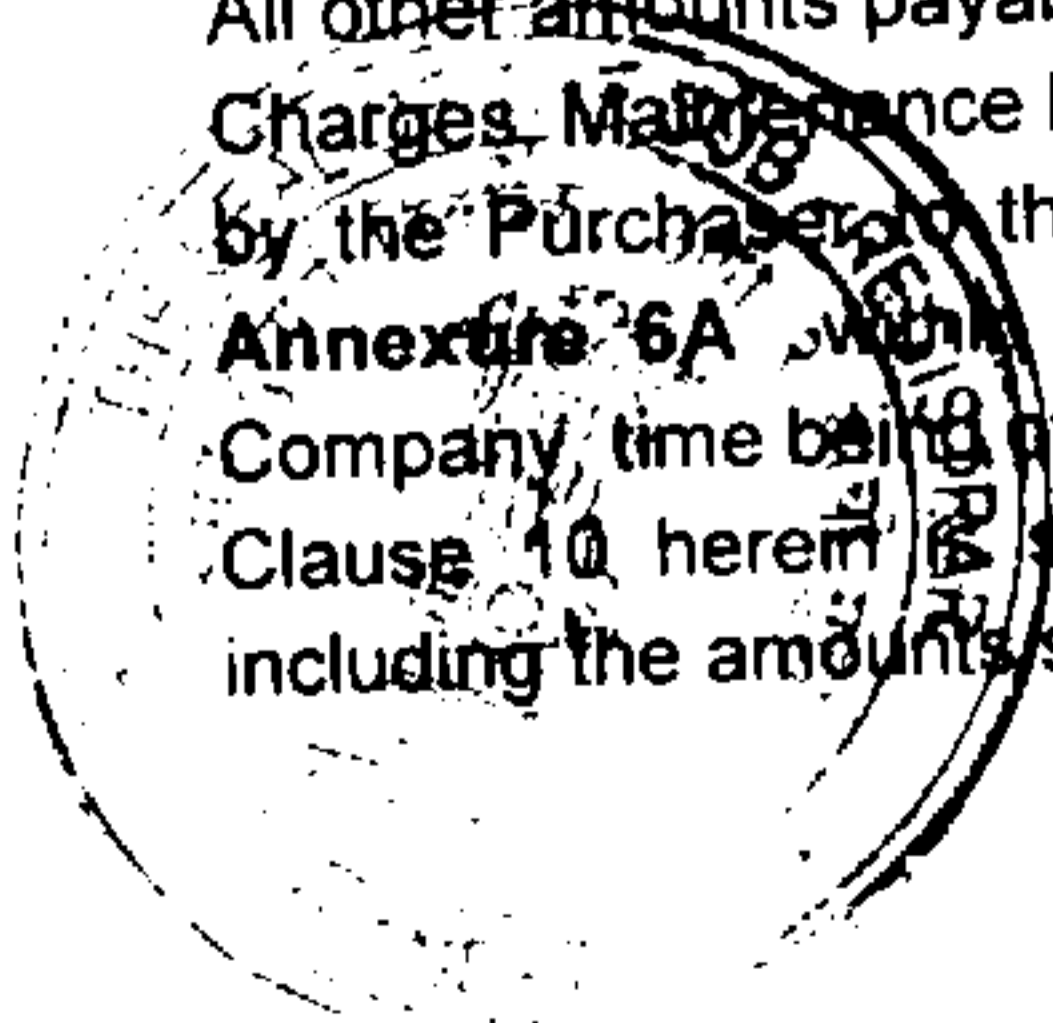
- 3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) the Purchaser has taken inspection of all the relevant documents; and (iii) the Purchaser has, in relation to the Unit/ Building/ Larger Property, satisfied himself of *inter alia* the following:
- Nature of the Company's right, title and encumbrances, if any;
  - The Approvals (current and future);
  - The drawings, plans and specifications; and
  - Nature and particulars of fixtures, fittings and amenities.
- 3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding the draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

### 4. AGREEMENT TO SELL AND CONSIDERATION

- 4.1. The Purchaser hereby agrees to purchase/ acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in **Annexure 6 (Unit and Project Details)**, subject to the terms and conditions mentioned herein and the Approvals.
- 4.2. The Consideration Value shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6 (Unit and Project Details)**. The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

### 4A. OTHER AMOUNTS PAYABLE

All other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto, shall be paid by the Purchaser to the Company in the manner more particularly described at **Annexure 6A** within 14 (fourteen) days of such demand being made by the Company, time being of the essence. The Possession of the Unit as provided under Clause 10 hereof is subject to payment of all amounts under this Agreement including the amounts set out at **Annexure 6A**.



9  
 W J B

ट न - २  
दस्तावेज क्रमांक ३०२९० / २०२४  
११ / १५

**4B. TERMS OF PAYMENT**

4B.1 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:

- a. shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, shall include all expenses related to Other charges, Maintenance Related Amounts and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;
- b. shall observe all covenants, obligations and restrictions stated in this Agreement; and
- c. confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.

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

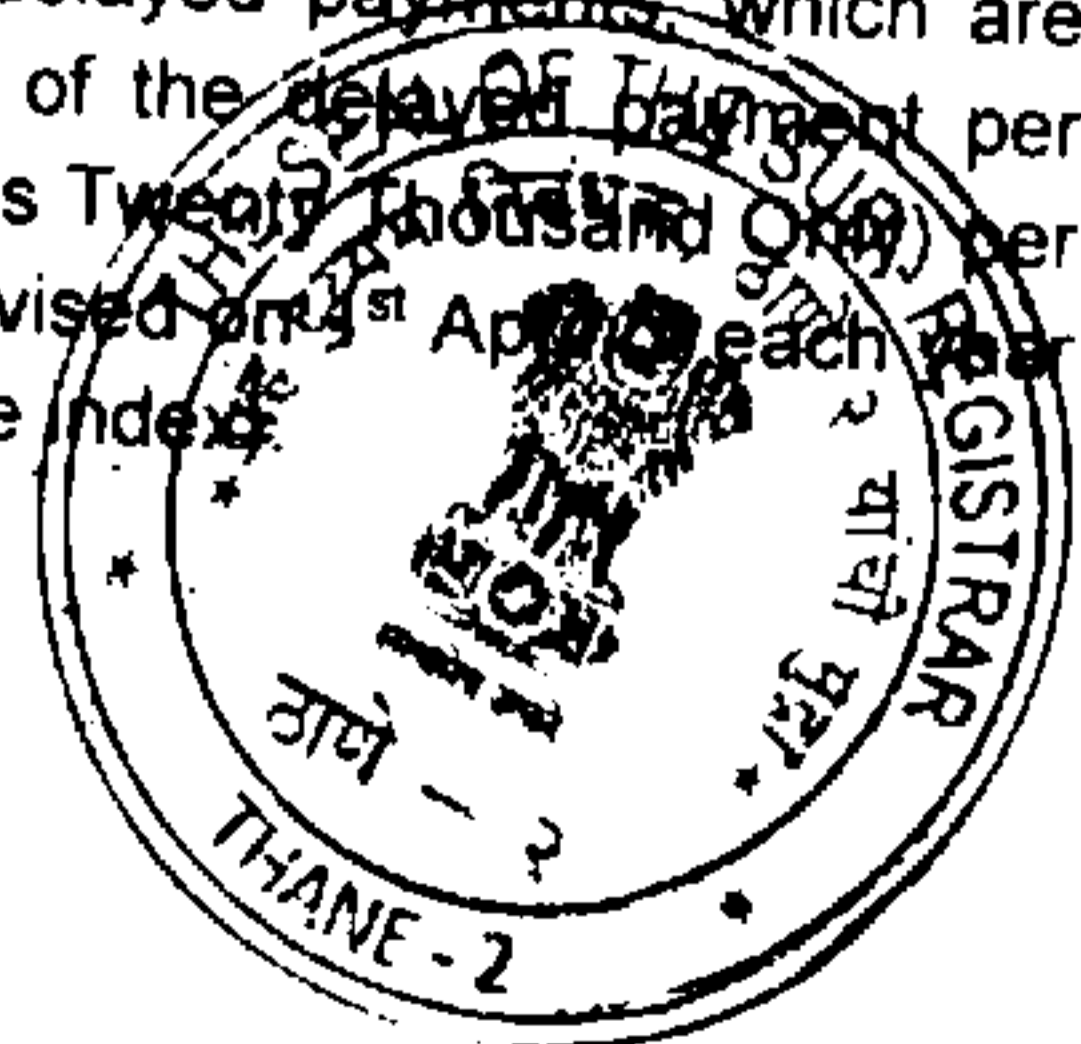
- a. **Firstly**, towards the Cheque Bouncing Charges in case of dishonor of any cheque issued by the Purchaser;
- b. **Secondly**, towards Interest due as on the date of payment;
- c. **Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along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

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

4B.3 In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.

4B.4 The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, the Company shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2023 and shall be revised on 1<sup>st</sup> April each year as per rate of Reserve Bank of India's consumer price index.

**5. CONSTRUCTION AND DEVELOPMENT**



C 7 B

दस्तावेज - २
दस्तावेज क्रमांक ३०२९४ / २०२४
१२ ए५

5.1. The Company shall, subject to the terms hereof, construct/has constructed the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.

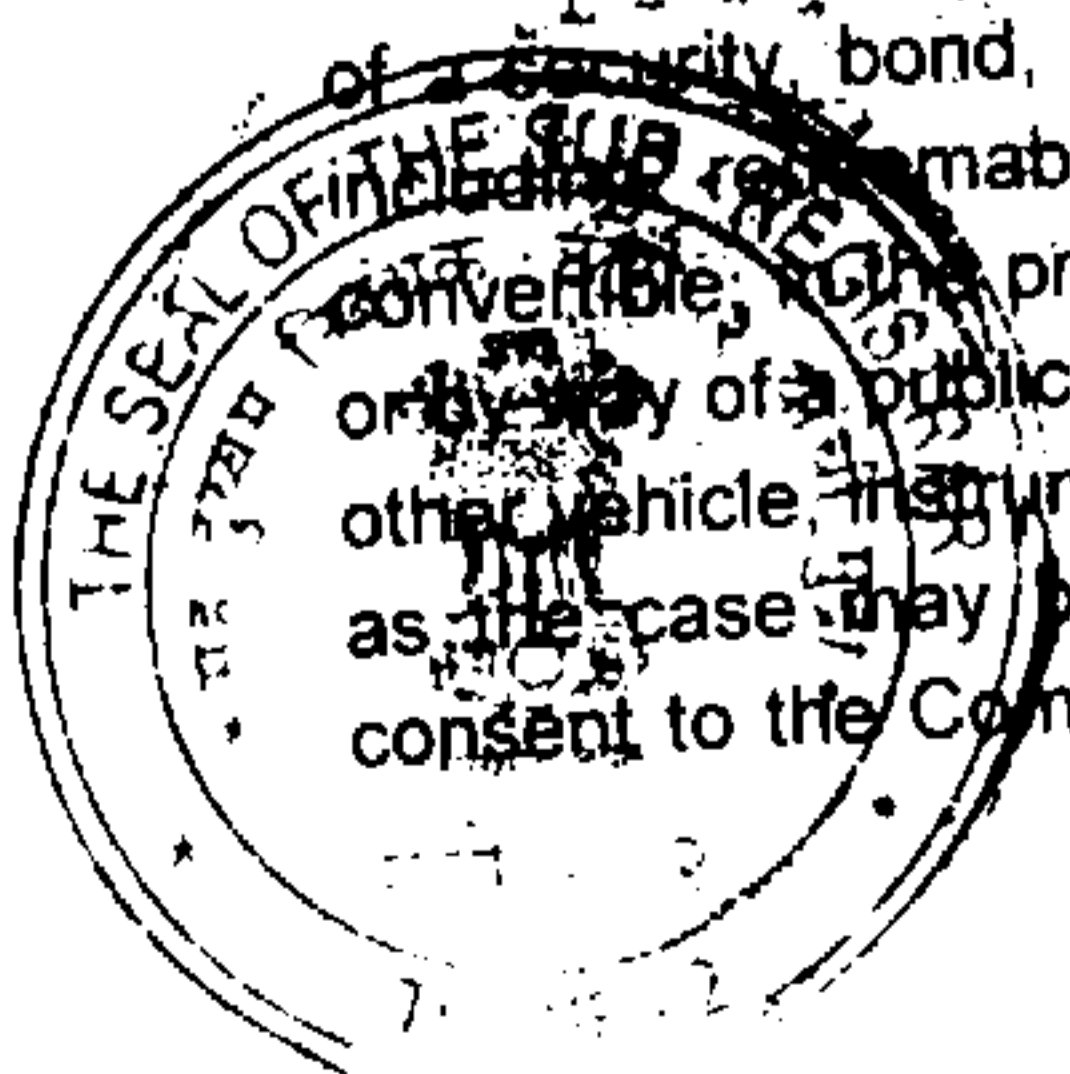
5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.

5.3. Subject to the remaining provisions of this clause, the Parties agree that the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organization. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

## 6. SECURITIZATION -

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



W 7 B

- २  
दस्तावेज क्र. ३४२१४/२०२४  
०३/१३/२४

deal with, in a manner suitable to the Company (without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges and/or part thereof and any amounts received/ receivable by the Company hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Other Charges and, or, part thereof and, or, any amounts payable by the Purchaser herein.

6.2. It is further agreed that any such securitization shall not lead to an increase in the Consideration Value or any other amounts payable under this Agreement, including Other Charges and Maintenance Related Charges paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

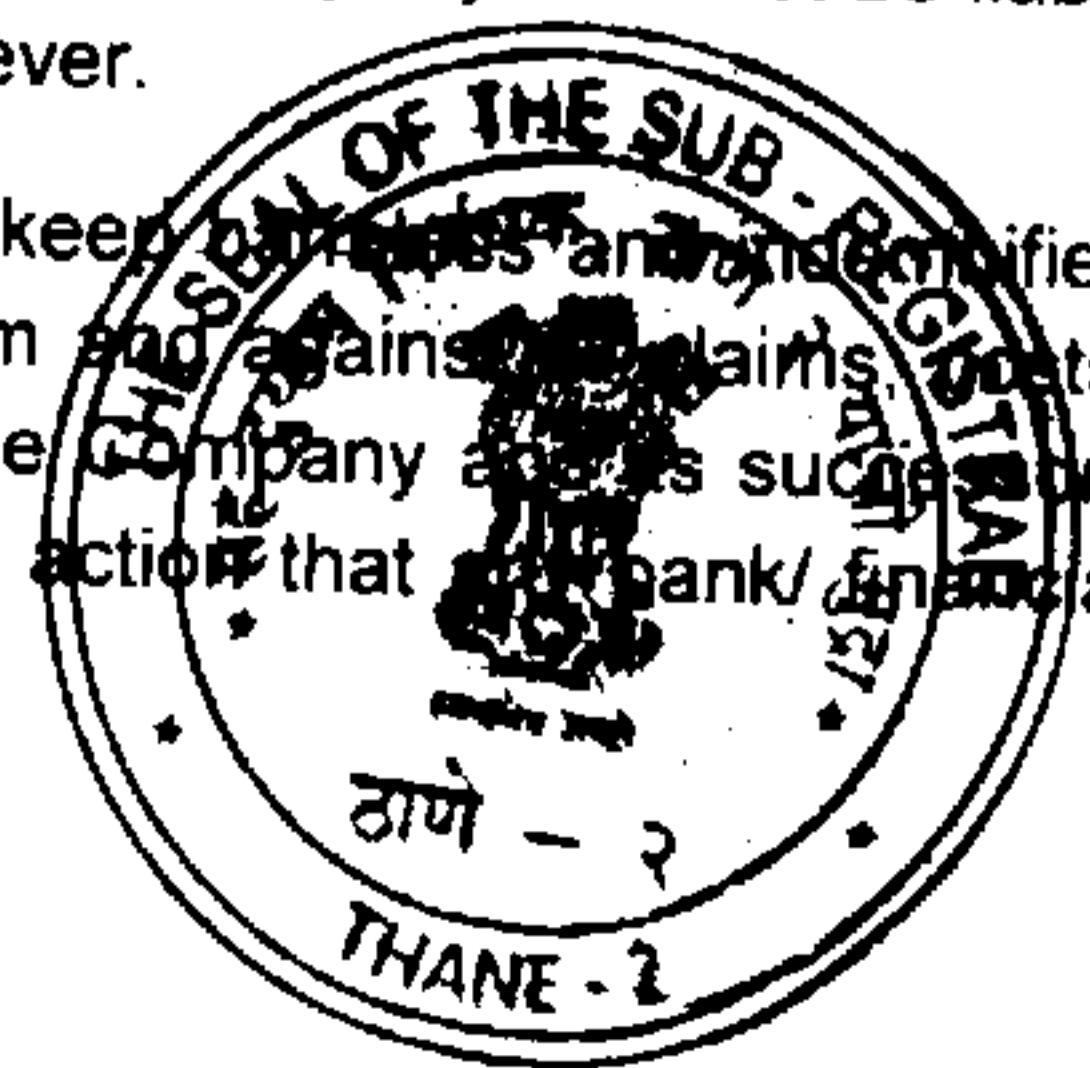
**7. LOANS AGAINST THE UNIT**

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

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

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

7.4. The Purchaser indemnifies and hereby agrees to keep the Company and its successors and assigns from and against all claims, suits, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that a bank/financial



*[Handwritten signatures and initials]*

ट न न - २
दस्त क्रमांक ७४२१४/२०२४
१४ ए

institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

## 8. CAR PARKING

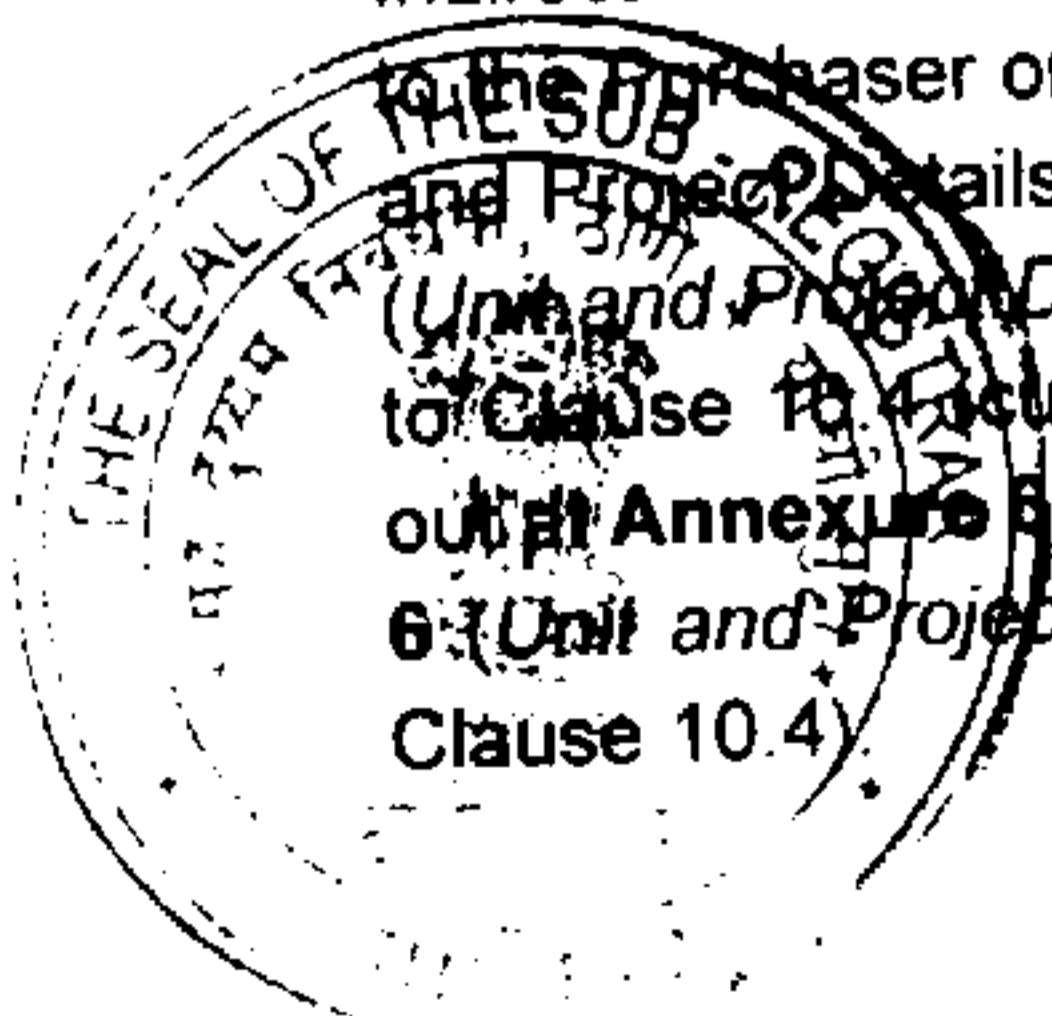
- 8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in **Annexure 6 (Unit and Project Details)** hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organization and/or execution of conveyance, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not permit the Ultimate Organization to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.
- 8.2. The Purchaser is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Law. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted / allocated to the Purchaser.

## 9. REGISTRATION

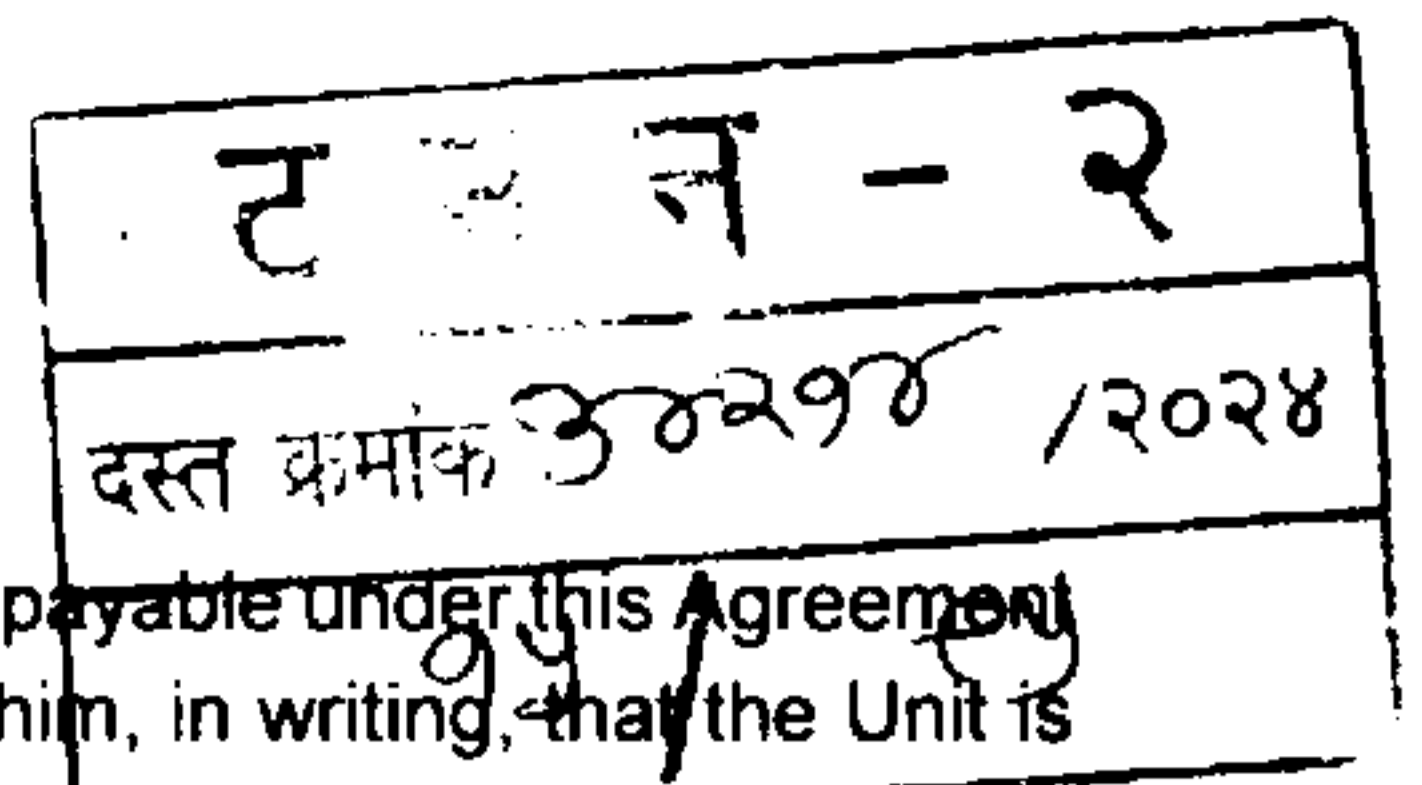
- 9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company the serial number under which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

## 10. POSSESSION

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP, as set out in Annexure - 6 (Unit and Project Details), which shall be subject to grace period set out at **Annexure 6 (Unit and Project Details)** and any further extension as may be applicable pursuant to **Clause 10.4** cumulatively, "Extended DOP" shall mean estimated DOP as set out in **Annexure 6 (Unit and Project Details)** + grace period as set out at **Annexure 6 (Unit and Project Details)** + further extension as may be applicable pursuant to **Clause 10.4**.



V 7 B



- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 14 (fourteen) days of the Company intimating him, in writing, that the Unit is ready for possession ("**Possession Demand Letter**") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.
- 10.3. The Company shall obtain occupation certificate for the Unit ("OC") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.
- 10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company, including on account of any of the following:
- 10.4.1. War, civil commotion or act of God;
- 10.4.2. Any notice, order, rule or notification of the Government and/or any other public or competent Authority/ court.

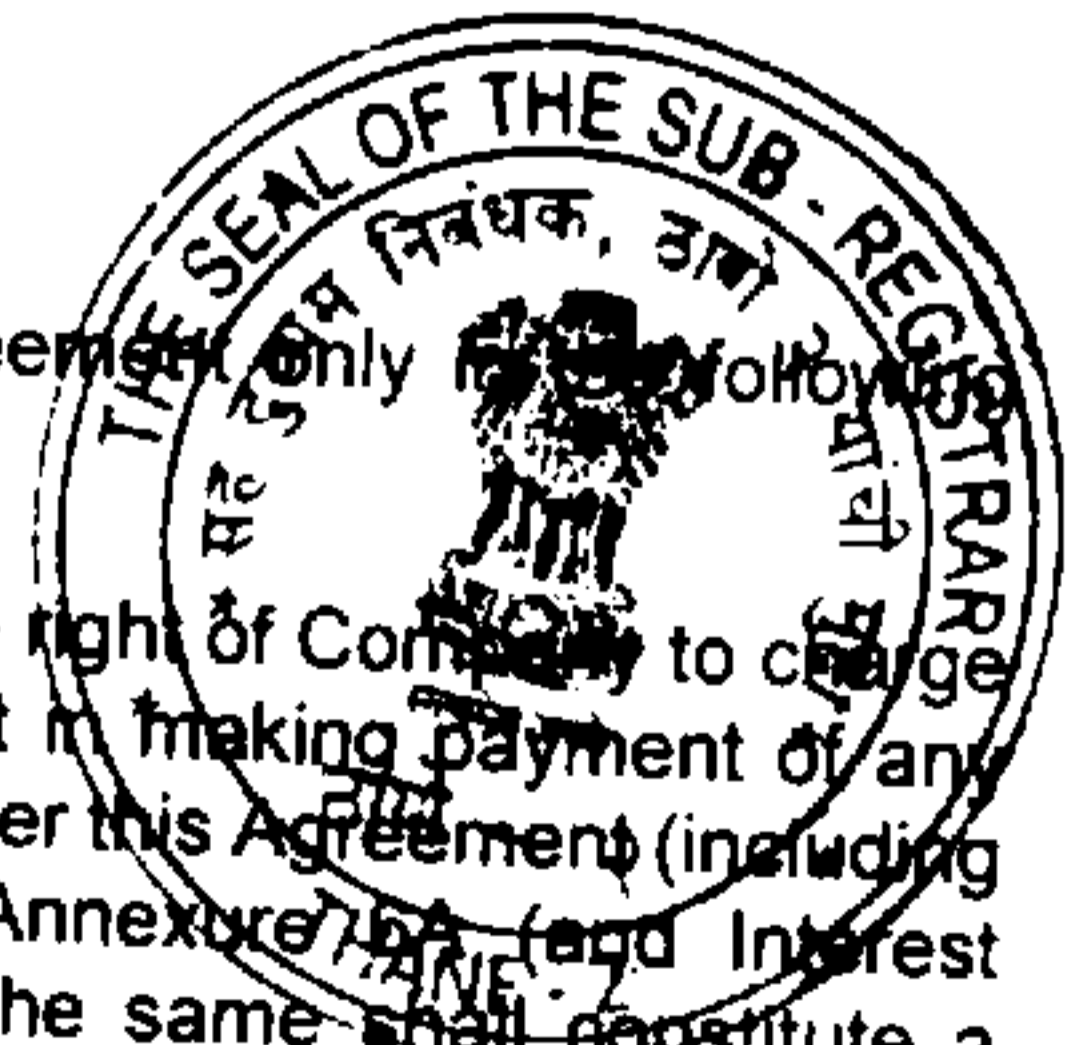
For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

## 11. TERMINATION

- 11.1. The Parties are entitled to specific performance of this Agreement. The Purchaser is aware that the Company, as per its practices and policies, does not accept request for cancellation / termination of this Agreement under any circumstance, save and except the provisions contained in 11.3 hereinbelow. The Parties hereby agree this Agreement is not terminable under any circumstance, save and except the very specific circumstances stated below.

### **Company's Right to Terminate**

- 11.2. The Company shall have right to terminate this Agreement only in the following circumstances:
- 11.2.1. Default / Non-Payment: Without prejudice to the right of Company to charge interest, on the Purchaser committing a default in making payment of any amounts due and payable by the Purchaser as per this Agreement (including Annexure 6 (Unit and Project Details) and Annexure 7 (and Interest thereon, if any)) on the respective due date, the same shall constitute a default ("**First Default**").



✓ → B

ट न न - २
दस्त क्रमांक ३०२१० / २०२४
१६ / ए

Provided that upon such First Default occurring, the Company shall give 1<sup>st</sup> notice of 14 (fourteen) days after his/her first default to the Purchaser. If the Purchaser fails to make payments of all outstanding amounts by 15th day from the aforesaid 1st notice, the same shall constitute the "Second Default". Thereafter, the Company shall give the 2<sup>nd</sup> notice of another 7 (seven) days to rectify the breach. If all outstanding amounts are not paid in full by 8<sup>th</sup> day from such 2<sup>nd</sup> notice, the same shall constitute "Third Default". Upon Third Default, the Company shall have the right (but not an obligation) to terminate this Agreement without any further notice or upon the Purchaser committing any 3 (three) defaults in making payment of any amounts due and payable by the Purchaser as per this Agreement (including Annexure 6 (Unit and Project Details) and Annexure 6A (and Interest thereon, if any)) on the respective due date.

Provided further that upon termination of this Agreement as aforesaid, the Company shall refund the Refund Amount to the Purchaser as per Clause 11.4.3.

A notice of a default under this Agreement shall be served in writing by registered AD/ speed post at the address provided by the Purchaser. Any delay in sending the said notice(s) shall not affect the rights of the Company under this clause.

11.2.2. Attempt to Defame: The Purchaser agrees not to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to terminate this Agreement.

11.2.3. Prolonged Stoppage in Construction: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one) year, the Company shall have the option to terminate this Agreement.

**Purchaser's Right to Terminate:**

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

11.3.1. Delay in possession beyond Extended DOP: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in Annexure 6 (Unit and Project Details), if the Company fails to offer possession of the Unit by Extended DOP, then:

- (a) Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause (b) the DOP mentioned in Annexure 6 (Unit and Project Details) shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit Interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser, or



ट न न - २

दस्त क्रमांक ७७२१४/२०२४

- (b) Within 30 (thirty) days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in Annexure 9 (Purchaser Notice of Termination) elect to terminate this Agreement ("Purchaser Notice of Termination"). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1((a)).

#### 11.4. Consequences of Termination and Payment of Refund Amount

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.3.

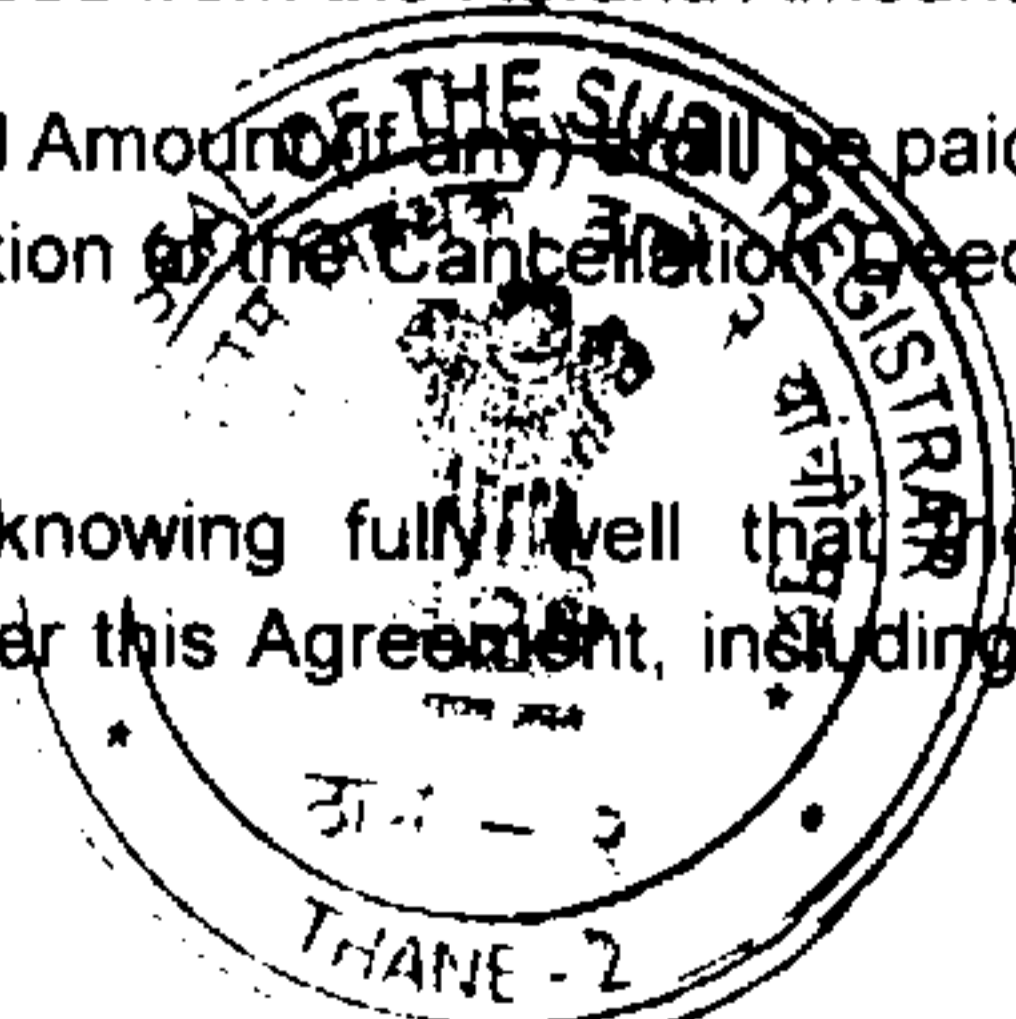
#### 11.4.2. Cancellation Deed

- (a) Upon termination, the Purchaser shall execute a cancellation deed in the format specified by the Company ("Cancellation Deed") and such other documents as may be required for cancellation of the Units and be required to register the same as per the timelines specified by the Company and undertake all actions as may be required to give effect to this provision.
- (b) To give effect to this provision of Clause 11.4.2(a) above, the Purchaser hereby irrevocably nominates, constitutes and appoints Mr. Surendran Nair, Mr. Rahul Wandekar and Mr. Pandhari Kesarkar, jointly and/ or severally, whose signatures are annexed hereto in Annexure "10", (hereinafter referred to as, the "Attorney") to be his/her/its true and lawful Attorney to act for and on behalf of the Purchaser and in the name of the Purchaser, for doing all or any of the acts, deeds, matters and things pertaining to cancellation of the Unit and incidental matters thereto and to undertake any of the following actions on behalf of the Purchaser:
- To execute all such documents as may be required for cancellation of the Unit, including, but not limited to, execution of the Cancellation Deed;
  - To appear before and deal with the concerned Sub-Registrar of Assurances for the purpose of registration of the cancellation deed, affidavits, confirmation deeds and all other ancillary documents executed in respect of cancellation of the Unit upon the same being duly registered; and
  - To undertake all actions as may be required to give effect to this Clause.
- (c) Without prejudice to the provisions of Clause 11.4.2(b) above, in the event the Purchaser fails to personally appear for the execution and/or registration of the Cancellation Deed upon 7 days' notice being given for the same by the Company, then the Purchaser shall be obliged to pay a 'non co-operation charge' of an amount equivalent to 5% percentage of the Consideration Value under this Agreement and the same shall be reduced from the Refund Amount.

11.4.3. Upon registration of the Cancellation Deed, the Refund Amount (if any) shall be paid starting after 30 (thirty) days from the date of registration of the Cancellation Deed in 12 (twelve) equal monthly instalments.

11.5. Both Parties have entered into this Agreement, knowing fully well that the Consideration Value and other amounts payable under this Agreement, including,

✓ → B



ट न न - २
दस्ता क्रमांक ७४२९७ / २०२४
१२ / ६५

but not limited to, Other Charges, Maintenance Related Charges and Indirect Taxes thereto may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of any change in the Consideration Value or other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and Indirect Taxes thereto.

**12. DEFECT LIABILITY**

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

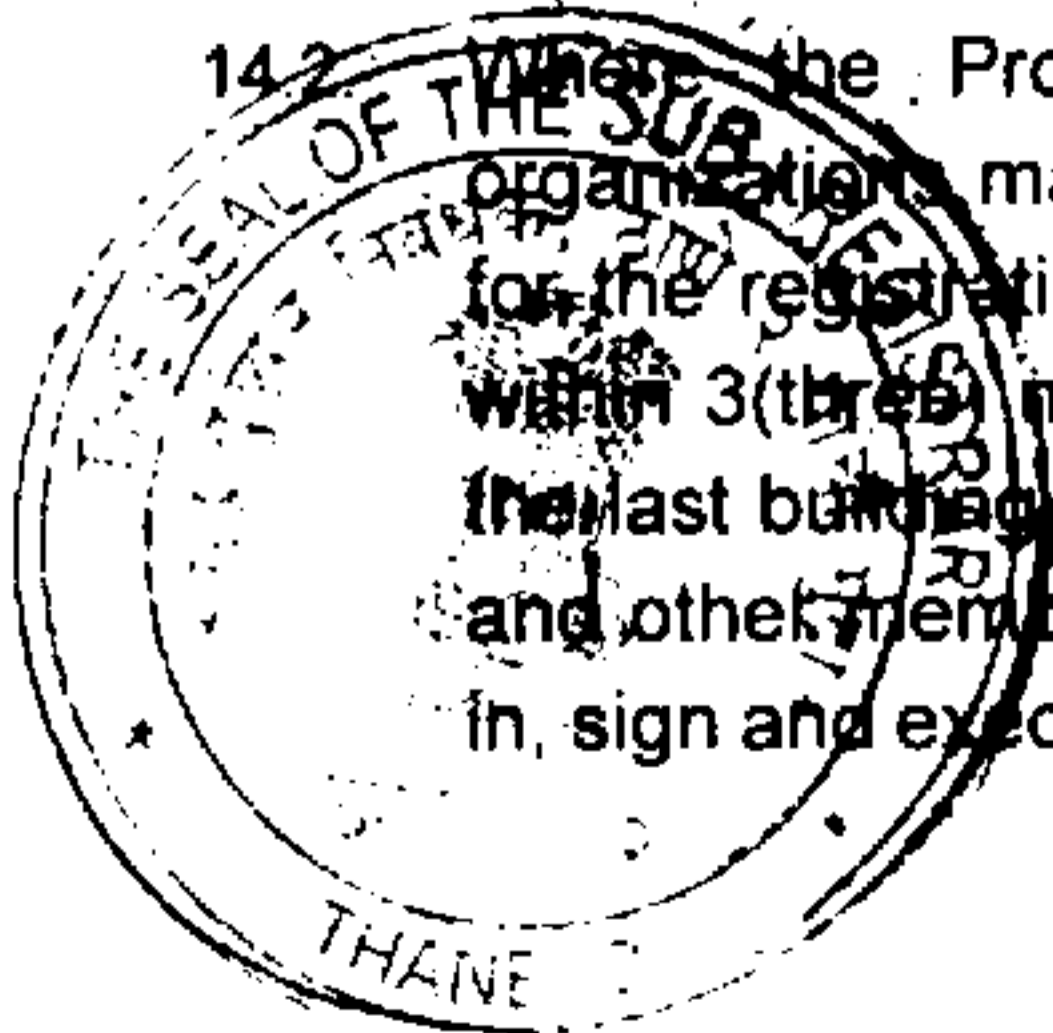
**13. SET OFF / ADJUSTMENT**

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

**14. ULTIMATE ORGANIZATION AND FEDERATION**

14.1. The Purchaser along with other purchasers of units in the Building shall join in forming the Ultimate Organization in respect of the Building within a period of 3 (three) months of the 51% of the total number of purchasers having booked their units in the Building. The Ultimate Organization shall be known by such name as the Company may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organization and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organization.

14.2. When the Project consists of more than one building, separate ultimate organizations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organizations within 3 (three) months from the date of receipt of the full occupation certificate of the last building which is to be constructed on the Larger Property. The Purchaser and other members of the ultimate organization(s) shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents



V A B

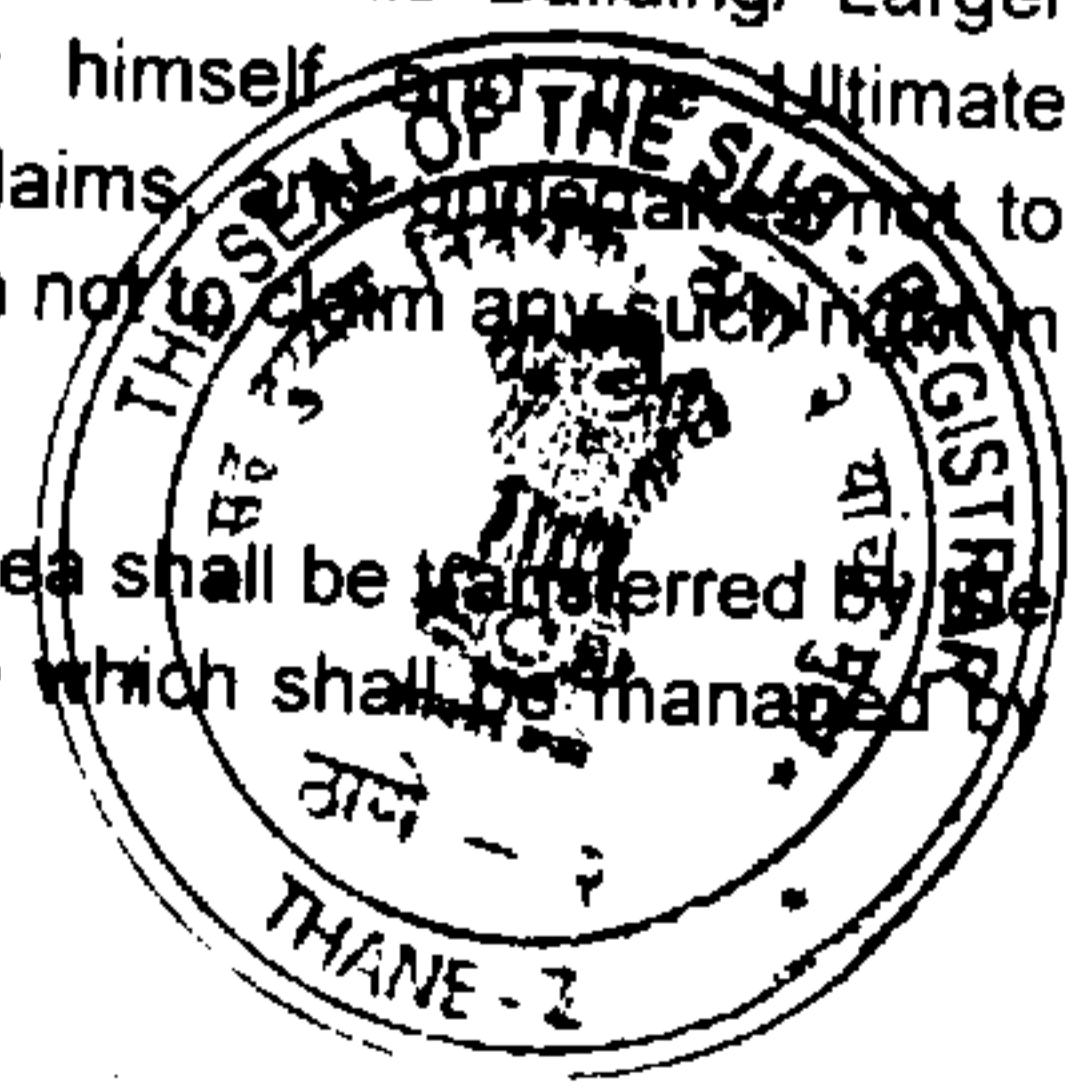
**ट न न - २**

दस्त क्रमांक ३७२९० / २०२४

८५

necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.

- 14.3. Within 1 (one) month from the date of full occupation certificate in respect of the Building, the Company shall share a Deed of Conveyance with the Ultimate Organization ("**Building Conveyance**") in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise. The above execution of the Building Conveyance shall be subject to payment of any outstanding amounts of CAM charges and property taxes (along with interest thereon) owed by the members of the Ultimate Organization to the Company and completion of takeover of management of the affairs of the building by the Ultimate Organization.
- 14.4. Within 3 (three) months from the receipt of the full occupation certificate for the last of the building which is to be constructed on the Larger Property, the Company shall share a Deed of Conveyance with the Federation ("**Federation Conveyance**") in respect of all of the Company's right, title and interest in the Larger Property less the Demarcated Area subject to and excluding the Building Conveyance and also subject to the right of the Company (i) to dispose of unsold units, if any; and receive the entire consideration amount and outstanding dues from the purchasers; (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise. The above execution of the Federation Conveyance shall be subject to payment of any outstanding amounts of CAM charges and Property Taxes (along with interest thereon) owed by the members of the Ultimate Organization forming part of the Federation to the Company and completion of takeover of management of the affairs of the Larger Property by the Federation.
- 14.5. The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organization/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organization/ Federation.
- 14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organization or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard, the Purchaser for himself and the Ultimate Organization/Federation, waives all his rights and claims, and undertakes not to claim and cause the Ultimate Organization/Federation not to claim any such rights in respect of the Building/ Larger Property.
- 14.7. The Purchaser acknowledges that the Demarcated Area shall be transferred by the Company to a charitable trust /its non-profit nominee which shall be managed by







ट न न - २
दस्त क्रमांक ३०२१० / २०२४
२० / ६५

such charitable trust / its non-profit nominee at its sole discretion and the Ultimate Organization / Federation shall have no involvement in this regard.

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

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

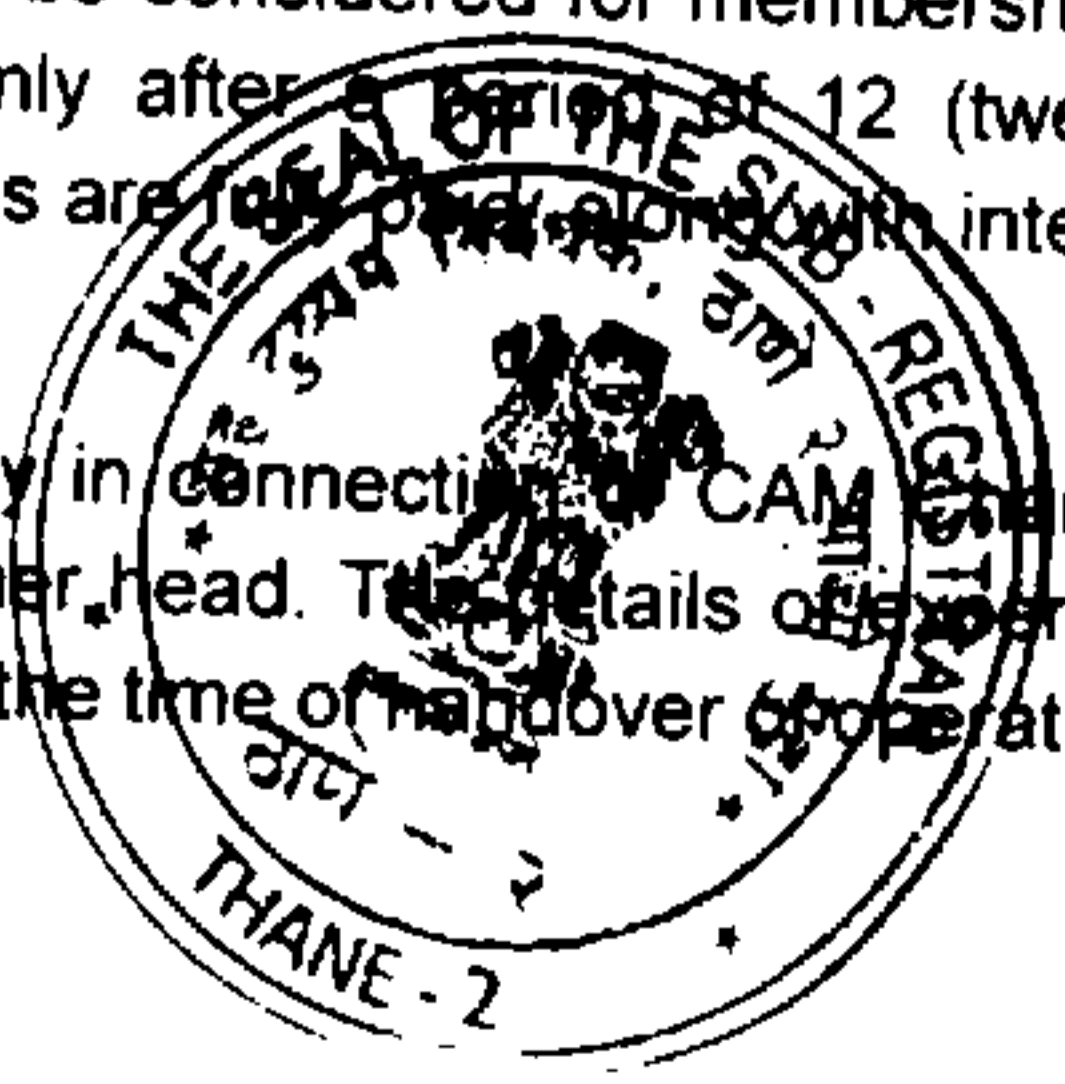
- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by FMC. For clarity, the FMC may be a related concern and/or internal arm of the Company. The FMC will be appointed by the Company for a period of 180 (one hundred eighty) months ("Term"), commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. On the expiry of the 180 (one hundred eighty) months period, the Ultimate Organization / Federation may decide to ask the FMC to discontinue management of the Common Areas with the written consent of majority of all unit purchasers (in the Building / all building(s) on the Larger Property respectively). If such written consent is not received from the majority of unit purchasers of the Ultimate Organization / Federation (for the Building and Federation common areas respectively) within 2 (two) months from the expiry of the Term, the Term of the FMC shall be deemed to be extended by 60 (sixty) months. At the end of such extended term(s), the aforesaid process for discontinuing of FMC's services shall once again apply. Such discontinuation shall be applicable only once all pending dues (if any) of CAM Charges (BCAM and FCAM respectively) have been paid to the Company.
- 15.2. During the Term of the FMC, the Ultimate Organization shall be entitled to end the services of the FMC with advance written notice of 6 (six) months. Such notice may be issued only once all pending dues (if any) of CAM (/BCAM) have been paid to the Company and if such notice has the written consent of 75% (seventy five per cent "Special Majority") of the unit purchasers of the Building. Similarly, the Federation shall be entitled to end the services of the FMC with advance written notice of 6 (six) months. Such notice may be issued only once all pending dues (if any) of CAM (/BCAM) have been paid to the Company and if such notice has the written consent of the Special Majority i.e. 75% (seventy five per cent) of the unit purchasers of all the building(s) on the Larger Property.
- 15.3. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organization in the event the BCAM Charges and FCAM charges as applicable, have not been paid to the FMC by 100% (one hundred per cent) of the unit purchasers at the due date (with a grace period of 30 (thirty) days).

- 15.4. The Purchaser agrees and undertakes to cause the Ultimate Organization and Federation to be bound by the rules and regulations that may be framed by the FMC.

**CAM Charges and Maintenance Related Amounts**

ट न न - २  
 दस्त क्रमांक ३०२१० / २०२४  
 एय

- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payable as the CAM charges as set out at **Annexure 6A**. The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/ HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.
- 15.6. The Purchaser shall be obliged to pay the BCAM and FCAM charges in advance on or before the 1<sup>st</sup> day of each quarter to the Ultimate Organization and Federation respectively (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, to the Company).
- 15.7. The Purchaser is aware that the CAM charges stated hereinabove are provisional and the said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.
- 15.8. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes possession on such date or not. The Purchaser undertakes to make payment of the estimated BCAM Charges and FCAM Charges for the period stated in **Annexure 6A** from the CAM Commencement Date.
- 15.9. The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unsold unit(s) by the Company. For any unit, the CAM Charges shall commence on the date of offer of possession of the said unit after it is sold. However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.
- 15.10. All Maintenance Related Amounts stated in **Annexure 6A** are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organization/Federation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.10 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club, parking and all other facilities provided by the Company/ Ultimate Organization/ Federation till such time all due amounts are paid together with Interest for the period of delay in payment. The Purchaser confirms that he/she/it shall pay interest on any delay (caused due to any reason, including where the Purchaser disputes the expenses audited as per the provision hereinbelow) in payment of Maintenance Related Amounts at the rate of 18% p.a. on such unpaid amounts till the date of such payment. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall not be eligible to be considered for membership of the Ultimate Organization and/or Federation only after a period of 12 (twelve) months from such time that the defaulted amounts are fully paid along with interest applicable thereon.
- 15.11. The Company shall provide expense details only in connection to CAM charges and shall not provide expense details for any other head. The details of expenses related to the BCAM charges shall be provided at the time of handover of operations



Handwritten marks: a checkmark, a signature-like scribble, and the letter 'B'.

एनन - २
दस्तावेज क्र. ३०२१० / २०२४
२२ / एय

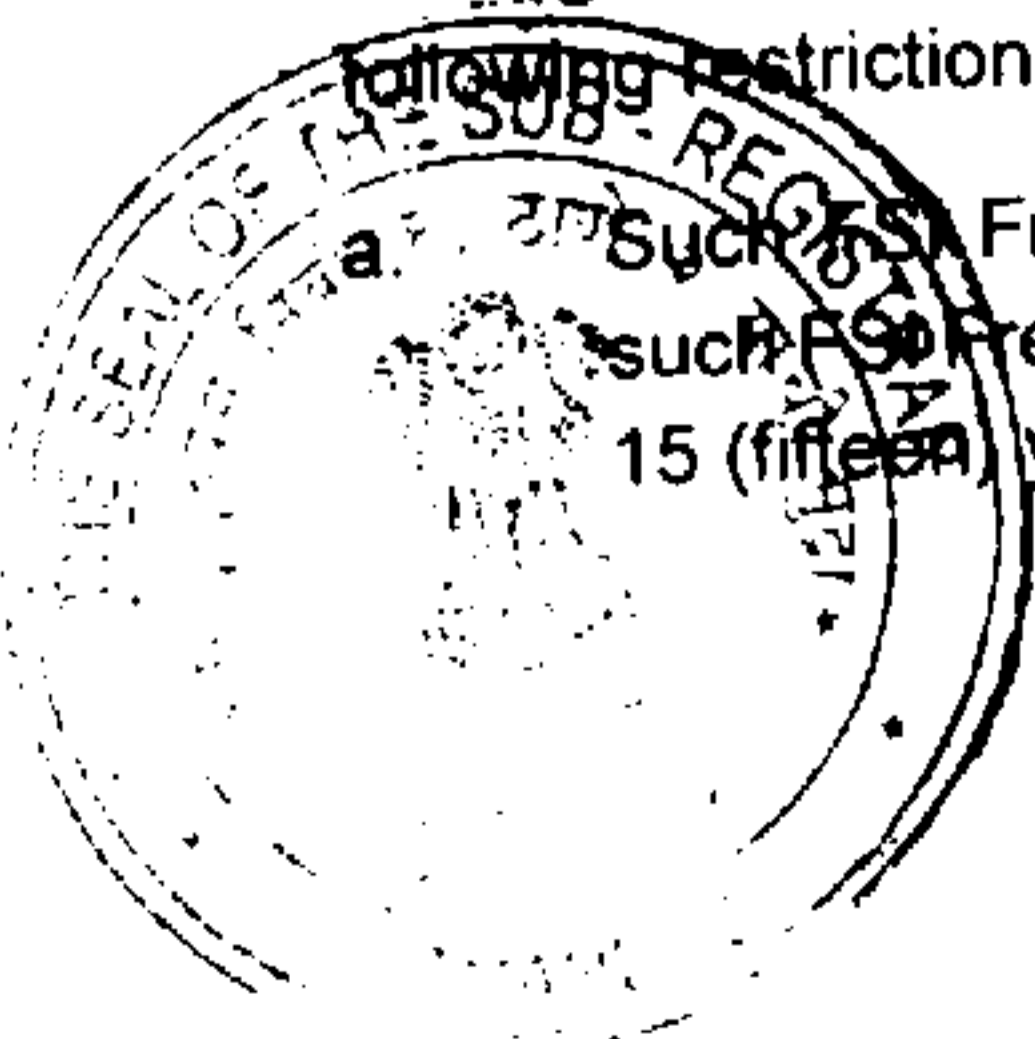
of the Building by the Company to the Ultimate Organization and the FCAM charges shall be provided at the time of handover of operations of the common areas outside the Building by the Company to the Federation. The Company shall get the expense details audited by an auditor who has conducted statutory audit of one or more of top 500 listed companies in India (as per NIFTY 500) at anytime in the last 3 financial years prior to the aforesaid audit. Such audited expense statement shall be binding on the Purchaser as well as the Ultimate Organization and the Federation.

- 15.12. Any surplus amounts towards BCAM and/or FCAM lying with the Company shall adjusted against any current or future dues of the Purchaser, including in respect of Maintenance Related Amounts.

#### Club and Other Key Common Areas

- 15.13. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at **Annexure 6 (Unit and Project Details)**. For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.
- 15.14. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is, however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s), as they may deem fit and the Purchaser shall not be entitled to object to the same.
- 15.15. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/ operators ("**Service Providers**") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("**FSI Free Constructed Spaces**") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organization/ Federation, subject to the following restrictions:

- a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.



Handwritten marks: a checkmark, a signature-like scribble, and the letter 'B'.

प्लान - २  
 दस्तावेज क्र. 30290/2024  
 २३ / १

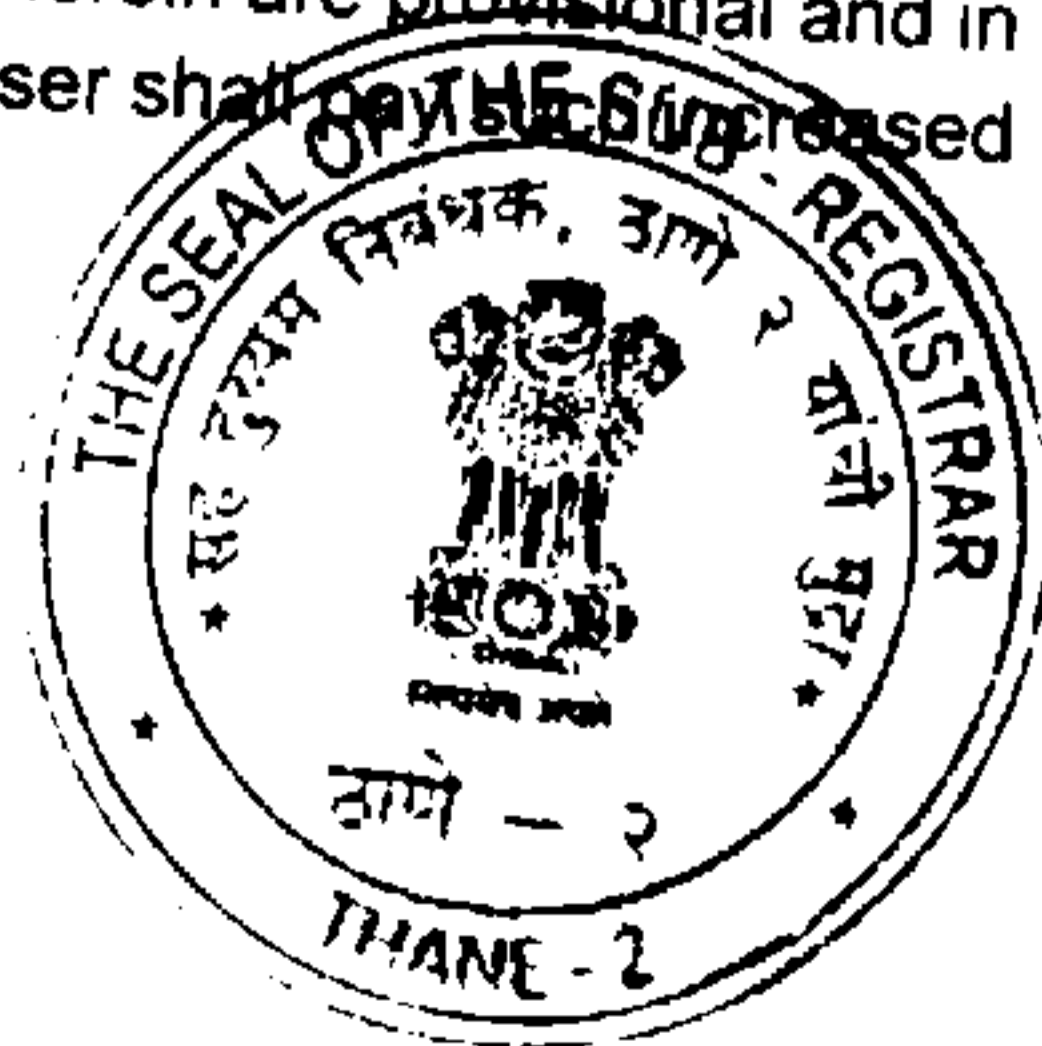
- b. Upon formation of the Federation, the Federation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

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

**16. PROPERTY TAXES AND OTHER CHARGES**

- 16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of the other considerations / levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30<sup>th</sup> April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15<sup>th</sup> April of the relevant financial year.
- 16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.
- 16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 14 (fourteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.
- 16.4. In case there is any surplus amount lying with the Company after payment of the first bill of the Property Tax, the same shall be handed over to the Ultimate Organization within 3 (three) months of the Ultimate Organization taking charge of the affairs of the Building or the 3 (three) months from the date of payment of the first bill of the Property Tax, whichever is later.
- 16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax for the Unit shall be refunded to the Purchaser within 14 (fourteen) days of the Company being informed by the Purchaser that such demand has been raised.
- 16.6. The Purchaser is aware that the Other Charges stated herein are provisional and in case the amount is higher than this amount, the Purchaser shall pay the increased amount as specified by the Company.

**17. BUILDING PROTECTION DEPOSIT**



Handwritten marks: a checkmark, a signature-like scribble, and the letter 'B'.

ट न न - २
दस्त क्रमांक ५०२१० / २०२४
२४

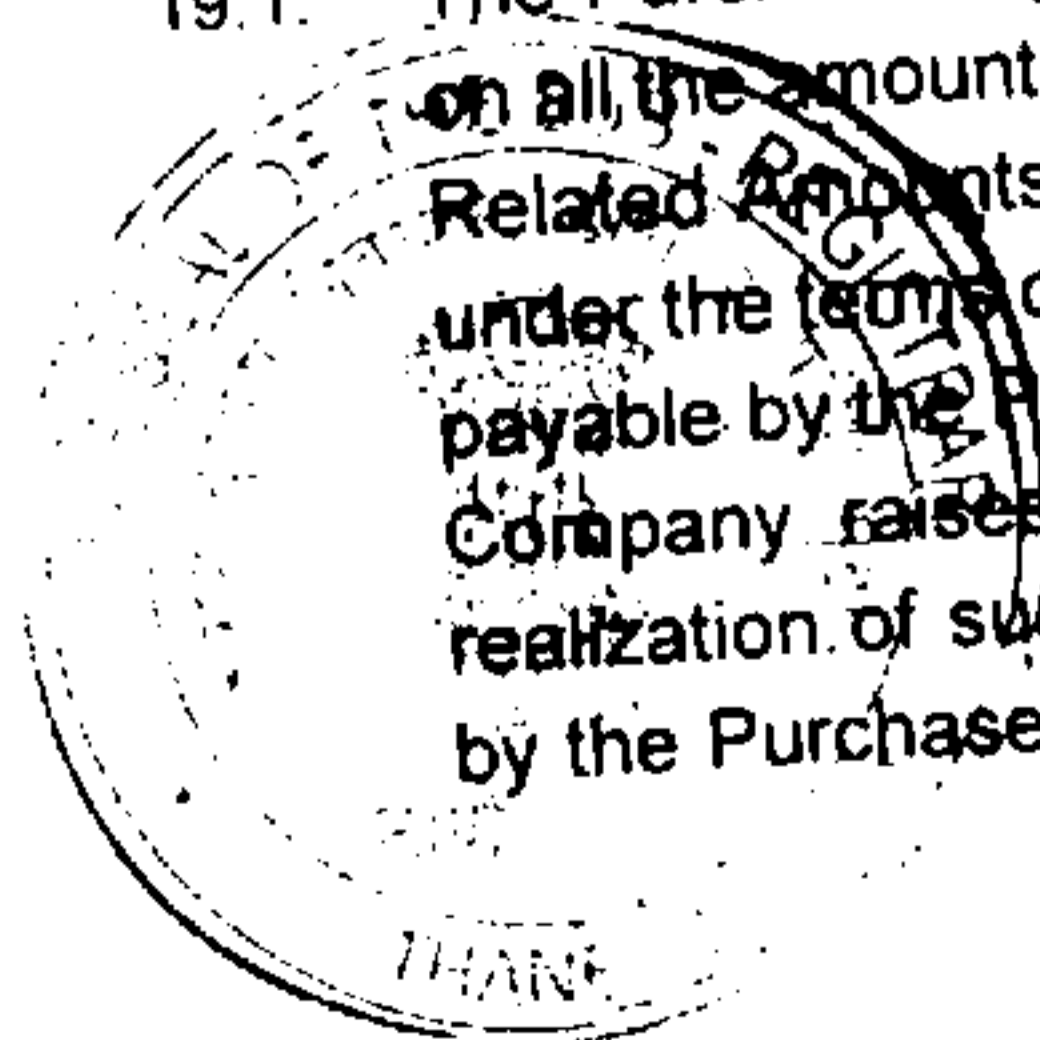
- 17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in **Annexure 6A** hereto.
- 17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.
- 17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.
- 17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 14 (fourteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.
- 17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 14 (fourteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organization, at the time same is formed.

## 18. INDIRECT TAXES AND LEVIES

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

## 19. INTEREST

- 19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.34) on all the amounts, including the Consideration Value, Other Charges, Maintenance Related Amounts, or any parts thereof, payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days, from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the



W → B



ट न न - २  
दस्त क्रमांक ३४२१४ / २०२४  
२५ / १५

Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

20. **PURCHASER'S COVENANTS**

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

- a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organization / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:
- (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to, not making any change or to alter the windows and/or grills provided by the Company);
  - (ii) Not make any changes to the common area/lobby and structural changes in the Building;
  - (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
  - (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
  - (v) Not change the location of the wet/waterproofed areas;
  - (vi) Not make any alteration in the elevation and outside color scheme of the Building;
  - (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organization;
  - (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and
  - (ix) Keep the sewers, drain pipes in the Unit and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.
- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company, as amended, from time to time.
- c. The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the EBVT areas.

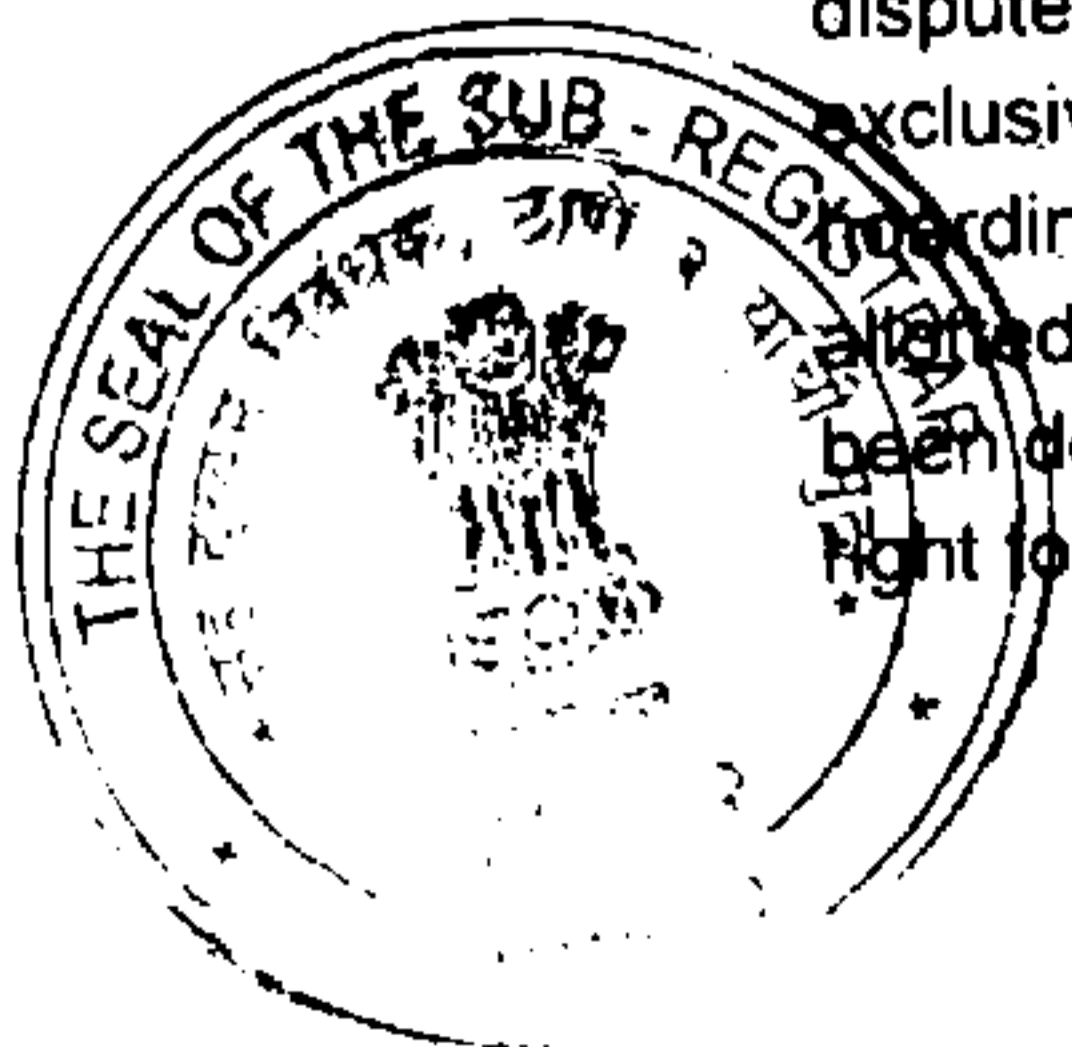


W 7 B

ट न न - २	
दस्त क्रमांक ७०२१४ / २०२४	
२६	६५

In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 (twenty four) months from the Extended DOP. The Purchaser shall ensure and cause the Ultimate Organization to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.

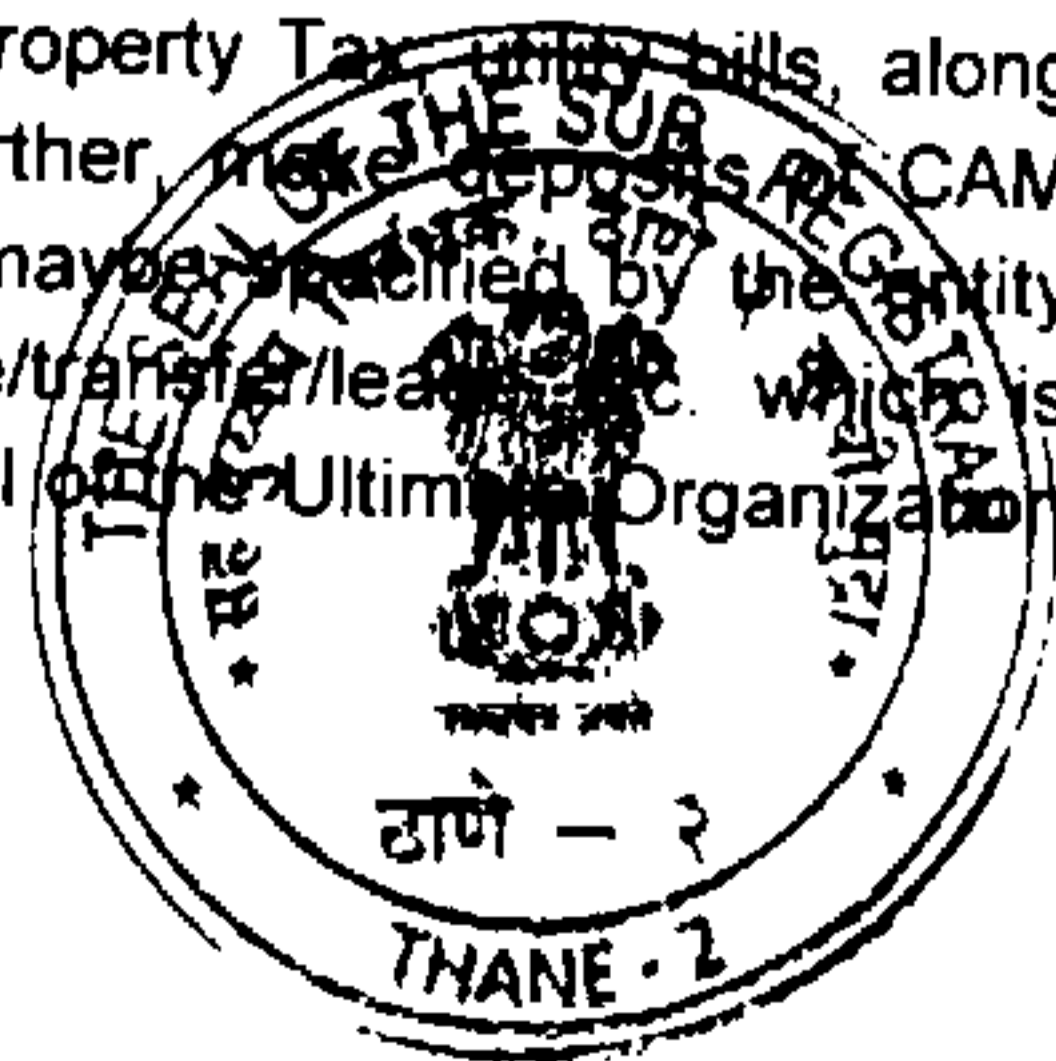
- e. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature other than cooking gas in the Unit, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organization / Federation.
- f. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- g. The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building and/or Ultimate Organization shall not be changed without the prior written consent of the Company.
- h. The Purchaser shall not allow the Unit to be used for user different from the nature of the user as approved by the authorities in the plan at the time of OC i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name. Similarly, no office unit shall be used for storage or retail use.
- i. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- j. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained as per the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurbishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- k. The Purchaser is aware that certain parts of the Wing/ Building/ Project including Otta, Parking, Garden, Terrace etc. shall be allocated for exclusive use of certain unit(s). The Purchaser covenants not to raise any claim or dispute in respect of such otta/parking/garden/terrace allotted for the exclusive use of any other unit(s) as well as any space available for storerooms/equivalent and all of these are agreed to be retained and/or allotted by the Company as restricted amenities. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.



ट न न - २	
दस्त क्रमांक	३०२१० / २०२४
	२६/१९

- l. To pay to the Company within 7 (seven) days of demand by the Company the Purchaser's share of security deposit demanded by concerned local Authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.
- m. To pay to the Company within 7 (seven) days of demand by the Company, the Purchaser's share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.
- n. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz., user for any purposes other than for residential or otherwise.
- o. In the event, the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at **Annexure 6A** as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months the Purchaser agrees and acknowledges that the Company shall, deduct such additional provisional electricity charges from the CAM Charges collected from the Purchaser per the terms of this Agreement.
- p. The Purchaser understands and agrees that the Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit till such time all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer/lease etc. of the Unit shall require written approval/ no-objection letter ("NOC") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, of the Company) to ensure that the inherent nature of the Ultimate Organization and/or Federation is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organization and/or Federation. The Purchaser further agrees that in the event of any breach of any conditions, covenants or obligations under this Agreement, including but not limited to conditions pertaining to fit-out and maintenance of the Unit, the Purchaser shall rectify and cure such breach to the satisfaction of the Ultimate Organization/Federation/Company, prior to obtaining such NOC. The Purchaser is aware that at the time of issuance of such NOC, the Purchaser (or party acquiring the interest, as they may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits for CAM Charges and Property Tax for duration as may be specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization

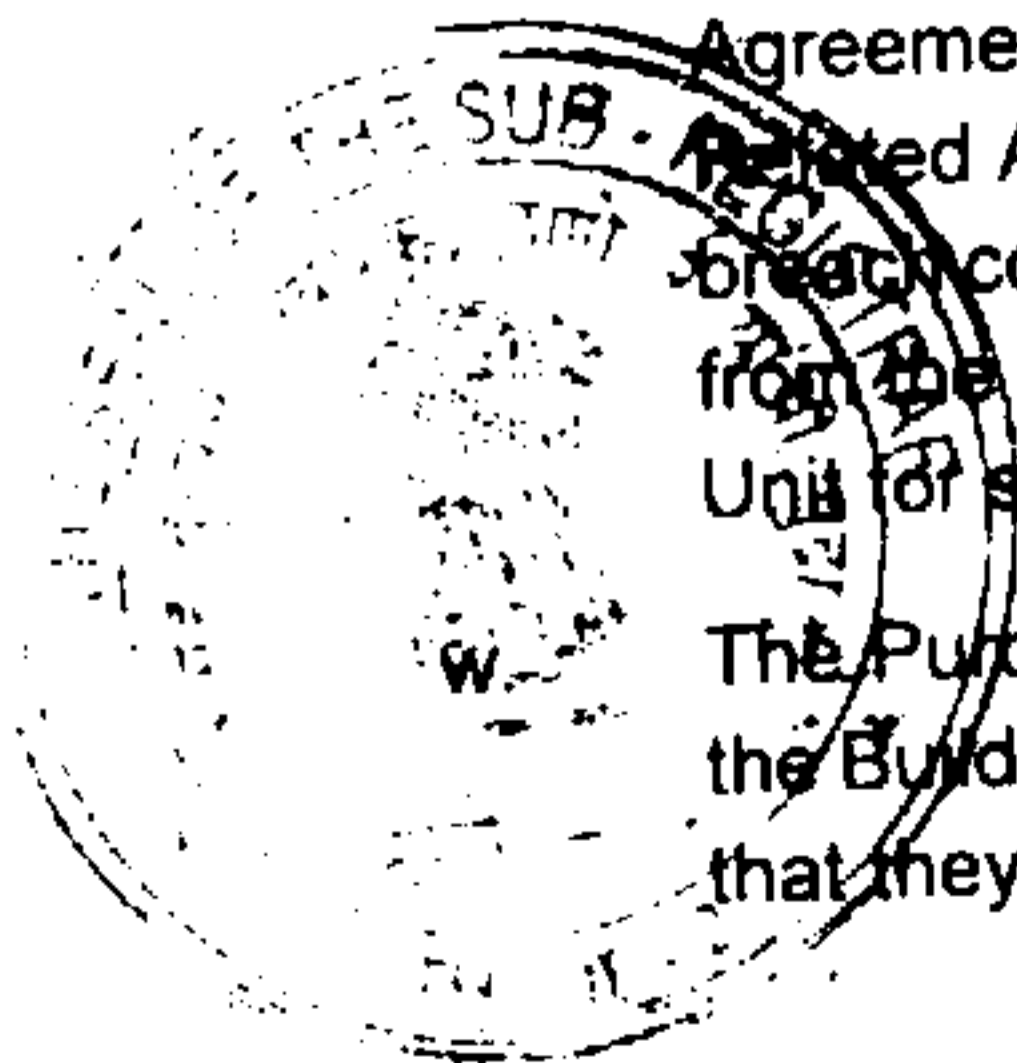
6 7 B



ट न न - २
दस्त क्रमांक १०२१४ / २०२४
२८ / ए५

and the Federation (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the larger development respectively, of the Company) shall be invalid and liable to be cancelled.

- q. The Purchaser is aware that certain parts of the Larger Property are earmarked for exclusive use by the residents of the specific building(s) / unit(s) and the Purchaser hereby agrees to not interfere in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.
- r. The Purchaser acknowledges and confirms that this Agreement along with any other documents, letters etc. executed in relation to this Agreement may be shared by the Company with the co-promoter or a joint developer of the Project, if any.
- s. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.
- t. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to, the application form, allotment letter, brochure or electronic communication of any form.
- u. Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organization/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- v. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5% (zero point five per cent) of the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto, for every day that any such breach continues within 14 (fourteen) days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the Building / Project shall unequivocally belong to the Company till such time that they are sold. The Company shall have (and the Purchaser shall cause



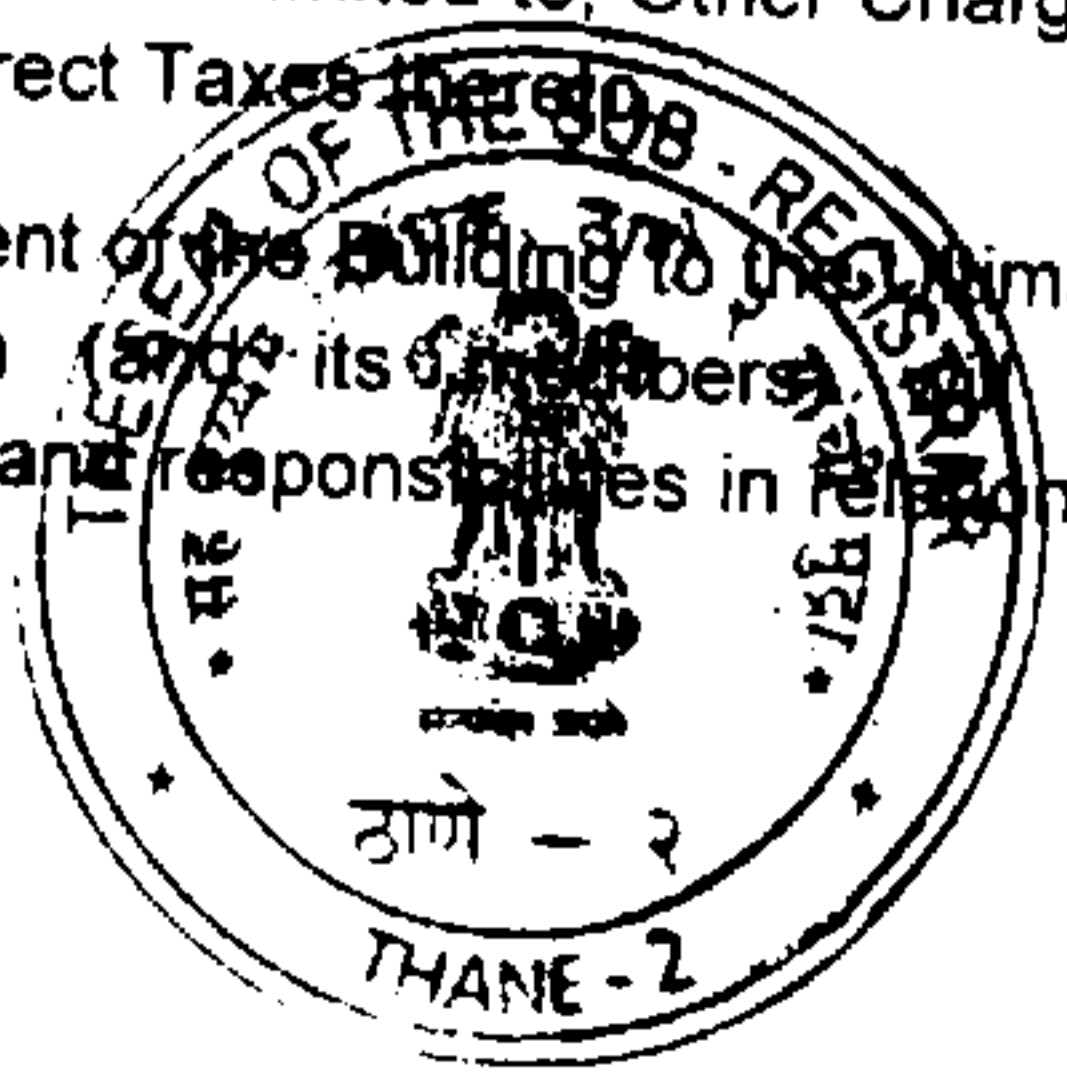
↓ → B

**पृष्ठ - २**

दस्ता क्रमांक ३०२१० / २०२४

the Ultimate Organization to agree and ratify ~~that the Company has~~ <sup>हय</sup> the absolute, unconditional and irrevocable right to sell, transfer, lease, encumber and, or, create any right, title or interest in the unsold units, without any consent/no-objection, of any nature whatsoever in this regard, from the Ultimate Organization and, or, Federation (as the case may be) for the purpose and further, without payment of any charges / transfer fee to the Ultimate Organization and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organization and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organization and, or, Federation to issue such consents and, or, permissions forthwith on request. The Company shall provide written intimation of such sale to the Ultimate Organization and, or, Federation within 30 (thirty) days of such sale being completed and the Ultimate Organization / Federation shall add such purchaser as its member, without any delay or demur and further, without any charge being levied for addition of such new member(s). Such purchaser of unsold unit/s shall, in any case, deemed to be a member of the Ultimate Organization.

- x. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organization/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20.1(w) and (x), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto for each month of delay caused.
- y. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization, the Company shall earmark certain car parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.
- z. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto.
- aa. Upon and after handover of the management of the Building to the Ultimate Organization, the Ultimate Organization ~~(and its members)~~ <sup>(and its members)</sup> shall be responsible for fulfillment of all obligations and responsibilities in relation to



W 7 B

ट न न - २
दस्त क्रमांक ३०२९० / २०२४
३० / ए

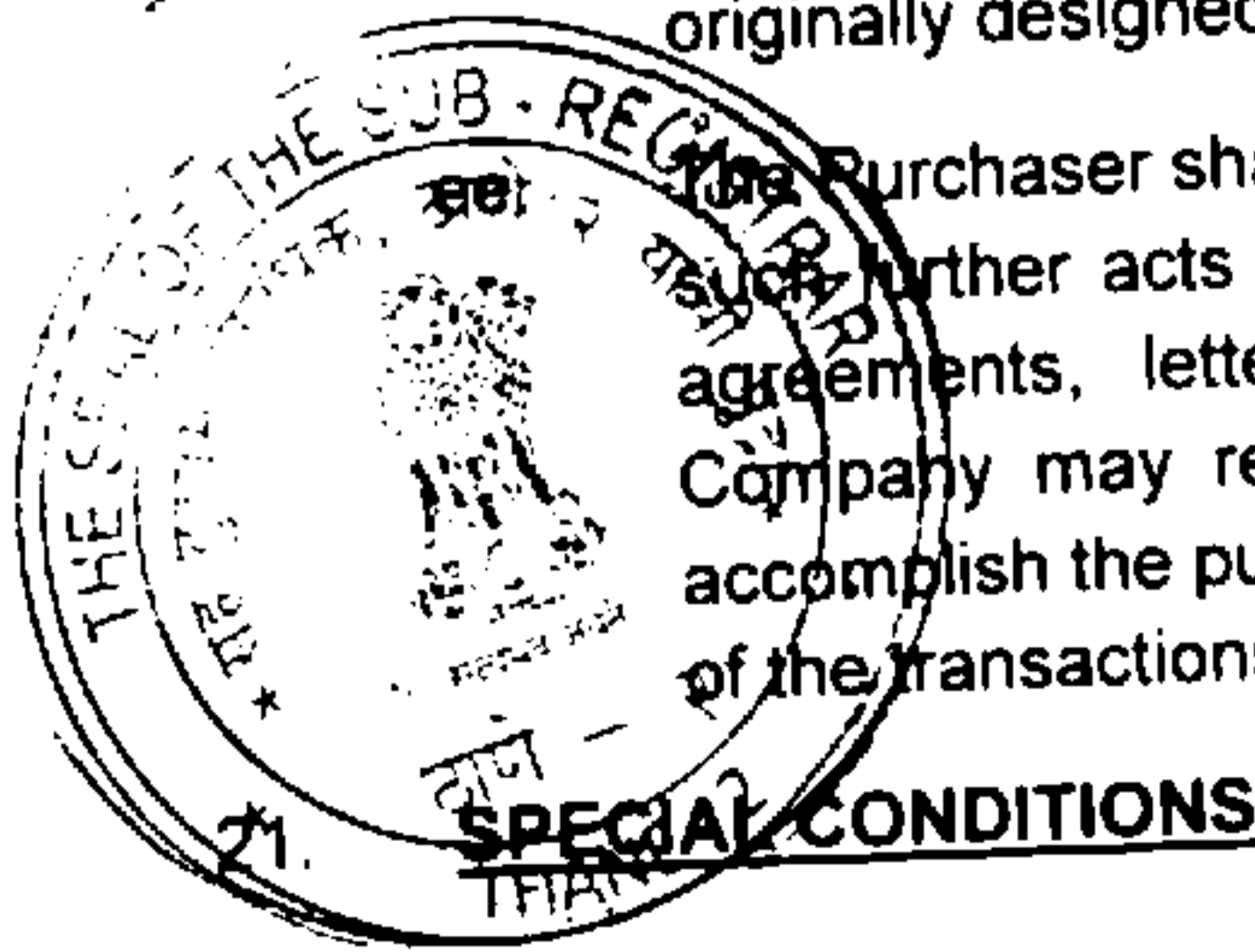
approvals / permissions as may be required by the concerned Authorities from time to time.

bb. The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in FEMA, Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all other Applicable Laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the Applicable Law. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.

cc. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.

dd. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Company may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.



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

दस्तावेज क्रमांक ३०२१० / २०२४  
३१ / २९

22. **MISCELLANEOUS**

22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.

22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at Annexure 6 (Unit and Project Details). Electronic communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.

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

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

23. **DISPUTE RESOLUTION AND GOVERNING LAW**

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

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

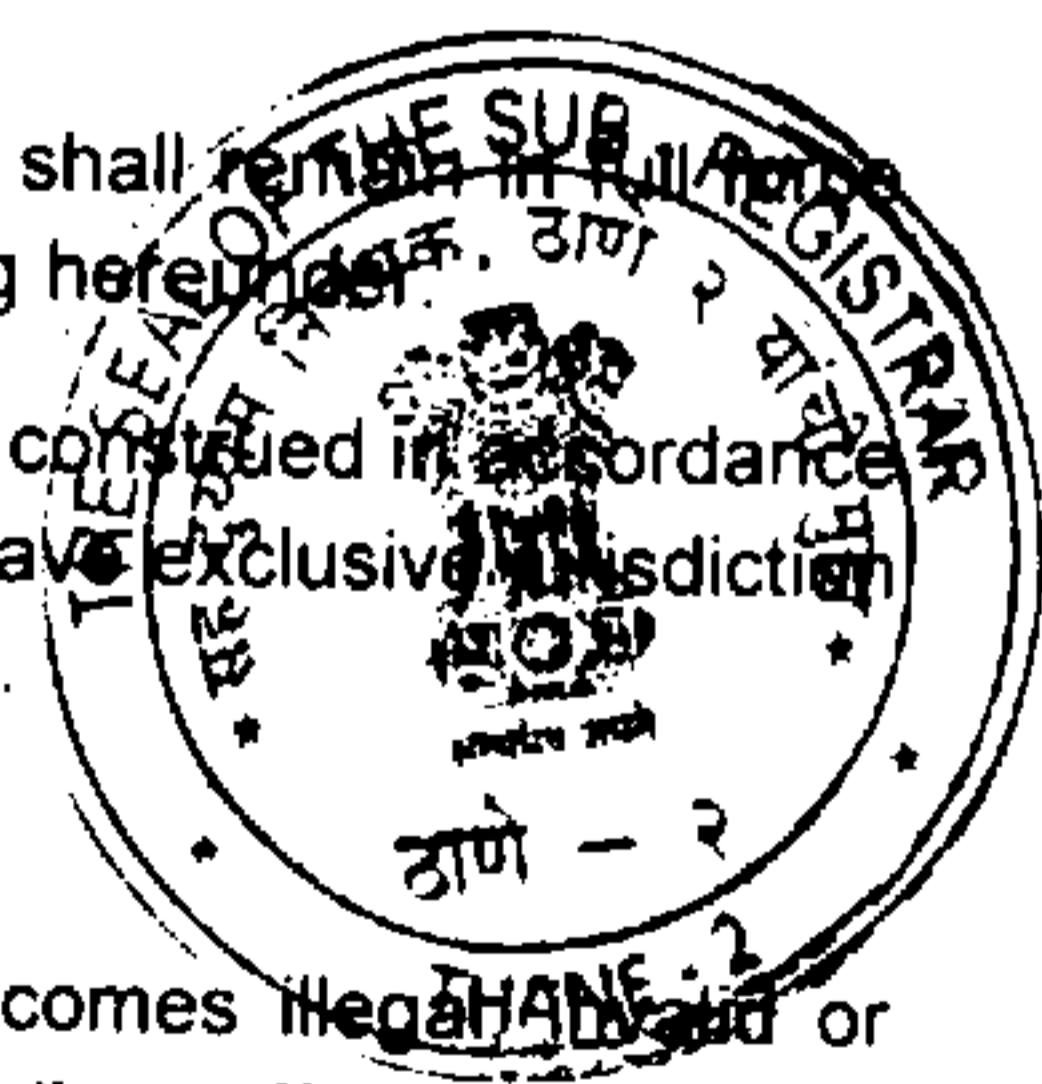
23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

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

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

24. **SEVERABILITY**

24.1. If at any time, any provision of this Agreement is or becomes illegal, void or unenforceable in any respect under Applicable Law that shall not affect or impair the



Handwritten initials and marks at the bottom of the page.

ट न न - २
दस्ता क्रमांक ३०२१० / २०२४
३२ / २५

legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

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

25. **WAIVER**

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

26. **ENTIRE AGREEMENT**

26.1. The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except in writing signed by both the Parties.

27. **CONFIDENTIALITY**

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

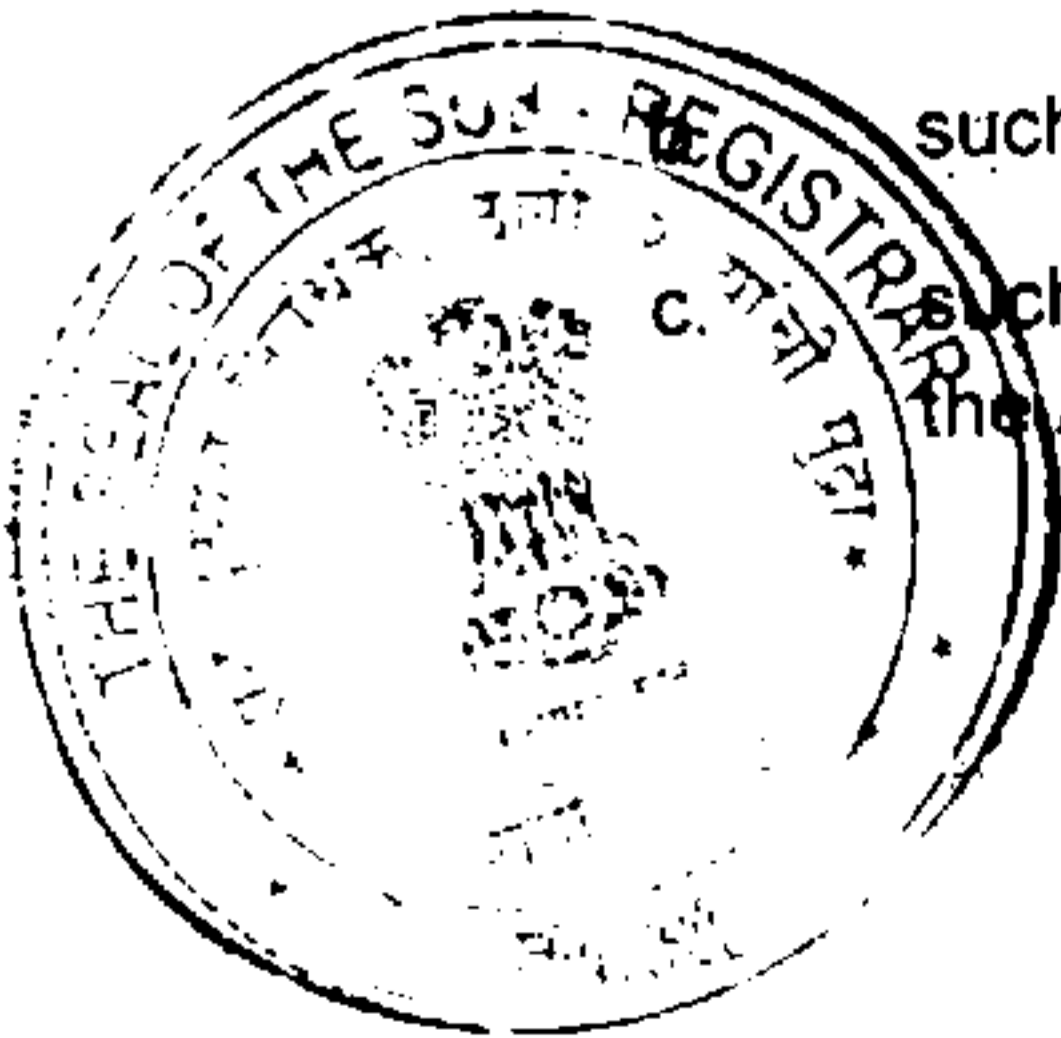
27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.

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

- a. such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or

such disclosure is required in connection with any litigation; or

such information has entered the public domain other than by a breach of the Agreement.



W 7 B



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

**SIGNED AND DELIVERED**

By the Company within named

**MACROTECH DEVELOPERS LIMITED**

through the hands of Constituted Attorney

Mr. Surendran Nair

authorised vide Power of Attorney

In the presence of:

1. Prashant Dinde - (P)
2. Amit Gawde - (A)

**SIGNED AND DELIVERED**

By the within named Purchaser

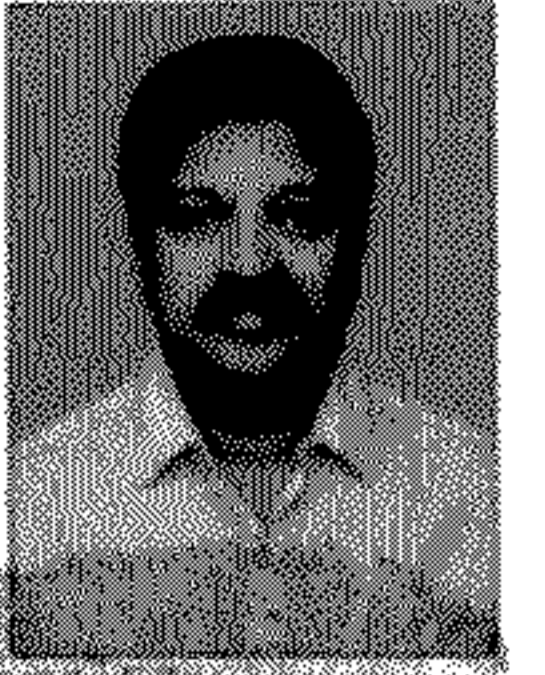
Lalit Mohan

Bharti Gururani

In the presence of:

1. S.K. Phalke - (S)
2. Prashant Hindurao - (P)

ट न न - २  
दस्त क्रमांक ३०२१० / २०२४  
३३ / २९



ट न - २
दस्त क्रमांक ३०२१० / २०२४
३० / ए

Annexure 1  
(Description of Larger Property)

All the pieces and parcels of land lying being and situate at Village Balkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 351741.40 sq. mtrs. or thereabouts alongwith the structures standing thereon bearing various Survey Numbers and Hissa Numbers in the registration district of Thane ("Larger Property")



6 7 B

ट न न - २
दस्ता क्रमांक ३०२९० / २०२४
३५ / ८५

**Annexure 2**

*(Chain of Title)*

By an Agreement for Sell dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8377/2014 with the Sub-Registrar of Assurances at Thane in Book-I by and between Clariant Chemicals (India) Limited (**Clariant**) as Vendor of the One Part and the Company as a Purchaser of the Other Part, Clariant has agreed to sell and transfer their right, title and interest in the Freehold land admeasuring 96097.43 sq. mtrs or thereabouts lying being and situate in Villages Balkum, Kolshet and Dhokali in Taluka and District Thane in favour of the Company for valuable consideration and on terms and conditions stated therein.

Simultaneously, by Power of Attorney dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8378/2014 registered with the Sub-Registrar of Assurances at Thane by Clariant in favour of the Company, Clariant has appointed the Company as its Constituted Attorney acting through its authorised signatories and conferring upon the Company all and any powers and authorities to do and carry out all acts, deeds, matters and things for and on behalf of Clariant and its name in connection with the said Freehold land.

By an Agreement for Sell dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8374/2014 registered with the Sub-Registrar of Assurances at Thane in Book-I by and between Clariant as Vendor of the One Part and the Company as a Purchaser, Clariant has agreed to sell and transfer all its right, title and interest in the Sanad land admeasuring 255643.97 sq. mtrs. or thereabouts lying being and situate in Villages Balkum, Kolshet and Dhokali in Taluka and District Thane in favour of the Company for valuable consideration and on terms and conditions stated therein.

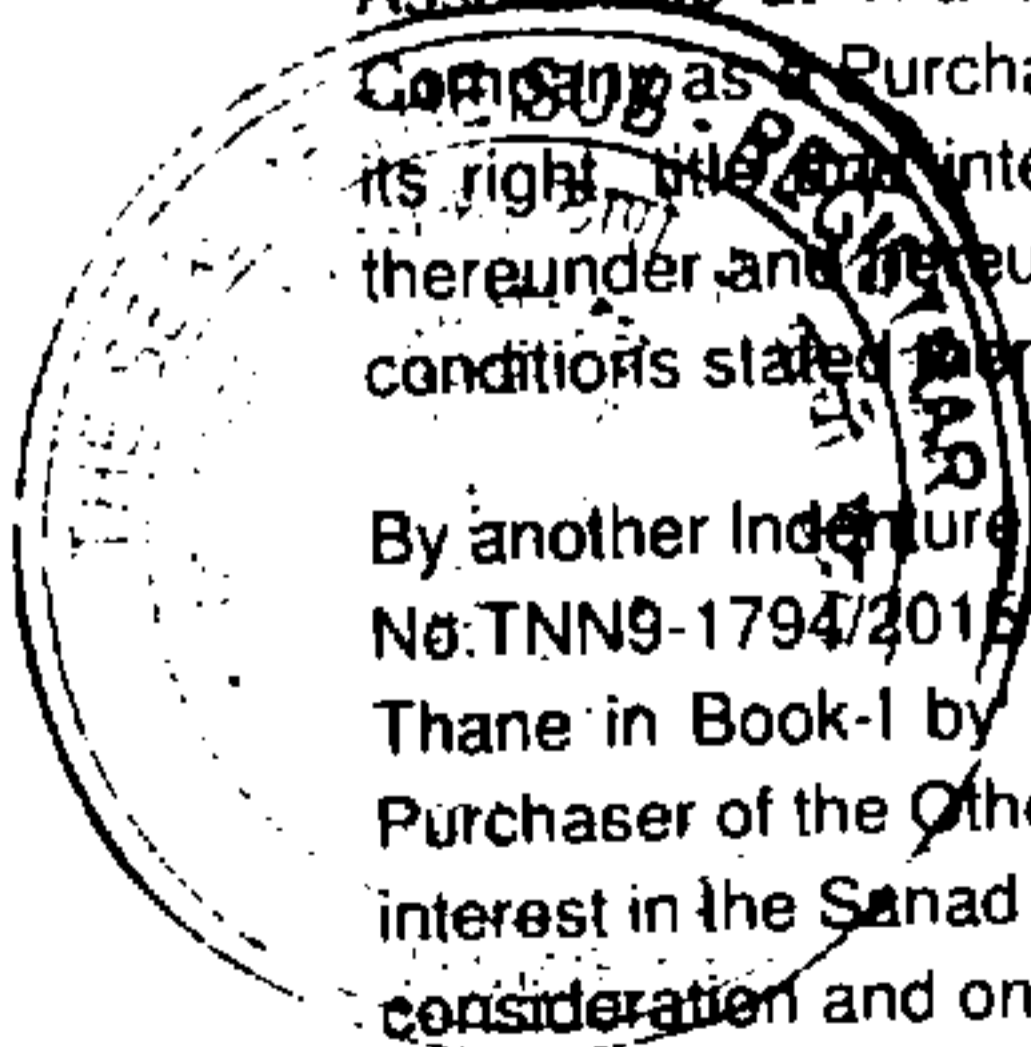
Simultaneously, by Power of Attorney dated 31<sup>st</sup> December 2014 executed and registered under No.TNN9-8375/2014 registered with the Sub-Registrar of Assurances at Thane, Clariant in favour of the Company, Clariant has appointed the Company as its Constituted Attorney acting through its authorised signatories, and conferring all and any powers and authorities to do and carry out on all acts, deeds, matters and things for and on its behalf and its name in connection with the said Sanad land.

By an Order dated 10th March 2015 issued by the Collector Thane, the permission for sale and for conversion from industrial to residential use inter alia of the said Sanad land is granted for an area in aggregate in all admeasuring 253574.33 sq. mtrs. mentioned in Schedule – A annexed thereto, on terms and conditions stated therein.

By Order No.ULC/TA/ATP/Industries.Section 20/SR GAD/338/62 dated 12<sup>th</sup> March 2015 issued by Additional Collector and Competent Authority, Thane Urban Agglomeration – Thane, the restrictions imposed on Freehold and Sanad Land for industrial use and alienation are deleted, in respect of certain land described thereunder, which are forming part of the Freehold and Sanad land mentioned in Schedule hereunder written.

Pursuant thereto, by Indenture of Conveyance dated 13<sup>th</sup> March 2015 executed and registered under No.TNN9-1796/2015 on 13/03/2015 registered with the Sub-Registrar of Assurances at Thane in Book-I by Clariant as Vendor of the One Part in favour of the Company as a Purchaser of the Other Part, Clariant has sold, conveyed and transferred all its right, title and interest in the Freehold land (more particularly described in Schedule thereunder and hereunder written) for valuable consideration and on terms, covenants and conditions stated therein.

By another Indenture of Conveyance dated 13<sup>th</sup> March 2015 executed and registered under No.TNN9-1794/2015 on 13/03/2015 registered with the Sub-Registrar of Assurances at Thane in Book-I by Clariant as Vendor of the One Part in favour of the Company as a Purchaser of the Other Part, Clariant has sold, conveyed and transferred their right, title and interest in the Sanad land (more particularly described in Schedule thereunder), for valuable consideration and on terms, covenants and conditions stated therein.



V B B

Annexure-3.

Pradip Garach Advocate High Court, Bombay

DEED ON TITLE

Shree Realty and Technologies Private Limited

Land lying being and situate at Village Baram, Kasar and Dhawal Taluka and District Thane comprising 261141 sq. mts. or more or less...

Upon the instructions of my clients Shree Realty and Technologies Private Limited ("Company"), I have investigated the title to the land lying being and situate at Village Baram, Kasar and Dhawal Taluka...

I have perused the documents, revenue records and correspondence in respect of the said Property as mentioned in the schedule...

Page 1 of 10

Amara

Pradip Garach Advocate High Court, Bombay

The name of the said Property is as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

NON AGRICULTURAL USER PERMISSIONS GRANTED TO ELABANT: The Collector in Thane has issued various permissions for non-agricultural use...

EXEMPTION UNDER URBAN LAND (CEA) AND REGULATION, ACT, 1976 (ULRGA): By the Order bearing No. ULRGA/11/MUM/2004 dated 15th September 2004...

Pradip Garach Advocate High Court, Bombay

By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

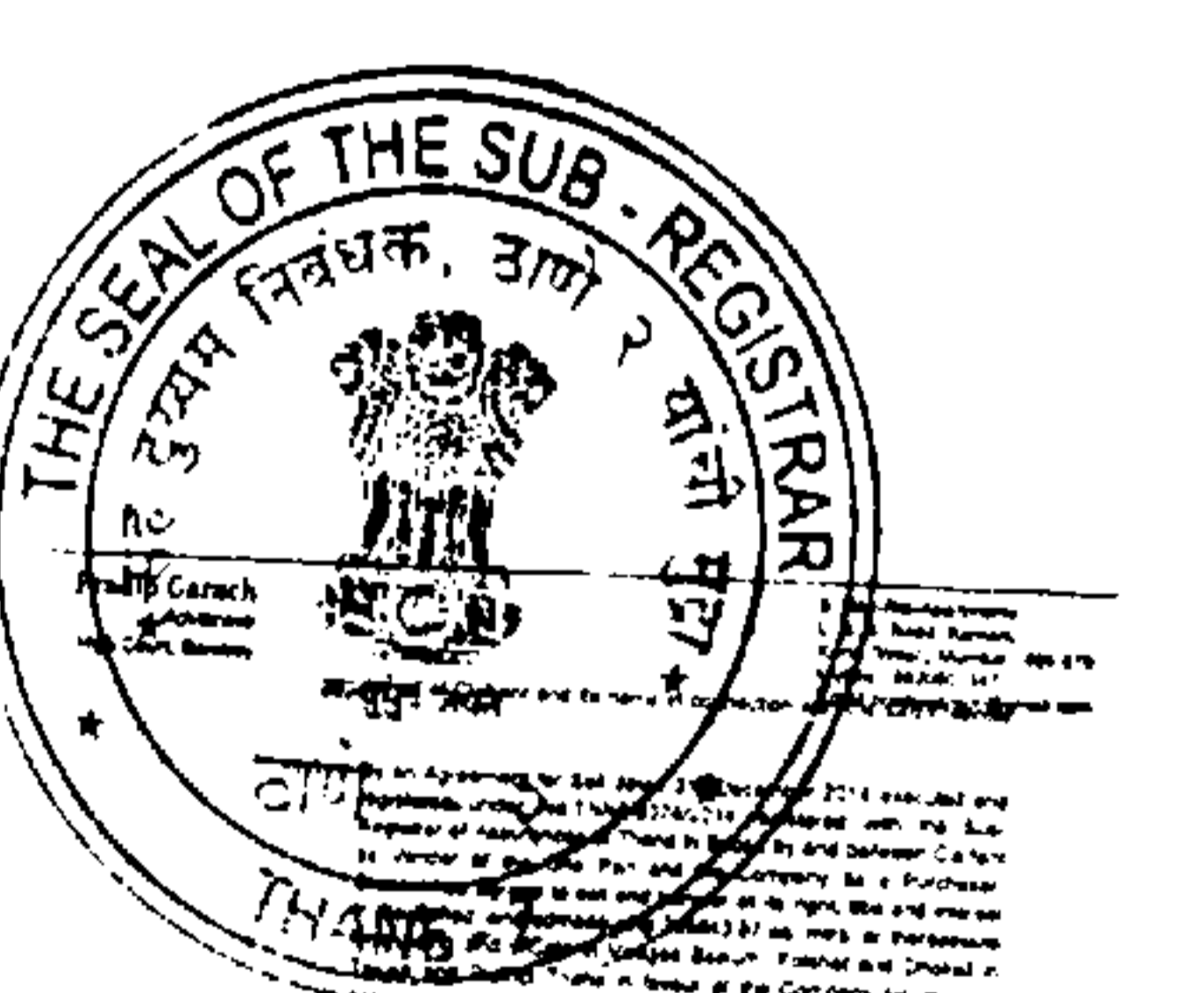
THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

THE DEEDS IN RESPECT OF THE SAID PROPERTY: By virtue of the said U.C. Order mentioned in the schedule and the said Order...

दस्तावेज क्रमांक 302298/2024

302 / 24



THANKS

Page 1 of 10

Pradip Garach Advocate High Court, Bombay

No 802 of 2001 connected with Company Application No 802 of 2001 for sanction of a scheme of amalgamation...

By a Lease Agreement dated 17th April 2003 executed between the said Company and the said Property...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

Pradip Garach Advocate High Court, Bombay

By a Lease Agreement dated 17th April 2003 executed between the said Company and the said Property...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...

On being through the Revenue Records, I have as follows: The name of the said Property is as follows...



**FRESHOLD LANDS**

Sr. No.	New Survey No. Phase No.	Old Survey No. Phase No.	Name of the Landholder as recorded in 7/12 Extract	Area in square meters
1	89	111	Chemical Chemicals (India) Limited	308.58
2	89A	118A	Chemical Chemicals (India) Limited	303.82
3	89B	118B	Chemical Chemicals (India) Limited	308.40
4	89AB	117A	Chemical Chemicals (India) Limited	1266.85
5	89C	117B	Chemical Chemicals (India) Limited	807.30
6	761	1181	Chemical Chemicals (India) Limited	3276.44
7	762	1182	Chemical Chemicals (India) Limited	1770.44
8	763	1183	Chemical Chemicals (India) Limited	85.05
9	764	1184	Chemical Chemicals (India) Limited	1180.56
10	765	1185	Chemical Chemicals (India) Limited	1183.43
11	766	1186	Chemical Chemicals (India) Limited	4330.00
12	767	1187	Chemical Chemicals (India) Limited	784.85

13	768	1188	Chemical Chemicals (India) Limited	1482.22
14	769	1189	Chemical Chemicals (India) Limited	2998.18
15	7610	1190	Chemical Chemicals (India) Limited	1768.87
16	7611	1191	Chemical Chemicals (India) Limited	1770.44
17	7612	1192	Chemical Chemicals (India) Limited	2478.81
18	7613	1193	Chemical Chemicals (India) Limited	3110.90
19	7614	1194	Chemical Chemicals (India) Limited	1542.81
20	7615	1195	Chemical Chemicals (India) Limited	1844.00
21	7616	1196	Chemical Chemicals (India) Limited	1542.80
22	7617	1197	Chemical Chemicals (India) Limited	1011.78
23	118	1198	Chemical Chemicals (India) Limited	364.11
24	121	1801	Chemical Chemicals (India) Limited	378.38
25	122	1802	Chemical Chemicals (India) Limited	181.78
26	123	1803	Chemical Chemicals (India) Limited	2543.85
27	124	1804	Chemical Chemicals (India) Limited	807

28	125	1805	Chemical Chemicals (India) Limited	1577.88
29	126	1806	Chemical Chemicals (India) Limited	888.34
30	127	1807	Chemical Chemicals (India) Limited	4332.34
31	128	1808	Chemical Chemicals (India) Limited	2282.78
32	129	1809	Chemical Chemicals (India) Limited	1282.58
33	131	1811	Chemical Chemicals (India) Limited	1325.84
34	132	1812	Chemical Chemicals (India) Limited	1452.58
35	133	1813	Chemical Chemicals (India) Limited	1081.11
36	134	1814	Chemical Chemicals (India) Limited	1512.81
37	135	1815	Chemical Chemicals (India) Limited	1332.82
38	137	1817	Chemical Chemicals (India) Limited	875.55
39	138	1818	Chemical Chemicals (India) Limited	1002.30
40	139	1819	Chemical Chemicals (India) Limited	1122.00
41	140	1820	Chemical Chemicals (India) Limited	8058.78
42	141	1821	Chemical Chemicals (India) Limited	851

**ट न न - २**

दस्त क्रमांक ३४२९७ / २०२३

३८ / ८५

**VILLAGE TRAKALI**

Sr. No.	New Survey No. Phase No.	Old Survey No. Phase No.	Name of the Landholder as recorded in 7/12 Extract	Area in square meters
1	251	1861	Chemical Chemicals (India) Limited	2275.89
2	253	1863	Chemical Chemicals (India) Limited	8126.44
3	258	1864	Chemical Chemicals (India) Limited	302.50
4	25	181	Chemical Chemicals (India) Limited	8388.83
5	26	182	Chemical Chemicals (India) Limited	8782.27
6	304	1884	Chemical Chemicals (India) Limited	1112.85
7	307	1878	Chemical Chemicals (India) Limited	12146.17

**VILLAGE KOLHAT**

Sr. No.	New Survey No. Phase No.	Name of the Landholder as recorded in 7/12 Extract	Area in square meters
1	6086	Chemical Chemicals (India) Limited	7817
2	6096	Chemical Chemicals (India) Limited	7817

1	80104	Chemical Chemicals (India) Limited	1511.83
4	80118	Chemical Chemicals (India) Limited	1100.00

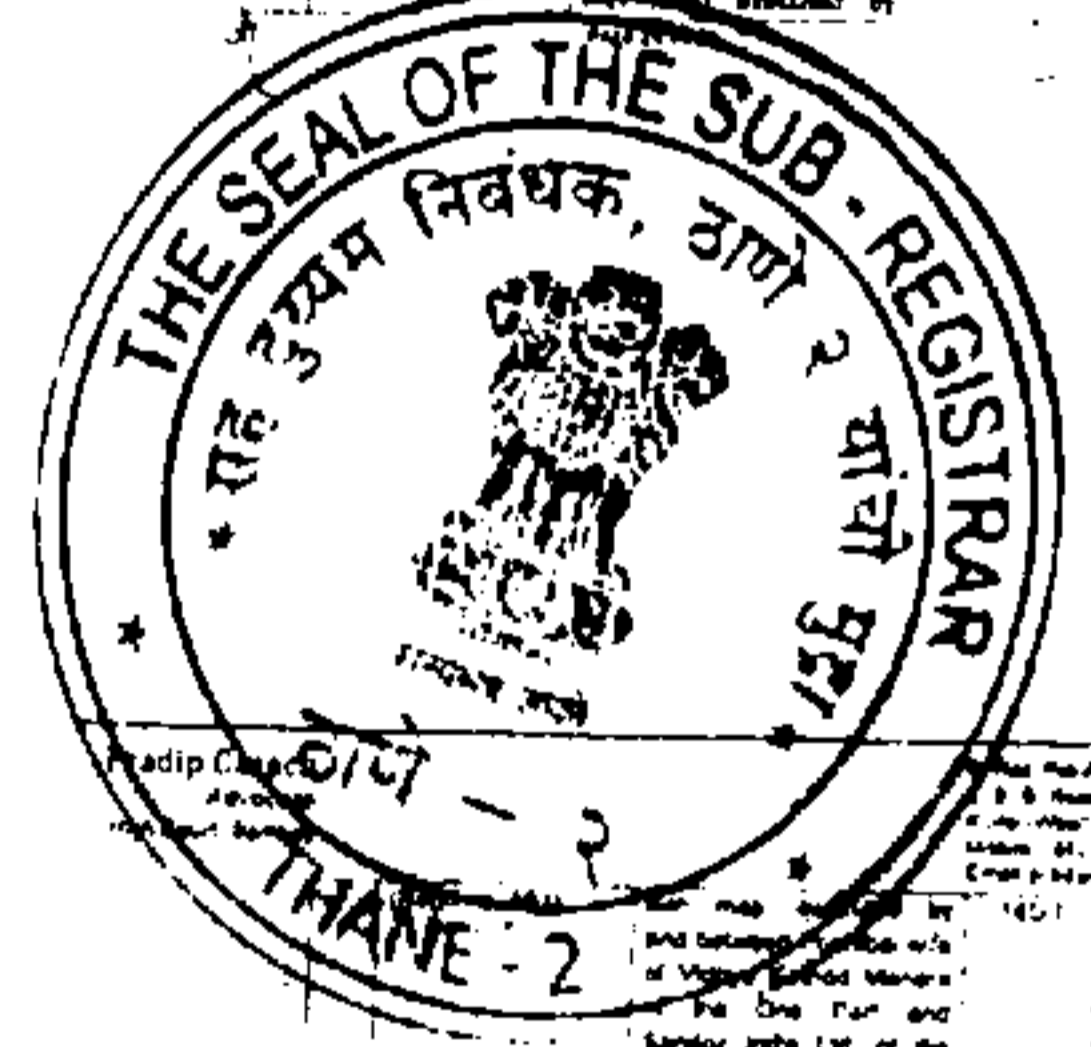
The area mentioned above is more of revenue records or respective title documents.

**ANNEXURE B**

**Details of Details of Conveyance**

Sr. No.	Date and registration No.	Particulars of the Conveyance	Old Survey Number	New Survey Number
1	18 <sup>th</sup> September 1957 Regd. No. 450	Deed of Intention (along with map) executed by and between Mangaldeo Chatur, Mhata of the One Part and M/s. Sandoz Products Pvt. Ltd. of the Other Part.	171	80
2	14 <sup>th</sup> July 1968 Regd. No. 371	Deed of Intention (along with map) executed by and between Mangaldeo Chatur, Mhata of the One Part and M/s. Sandoz Products Pvt. Ltd. of the Other Part.	1685	305
3	27 <sup>th</sup> March 1964 Regd. No. 308	Deed of Intention executed by and between Mangaldeo Chatur, Mhata of the One Part and Sandoz India Pvt. Ltd. of the Other Part.	2562 2644.71 1782 1802 1811	852 854 712 729 731

4	22 <sup>nd</sup> March 1964 Regd. No. 311	Deed of Intention executed by and between Mrs. Dhanraj Laxmi Amodekar of the First Part, Mr. Jeejeeb Maruti Amodekar of the Second Part and Sandoz India Ltd. of the Other Part.	1154 1825 1826 1817 1817 2567 1184	724 725 728 733 737 851 715
5	17 <sup>th</sup> May 1964 Regd. No. 312	Deed of Intention along with map, executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1170	717
6	17 <sup>th</sup> March 1964 Regd. No. 382	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1768	724
7	21 <sup>st</sup> March 1964 Regd. No. 351	Deed of Intention executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1781	721
8	21 <sup>st</sup> March 1964	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1587	731



9	31 <sup>st</sup> March 1964 Regd. No. 388	Deed of Intention executed by and between Ramchandra Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1768	708
10	2 <sup>nd</sup> August 1964 Regd. No. 1030	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1784	704
11	22 <sup>nd</sup> April 1964 Regd. No. 584	Deed of Intention executed by and between Ramchandra Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1785 1788	705 706
12	2 <sup>nd</sup> June 1964 Regd. No. 770	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1809 1812 1815	718 722 726
13	2 <sup>nd</sup> October 1964 Regd. No. 1261	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1871	708

14	2 <sup>nd</sup> May 1964 Regd. No. 607	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1774	704A
15	15 <sup>th</sup> May 1964 Regd. No. 604	Deed of Intention executed by and between Chandra Jenu Bhoe and Mangaldeo Chatur, Mhata of the One Part and Sandoz India Ltd. of the Other Part.	1858	728
16	14 <sup>th</sup> June 1964 Regd. No. 429	Deed of Intention executed by and between Mangaldeo Chatur, Mhata of the One Part and Sandoz India Ltd. of the Other Part.	1863 181 182	231 25 26
17	22 <sup>nd</sup> April 1964 Regd. No. 583	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1785 1788 1802	718 722 723
18	22 <sup>nd</sup> April 1964 Regd. No. 585	Deed of Intention executed by and between Mangaldeo Chatur, Mhata of the One Part and Sandoz India Ltd. of the Other Part.	1785	667
19	22 <sup>nd</sup> April 1964	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1787	718

20	24 <sup>th</sup> August 1965 Regd. No. 817	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1767 1804 1814	107 724 734
21	17 <sup>th</sup> July 1965 Regd. No. 810	Deed of Intention executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1782	727
22	28 <sup>th</sup> June 1965 Regd. No. 721	Deed of Intention (along with map) executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1807	727
23	28 <sup>th</sup> June 1965 Regd. No. 722	Deed of Intention executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1765	717
24	11 <sup>th</sup> May 1965 Regd. No. 846	Deed of Intention executed by and between Ramchandra Jenu Bhoe, Ganesh Jenu Bhoe and Pandurang Jenu Bhoe of the One Part and Sandoz India Ltd. of the Other Part.	1784	718

# ट न न - २

दस्तावेज क्रमांक ७७२१४/२०२४

Pradip Garach  
Advocate  
High Court, Bombay

1. Reg. No. Agreement  
L. B. S. Road, Kurla  
Mumbai - 400 072  
Phone: 2222991/2  
Email: pradipgarach@gmail.com

Sr No.	Date	Order Details	80/10 (part)	80/100 (part)
26	27 <sup>th</sup> May 1985 (Page no 872)	Deed of Indenture executed by and between Yashwantrao Narayan Shiv Ramachandra Narayan Shiv Raghunath Narayan Shiv and Pandurang Narayan Shiv of the One Part and Sankar Indus Ltd of the Other Part	1764	238
27	18 <sup>th</sup> February, 1988 (Page no 104)	Deed of Indenture (along with map) executed by and between Narayan Hage Jash, Raghunath Hage Jash, Bhagwan Narayan Jash and Jayram Narayan Jash of the One Part and Sankar Indus Ltd of the Other Part	1767	317
28	12 <sup>th</sup> November, 1984 (Page no 1486)	Deed of Indenture executed by and between Ramesh Kishore Tara Ramnarayan Tara and Narayan Ramnarayan Tara of the One Part and Sankar Indus Ltd of the Other Part	1762	(part)
29	29 <sup>th</sup> June, 1982 (Page no 288)	Deed of Indenture (along with map) executed by and between Ramachandra	80/8	80/80 80/98 80/9

Page 11 of 16

Pradip Garach  
Advocate  
High Court, Bombay

1. Reg. No. Agreement  
L. B. S. Road, Kurla  
Mumbai - 400 072  
Phone: 2222991/2  
Email: pradipgarach@gmail.com

Sr No.	Date	Order Details	80/10 (part)	80/100 (part)
31	18 <sup>th</sup> June, 1975 (Page no 340)	Deed of Indenture (along with map) executed by and between Thyagaraj Dnyesha Ghanshi, Tukaram Khatke, Chandrayya alias Ramachandra Pasheya Ghanshi, Sharan Thakryal Ghanshi, Dadasayya Thakrye Ghanshi, Anand Tukaram Ghanshi, Ramachandra Ghanshi and Motiram Ghanshi Ghanshi of the First Part and Thyagaraj Dnyesha Ghanshi of the Second Part and Sankar (India) Ltd of the Third Part	80/10 (part)	80/100 (part)

ANNEXURE C  
LIST OF STALACT PERMISSIONS

Sr No.	Date	Order Details
1	12 <sup>th</sup> July	Order No. THC/27/195 issued by the Collector Office. These granting the number of the land

Page 12 of 16

Pradip Garach  
Advocate  
High Court, Bombay

1. Reg. No. Agreement  
L. B. S. Road, Kurla  
Mumbai - 400 072  
Phone: 2222991/2  
Email: pradipgarach@gmail.com

Sr No.	Date	Order Details
1	1983	permission to sell the land to M/s. Sankar Indus Ltd
2	21 <sup>st</sup> May, 1982	Order No. THC/24/78 issued by the Collector Office. These granting the number of the land permission to sell the land to M/s. Sankar (India) Ltd
3	20 <sup>th</sup> August, 1983	Order No. THC/34 issued by the Collector Office. These granting the number of the land permission to sell the land to M/s. Sankar (India) Ltd
4	1 <sup>st</sup> September, 1983	Order No. THC/313 issued by the Collector Office. These granting the number of the land permission to sell the land to M/s. Sankar (India) Ltd
5	29 <sup>th</sup> October, 1983	Order No. THC/304 issued by the Collector Office. These granting the number of the land permission to sell the land to M/s. Sankar (India) Ltd
6	22 <sup>nd</sup> April, 1984	Order No. THC/316 issued by the office of Assistant Collector, Thane District. These granting permission to M/s. Sankar (India) Ltd to purchase the land as mentioned in the Schedule to the Order
7	14 <sup>th</sup> December, 1983	Order No. THC/312 issued by the office of the Assistant Collector, Thane District. These granting permission to M/s. Sankar (India) Ltd to purchase the land as mentioned in the Schedule to the Order
8	9 <sup>th</sup> July, 1988	Order No. THC/34/81 issued by the office of the Dist. Deputy Collector, Thane District. These granting permission to M/s. Sankar (India) Ltd to purchase the land as mentioned in the Schedule to the Order
9	13 <sup>th</sup> June, 1988	Order No. THC/31-35/87-88 issued by the office of the District Deputy Collector, Thane District. These granting permission to M/s. Sankar (India) Ltd to purchase the land as mentioned in the Schedule to the Order

Page 13 of 16

Pradip Garach  
Advocate  
High Court, Bombay

1. Reg. No. Agreement  
L. B. S. Road, Kurla  
Mumbai - 400 072  
Phone: 2222991/2  
Email: pradipgarach@gmail.com

ANNEXURE D  
LIST OF RANAGE

Serial No.	New Survey No.	Old Survey No.	Village
Sankar dated 1st April, 1984 (Approved List)			
1	307	180/1	Dhokal
2	303	180/3	Dhokal
3	304	180/4	Dhokal
4	327A	180/1(part)	Dhokal
5	323	180/2	Dhokal
6	331	180/3 (part)	Dhokal
7	87	170	Bahum
8	83A	172/1	Bahum
9	832	172/2	Bahum
10	833	172/5	Bahum
11	838	172/6	Bahum
12	837	172/7	Bahum
13	838	172/8	Bahum
14	83/10A	172/10/1	Bahum
15	83/10B	172/10/2	Bahum
16	841	173/1	Bahum
17	842	173/2	Bahum

Page 14 of 16

Pradip Garach  
Advocate  
High Court, Bombay

1. Reg. No. Agreement  
L. B. S. Road, Kurla  
Mumbai - 400 072  
Phone: 2222991/2  
Email: pradipgarach@gmail.com

18	844	173/4	Bahum
19	86	174	Bahum
20	87	175	Bahum
21	882	176/3	Bahum
22	883	176/1	Bahum
23	881	177/1	Bahum
24	738	181/8	Bahum
25	881	288/1	Bahum
26	886	288/4	Bahum
27	847	173/6	Bahum
28	846	173/6	Bahum
29	887	178/1	Bahum
30	848	173/8	Bahum
31	838	178(part)	Bahum
32	883	171/3	Bahum
33	884A	173/4 (part)	Bahum

A. Order of grant dated 29<sup>th</sup> February, 1987 (Approved List)

B. Order of grant dated 3<sup>rd</sup> October, 1981 (Approved List)

C. Sankar dated 1<sup>st</sup> September, 1983 and Sankar dated 2<sup>nd</sup>

Page 15 of 16

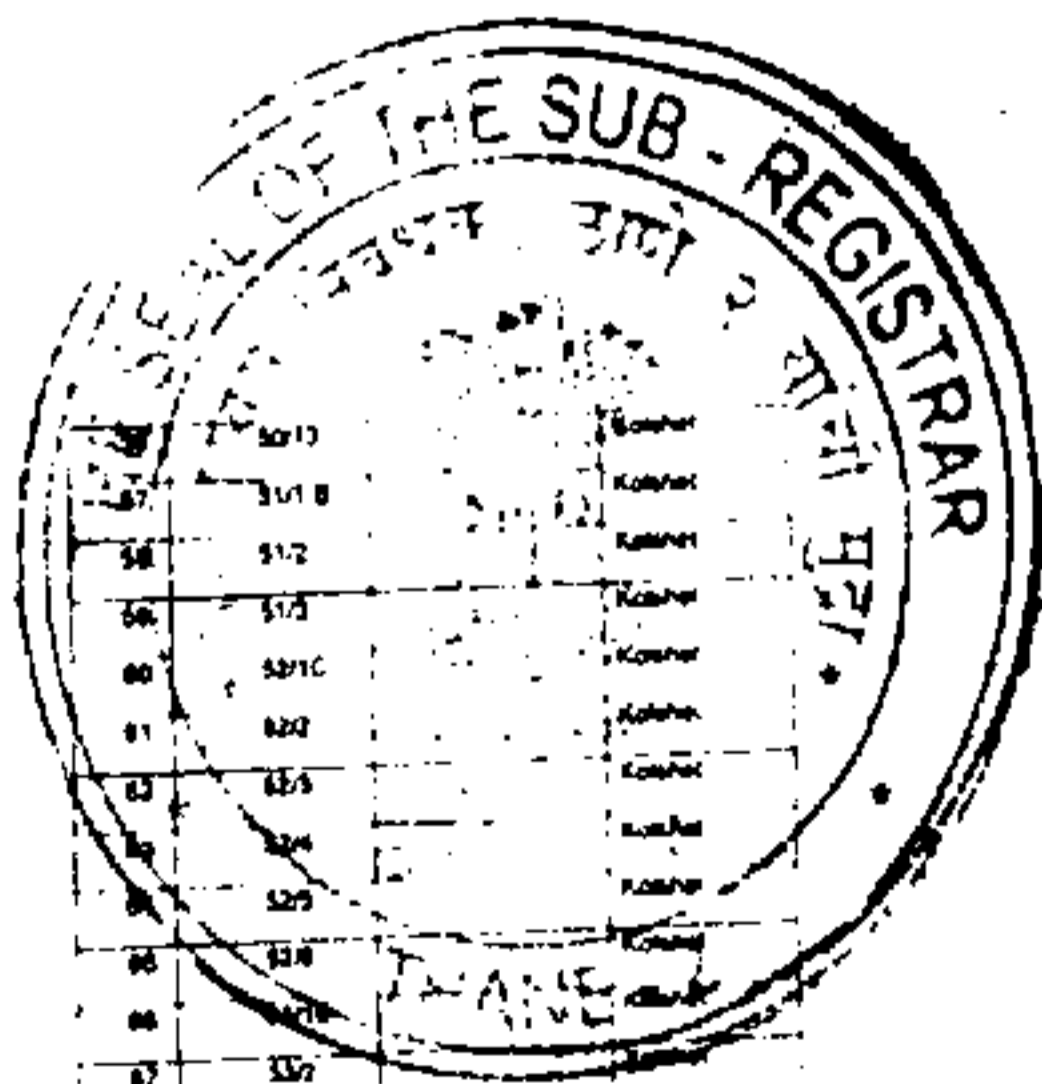
Pradip Garach  
Advocate  
High Court, Bombay

1. Reg. No. Agreement  
L. B. S. Road, Kurla  
Mumbai - 400 072  
Phone: 2222991/2  
Email: pradipgarach@gmail.com

ANNEXURE E

Serial No.	New Survey No.	Old Survey No.	Village
34	82	191	Dhokal
35	302	188/3	Dhokal
36	267	187/1	Dhokal
37	312	187/2	Dhokal
38	113	187/3	Dhokal
39	314	187/4	Dhokal
40	324	188/2	Dhokal
41	328	188/3	Dhokal
42	328	188/4	Dhokal
43	83A	173/1	Bahum
44	83B	173/2	Bahum
45	83C	173/3	Bahum
46	83D	173/4	Bahum
47	845	173/5	Bahum
48	827	173/7	Bahum
49	848	173/8	Bahum
50	847	177/2	Bahum
51	847	288/1	Bahum
52	845	177/3	Bahum
53	847C		Katkat
54	50128/3		Katkat
55	10718/3		Katkat

Page 16 of 16



56	512	Katkat
57	513	Katkat
58	514	Katkat
59	515	Katkat
60	521C	Katkat
61	822	Katkat
62	823	Katkat
63	824	Katkat
64	825	Katkat
65	826	Katkat
66	827	Katkat
67	828	Katkat
68	829	Katkat
69	830	Katkat
70	831	Katkat
71	832	Katkat
72	833	Katkat
73	834	Katkat
74	835	Katkat
75	836	Katkat
76	837	Katkat
77	838	Katkat
78	58/108	Katkat

Page 17 of 16

Pradip Garach  
Advocate  
High Court, Bombay

1. Reg. No. Agreement  
L. B. S. Road, Kurla  
Mumbai - 400 072  
Phone: 2222991/2  
Email: pradipgarach@gmail.com

79	59/11	Katkat	
80	59/12	Katkat	
81	59/13	Katkat	
82	59/14	Katkat	
83	59/15	Katkat	
84	59/16	Katkat	
85	80/18	Katkat	
86	80/19	Katkat	
87	80/20	Katkat	
88	80/21	Katkat	
89	80/22	Katkat	
90	80/23	Katkat	
91	80/24	Katkat	
92	80/25	Katkat	
93	80/26	Katkat	
94	104	Katkat	
95	274/1	Katkat	
96	11	128	Dhokal
97	234	168A	Dhokal
98	59/28	168A	Dhokal
99		168B	Part
100	250	168C	Dhokal

Page 18 of 16

100	250	168C	Dhokal
101	251	177/8	Bahum

ANNEXURE F  
LIST OF NON-ADMISSIBLE PERMISSIONS

Sr No.	Date	Order Details
1	1 <sup>st</sup> July 1987	NA permission bearing no. N.A.P. 823 issued by the office of the Post Office, Prant, Thane in favour of M/s. Sankar Products Pvt. Ltd
2	12 <sup>th</sup> February 1988	NA permission bearing no. N.A.P. 1172 issued by the office of the Post Office, Prant, Thane in favour of M/s. Sankar Products Pvt. Ltd
3	1 <sup>st</sup> July 1988	NA permission bearing no. N.A.P. 1170 issued by the office of the Post Office, Prant, Thane in favour of M/s. Sankar Products Pvt. Ltd
4	20 <sup>th</sup> June 1988	NA permission bearing no. N.A.P. 1173 issued by the Collector Office. These in favour of M/s. Sankar Products Pvt. Ltd
5	1 <sup>st</sup> February 1988	NA permission bearing no. N.A.P. 557 issued by the office of the Post Office, Prant, Thane in favour of M/s. Sankar Products Pvt. Ltd

Page 19 of 16





**ट न न - २**

दस्तावेज क्रमांक ३०२९० / २०२४

**Pradip Garach**  
Advocate  
High Court, Bombay

L. B. & P. Road, Kurla  
Kurla (West), Mumbai - 400 070  
Mobile: 9820091647  
Email: pradipgarach@gmail.com

**Pradip Garach**  
Advocate  
High Court, Bombay

L. B. & P. Road, Kurla  
Kurla (West), Mumbai - 400 070  
Mobile: 9820091647  
Email: pradipgarach@gmail.com

**Pradip Garach**  
Advocate  
High Court, Bombay

L. B. & P. Road, Kurla  
Kurla (West), Mumbai - 400 070  
Mobile: 9820091647  
Email: pradipgarach@gmail.com

Consent of the State executed by (1) Trustee Pradip Garach Limited as a Security Trustee of the 1st Part and (2) Latha Developers Trust Private Limited Security Trustee as 1st Part. The said consent is hereby confirmed.

Borrower Mortgage of the 1st Part, the mortgage money was paid off. Hence the registered Deed of Mortgage dated 7th August 2015 referred under clause 2 (b) in my Supplemental Report on Title dated 26th April 2017 stands reversed.

- I am informed that there are following steps taken by my clients:
1. A Writ Petition No. 1737/2016 has been filed by Latha Realty Technologies Private Limited (Petitioner) against State of Maharashtra and Others (Respondents) before the Hon'ble High Court, Bombay for the purpose of challenging the Demand Notice dated 11/12/2015 (Demand Notice) issued by the Respondents. The said Petitioner is demanding a sum of Rs. 11,77,63,932/- (eleven crore seventy seven lakh seven thousand seven hundred and thirty two) towards the stamp duty on the Agreement to Sell dated 21st December 2014 entered between Latha Developers Trust Private Limited (Petitioner) and Latha Realty and Technologies Private Limited (Respondent) in respect of the registered Property agreed to be acquired therein by the Petitioner. The Demand Notice of the Hon'ble High Court granted an interim stay directing the Respondents not to take any concrete steps in pursuance of the Demand Notice. The Writ Petition is pending disposal.
  2. An another Writ Petition No. 290/2016 is filed by Latha Realty Technologies Private Limited and Others (Petitioners) against State of Maharashtra and Others (Respondents) before the Hon'ble High Court, Bombay for the purpose of challenging a Demand Notice issued by the Respondents, therein demanding a sum of Rs. 94,50,33,858/- (ninety four crore fifty lakh three thousand eight hundred and fifty eight) as stamp duty on the Agreement to Sell dated 21st December 2014 entered between the Petitioner and Latha Realty and Technologies Private Limited (Respondent) in respect of the registered Property. The Demand Notice is currently pending in the Hon'ble High Court, Bombay. The Respondents have filed an appeal against the Demand Notice in the Hon'ble High Court, Bombay. The Respondents are also seeking an interim stay directing the Respondents not to take any concrete steps in pursuance of the Demand Notice.

Apart from the above there are no allegations filed in connection with the said Property. However, I have not taken any independent search in the matter.

In the premises aforesaid and subject to what is stated herein above read with my earlier Report on Title dated 1st June 2016 and Supplemental Report on Title above, I am of the opinion that the Latha Developers Trust Private Limited (formerly known as Latha Realty and Technologies Private Limited) are entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development therein and as such subscribers have a marketable title to the same.

In view of the above, my earlier Report on Title and Supplemental Report on Title modified and is read and understood accordingly.

Dated this 26th of September, 2017

*Pradip Garach*  
Pradip Garach  
Advocate High Court Bombay

**SUPPLEMENTAL REPORT ON TITLE**

**Bullhansa Developers Trust Private Limited**  
(formerly known as Latha Developers Trust  
Developers Private Limited)

- Sub - Lead lying being and situate at Village Bulhansa, Kulkarni and Dhadak, Taluka and District Thane administrating 681741.66 sq. mtrs. or thereabouts situate at the structure standing therein bearing various Survey Numbers and Block Numbers in the registration district of Thane ("Property").
1. This has reference to my Report on Title dated 1st June 2016 in respect of the Property situated at Bulhansa the above-mentioned read with Supplemental Report on Title dated 26th April 2017, 15th June 2017 and 27th September 2017 wherein it is therein certified that my client Latha Developers Trust Private Limited (formerly known as Latha Realty and Technologies Private Limited), is entitled to the Property and said Land as absolute Owners thereof and as such entitled to carry out development on the same.
  2. I give herewith opinion in connection with the said Report on Title.
  3. By and under Certificate of Incorporation dated 7th January 2016, pursuant to which change, the name of Latha Developers Trust Private Limited has now been changed to Bullhansa Developers Trust Private Limited from the said date of the Certificate of Incorporation.
  4. On taking into account aforesaid Certificate of Incorporation, I hereby confirm to certify that Bullhansa Developers Trust Private Limited is entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development therein and as such subscribers have a marketable title to the same.

Dated this 27th of June 2018

*Pradip Garach*  
Pradip Garach  
Advocate High Court Bombay

**Pradip Garach**  
Advocate  
High Court, Bombay

L. B. & P. Road, Kurla  
Kurla (West), Mumbai - 400 070  
Mobile: 9820091647  
Email: pradipgarach@gmail.com

**Pradip Garach**  
Advocate  
High Court, Bombay

L. B. & P. Road, Kurla  
Kurla (West), Mumbai - 400 070  
Mobile: 9820091647  
Email: pradipgarach@gmail.com

**Pradip Garach**  
Advocate  
High Court, Bombay

L. B. & P. Road, Kurla  
Kurla (West), Mumbai - 400 070  
Mobile: 9820091647  
Email: pradipgarach@gmail.com

**SUPPLEMENTAL REPORT ON TITLE**

**Bullhansa Developers Trust Private Limited**  
(formerly known as Latha Developers Trust  
Developers Private Limited)

- Sub - Lead lying being and situate at Village Bulhansa, Kulkarni and Dhadak, Taluka and District Thane administrating 681741.66 sq. mtrs. or thereabouts situate at the structure standing therein bearing various Survey Numbers and Block Numbers in the registration district of Thane ("Property").
1. This has reference to my Report on Title dated 1st June 2016 in respect of the Property situated at Bulhansa the above-mentioned read with Supplemental Report on Title dated 26th April 2017, 15th June 2017 and 27th September 2017 wherein it is therein certified that my client Latha Developers Trust Private Limited (formerly known as Latha Realty and Technologies Private Limited), is entitled to the Property and said Land as absolute Owners thereof and as such entitled to carry out development on the same.
  2. I give herewith opinion in connection with the said Report on Title.
  3. By and under Certificate of Incorporation dated 7th January 2016, pursuant to which change, the name of Latha Developers Trust Private Limited has now been changed to Bullhansa Developers Trust Private Limited from the said date of the Certificate of Incorporation.
  4. On taking into account aforesaid Certificate of Incorporation, I hereby confirm to certify that Bullhansa Developers Trust Private Limited is entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development therein and as such subscribers have a marketable title to the same.

Dated this 27th of June 2018

*Pradip Garach*  
Pradip Garach  
Advocate High Court Bombay

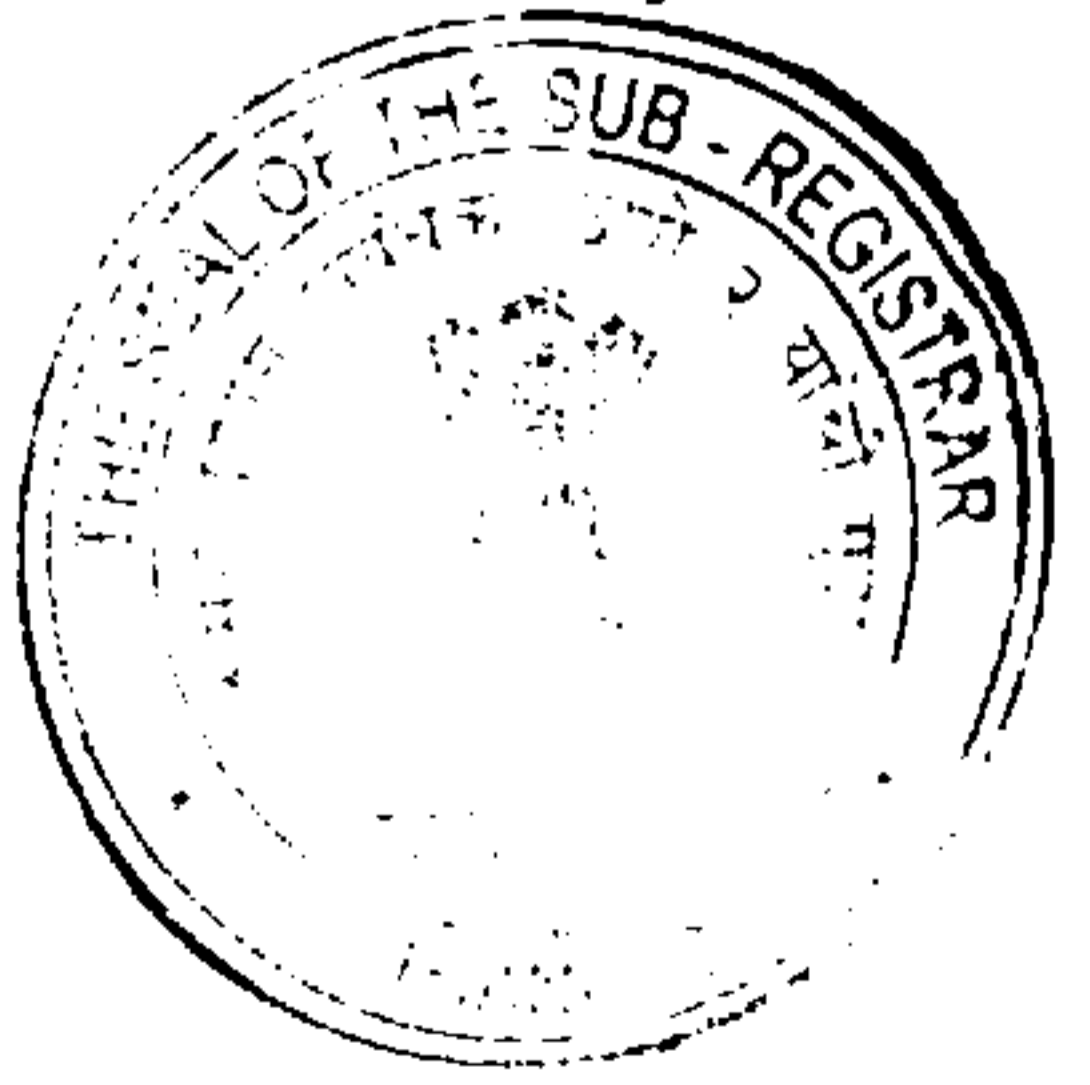
**FIFTH SUPPLEMENTAL REPORT ON TITLE**

**Bullhansa Developers Trust Private Limited**  
(formerly known as Latha Developers Trust  
Private Limited)

- Sub - Lead lying being and situate at Village Bulhansa, Kulkarni and Dhadak, Taluka and District Thane administrating 681741.66 sq. mtrs. or thereabouts situate at the structure standing therein bearing various Survey Numbers and Block Numbers in the registration district of Thane ("Property").
1. This has reference to my Report on Title dated 1st June 2016 and Supplemental Report on Title dated 26th April 2017, 15th June 2017 and 27th September 2017 in respect of the Property situated at Bulhansa the above-mentioned read with my Report on Title dated 1st June 2016. Under the said Report, on the basis of findings made therein, it is also certified that my client Bullhansa Developers Trust Private Limited (formerly known as Latha Realty and Technologies Private Limited), are entitled to the Property and said Land more particularly described in the Schedule of Report on Title being referred to said Property have and carried out development therein and as such entitled to carry out development on the same.
  2. I have now been informed by my clients that a portion of the said Property came to be mortgaged under various mortgages executed and registered by its clients in favour of respective financial institutions, details whereof are herewith summarized, with request to update my earlier Report on Title by incorporating such mortgages.
  3. By Deed of Mortgage dated 10th June 2017 executed between Bullhansa Developers Trust Private Limited as Borrower/Assignor of the 1st Part and State Bank of India Limited as Mortgagee of the 2nd Part and registered under No. TNR12-1816/2017 wherein under the Mortgage/Deed has mortgaged secured and charged on the mortgagee as and by way of a second ranking continuing interest in Property administrating 6,69,17 sq. mtrs. or thereabouts more particularly described in Schedule of Report on Title with all interests therein being referred to First Mortgage Property thereof as per the First Mortgage containing entries in respect of Trust Deeds Assignor and Assignee, Finance A/c etc. being

Dated this 27th of September 2018

*Pradip Garach*  
Pradip Garach  
Advocate High Court Bombay



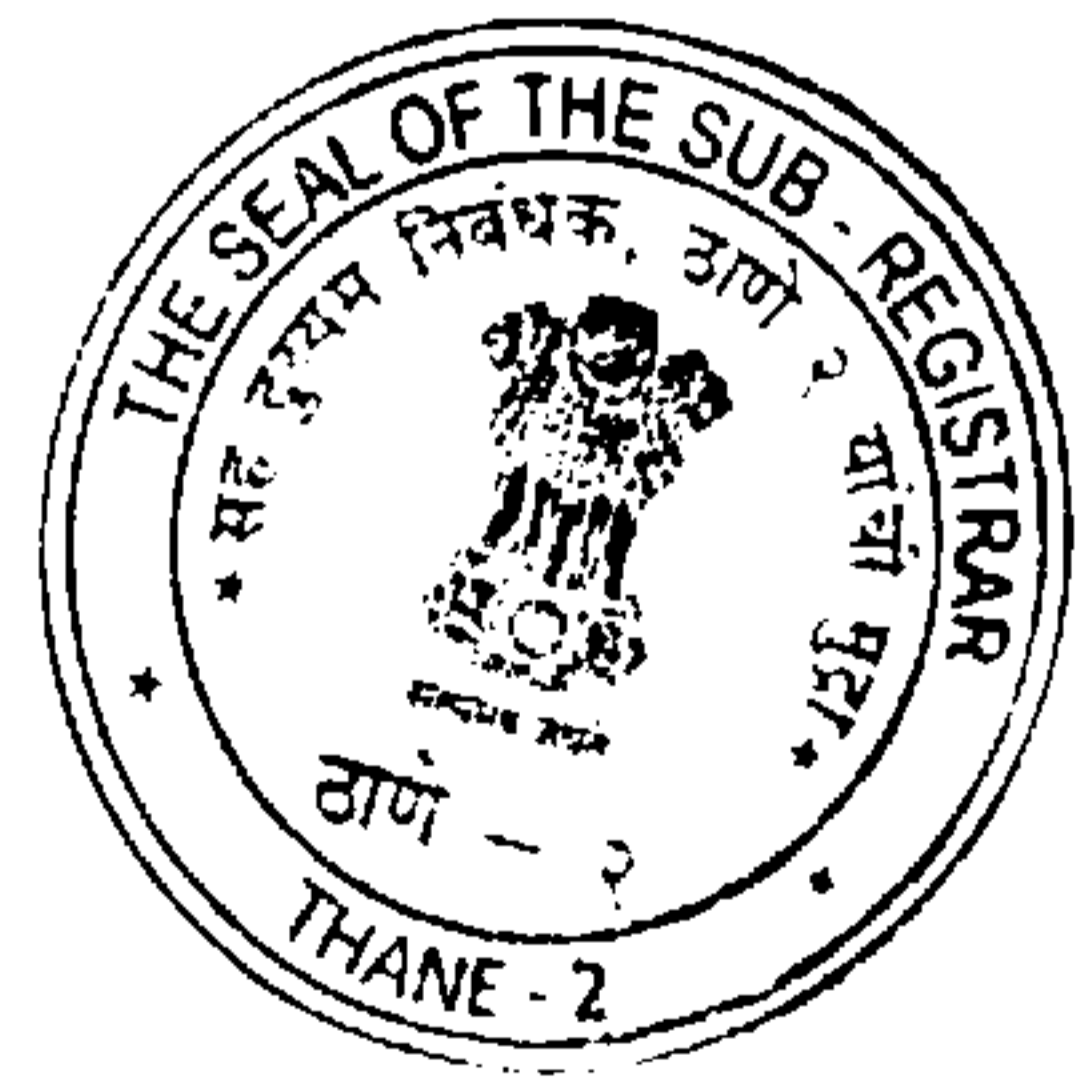
ट न न - २

दस्ता क्रमांक ३०३१० / २०२४

४२/ ए

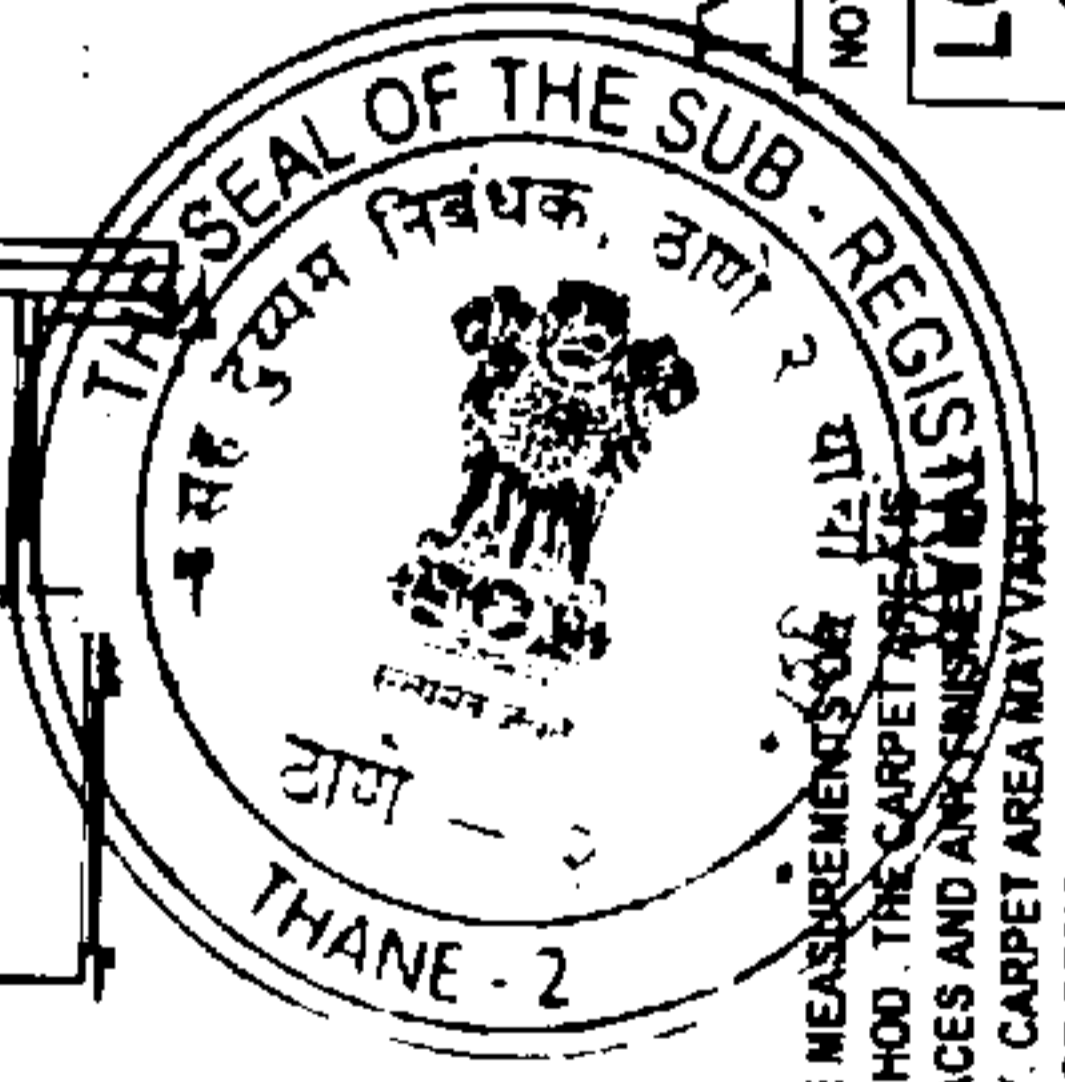
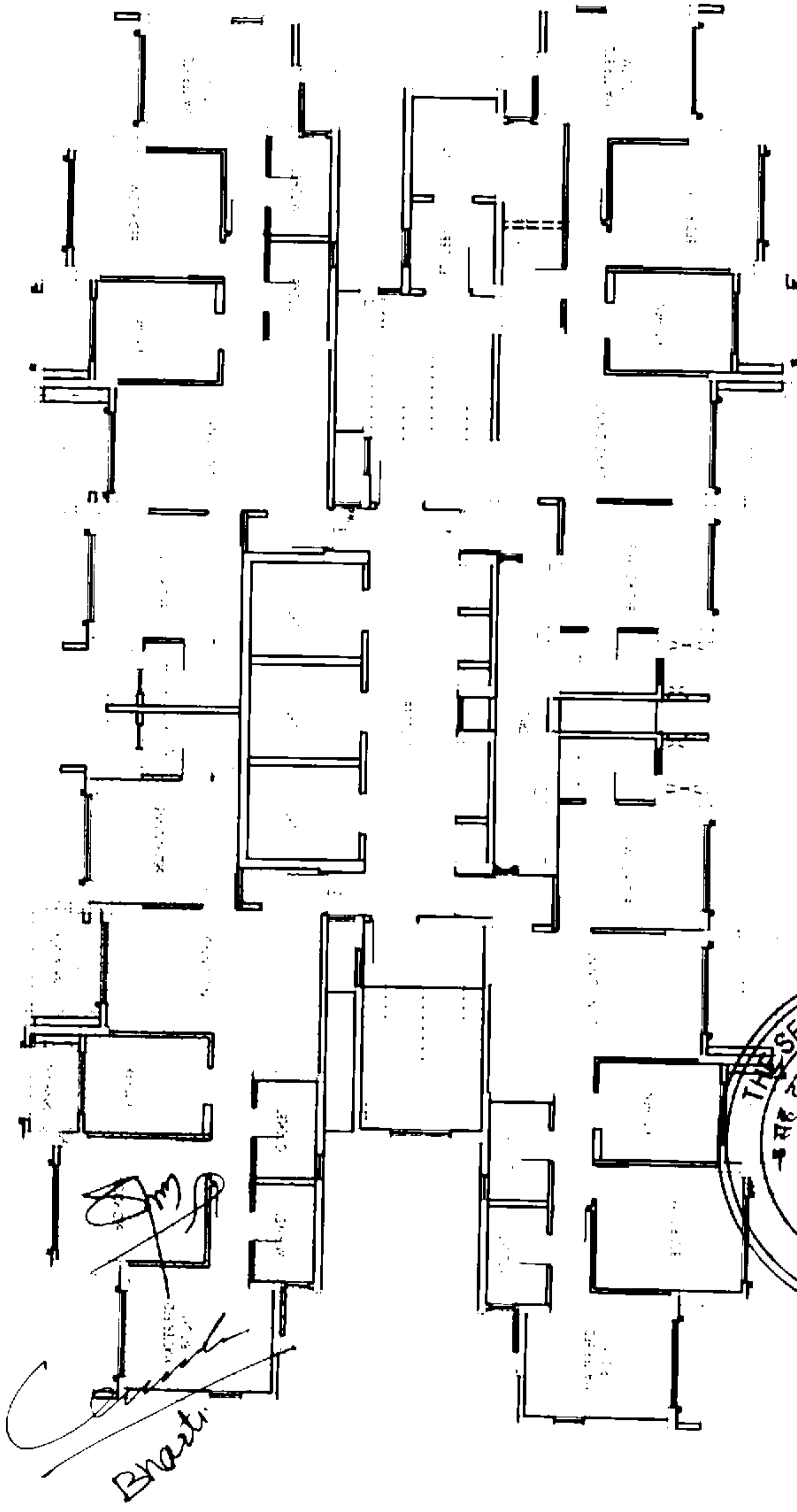
Annexure 4  
(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Sanction of Development Permission/Commencement Certificate	25 March 2015	S05/0083/14/TMC/TDD/1381/15	Thane Municipal Corporation
2.	Amended Sanction of Development Permission/Commencement Certificate	12 April 2017	S05/0083/14/TMC/TDD/2142/17	Thane Municipal Corporation
3.	Amended Sanction of Development Permission/Commencement Certificate	10 August 2017	S05/0083/14/TMC/TDD/2278/17	Thane Municipal Corporation
4.	Amended Sanction of Development Permission/Commencement Certificate	20 January 2018	S05/0083/14/TMC/TDD/2486/18	Thane Municipal Corporation
5.	Environmental Clearance	15 April 2015	F. No. 21-65/2014-IA.III	Ministry of Environment, Government of India
6.	Environmental Clearance	15 June 2018	SEIAA-EC-0000000343	Environment Department, Government of Maharashtra



6 7 B

ANNEXURE -5



NOTE: PLAN NOT TO SCALE FOR ACCURATE MEASUREMENTS FOR CARPET AREA. PLS FOLLOW POLYLINE METHOD. THE CARPET AREA CALCULATED ASSUMING UNFINISHED SURFACES AND AIR SPACES SHALL BE REDUCE THE PHYSICAL AREA ACCORDINGLY. CARPET AREA MAY VARY BY +/- 3% ON ACCOUNT OF CONSTRUCTION OR DESIGN TOLERANCE.

TYPICAL FLOOR PLAN - (1st to 7th, 9th to 12th, 15th to 18th, 20th to 23rd, 25th to 28th, 30th to 33rd, 35th to 38th & 40th Floors)  
 NOTE: AS PER APPROVAL DRAWING: (1st to 7th 9th to 17th 14th to 19th to 22nd 24th to 27th 29th to 32th 34th to 37th & 39th Floors)

	DEVELOPERS: <b>M/S MACROTECH DEVELOPERS LTD</b> 412, Floor -4, 17G Vardhaman chambers, Cawasji Patel road, Homiman circle, Fort, Mumbai-400001		CARPET AREA <input type="checkbox"/>	NORTH 	ARCHITECT <b>ARCHITECT HAFEEZ CONTRACTOR</b> <small>FIRST FLOOR, 29, SONAWALA BUILDING          BANK STREET, FORT, MUMBAI 400 002          TEL: 91-22-2081820</small>
	<b>LODHA AMARA</b> <b>, THANE</b>		EVBT AREA <input type="checkbox"/>	FLOOR <b>3<sup>rd</sup></b>	FLAT NO. <b>302</b>
			WING- <b>W50</b>		

ट न न - २  
 दस्त क्रमांक: ७२१४ / २०२४  
 ०३ ए५

Annexure 6

(Unit and Project Details)

(I) CUSTOMER ID :2251273

(II) Correspondence Address of Purchaser: Flat No 606, 6th Floor, Woodpark CHS LTD, Rodas Enclave Hiranandani Estate, Thane - 400607 Maharashtra India

(III) Email ID of Purchaser: l.m.gururani@gmail.com

(IV) Unit Details:

(i) Development/Project : Lodha Amara 49 50

(ii) Building Name : W50

(iii) Wing : W50

(iv) Unit No. : W50-302

(v) Area :

क ट व न - २
दस्ता क्रमांक ३०२१० / २०२४
०० / ६५

	Sq. Ft.	Sq. Mtrs.
Carpet Area	865	80.36
EBVT Area	83	7.71
Net Area (Carpet Area +EBVT Area)	948	88.07

(vi) Car Parking Space Allotted: 2

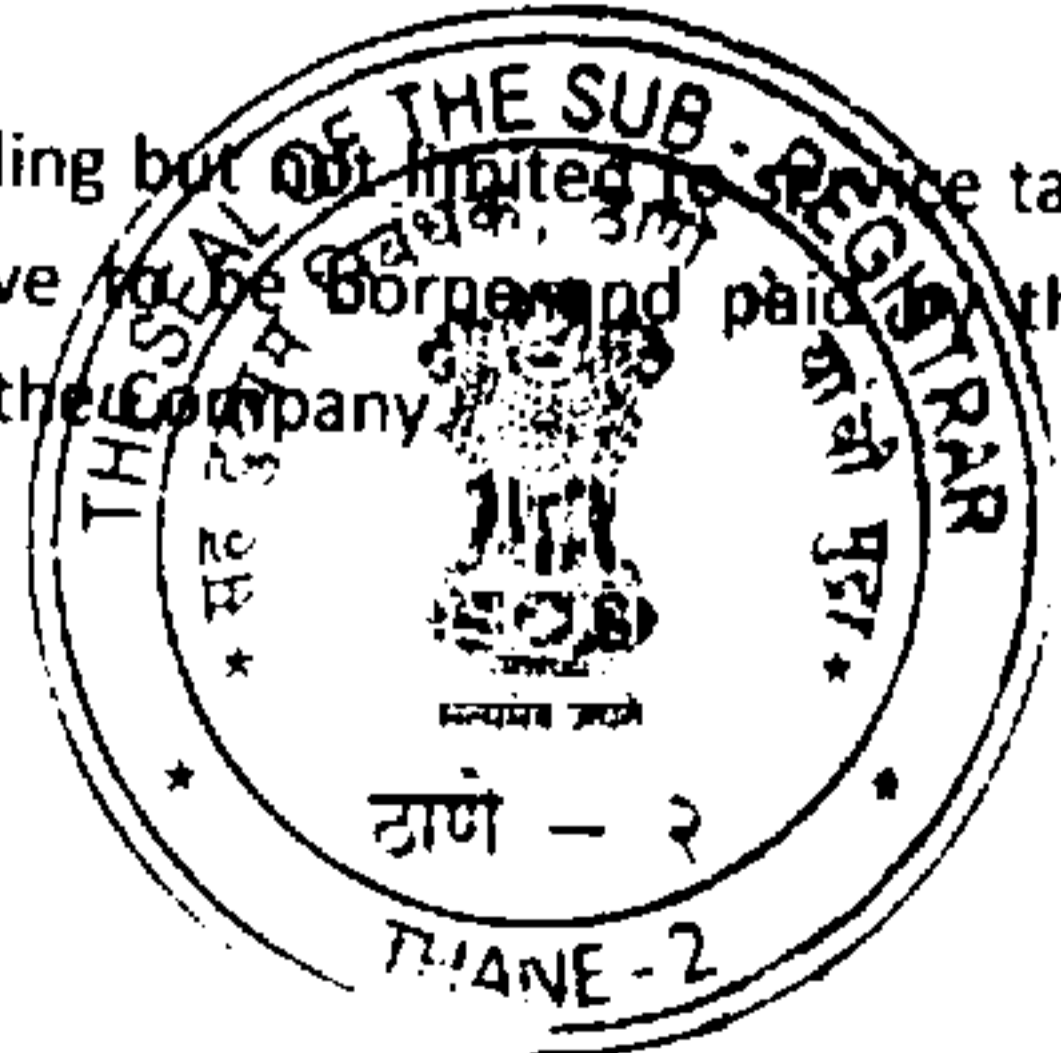
(V) Consideration Value (CV): Rs. 1,74,34,923/- (Rupees One Crore Seventy-Four Lakh Thirty-Four Thousand Nine Hundred Twenty-Three Only)

(VI) Payment Schedule for the Consideration Value (CV):

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	2,16,000	28-11-2024
2	Booking Amount II	10,04,444	28-11-2024
3	Booking Amount III	31,38,287	04-01-2025
4	On or Before 01-Apr-25	87,17,462	01-04-2025
5	On or Before 01-May-25	38,35,683	01-05-2025
6	On date of offer of Possession	5,23,047	Due As Per Construction

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

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



Handwritten signature and initials.

(VII) **Club Eligibility:**

The number of family members eligible for club membership are:

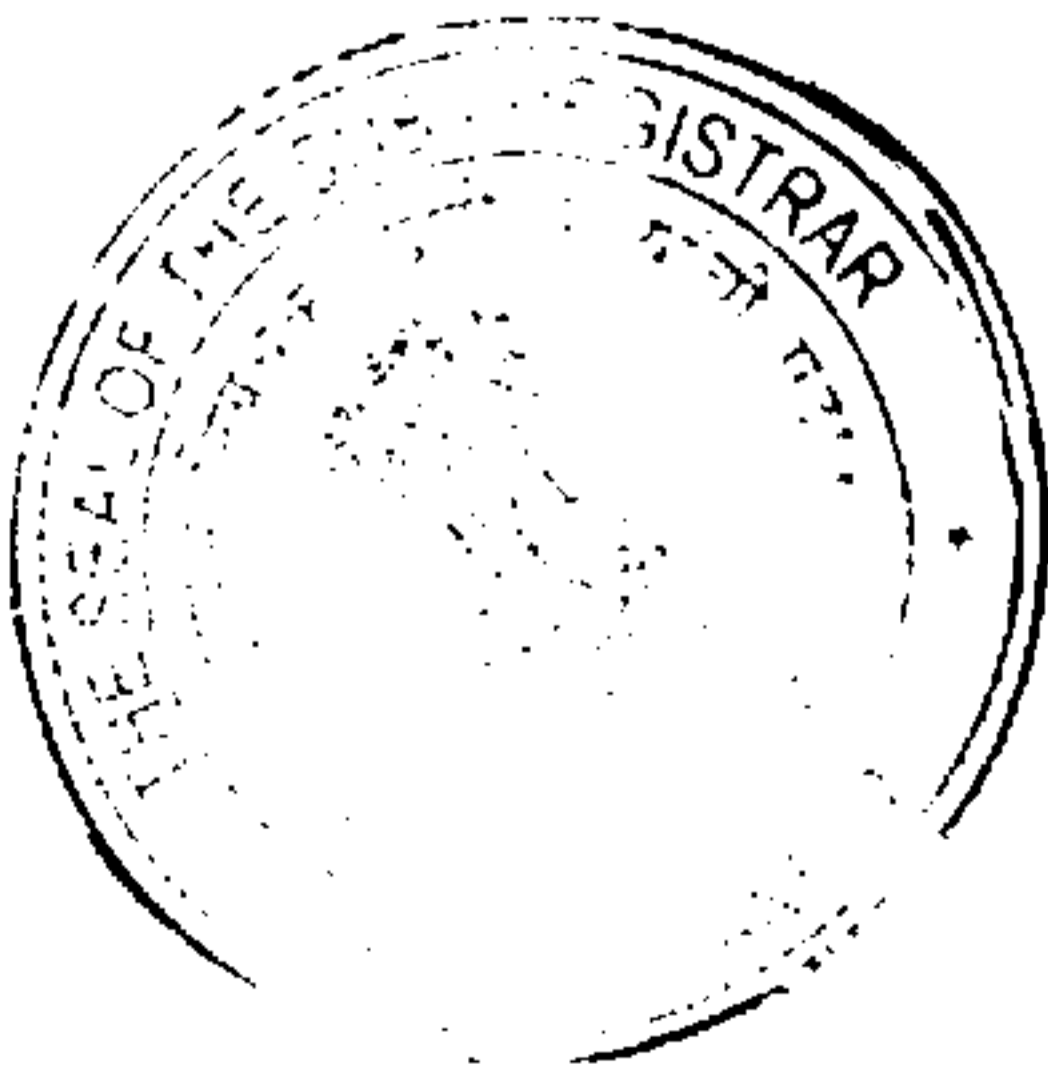
Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK or larger	6

(VIII) **Date of Offer of Possession:** 31-07-2025, subject to additional grace period of 18 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) **Project Details:**

- 1) Project Name: Lodha Amara 49 50
- 2) RERA Registration Number: P51700020157
- 3) No. of Buildings: 2

ट न न - २
दस्ता क्रमांक ७४२९० / २०२४
०५ / ०५



✓ ७ B

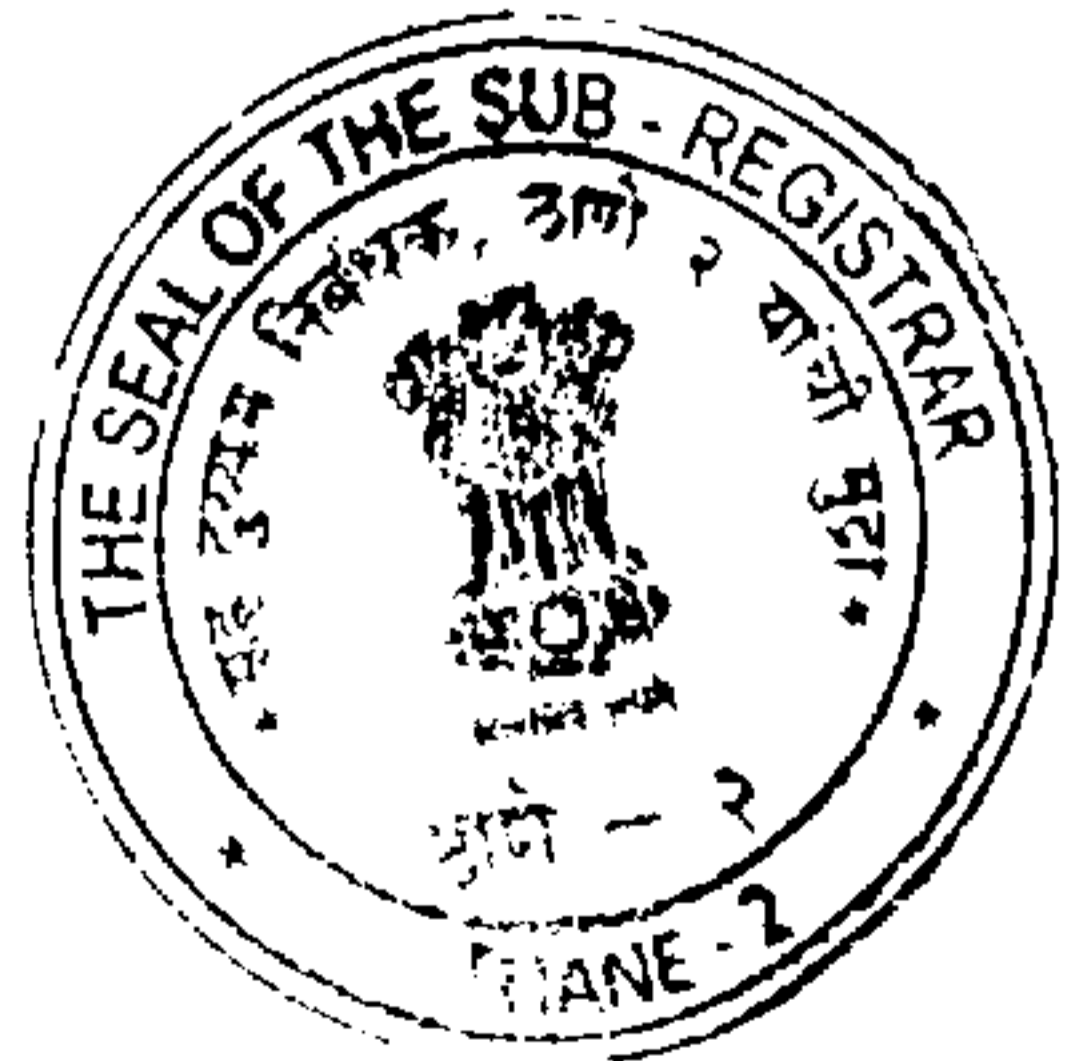
Annexure 6A

(Other Amount Payable before DOP)

- (I) **Charges towards Utility/Infrastructure/Other charges** (collectively referred to as ("**Other Charges**") to be paid on/before the Date of Offer of Possession: Rs. 2,15,341/- (Rupees Two lakh Fifteen Thousand Three Hundred Forty-One Only).
- (II) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of \_\_\_\_\_ months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:
- BCAM Charges:**  
Rs. 1,01,531/- (Rupees One Lakh One Thousand Five Hundred Thirty-One Only) covering period of 18 months from DOP.
  - FCAM Charges (if applicable):** Rs. 3,25,353/- (Rupees Three Lakh Twenty-Five Thousand Three Hundred Fifty-Three Only) covering period of 60 months from DOP.
  - Property Tax (Estimated):** Rs. 63,478/- (Rupees Sixty-Three Thousand Four Hundred Seventy-Eight Only) covering period of 18 months from DOP.
  - Building Protection Deposit:** Undated Cheque of Rs.94,800/- (Rupees Ninety-Four Thousand Eight Hundred Only) toward Building Protection deposit which shall be encased only if there is violation of guidelines in respect of excitation of fit out/interior work.

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

ट न न - २
दस्त क्रमांक ३०२१० / २०२४
०६ / ०५



✓ ७ B

COMMON AREAS AND AMENITIES

ट न - २
दस्त क्रमांक ३०२१० / २०२४
०६ / ए५

Amara: W24, W25, W41, W42, W43, W44, W47, W48, W49, W50

**Amenities inside each apartment:**

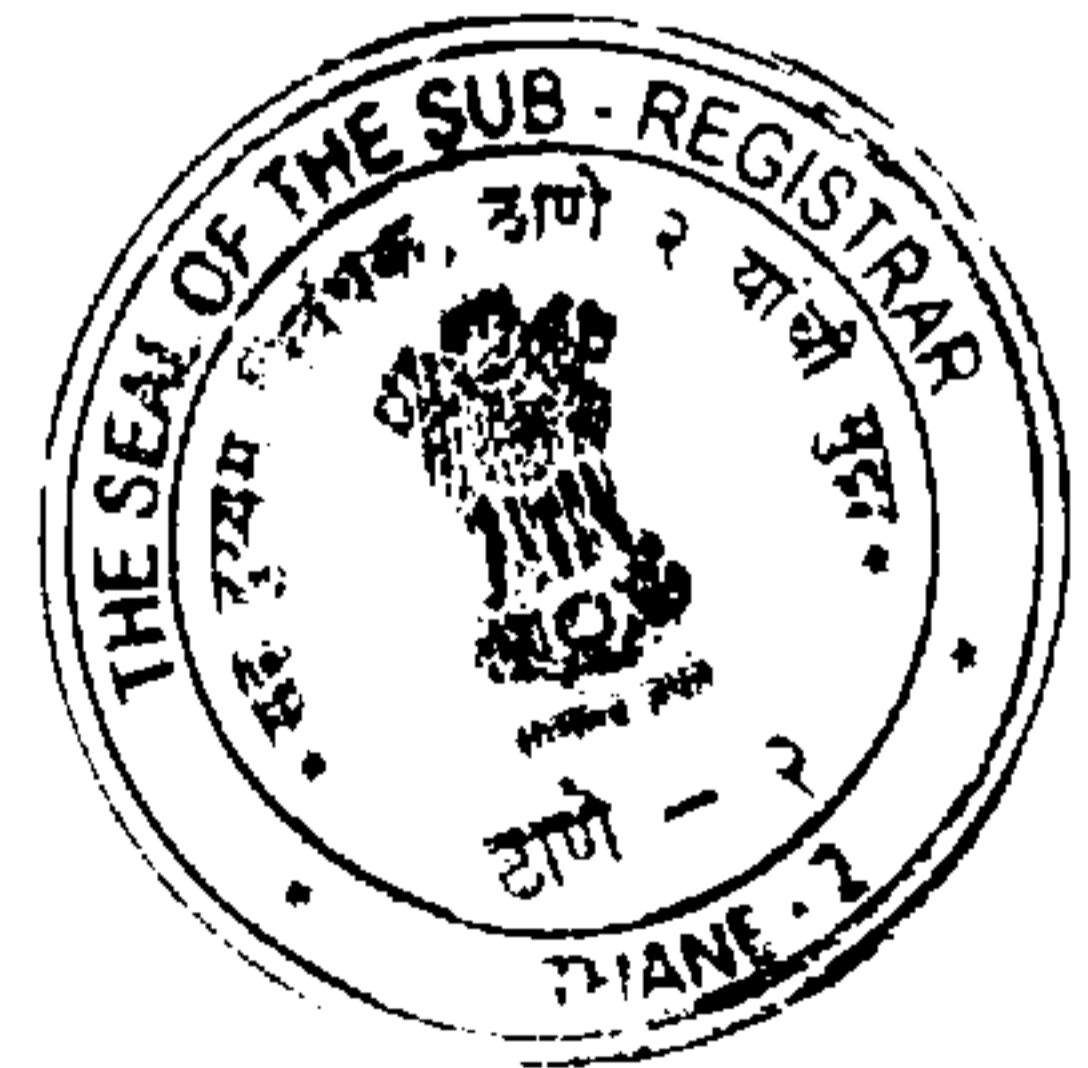
- Full height windows<sup>%</sup> in Living room and Master Bedroom
- Air-conditioned apartments with split unit A/C\*
- Marbital<sup>®</sup> flooring\*\* for living, dining, passage and bedrooms
- Kitchen with granite platform, hi-end stainless steel sink and vitrified tile flooring.
- Toilets finished with sanitary ware from Toto/Kohler/Kerovit\*\* and CP fittings from Jaquar/Kohler/Isenberg\*\*
- Separate Utility area in each apartment
- Provision for telephone and TV connectivity<sup>&</sup>
- Open decks<sup>5</sup> for Living room

**Amenities for each building:**

- Entrance lobby
- Lift lobby on each level
- 4 elevators from Hyundai/ Otis/Schindler/Kone\*\*
- Fire-fighting equipment
- DG power backup for common area lighting, elevator and fire fighting system
- Fibre optic connectivity providing hi speed internet access<sup>^</sup>
- Direct to Home TV connectivity by select service providers<sup>^</sup>

**Complex Amenities:**

- Grand entrance to neighbourhood
- Sports arena with sports facilities
- Football field ground
- 400 m athletics track
- 2 multipurpose courts for Basketball /Volleyball / Tennis etc.
- Cricket pitch
- Outdoor kids play area with play equipment and slides
- Children's splash pad
- Children's Play areas
- Ganesha Temple
- Jain Temple
- Swimming Pools
  - Lap Pool
  - Family Pool
  - 2 Kids Pools
  - Toddler Pool
  - Indoor covered pool
- Cluster clubhouse with:
  - Gymnasium
  - Indoor Games Room
  - Outdoor kids play area
- Clubhouse facilities:
  - Cinema (& auditorium) with capacity of 80



6 7 B

**फ्लॉर - २**  
 दस्त क्रमांक ७०२१७  
 ४८ / ६५

Health Club with steam and changing rooms  
 Gymnasium

Indoor games area with Table Tennis, Carrom, Chess and Snooker

- Children's play area
- 2 covered Badminton Courts
- Café and library lounge
- Party halls
- Picnic area with hammocks and outdoor seating
- Barbeque areas
- Mini Amphitheatre
- Multipurpose lawn
- Covered parking with facilities like driver's waiting area and car wash provision
- Best in class 4 tier security system with:
  - Intercom for each apartment
  - Access control to entrance lobby
  - Electronically controlled RFID access for cars
  - 24 X 7 CCTV monitoring for key areas

% above height of 150 mm above Finished Floor level

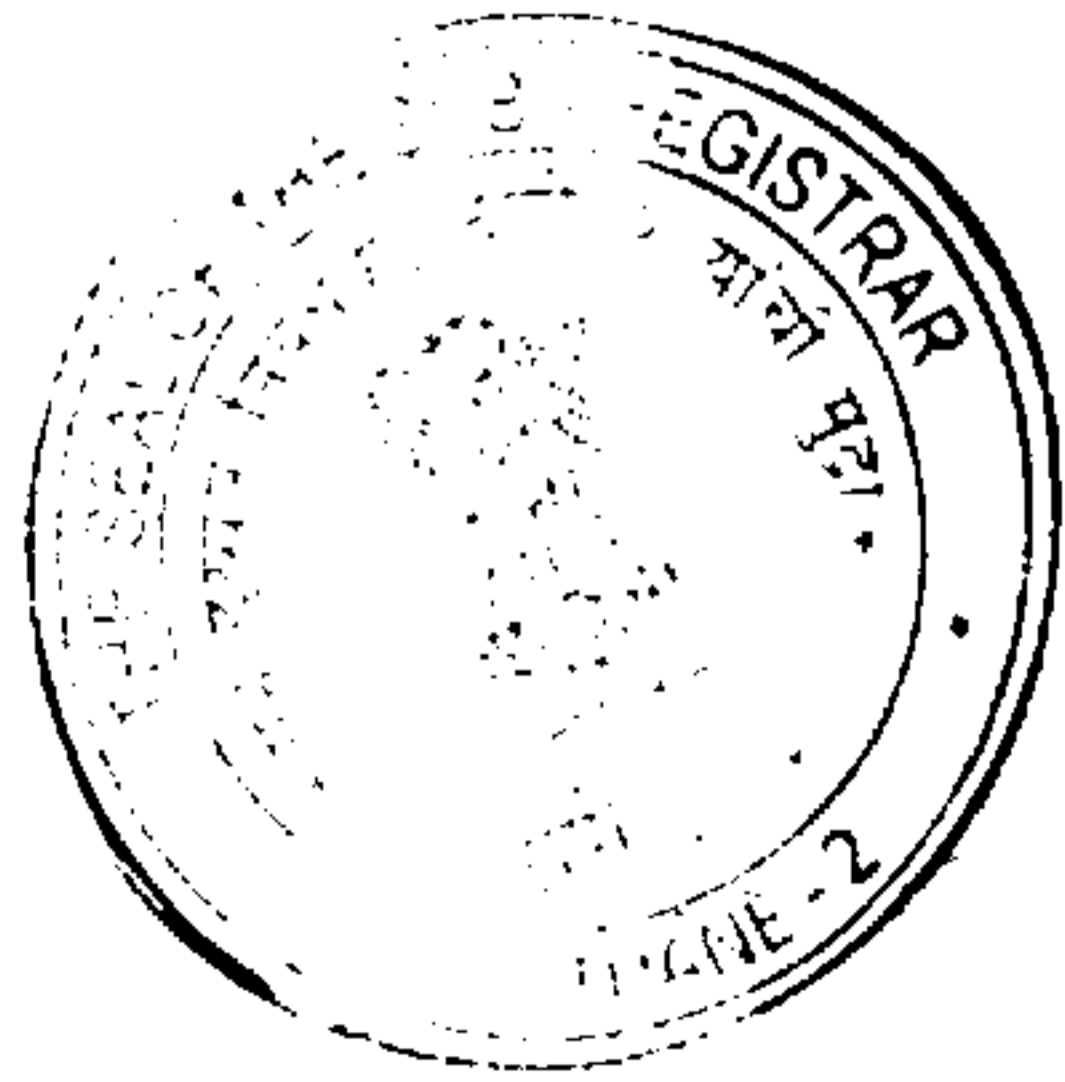
\* Excluding kitchen, toilets and any service areas

\*\* or equivalent

§ Only in 2BHK and 3BHK apartments in W24, W25, W43, W44, W47, W48, W49 & W50.

^ Monthly services on chargeable basis from provider

& Only in living room and master bedroom



Handwritten marks: a checkmark, an arrow pointing right, and the letter 'B'.



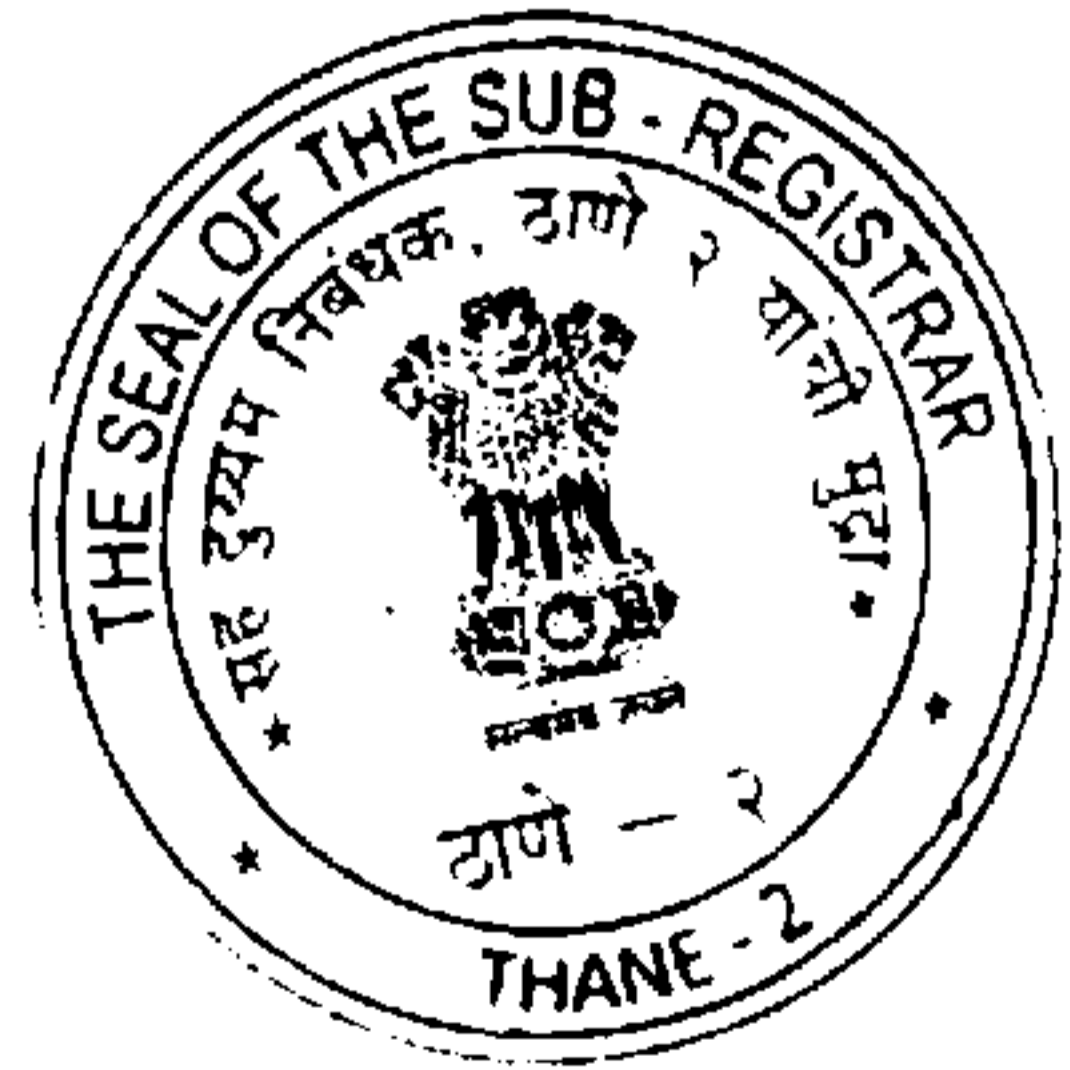
Annexure 8

(Special Condition)

ट - २	
दस्त क्रमा. ३०२१० / २०२४	
०९	९

Notwithstanding anything contained in the Agreement, the Parties hereby agree and confirm that the stamp duty towards this Unit shall be borne and paid by the Company

Handwritten marks including a checkmark and the letter 'B'.



**Annexure 9**  
(Purchaser Notice of Termination)

<b>ट न न - २</b>
दस्त क्रमांक ३४२१० / २०२४
५० / ए

To,

[dated]

[Name and address of the Company]

**Sub:** Notice of Termination

Dear Sir,

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

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

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

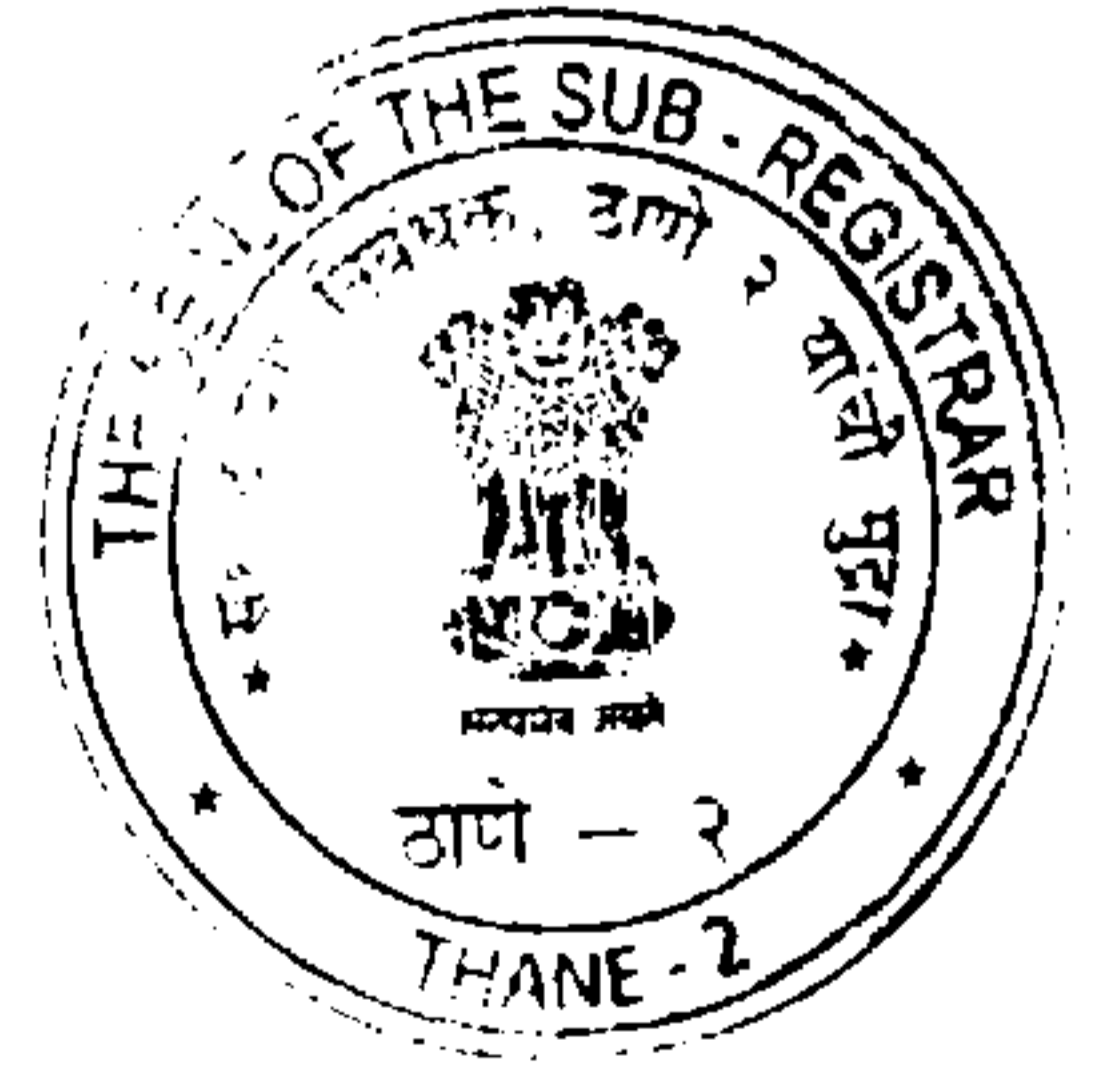
I / we agree and acknowledge that, pursuant to the provisions of the ATS:

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

Please treat this as the Notice of Termination referred to at Clause 11.3.1(b) of the ATS and proceed with the termination of the ATS in accordance with Clause 11 of the ATS.

Yours sincerely,

[name of customer]




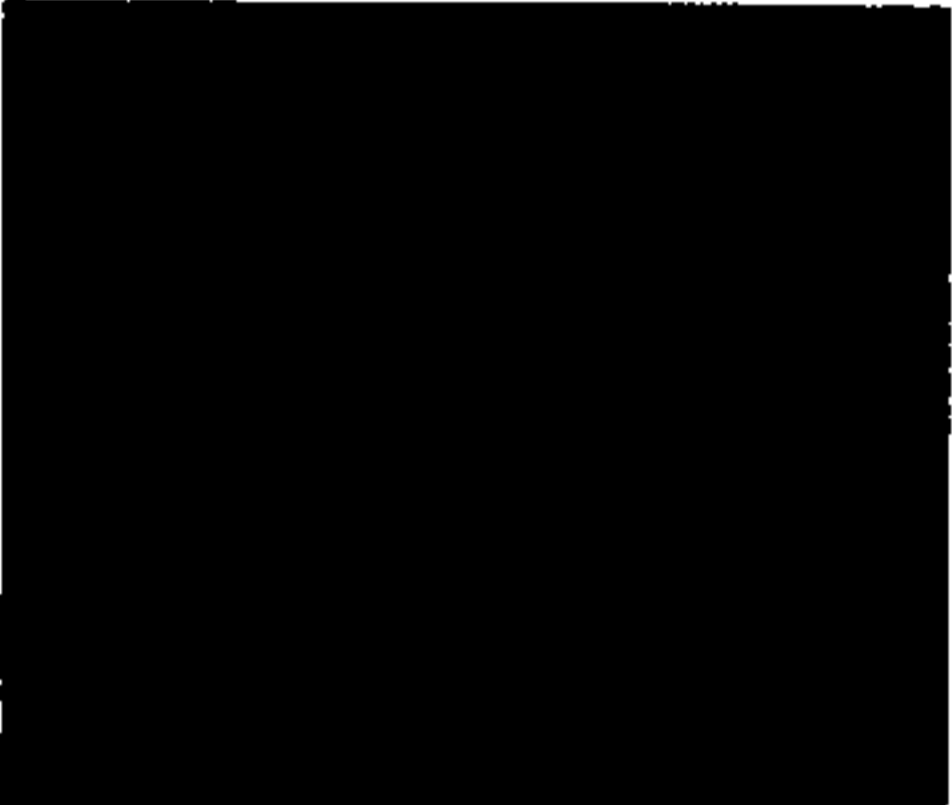

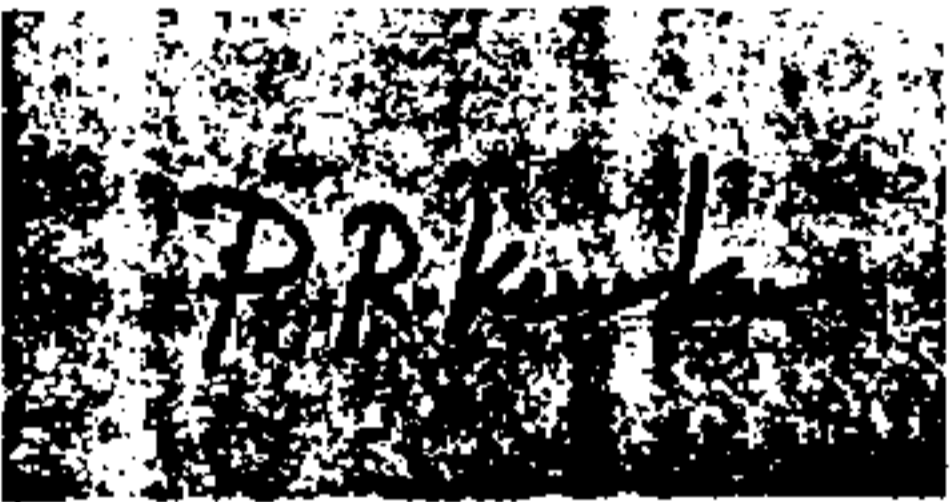


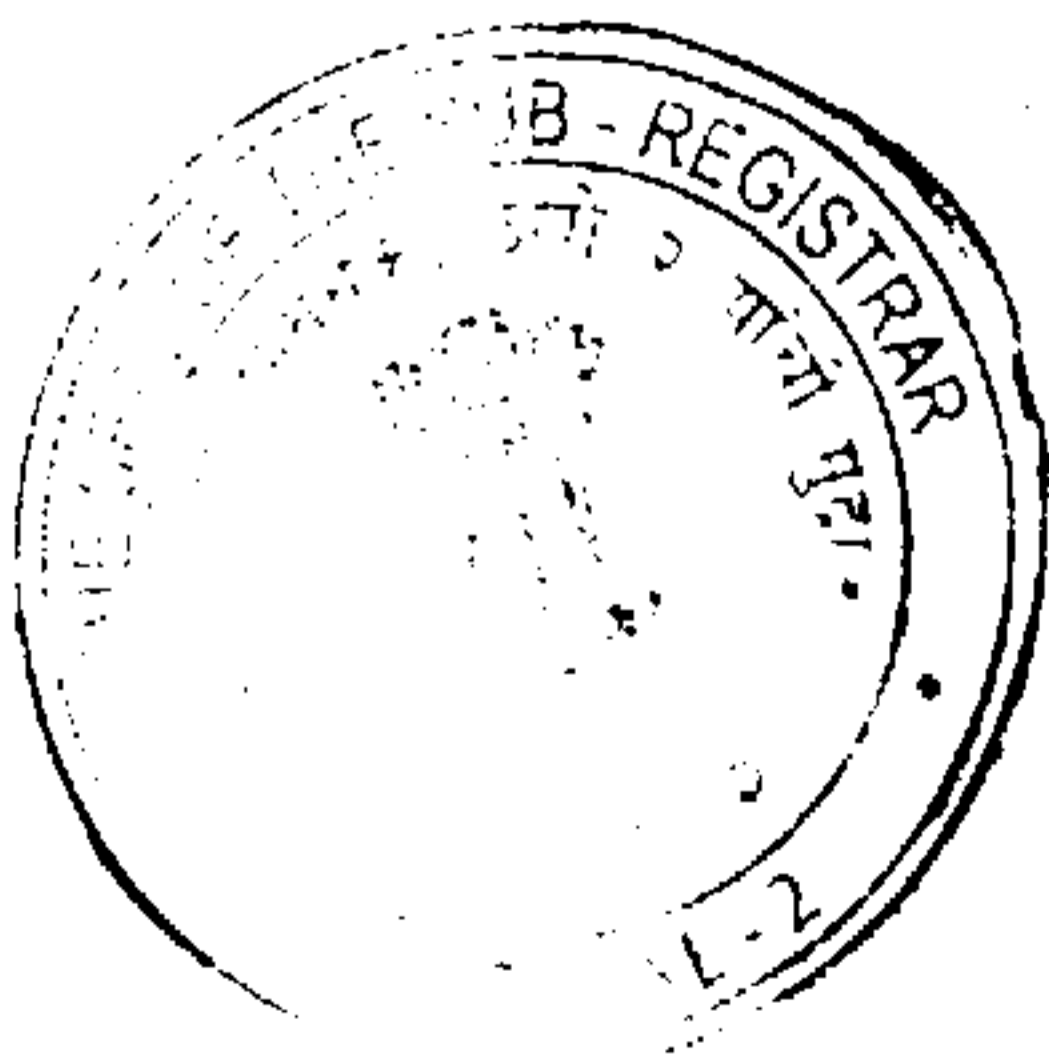
✓      7      B

ट न न - २	
दस्त क्रमांक ३०२१० / २०२४	
५९	९५

Annexure 10

(Constituted Attorneys for execution and registration of Deed of Cancellation)

Name of Constituted Attorney	Photo	Signature
Surendran Nair		
Rahul Wandekar		
Pandhari Kesarkar		



V 7 B

ट न न - २  
दस्त क्रमांक ३०२१० / २०२४  
५२/ ६५



# CONGRATULATIONS

Dear Customer,

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

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

Project : Amara

Application No : 163427

Date of Application : 15/11/2024

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

### Terms & Conditions:

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

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

Prashant Bindal  
Chief Sales Officer

Lalit Mohan

Name of  
Primary Applicant

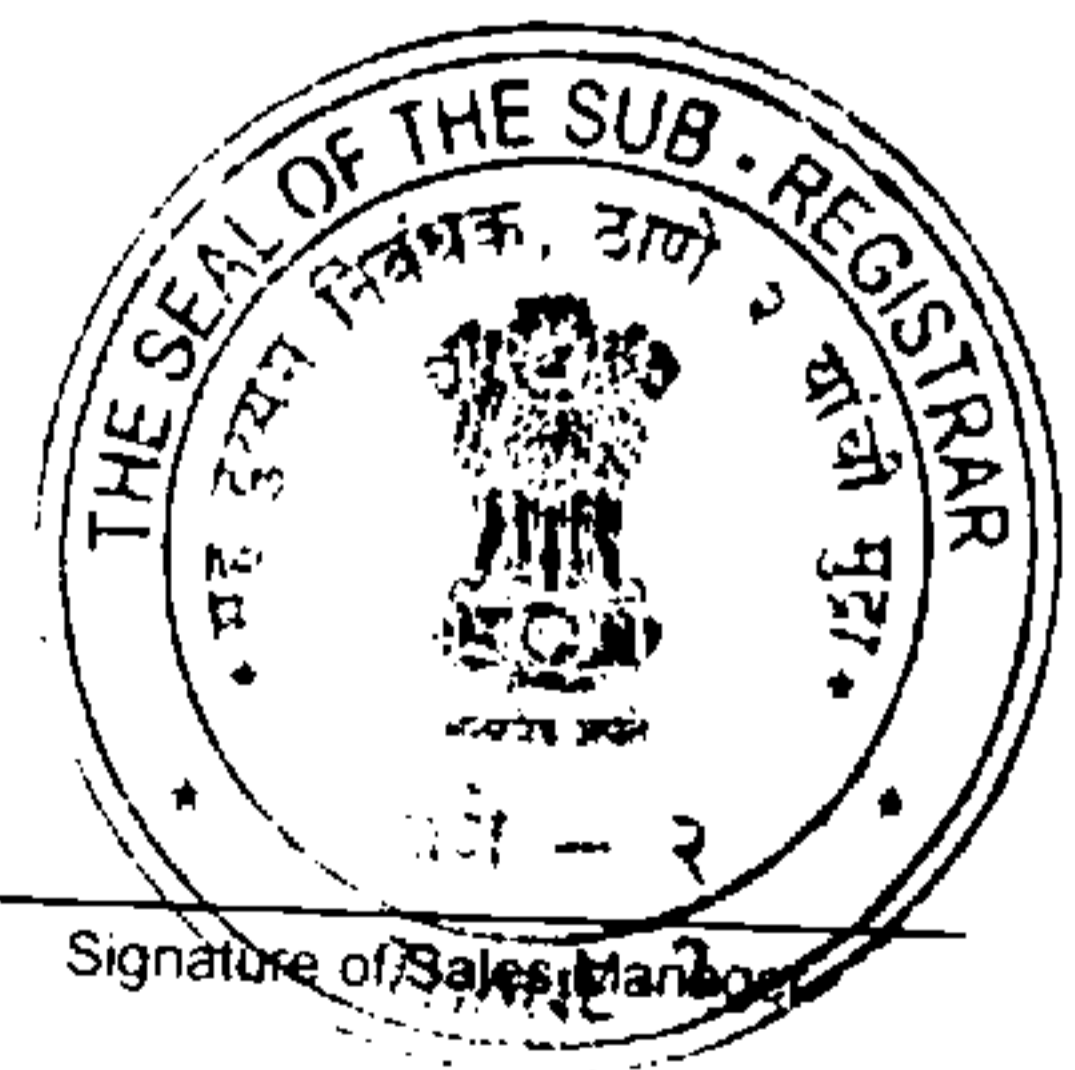
BHARTI GURURAN

Name of  
Joint Applicant

Signature of Primary Applicant

Signature of Joint Applicant

Signature of Sales Manager





Certificate No. 5618

**THANE MUNICIPAL CORPORATION, THANE**(UPCPA Regulation No. 2.6 & 2.7)  
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE**

ट न न - २
दस्त क्रमांक ३०२९० / २०२४
५३ / ६५

Amended Permission /C.C. details mentioned below

V. P. No. New S05/0083/14 TMCB/TDD/0153/912/2024/Amended Date : 27/09/2024  
 To, Shri / Smt. M/s. Pradeep M. Kamble & Asso. (Architect)  
M/s. Macrotech Developers Ltd  
 Shri \_\_\_\_\_ (Owners)

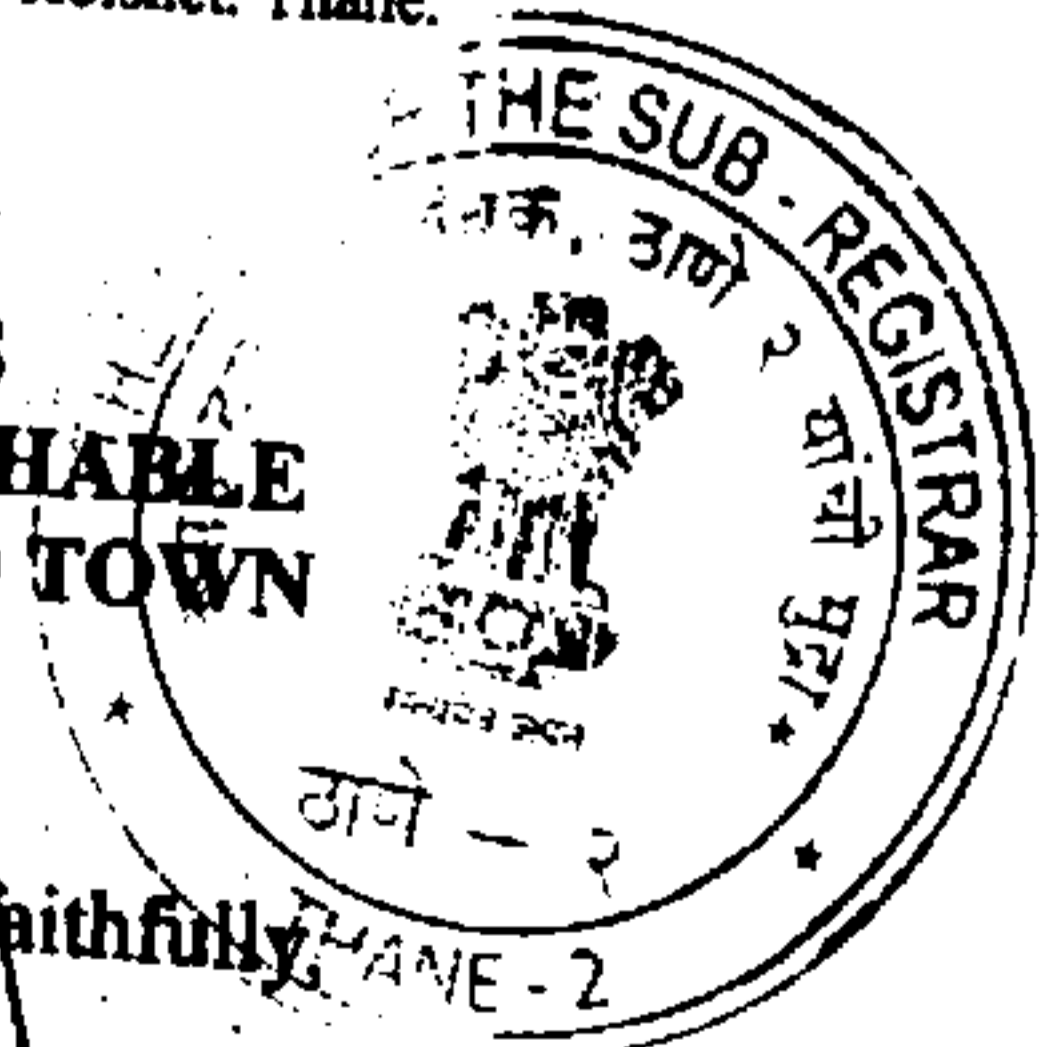
With reference to your application No.8619 dated 29/12/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Balkum, Dhokali & Kolshet Sector No. V Situated at Road / Street \_\_\_\_\_ 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 Survey Nos. 59/1, 60/1, 60/2/A, 60/2/B, 61/1, 61/2/A, 61/2/B, 62/1, 62/2, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8/A, 63/8/B, 63/9/A, 63/9/B, 63/10/1/A, 63/10/1/B, 63/10/2, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 65/1, 65/2, 65/3, 65/4, 65/5, 66, 67, 68/1, 68/2, 68/3, 68/4, 68/5, 69/1/A, 69/1/B, 69/2, 69/3/A, 69/3/B, 69/4A, 69/4B, 69/5, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10/A, 70/10/B, 71/1, 71/2/A, 71/2/B, 71/3/A, 71/3/B, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8/A, 72/8/B, 72/9/A, 72/9/B, 73/1, 73/2, 73/3, 73/4, 73/5/A, 73/5/B, 73/6, 73/7 at village Balkum. S.No.10/1/A/1, 10/1/A/2, 10/1/A/3, 10/1/A/4, 10/1/A/5, 11/1, 11/2, 23/1, 23/2, 23/3/A, 23/3/B, 23/3/C, 23/4, 23/5, 23/6, 25/1, 25/2/A, 25/2/B, 25/2/C, 25/2/D, 26/1, 26/2/A, 26/2/B, 26/2/C, 26/2/D, 26/2/E, 30/1/A, 30/1/B, 30/1/C, 30/1/D, 30/2/A, 30/2/B, 30/3, 30/4/A, 30/4/B, 30/5/A, 30/5/B, 31/1/A, 31/1/B, 31/2, 31/3, 31/4, 32/1/1, 32/1/5, 32/1/6, 32/1/7, 32/1/8, 32/1/9, 32/1/10, 32/1/11, 32/1/12, 32/2A, 32/2B, 32/3, 33/1, 33/3, 33/4, 33/5, 33/6, 33/7, 92/1, 92/2, 93/2/2, 93/2/3 at village Dhokali, S.No. 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2/A, 52/2/B, 52/3/A, 52/3/B, 52/4, 52/5, 52/6, 53/1/C, 53/1/D, 53/2, 53/3/A, 53/3/B, 53/4/A, 53/4/B, 53/5/A, 53/5/B, 53/6, 53/7B, 53/8, 54/1, 54/2, 55/5, 55/7/B, 55/7/C, 55/10B, 55/11, 55/12/A, 55/12/B, 55/13/A, 55/13/B, 55/14, 55/15, 60/8B, 60/9B, 60/10A, 60/11A/1, 60/11A/2, 60/11B, 60/11C, 60/11D, 60/12, 60/13, 60/14, 60/16/A, 60/16/B, 60/17, 60/18, 60/19/A, 60/19/B, 60/20/A/1, 60/20/A/2, 60/20/A/3, 60/20/A/4, 104/1A, 104/1B, 104/1C, 104/2, 274/1 at village Kolshet. Thane.

**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 .. P.T.O..  
the city of, Thane.

ट न न - २

दस्त क्रमांक ५०२९४/२०२४

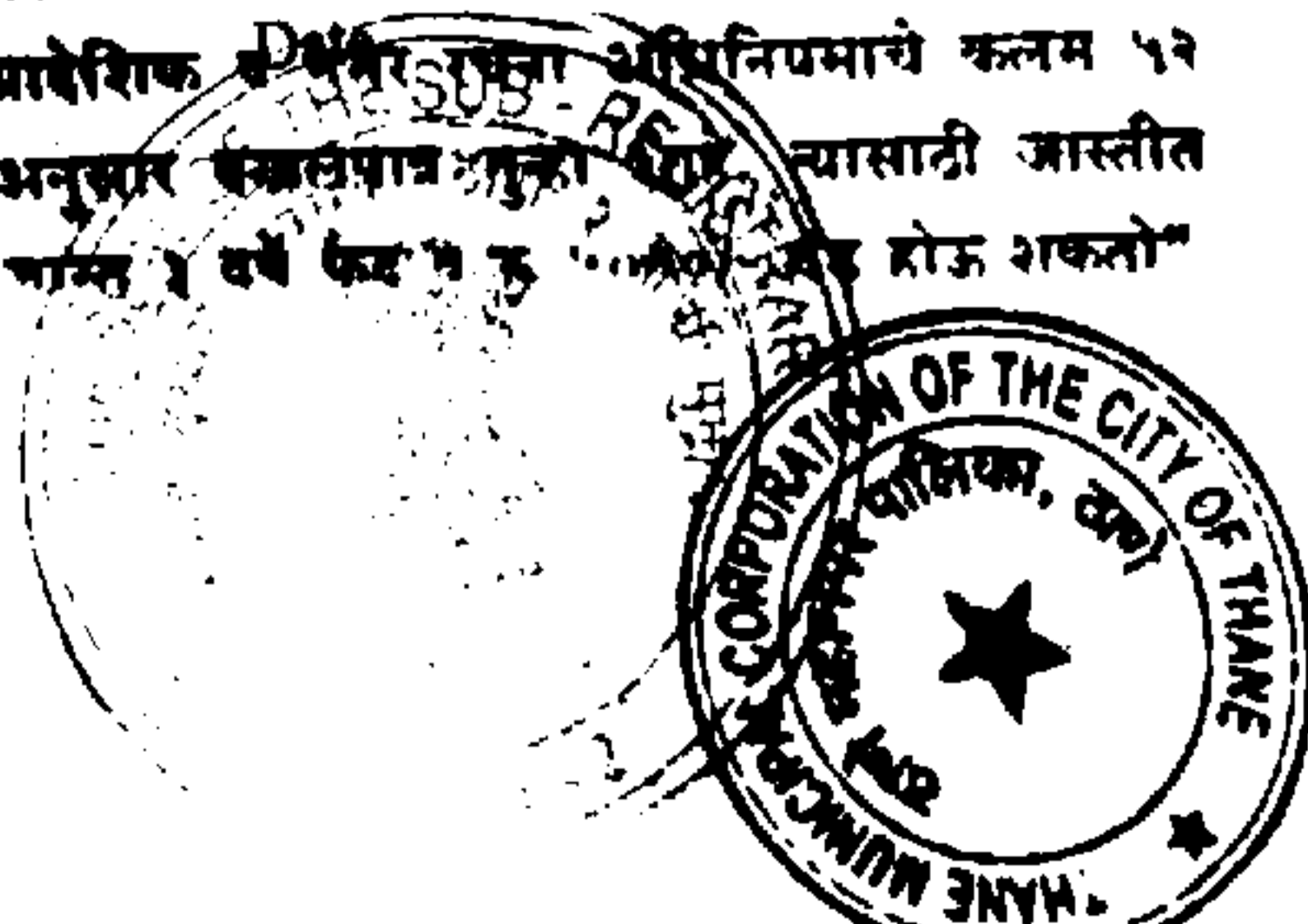
Plot / Sub Plot	Bldg. / Wing	Permission	C.C.
५० B-2	Tower-1	Gr. / Stilt + 1 to 23 Floors	Gr. / Stilt + 1 to 23 Floors
	Tower-2	Gr. / Stilt + 1 to 23 Floors	Gr. / Stilt + 1 to 23 Floors
	Tower-3	Gr. / Stilt + 1 to 23 Floors	Gr. / Stilt.
	Tower-4	Gr. / Stilt + 1 to 6 Floor (Residential (Part) Parking (Part) + 7 to 23 Floors	Gr. / Stilt + 1 to 6 Floor (Residential (Part) Parking (Part) + 7 to 23 Floors
	MLCP	Basement + Gr. + 6 Floors	Basement + Gr. + 6 Floors
	Recreation Center	Ground Floor	Ground Floor.
	Security Cabins	Ground Floor	Ground Floor.

Plot	Bldg. / Wing	Permission	C.C.
Plot -C	W-24	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	W-25	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	W-41	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	W-42	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	W-43	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	W-44	Gr. / Stilt + 35 Floors	Gr. / Stilt.
	W-47	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	W-48	Gr. / Stilt + 1 Floors	Gr. / Stilt.
	W-49	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	W-50	Gr. / Stilt + 39 Floors	Gr. / Stilt + 39 Floors
	Comm. Bldg. No.2	Lower Gr. + Gr.(P1+P2) + 20 Floors	Lower Gr. + Gr.(P1+P2) + 20 Floors
	MLCP	Lower Gr./Shops + Upper Gr. + 12 Floors	Lower Gr./Shops + Upper Gr. + 12 Floors

- 5) पुर्व मंजूरीमधील सुधारित परवानगी / सी.सी. क्र. TMC/TDD/4442/23, दि.14/07/2023 मधील अटी विकासक यांचेवर बंधनकारक राहतील.
- 6) वाणिज्य इमारत क्र. 2 मधील एस्केलेटर्स (Escalator) करीता महाराष्ट्र लिफ्ट्स, एस्केलेटर आणि मूव्हिंग वॉक अॅक्ट, 2017 च्या तरतुदीनुसार सक्षम प्राधिकरणा कडील अनुज्ञप्ती सादर करणे बंधनकारक राहिल.
- 7) उर्वरीत प्रारंभ प्रमाणपत्रापूर्वी पर्यावरण विभागाकडील सुधारीत मान्यता सादर करणे बंधनकारक राहिल.
- 8) उपभूखंड सी वरील उर्वरीत (Ongoing) इमारतीच्या वापर परवान्यापूर्वी Green buildings करीता Indian Green Building Council (IGBC) कडील Platinum Rating चे अंतीम प्रमाणपत्र सादर करणे आवश्यक राहिल.
- 9) उपभूखंड बी-2 वरील प्रस्तावित स्विमिंग पूलच्या अनुषंगाने प्रकल्पामधील नागरीकांच्या सुरक्षिततेची जबाबदारी विकासक / संबंधीत सहकारी गृहनिर्माण संस्था यांची राहिल.
- 10) प्लॉट B-2 वरील इमारत क्र. टॉवर क्र. 3 चे वापर परवान्यापूर्वी व Plot-C वरील प्रस्तुत सुधारीत परवानगी मधील अंतर्गत इमारतीच्या (MLCP वगळून) प्रथम वापर परवान्यापूर्वी Ancillary FSI /Additional FSI च्या उर्वरीत रक्कमेचा भरणा व्याजासह करणे आवश्यक राहिल.

**साधधान**

मंजूर नकाशांनुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक अधिनियमाचे कलम ५२ अनुसार दंडसंपादन शकते. यासाठी जास्तीत जास्त १ वर्षे फक्त ५ लाख रुपये होऊ शकतो.



Yours Faithfully

*[Signature]*  
Executive Engineer  
Town Development Department  
Thane Municipal Corporation, Thane.





Certificate No. 4728

**THANE MUNICIPAL CORPORATION, THANE**

Regulation  
(Registration No. 3 & 24)

Amended

**PERMISSION/**

**SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE**

८०११ - २

३०२९० / २०२४

Permission-Plot C :- W24, W25, W41, W42, W43, W44, W47, W49, W50 - Gr + 1 to 39 Floors

W38 - Gr. + 29 Floors, W48 - Gr + 1 to 14 Flrs.

Commercial Bldg - Lower Gr + Upper Gr + 1<sup>st</sup> to 6<sup>th</sup> Flr.

C.C :- W24, W25: Gr + 39 Flrs. W38: Gr + 29 Flrs., W41, W42, W50: Gr + 39 Flrs. &

Commercial Bldg: Lower Gr + Upper Gr + 1<sup>st</sup> to 6<sup>th</sup> Flr

V. P. No. S05/0083/14

TMC / TDD / 3820 / 21

Date : 24/12/2021

To, Shri / Smt. M/s. Pradeep M. Kamble & Ass (Architect)

Shri M/s. Macrotech Developers Ltd. (Owners)

With reference to your application No. 8622 dated 24/11/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. \_\_\_\_\_ in village Kalshet, Dhokali & Balkum Sector No. 5 Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F.P. No. on back side

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 Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the State or Central Government under the provisions of any other law/rules, it shall be binding on the owner/developer to obtain such permission from the concerned authority. If any discrepancy is found than the said permission shall be cancelled.

**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.



ट न न - २

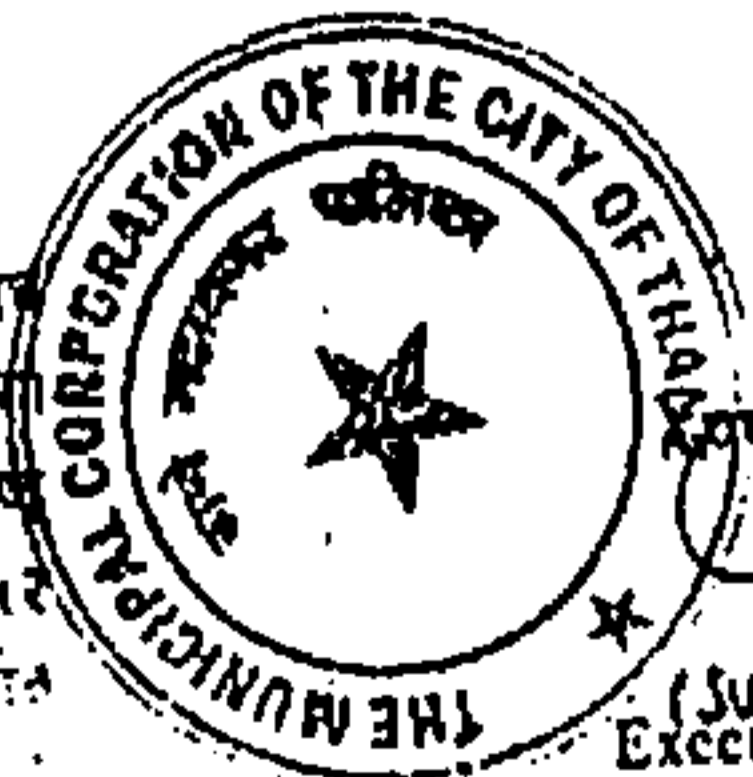
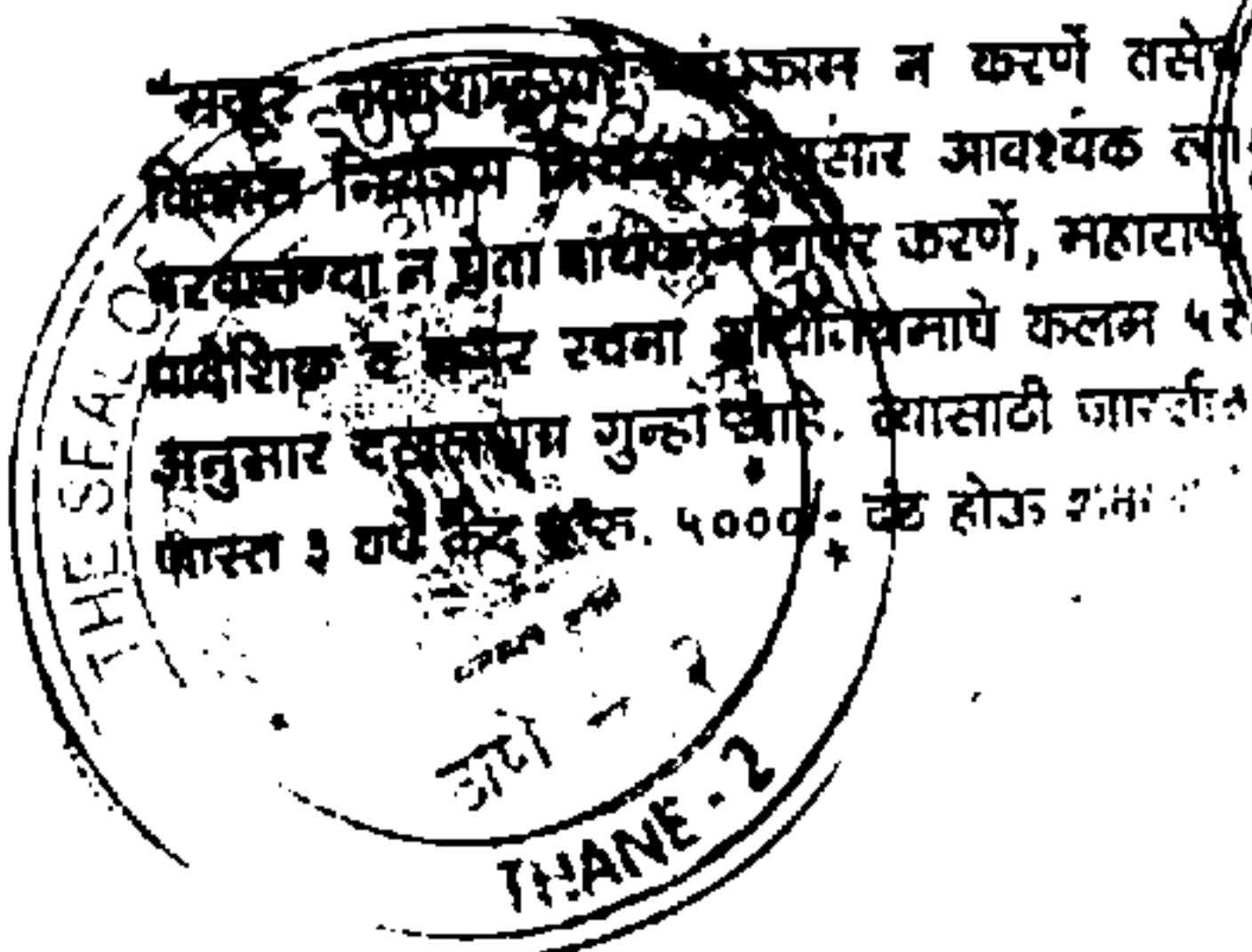
दस्त क्रमांक ५७ नवीन स.नं. ५११/२०२४

५७ नवीन स.नं. १०/१७

६३/१ ते ९, ६३/१०अ, १०ब, ६४/१ ते ९, ६५/१ ते ५, ६६, ६७, ६८/१ ते ५, ६९/१ ते ३, ४अ, ४ब, ५, ६, ७०/१ ते १०, ७१/१ ते ७ व ९, ७२/१ ते ९, ७३/१ ते ७, मौजे बाळकूम येथील नवीन स.नं. १०/१७, ११, २३/१ ते ६, २५, २६, ३०/१ ते ५, ३१/१ ते ४, ३२/१अ, २अ, २ब, ३, ३३/१, १२, १३/२ब व मौजे ढोकाळी येथील स.नं. ४९/१क, ५०/१२ब/२, ५०/१२ब/३, ५०/१३, ५१/१ब, २, ३, ५२/१क, २ ते ६, ५३/१क, २ ते ६, ७ब, ८, ५४, ५५/५, ७, १०अ, १०ब, ११ ते १५, ६०/८ब, ९ब, १०अ, ११अ, ११ब, १२, १३, १४, १६ ते १९, २०अ, १०४, २७४/१ मौजे कोलशेत ता.जि.ठाणे.

6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 months from the Commencement Certificate.
8. All the provisions mentioned in UDCPR as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Grey water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Area/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).
15. विकास प्रस्तावातील पूर्व मंजूरीमधील अटी बंधनकारक राहतील.
16. अग्निशमन विभागाकडील नाहरकत दाखल्यामधील सर्व अटी बंधनकारक राहतील.
17. विचाराधीन भूखंडावर भविष्यात वाढीव बांधकाम क्षेत्र प्रस्तावित करताना किमान आवश्यक याणिज्य क्षेत्र प्रस्तावित करणे बंधनकारक राहिले.
18. विकासकानी दिलेले दि.१६.१२.२०२१ चे हमीपत्र विकासकावर बंधनकारक राहिले.
19. शासन निर्देशांक दि.१४.०१.२०२१ मधील ब (II) नुसार प्रकल्पामधील मुद्राकांचा संपूर्ण खर्च विकासका मार्फत करण्यात आला असल्याचे लाभार्थी ग्राहकाचे प्रमाणपत्र सादर करणे आवश्यक असून सदरचे प्रमाणपत्र वापर परवाना मंजूरीच्या वेळी सादर करणे आवश्यक राहिले.
20. शासन निर्देशांक दि.१४.०१.२०२१ मधील उपरोक्त ब (V) चे अनुषंगाने या सवलतीचा लाभ घेणा-या प्रकल्पांना, लाभ घेतलेल्या बांधकाम क्षेत्राची विक्री होईपर्यंत मुद्राक शुल्क सवलतीचा लाभ चालू ठेवावा लागेल.

सावधान



Sunil Patil  
Executive Engineer  
Town Development Department  
Municipal Corporation  
of the City of Thane



ट न न - २  
वस्त क्रमांक - ३०२१७/२०२४  
५०२१७/२४

1) The applicant has submitted the application for the development of the land for the purpose of...  
2) The applicant has submitted the application for the purpose of...  
3) The applicant has submitted the application for the purpose of...  
4) The applicant has submitted the application for the purpose of...  
5) The applicant has submitted the application for the purpose of...  
6) The applicant has submitted the application for the purpose of...  
7) The applicant has submitted the application for the purpose of...  
8) The applicant has submitted the application for the purpose of...  
9) The applicant has submitted the application for the purpose of...  
10) The applicant has submitted the application for the purpose of...  
11) The applicant has submitted the application for the purpose of...  
12) The applicant has submitted the application for the purpose of...  
13) The applicant has submitted the application for the purpose of...  
14) The applicant has submitted the application for the purpose of...  
15) The applicant has submitted the application for the purpose of...  
16) The applicant has submitted the application for the purpose of...  
17) The applicant has submitted the application for the purpose of...  
18) The applicant has submitted the application for the purpose of...  
19) The applicant has submitted the application for the purpose of...  
20) The applicant has submitted the application for the purpose of...

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_

THANE MUNICIPAL CORPORATION, THANE  
SANCTION OF DEVELOPMENT PERMITS/COMMITMENT CERTIFICATE  
Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Signed \_\_\_\_\_



*(Handwritten: 69/24)*

The project is situated in the... (handwritten notes in red and blue ink)

- The project is situated in the...
- The total area of the project is 3.33 Ha...
- During construction phase, the water supply is expected to be...
- The sewage treatment plant will be constructed...
- The water supply to the project is expected to be...
- The project is situated in the...

2. The proposed project is intended to be a... (handwritten notes in red and blue ink)

- The proposed project is intended to be a...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...

provisions of the Environmental Impact Assessment... (introductory text)

### PART - A - GENERAL CONDITIONS

- The Project Proponent shall submit all necessary documents...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...
- The project is situated in the...

20. All the ground required during construction activities should be...
21. Disposal of earth during construction phase should be done...
22. All and ground water samples will be tested to ascertain...
23. Construction waste including building material and other...
24. All hazardous waste generated during construction phase...
25. The dust generated due to the construction phase should be...
26. The noise level during construction phase should be maintained...
27. Fly ash should be used as binding material in the construction...
28. Ready mixed concrete should be used in construction...
29. Water should be treated during construction phase...

30. The total power requirement during construction phase is 2000 kVA...
31. Sewage treatment plant should be constructed...
32. Parking facility for 10000 two wheelers and 10000 four wheelers...
33. All the water samples will be tested to ascertain...
34. The project proponent shall submit...
35. The project proponent shall submit...
36. The project proponent shall submit...
37. The project proponent shall submit...
38. The project proponent shall submit...
39. The project proponent shall submit...
40. The project proponent shall submit...

41. The project proponent shall submit...
42. The project proponent shall submit...
43. The project proponent shall submit...
44. The project proponent shall submit...
45. The project proponent shall submit...
46. The project proponent shall submit...
47. The project proponent shall submit...
48. The project proponent shall submit...
49. The project proponent shall submit...
50. The project proponent shall submit...

3777  
3778  
3779  
3780

3781  
3782  
3783  
3784  
3785  
3786  
3787  
3788  
3789  
3790  
3791  
3792  
3793  
3794  
3795  
3796  
3797  
3798  
3799  
3800

3801  
3802  
3803  
3804  
3805  
3806  
3807  
3808  
3809  
3810  
3811  
3812  
3813  
3814  
3815  
3816  
3817  
3818  
3819  
3820

3821  
3822  
3823  
3824  
3825  
3826  
3827  
3828  
3829  
3830  
3831  
3832  
3833  
3834  
3835  
3836  
3837  
3838  
3839  
3840

3841  
3842  
3843  
3844  
3845  
3846  
3847  
3848  
3849  
3850

The environmental statement for each building shall be...

Yours faithfully,  
*(Signature)*  
District Engineer

The Secretary (Department of Environment, Dept. of Municipalities & District Engineer's Office, Thane Municipal Corporation, Thane - 401007.)

**THANE MUNICIPAL CORPORATION, THANE**

3777  
3778  
3779  
3780

3781  
3782  
3783  
3784  
3785  
3786  
3787  
3788  
3789  
3790  
3791  
3792  
3793  
3794  
3795  
3796  
3797  
3798  
3799  
3800

3801  
3802  
3803  
3804  
3805  
3806  
3807  
3808  
3809  
3810  
3811  
3812  
3813  
3814  
3815  
3816  
3817  
3818  
3819  
3820

3821  
3822  
3823  
3824  
3825  
3826  
3827  
3828  
3829  
3830  
3831  
3832  
3833  
3834  
3835  
3836  
3837  
3838  
3839  
3840

3841  
3842  
3843  
3844  
3845  
3846  
3847  
3848  
3849  
3850

**THANE MUNICIPAL CORPORATION, THANE**

3777  
3778  
3779  
3780

3781  
3782  
3783  
3784  
3785  
3786  
3787  
3788  
3789  
3790  
3791  
3792  
3793  
3794  
3795  
3796  
3797  
3798  
3799  
3800

3801  
3802  
3803  
3804  
3805  
3806  
3807  
3808  
3809  
3810  
3811  
3812  
3813  
3814  
3815  
3816  
3817  
3818  
3819  
3820

3821  
3822  
3823  
3824  
3825  
3826  
3827  
3828  
3829  
3830  
3831  
3832  
3833  
3834  
3835  
3836  
3837  
3838  
3839  
3840

3841  
3842  
3843  
3844  
3845  
3846  
3847  
3848  
3849  
3850

गांव नमूना सार (अधिकृत अधिकार धर)
गाव नमूना सार (अधिकृत अधिकार धर)
गाव नमूना सार (अधिकृत अधिकार धर)

अधिकृत
पारदर्शक प्रमाणपत्र
Plan C
Building - W178, W179, W180 - Ch. 4 29 Floors
Building - W204, W205, W206, W207 - Ch. 4 29 Floors
Building - W21, W22, W23 - Ch. 4 29 Floors

गाव नमूना सार (अधिकृत अधिकार धर)
गाव नमूना सार (अधिकृत अधिकार धर)
गाव नमूना सार (अधिकृत अधिकार धर)

Table with multiple columns and rows containing numerical data and handwritten notes. Includes a large circular stamp at the bottom left.

Table with multiple columns and rows containing numerical data and handwritten notes.

ट न न - २
दस्त क्रमांक 30290 / 2028
82 / 54

गाव नमूना सार (अधिकृत अधिकार धर)
Table with columns for area, volume, and other technical specifications. Includes a large circular stamp at the bottom left.

गाव नमूना सार (अधिकृत अधिकार धर)
Table with columns for area, volume, and other technical specifications. Includes a large circular stamp at the bottom left.

गाव नमूना सार (अधिकृत अधिकार धर)
Table with columns for area, volume, and other technical specifications. Includes a large circular stamp at the bottom left.

गाव नमूना सार (अधिकृत अधिकार धर)
Table with columns for area, volume, and other technical specifications. Includes a large circular stamp at the bottom left.

गाव नमूना सार (अधिकृत अधिकार धर)
Table with columns for area, volume, and other technical specifications. Includes a large circular stamp at the bottom left.

Gaon Namuna Sar with a large circular stamp: SUR-REGISTRAR, GAON NAMUNA SAR, BHA. Includes technical data and a 'PLANE 2' label.













गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.

गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.

गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.

गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.

गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.

गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.

ट न न - २  
दस्त क्रमांक ३४२१४ / २०२४  
६८ / ६५

गाव नमुना सात (अधिकृत अधिकृत वरत)

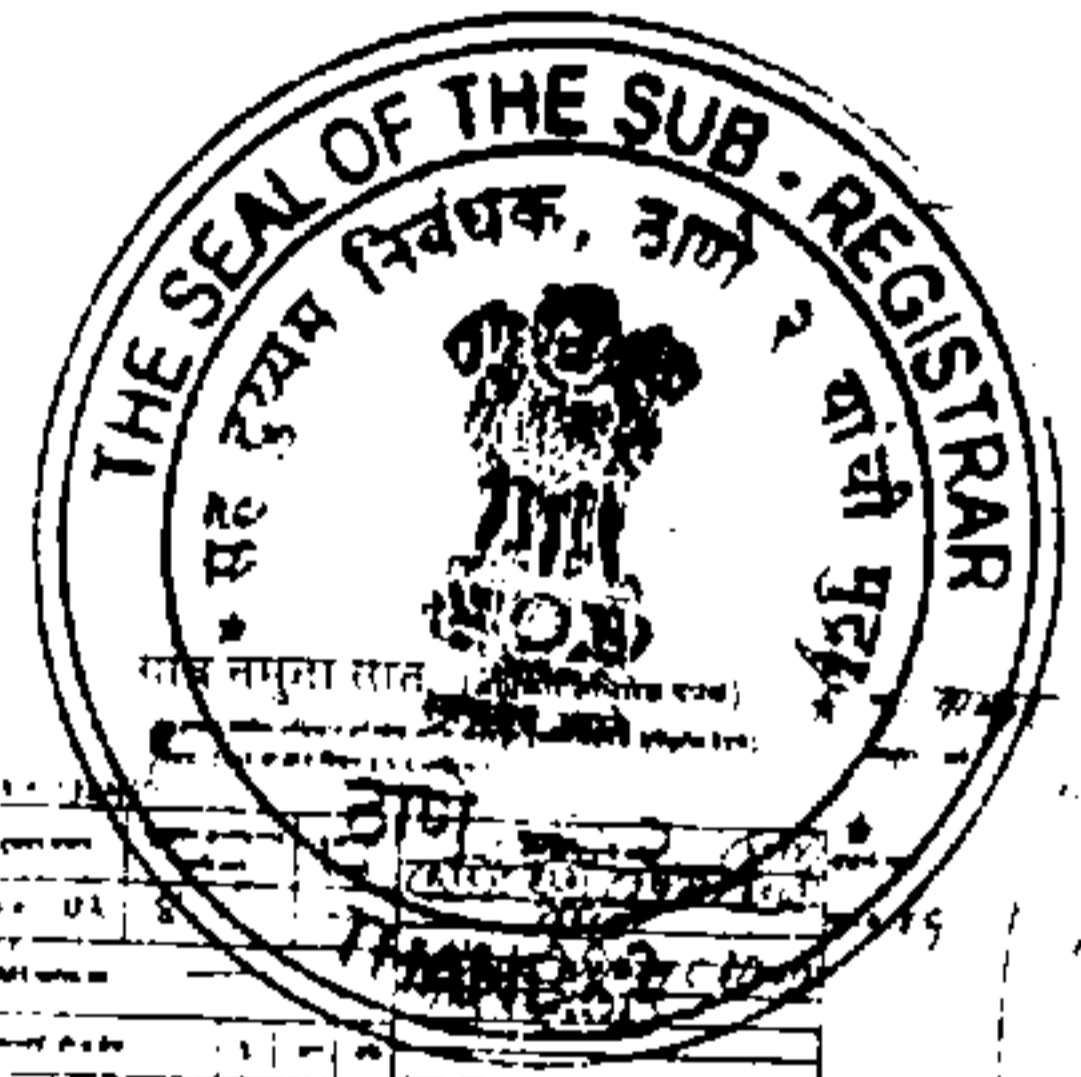
Form with handwritten entries and stamps, including a table with columns for various details.

गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.

गाव नमुना सात (अधिकृत अधिकृत वरत)

Form with handwritten entries and stamps, including a table with columns for various details.



गाव नमुना सात (अधिकृत अधिकृत पत्र)

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

गाव नमुना सात (अधिकृत अधिकृत पत्र)

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

गाव नमुना सात (अधिकृत अधिकृत पत्र)

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

ट न ल - २  
दस्त क्रमांक ३०२१० २०२४  
६० / ८५

गाव नमुना सात (अधिकृत अधिकृत पत्र)

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

गाव नमुना सात (अधिकृत अधिकृत पत्र)

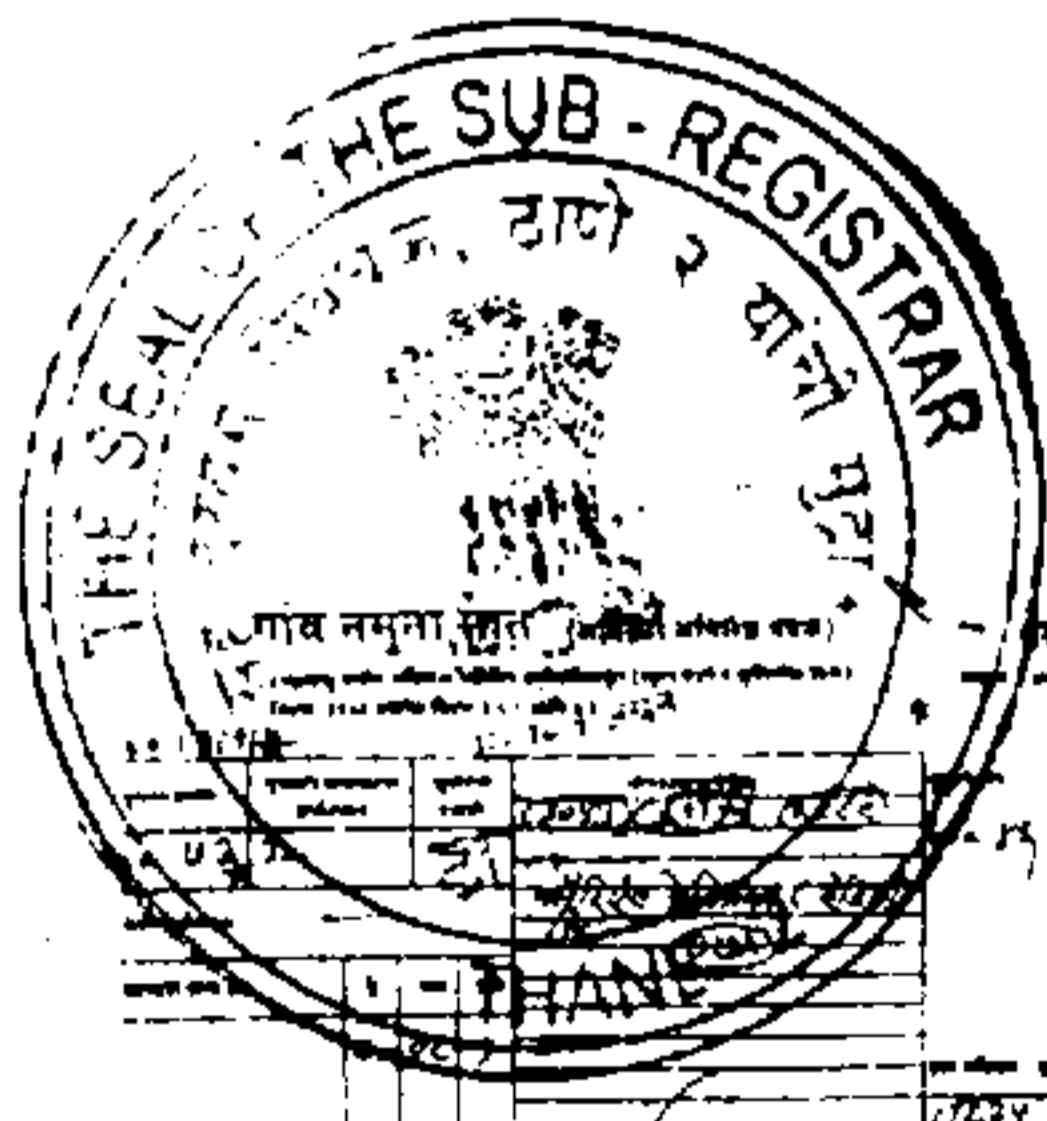
Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

गाव नमुना सात (अधिकृत अधिकृत पत्र)

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.



गाव नमुना सात (अधिकृत अधिकृत पत्र)

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

गाव नमुना सात (अधिकृत अधिकृत पत्र)

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.

Table with columns for name, address, and other details. Includes handwritten entries like 'S. S. S.' and 'S. S. S.'.



20

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024

21

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024

22

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024

**ट न न - २**

दस्ता क्रमांक ३०२१४ / २०२४

७ ए

23

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024

24

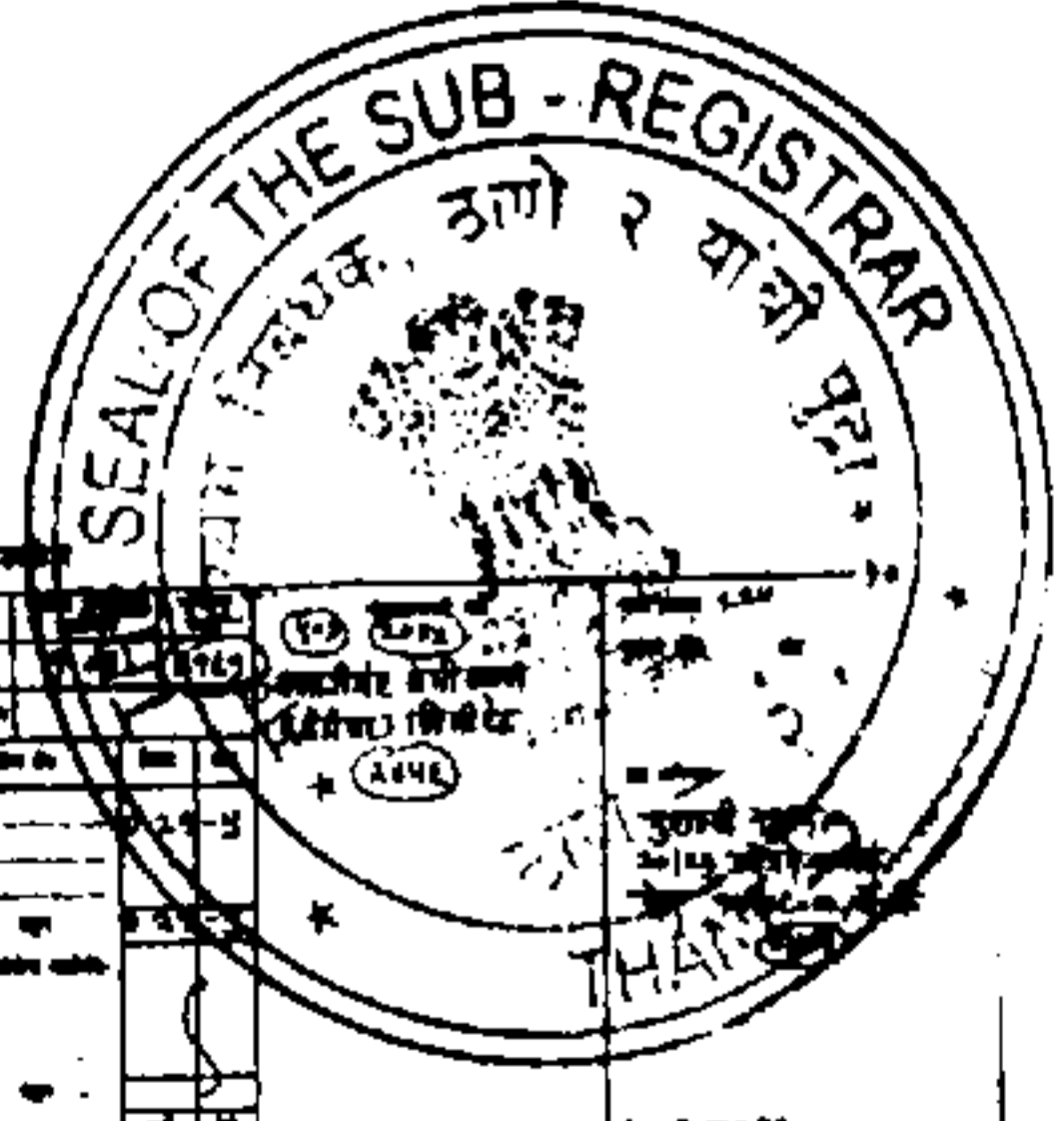
क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024

25

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024



26

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024

27

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024

28

क्र.सं.	दि.सं.	विवरण	प्रमाण
1	2024	...	...
2	2024	...	...
3	2024	...	...
4	2024	...	...
5	2024	...	...

20 MAY 2024





Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

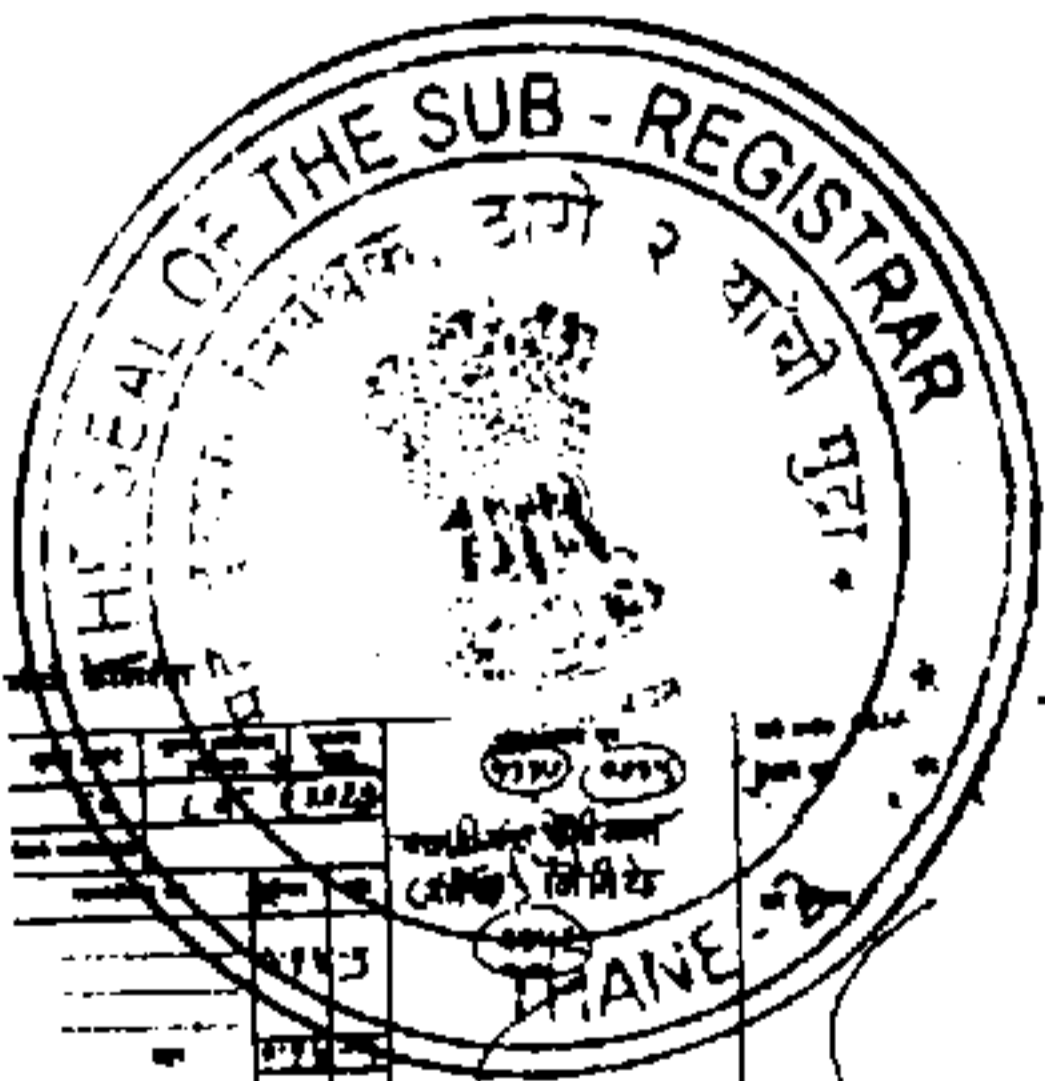
Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

ट न न - 2  
दस्त क्रमांक ३४२१४ / २०२४  
७७ / ए५

Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.



Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

Form 24 with handwritten entries and stamps. Includes a table with columns for various details and a date stamp of 26 MAY 2014.

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.

टन न - २  
दस्त क्रमांक ३०२१० / २०२४  
७० / ९५

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.



Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.

Table with multiple columns and rows, containing handwritten entries and stamps. Includes a signature at the bottom.





# ट न न - २

दस्ता क्रमांक **3299 Y 3088**

...	...	...
...	...	...
...	...	...

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...

SEAL OF THE SUB-REGISTRAR

THANE

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...

गाव नमुना सात (अधिकार अधिनियम १९४७)

१. ३६०/१७

...

...	...	...
...	...	...
...	...	...

...



THANE MUNICIPAL CORPORATION, THANE

SECTION OF DEVELOPMENT PLANNING / ZONING/CONTROLDIMENT CE/THANE

पत्रांक ३७२१०

गांव नमुना सात

Table with columns for various planning details and a grid for zoning specifications.



With reference to your application No. 0000 dated 04/12/2017 for development permission...

WARNING: PLEASE NOTE THAT THE DEVELOPMENT OR CONSTRUCTION OF THE ABOVE PLANS...

- List of buildings and their specifications: Building A - Basement + GR + P1 + P2 + P3 + P4 + 4th Floor (IT User)...

टन न - २
दस्त क्रमांक ३७२१०/२०२४
७८ / ९५

- 1) गाव नमुना सात गाव विकास क्षेत्रातील असून या विकास क्षेत्रात गाव नमुना सात गाव विकास क्षेत्रातील असून...



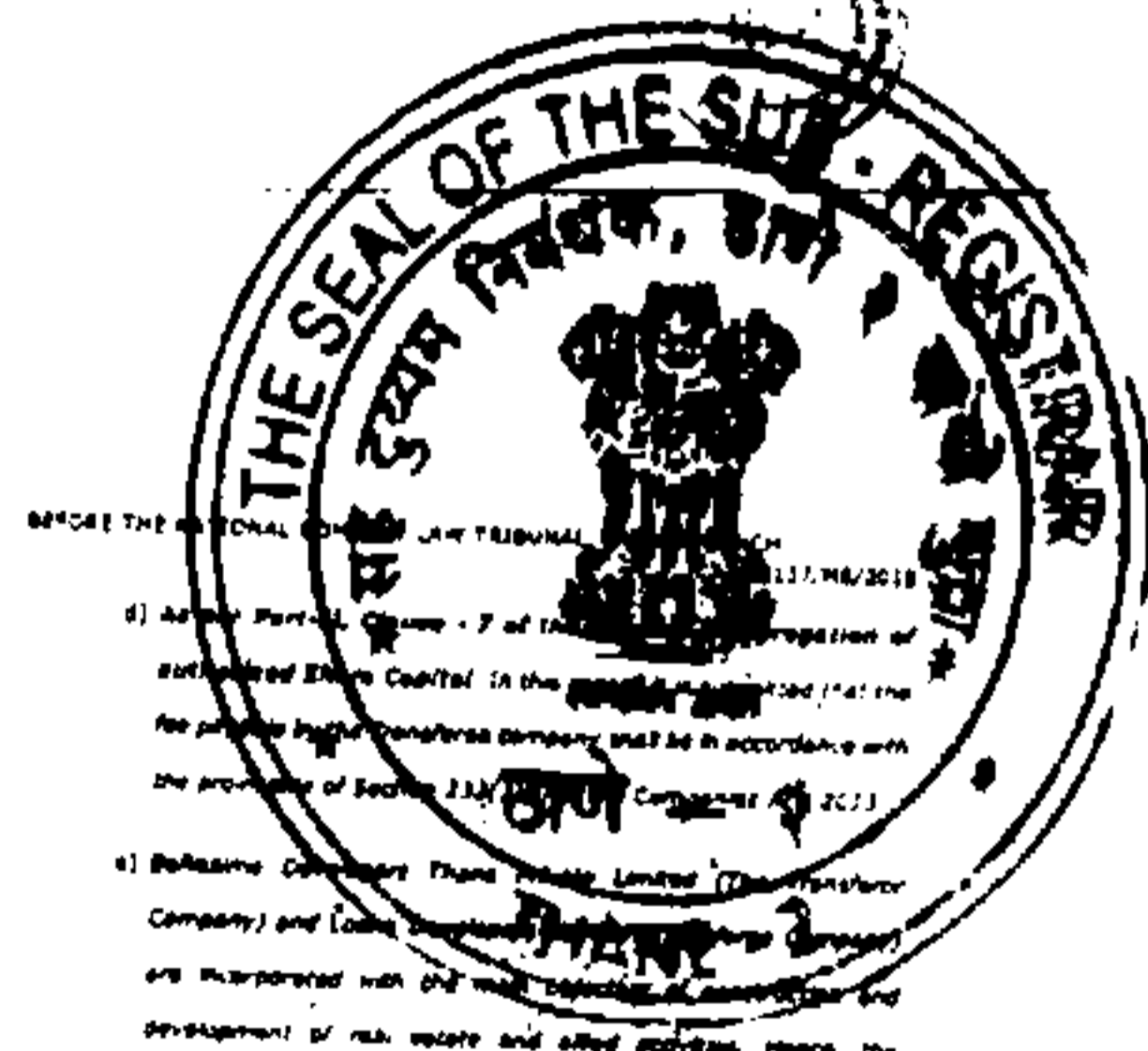
MINISTRY OF CORPORATE AFFAIRS
Office in the Republic of India
New Delhi, India - 110002

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH
CP (CAA)/3137/2018
Under sections 230 to 232 of the Companies Act, 2013

Yours faithfully,
Secretary, Thane Municipal Corporation

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH
CP (CAA)/3137/2018
2. The Petitioner Companies have approved the said Scheme by passing the Board Resolutions dated 29th day of March, 2018...

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH
CP (CAA)/3137/2018
2. The Regional Director has filed its report dated 29th day of October, 2018 and has stated that save and except as stated in paragraph IV (a) to (f) of the said Report, it appears that the Scheme is not prejudicial to the interest of shareholders and public.



BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH
CP (CAA)/3137/2018
2) As per Part-I Definition - Clause 1.2 of the Scheme, 'Appointed Date' means the 1st day of April 2017 or such other date as may be fixed as approved by the NCLT...

**ट न न - २**

दस्त क्रमांक **२००२९७** / २०२०

*we*

14. Approval of Director made in paragraph IV(C) of the Report of their Council undertake to comply with provisions of Section 232(3)(i) of the Companies Act, 2013 in regard to conversion of Authorized Share Capital and also file the amended Memorandum of Association and Articles of Association with prescribed forms with ROC, Mumbai, upon Scheme becoming effective.

15. Approval of Director made in paragraph IV(e) of the Report of Regional Director is concerned, the Petitioner Companies through their Council undertake that all the projects which are required to be registered under the relevant provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) are registered and the Petitioner Companies are filing of returns / reports as mandated in the said Act in a time bound manner. The Petitioner Companies through their Council further undertake to comply with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations framed thereunder. Further, the Petitioner Companies have served notices of Company Scheme Application upon the RERA authority vide return dated 27<sup>th</sup> day of July 2018, however, no comments were received.

16. Approval of Director made in paragraph IV(f) of the Report of Regional Director is concerned, the Petitioner Companies through their Council confirm that the Scheme enclosed in the Company Scheme Application and the Scheme enclosed to the Company Scheme Petition are one & same and there is no discrepancy in deviation.

17. The Official Liquidator has filed his report dated 31<sup>st</sup> day of October, 2018, inter alia, stating therein that, the affairs of the Transferee Company have been conducted in a proper manner and the said Scheme is not prejudicial to the interests of public.

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH  
C.P. (CAA)/3137/MB/2018

Company have been conducted in a proper manner and the said Scheme is not prejudicial to the interests of public.

18. Further, the Learned Counsel for the Petitioner submit that neither Petitioner nor the Tribunal has received any objection to the said Scheme of Merger by Absorption between the Transferee Company and the Transferee Company.

19. The entire Issued, Subscribed and Paid-up Share Capital of the Transferee Company is held by the Transferee Company, no consideration shall be issued after the Merger of the Transferee Company with the Transferee Company. The assets and liabilities will be transferred at the book value in accordance with the applicable Accounting Standards.

20. From the material on record, the Scheme appears to be fair and reasonable and is not in violation of any provisions of law and is not contrary to public policy. And hereby this Bench, to the Petitioner Company, do order that:

- All the assets and liabilities including taxes and charges, if any, and duties of the Transferee Company, shall, pursuant to Section 232 of the Companies Act, 2013, be transferred to and become the assets, liabilities and duties of the Transferee Company.
- The clarifications and undertakings given by the Learned Counsel for the Petitioner Companies to the observations made in the Report of the Regional Director are considered by this Bench and those are hereby accepted. Subsequently, the Bench hereby directs Petitioner Companies to comply with the provisions / statements, which the Petitioner Companies undertake herein.
- The Transferee Company to be dissolved without winding up from the date of said Scheme becomes effective.
- Since the entire Issued, Subscribed and Paid-up Share Capital of the Transferee Company is held by the Transferee Company, no consideration shall be issued after the merger of the Transferee Company with the Transferee Company.

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH  
C.P. (CAA)/3137/MB/2018

4) The Petitioner Companies are directed to file a copy of this order along with the Scheme with the concerned Registrar of Companies, electronically, along with e-form INC-28 in addition to the physical copy within 30 days from the date of issuance of the Order by the Registrar, duly certified by the Deputy Director or the Assistant Registrar, as the case may be, of the National Company Law Tribunal, Mumbai Bench.

5) The Petitioner Companies to lodge a copy of this Order and the Scheme duly certified by the Deputy Director or the Assistant Registrar, as the case may be, National Company Law Tribunal, Mumbai Bench with the concerned Superintendent of Stamps for the purpose of adjudication of stamp duty payable, if any, on the same within 60 days from the date of the receipt of the duly Certified True Copy of this Order.

6) The Petitioner Companies to pay cost of Rs.25,000/- each to the Regional Director, Western Region, Mumbai to be paid within four weeks from the date of receipt of the duly Certified True Copy of this Order.

7) The Transferee Company to pay cost of Rs.25,000/- to the Official Liquidator, Mumbai to be paid within four weeks from the date of receipt of the duly Certified True Copy of this Order.

8) All authorities concerned to act on a copy of this order along with Scheme duly certified by the Deputy Director or the Assistant Registrar, as the case may be, National Company Law Tribunal, Mumbai Bench.

9) Any person interested is at liberty to apply to the Tribunal in these matters for any directions or modifications that may be necessary.

10) Any concerned authorities (i.e. RD, ROC, CL, Income Tax Authority, NERA Authority, etc.) is at liberty to approach this Bench for any clarifications / directions under this Scheme.

11) The sanctioning of this Scheme shall not affect any pending suits / proceedings (i.e. RD, ROC, CL, Income Tax Authority, etc.)

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH  
C.P. (CAA)/3137/MB/2018

Authority, etc.) from assessing transactions arising out of these Scheme, if need be.

18) The Scheme is hereby sanctioned and the appointed date of the Scheme is fixed as 31<sup>st</sup> day of April, 2017.

11. Directed accordingly to be consigned to Records.

DATED: 02.11.2018

RD/-  
N.M. SHRAWAT  
MEMBER (JUDICIAL)

**IN NAME OF MEMBERS BY AMBHEPTIUM**

OF

**BELLAGANGA DEVELOPERS THREE PRIVATE LIMITED**  
(TRANFEEER COMPANY)

INTO

**LULHA DEVELOPERS LIMITED**  
(TRANFEEER COMPANY)

AND

**THREE RESPECTIVE SHAREHOLDERS**  
UNDER SECTION 18 TO 23 OF THE COMPANIES ACT, 2013 AND OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 1956 AND RULES FRAMED THEREUNDER.

**PREAMBLE**

The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

**DESCRIPTION OF COMPANIES**

1. Bellaganga Developers Three Private Limited, the Transferee Company, (hereinafter referred to as "Three Private Limited") was originally incorporated as a private limited company under the Companies Act, 1956, on the 11<sup>th</sup> day of September, 2012 under the name and style of "Lulha Realty and Technological Private Limited" vide Corporate Identity Number (U12200MH2012PTC120999). Subsequently, it changed its name to "Lulha Realty and Technological Private Limited" and a fresh certificate of incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai on 24<sup>th</sup> September, 2012. Thereafter, it changed its name to "Lulha Developers Three Private Limited" and a fresh certificate of incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai on 17<sup>th</sup> April, 2017 and subsequently on 18<sup>th</sup> day of September, 2018, it changed its name to "Lulha Developers Three Private Limited" and a fresh certificate of incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai on 17<sup>th</sup> January, 2018.

2. Lulha Developers Limited, the Transferee Company, (hereinafter referred to as "Lulha Developers Limited") was originally incorporated as a private limited company under the Companies Act, 1956, on the 13<sup>th</sup> day of September, 1975 under the name and style of "Lulha Developers Private Limited" vide Corporate Identity Number (U12200MH1975PTC02041). On 08<sup>th</sup> August, 2009, the Transferee Company was converted into a Public Limited Company and its name was changed to "Lulha Developers Limited". Subsequently, on 11<sup>th</sup> January, 2011, the Transferee Company again got converted into a Private Limited Company and the name of the Transferee Company was changed to "Lulha Developers Private Limited" and a fresh certificate of incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai on 14<sup>th</sup> March, 2011. Thereafter, on 14<sup>th</sup> March, 2018, the Transferee Company again got converted into a Public Limited Company and its name was changed to "Lulha Developers Limited" and a fresh certificate of incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai on 17<sup>th</sup> January, 2018.

**RATIONALE OF THE SCHEME**

The Transferee Company and the Transferee Company are engaged in similar line of business. After the Transferee Company is the wholly owned subsidiary of the Transferee Company. Therefore, the Scheme of Merger by Absorption will achieve the following primary benefits:

- Streamline working and coordination of business, such as, rationalization of the work of the transferee business to accomplish or focus growth potential, optimal utilization of resources.
- Attaining operational efficiencies and management efficiencies, and
- Reducing operational and compliance cost.

**PARTY OF THE SCHEME**

The Scheme is divided into the following parts:

- PART I deals with the definition of the Scheme.
- PART II deals with the details of the Scheme.
- PART III deals with general terms and conditions applicable to the Scheme.

Consider True Copy  
Date of registration: 30/11/2018  
Name of Registrar: N.M. Shrawat  
Address: 170, Vaidhyanagar, Goregaon East, Mumbai - 400 075  
Signature: N.M. Shrawat  
Official Seal: N.M. Shrawat, Member (Judicial)

**SEAL OF THE SUB-REGISTRAR**

**WANE - L**

1. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

2. Lulha Developers Limited, the Transferee Company, (hereinafter referred to as "Lulha Developers Limited") was originally incorporated as a private limited company under the Companies Act, 1956, on the 13<sup>th</sup> day of September, 1975 under the name and style of "Lulha Developers Private Limited" vide Corporate Identity Number (U12200MH1975PTC02041). On 08<sup>th</sup> August, 2009, the Transferee Company was converted into a Public Limited Company and its name was changed to "Lulha Developers Limited". Subsequently, on 11<sup>th</sup> January, 2011, the Transferee Company again got converted into a Private Limited Company and the name of the Transferee Company was changed to "Lulha Developers Private Limited" and a fresh certificate of incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai on 14<sup>th</sup> March, 2011. Thereafter, on 14<sup>th</sup> March, 2018, the Transferee Company again got converted into a Public Limited Company and its name was changed to "Lulha Developers Limited" and a fresh certificate of incorporation was issued upon change of name was issued by the Registrar of Companies, Mumbai on 17<sup>th</sup> January, 2018.

3. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

4. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

5. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

6. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

7. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

8. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

9. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

10. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

All names and words not defined in the Scheme shall, unless specified or contrary to the context or meaning thereof, have the same meaning ascribed to them under the Act and other applicable laws, rules, regulations, bye-laws, or any statutory modification or re-enactment thereof for time to time.

**DATE OF TAKING EFFECT AND OPERATIVE DATE**

The Scheme is set on terms to be given force to with any modifications approved or approved or directed by the NCLT shall be effective from the Appointed Date as shall be specified from the Scheme Document.

**PART II**

**MEMORANDUM BY ABSORPTION OF THE TRANFEEER COMPANY INTO THE TRANFEEER COMPANY**

**SHARE CAPITAL**

11. The share capital of the Transferee Company as on 31<sup>st</sup> March, 2017 was as under:

Particulars	Amount in (Rs.)
Authorized Capital	
25,00,000 Equity Shares of Rs.10 each	2,50,00,000
Total	2,50,00,000
Issued, Subscribed and Paid up Capital	
1,10,00,000 Equity Shares of Rs.10 each, fully paid up	1,10,00,000
Total	1,10,00,000

Subsequent to 31<sup>st</sup> March, 2017, there has been no change in the capital structure of the Transferee Company.

The Transferee Company is the wholly owned subsidiary of the Transferee Company as on the date of the Scheme and the details of the Transferee Company are as under:

12. The share capital of the Transferee Company as on 31<sup>st</sup> March, 2017 was as under:

Particulars	Amount in (Rs.)
Authorized Capital	
25,00,000 Equity Shares of Rs.10 each	2,50,00,000
1,10,00,000 Preference Shares of Rs.10 each	1,10,00,000
Total	3,60,00,000
Issued, Subscribed and Paid up Capital	
25,00,000 Equity Shares of Rs.10 each, fully paid up	2,50,00,000
Total	2,50,00,000

The share capital of Transferee Company as on the date of filing this Scheme is as under:

Particulars	Amount in (Rs.)
Authorized Capital	
10,00,000 Equity Shares of Rs.10 each	1,00,00,000
10,00,000 Preference Shares of Rs.10 each	1,00,00,000
Total	2,00,00,000
Issued, Subscribed and Paid up Capital	
10,00,000 Equity Shares of Rs.10 each, fully paid up	1,00,00,000
Total	1,00,00,000

**TRANSFER AND VESTING**

13. The Scheme of Merger by Absorption (Scheme) is presented under Section 2 of Act 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 and the rules framed thereunder for the Merger by Absorption of Bellaganga Developers Three Private Limited into Lulha Developers Limited.

12. With effect from the Appointed Date, the whole of the business of the Transferee Company, as a going concern, including its assets, liabilities and all other rights, shall be transferred to the Transferee Company...

13. With effect from the Appointed Date and upon the following terms and conditions, any existing business, assets, liabilities, contracts or other rights of the Transferee Company shall be transferred to the Transferee Company...

14. The Transferee Company shall be deemed to be the transferee of all the assets, liabilities and other rights of the Transferee Company...

Table with 2 columns: Description, Amount in Rupees. Rows include Equity Shares of Rs. 10/- each, Preference Shares of Rs. 10/- each, and Total.

15. It is certified that the business of the Transferee Company shall be transferred to the Transferee Company...

16. LEGAL PROCEEDINGS: All suits, actions or other legal proceedings of whatsoever nature are pending or to be commenced...

17. CONTRACTS, DEEDS AND OTHER INSTRUMENTS: Upon the coming into effect of this Scheme and subject to the provisions of this Scheme...

18. For the avoidance of doubt and without prejudice to the provisions of this Scheme, it is certified that upon the coming into effect of this Scheme...

PART III GENERAL PROVISIONS

19. RESOLUTION WITHOUT WRITING OF THE TRANSFEREE COMPANY: The Transferee Company shall be deemed to have passed any resolution...

20. APPLICATION TO THE NCLT OR SUCH OTHER COMPETENT AUTHORITY: The Transferee Company and the Transferee Company shall make, just and proper application...

21. ASSIGNMENT / ASSIGNMENT TO THE MEMBERS: Subject to approval of the NCLT, the Transferee Company under the Transferee Company...

22. For the purpose of giving effect to this Scheme or to any modification thereof, the Board of Directors of the Transferee Company...

23. In the event of any of the conditions imposed by the Tribunal or other authorities, which the Transferee Company under the Transferee Company...

24. CONDITIONALITY OF THE SCHEME: This Scheme is conditional upon and subject to the following:

25. The Scheme being approved by the requisite majority of majority members and members of the Transferee Company and the Transferee Company...

26. The members of the NCLT under the provisions of Sections 230 to 232 of the Act in respect of the Transferee Company and the Transferee Company...

27. The certified copy of the order of the Tribunal confirming the Scheme being that with the Registrar of Companies, Mumbai by the Transferee Company and the Transferee Company...

28. EFFECT OF NON-RECEIPT OF APPROVALS / SANCTIONS: If any of the conditions imposed by the Tribunal or other authorities, which the Transferee Company under the Transferee Company...

29. With effect from the Appointed Date, all movable debts, liabilities (including contingent liabilities), debts and obligations of every kind, nature and description of the Transferee Company...

30. Where any of the respective debts, liabilities (including contingent liabilities), debts and obligations of the Transferee Company as at the Appointed Date...

31. All the assets and properties which are required by the Transferee Company, as in effect the Appointed Date and prior to the Appointed Date...

32. Loans, advances and other obligations of any kind, which may at any time be incurred by the Transferee Company and the Transferee Company...

33. The transfer and vesting of the undertakings of the Transferee Company as mentioned above shall be subject to the existing contracts, debts, liabilities and other obligations...

34. Without prejudice to the provisions of the foregoing scheme and upon the effectiveness of this Scheme, the Transferee Company and the Transferee Company...

35. The provisions of this Scheme in any manner in the margin of the Transferee Company and the Transferee Company, have been drawn up to comply with the provisions...

36. The Transferee Company, in any case after the Scheme becoming effective, if in compliance with the provisions of this Scheme...

37. TREATMENT OF STAFF, WORKMEN AND EMPLOYEES: Upon the coming into effect of this Scheme, all staff, workmen, employees of the Transferee Company...

38. THE SCHEME: A copy of this Scheme, together with the explanatory statement, shall be placed on the website of the Transferee Company...

39. If any part of the Scheme is held to be invalid, null and void by any Court of competent jurisdiction in accordance with the provisions of this Scheme...

40. The Transferee Company shall carry on and be deemed to carry on the business of the Transferee Company and the Transferee Company...

41. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

42. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

43. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

44. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

45. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

46. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

47. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

48. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

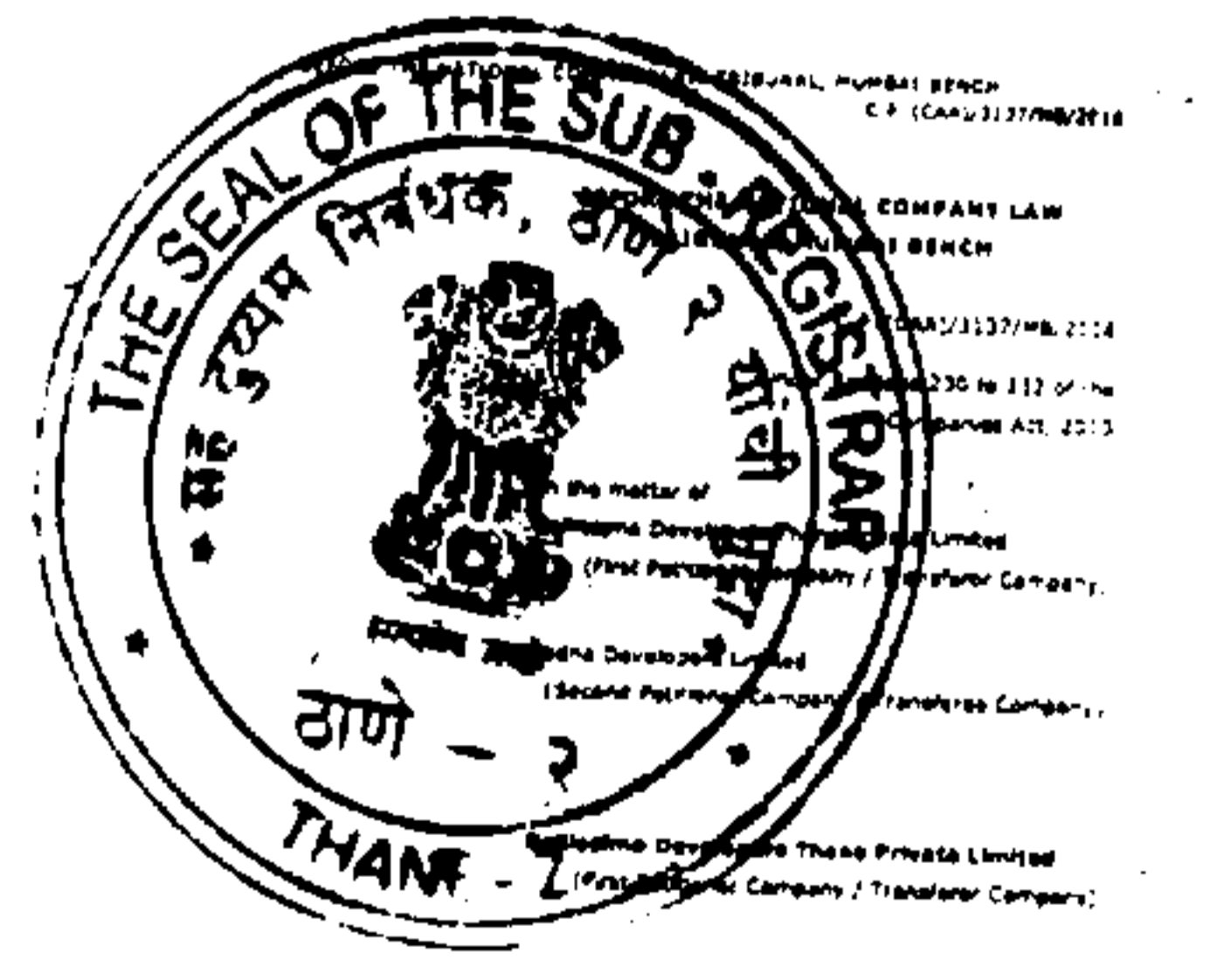
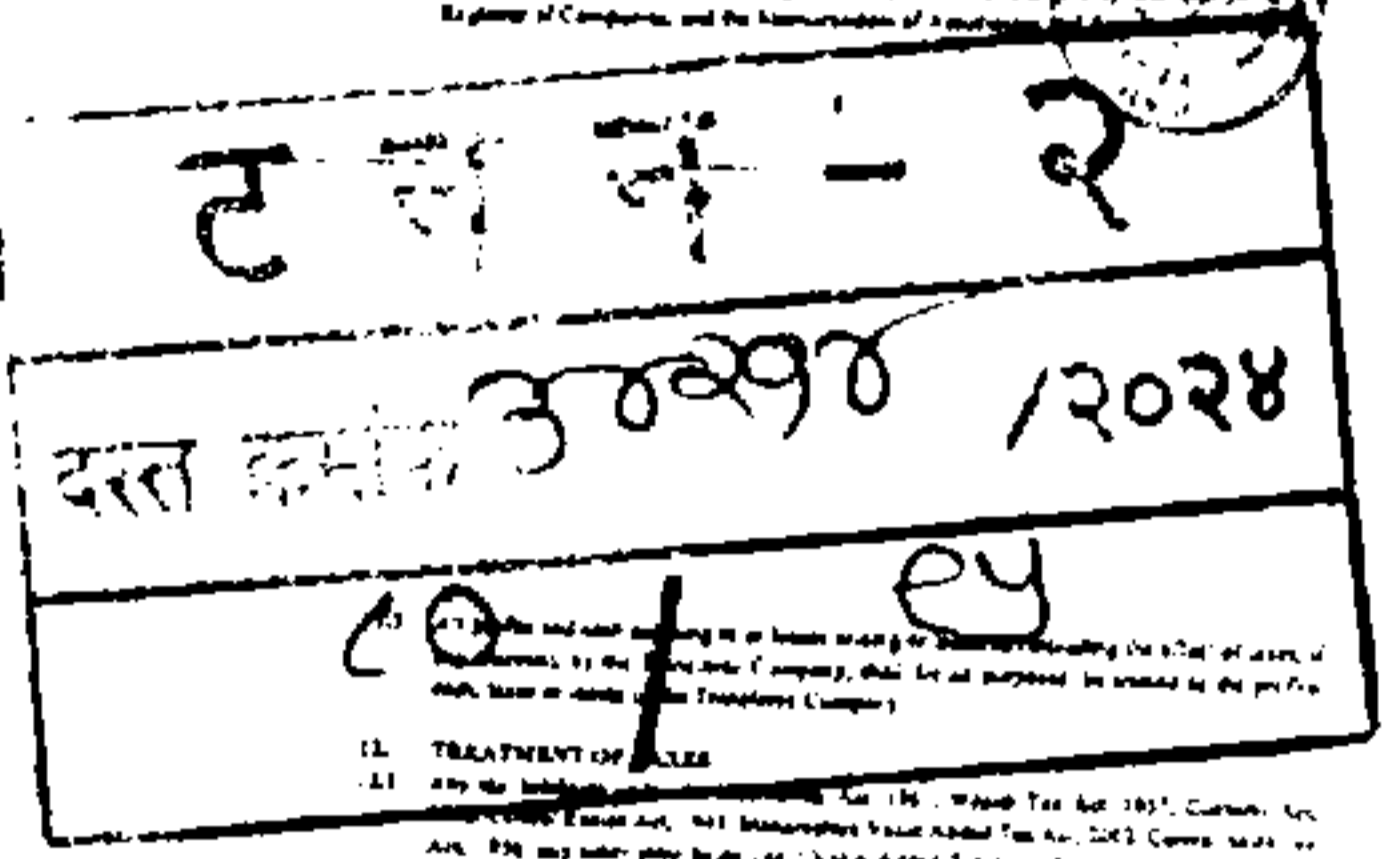
49. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

50. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

51. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

52. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...

53. The Transferee Company shall be deemed to have passed any resolution, taken any decision or done any act, which it is empowered to do...




Notarized copy of the order of the Tribunal confirming the Scheme being that with the Registrar of Companies, Mumbai by the Transferee Company and the Transferee Company...

CERTIFIED COPY OF THE ORDER DATED 27th DAY OF NOVEMBER, 2018 ALONG WITH SCHEME ANNEXED TO PETITION

ATIL SINGH TANWAR & CO. ADVOCATES FOR THE PETITIONER





<p>५ ट न न - २</p>
<p>दस्ता क्रमांक ३०२१० / २०२४</p>
<p>             GOVERNMENT OF INDIA            MINISTRY OF CORPORATE AFFAIRS            Office of the Registrar of Companies            Floor, 108 Market Street, Mumbai, Maharashtra, India. 400025         </p>

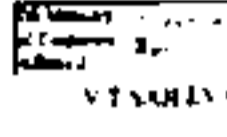
Certificate of Incorporation pursuant to change of name  
 (Pursuant to rule 29 of the Companies (Incorporation) Rules, 2011)

Corporate Identification Number (CIN): U00000MH1997PL100000

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

Company last originally incorporated with the name LOKMA DEVELOPERS PRIVATE LIMITED

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

  
 Registrar of Companies  
 B.C. Mumbai

Printing Address as per record available in Register of Companies office:

MACROTECH DEVELOPERS LIMITED

412, Phase 4, 100 Vardheman Chamber, Connaught Place Road, Khar West, Mumbai, Maharashtra, India, 400051





**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

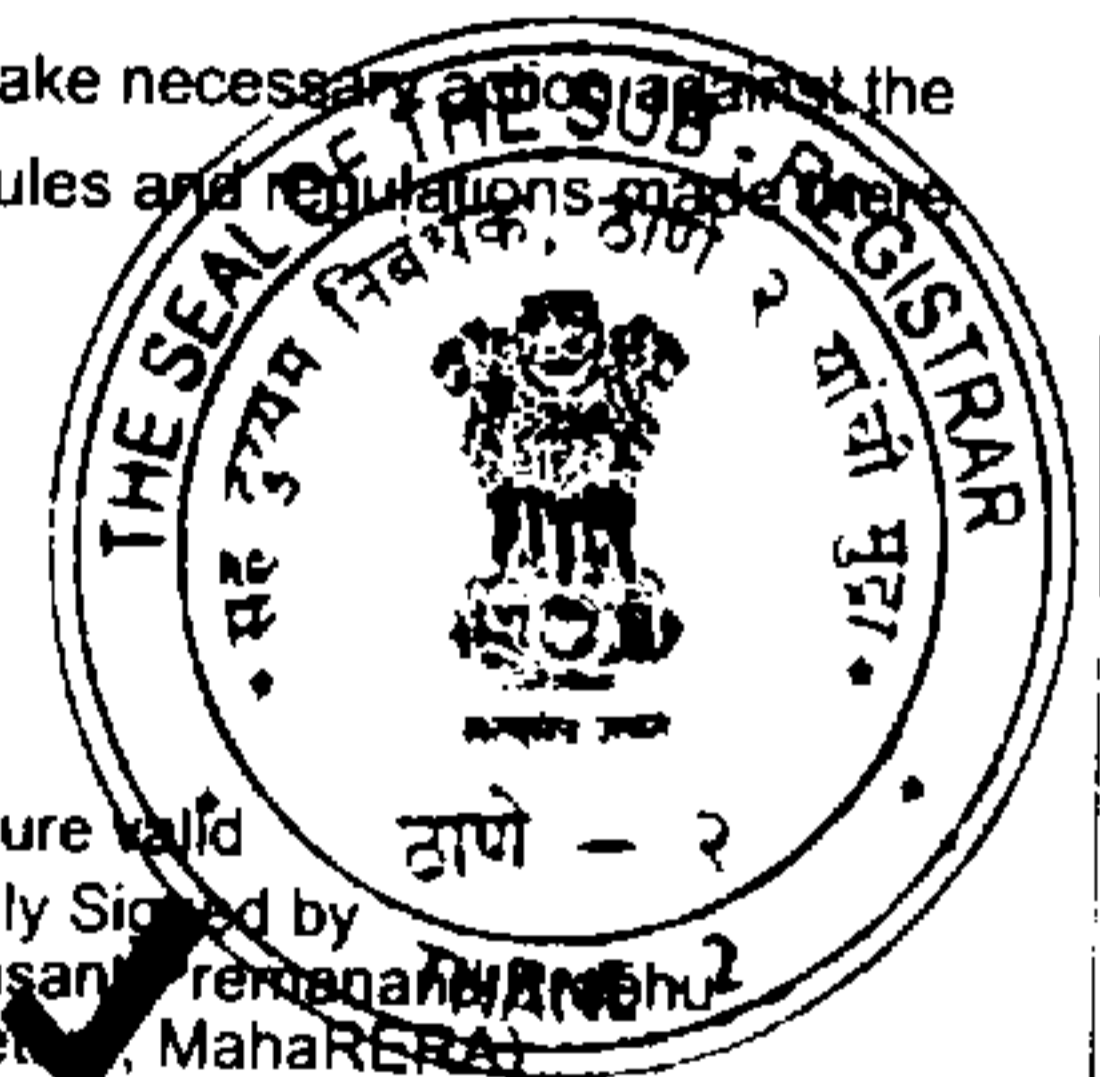
[See rule 6(a)]

दस्तावेज - २
दस्त क्रमांक ७०२१४ / २०२४
१२ / ए५

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700020157**

**Project: Lodha Amara Tower 49 and 50, Plot Bearing / CTS / Survey / Final Plot No.:65/1 AT VILLAGE BALKUM and 51/3 AT VILLAGE KOLSHET at Thane, Thane, 400607;**

- Macrotech Developers Limited** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400001**.
- 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 **29/03/2019** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- 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.



Signature valid  
Digitally Signed by  
Dr. Vasanti Prabhakar Wankar  
(Secretary, MahaRERA)  
Date:22-04-2020 13:13:25

Dated: **29/03/2019**

Place: **Mumbai**

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

ट न न - २
दस्त क्रमांक ७०२९० / २०२४
८३ / ९५

**घोषणापत्र**

मी. सुरेन्द्रन नायर / पॅट्रिक मोनिस / संगीत चौधरी / रितेश जगताप / बिबिन सॅम / जॉय वालीकोदय / बर्नार्ड सोरेस याद्वारे घोषित करतो कि, दुय्यम निबंधक ठाणे - २ यांचे कार्यालयात करारनामा / या शीर्षकाचा दस्त नोंदविण्यासाठी सादर करण्यात आला आहे

मॅक्रोटोक डेव्हलपर्स लिमिटेड तर्फे डायरेक्टर रौनिका मल्होत्रा / स्मिता घाग यांनी दिनांक 04/10/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक २४/१२/२०२४

*[Handwritten Signature]*

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

**घोषणापत्र**

मी, पंढरी केसरकर / राहुल वंडेकर / प्रमोद कांबळे / प्रताप सातवेकर / शैलेश मोरे / आदित्य नाडकर / संजय हरिहर / विनायक कागीनकर / श्रीकांत कांबळे याद्वारे घोषित करतो कि, दुय्यम निबंधक ठाणे - २ यांचे कार्यालयात करारनामा / या शीर्षकाचा दस्त नोंदविण्यासाठी सादर करण्यात आला आहे

सुरेन्द्रन नायर / पॅट्रिक मोनिस / संगीत चौधरी / रितेश जगताप / बिबिन सॅम / जॉय वालीकोदय / बर्नार्ड सोरेस यांनी दिनांक 04/10/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण - ठाणे

दिनांक २४/१२/२०२४

*[Handwritten Signature]*

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



Source: www  
DTH/1/2024  
Page No: 1  
Date: 12/11/2024

व्यक्ति का नाम  
[Name of the individual]  
[Address]  
[Contact details]

व्यक्ति का पता  
[Address]  
[Contact details]

D.H.C. [Stamp]

REGISTRATION NO. [Blank]  
REGISTRATION DATE: 12/11/2024 [Stamp]

रजिस्ट्रार - 2  
दस्तावेज क्र. 302270/2024  
[Signature]

**NOTICE TO ALL TO WHOM THESE PROCEEDINGS SHALL COME**

THESE COMPANIES HAVE BEEN REGISTERED AND INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 1956 AND HAVE THEIR REGISTERED OFFICES AT [Address].

**WHEREAS**

A. The said Companies are engaged in business of real estate and property management and constructing various buildings comprised of residential and commercial units.

B. The Agreements to Sell Agreements to Acquire (Registration Agreements to Sell) and Lease Agreements, Loan Deeds and such other documents with the prospective purchasers for the sale/transfer/lease of such residential and commercial units.

C. Pursuant thereto the said Companies have agreed [Details of agreements]

THESE COMPANIES HAVE BEEN REGISTERED AND INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 1956 AND HAVE THEIR REGISTERED OFFICES AT [Address].

**WHEREAS**

1. To execute the letters of allotment for the purpose of all and abatement of residential and commercial units in the building constructed by the said Companies in [Location].

2. To execute Agreements to Sell Agreements to Acquire (Registration Agreements to Sell) and Lease Agreements, Loan Deeds relating to the sale/transfer/lease of the residential and commercial units in the building constructed by the said Companies and to execute other ancillary and incidental documents, papers, forms and deeds in connection therewith.

3. To execute the letters of allotment for the purpose of all and abatement of residential and commercial units in the building constructed by the said Companies and to execute other ancillary and incidental documents, papers, forms and deeds in connection therewith.

4. To execute Agreements to Sell Agreements to Acquire (Registration Agreements to Sell) and Lease Agreements, Loan Deeds relating to the sale/transfer/lease of the residential and commercial units in the building constructed by the said Companies and to execute other ancillary and incidental documents, papers, forms and deeds in connection therewith.

To execute Deeds of Notification or Confirmation or Confirmation or any other documents in may be required in connection with such Agreements to Sell and/or Agreements to Acquire and/or Agreements to Sell and/or Lease and/or Loan Deeds and/or Agreements to Sell and/or Lease and/or Loan Deeds for sale/transfer/lease of the residential and commercial units in the various buildings constructed by the said Companies.

To execute the letters of allotment for the purpose of all and abatement of residential and commercial units in the building constructed by the said Companies and to execute other ancillary and incidental documents, papers, forms and deeds in connection therewith.

To execute Agreements to Sell Agreements to Acquire (Registration Agreements to Sell) and Lease Agreements, Loan Deeds relating to the sale/transfer/lease of the residential and commercial units in the building constructed by the said Companies and to execute other ancillary and incidental documents, papers, forms and deeds in connection therewith.

To execute the letters of allotment for the purpose of all and abatement of residential and commercial units in the building constructed by the said Companies and to execute other ancillary and incidental documents, papers, forms and deeds in connection therewith.

NOMINEE TO ALL AND THESE PROCEEDINGS SHALL COME TO [Name of the nominee]

whereby and incidental documents, papers, forms and deeds in connection with such Agreements to Sell Agreements to Acquire (Registration Agreements to Sell) and Lease Agreements, Loan Deeds/Deeds of Notification or Confirmation or Confirmation of the said and of the said nominees.

**REGISTRATION NO. [Blank]**

**REGISTRATION DATE: 12/11/2024 [Stamp]**

Sr.	Name	Signature
1	Mr. [Name]	[Signature]
2	Mr. [Name]	[Signature]
3	Mr. [Name]	[Signature]
4	Mr. [Name]	[Signature]
5	Mr. [Name]	[Signature]
6	Mr. [Name]	[Signature]
7	Mr. [Name]	[Signature]
8	Mr. [Name]	[Signature]
9	Mr. [Name]	[Signature]
10	Mr. [Name]	[Signature]
11	Mr. [Name]	[Signature]
12	Mr. [Name]	[Signature]
13	Mr. [Name]	[Signature]
14	Mr. [Name]	[Signature]

REGISTRATION NO. [Stamp]  
REGISTRATION DATE: 12/11/2024 [Stamp]

**THE SEAL OF THE SUB-REGISTRAR**  
**THANE - 2**

REGISTRATION NO. [Stamp]  
REGISTRATION DATE: 12/11/2024 [Stamp]

LODHA  
[Illegible text]

LODHA  
[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

दस्तावेज नं. २  
दस्त क्रमांक ७०२१०/२०२४  
८५ / ९५

[Illegible text]

[Illegible text]

THE SEAL OF THE SUB-REGISTRAR  
[Illegible text]



LODHA

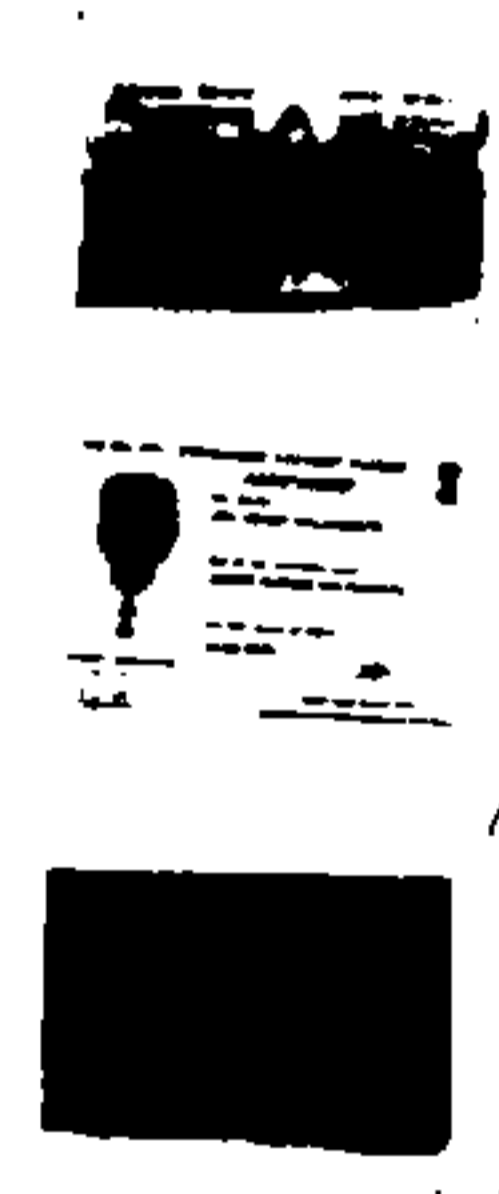
LODHA

LODHA

LODHA



ट न व - २  
दस्त क्रमांक ३०२९० / २०२४  
८० / ६५



LODHA



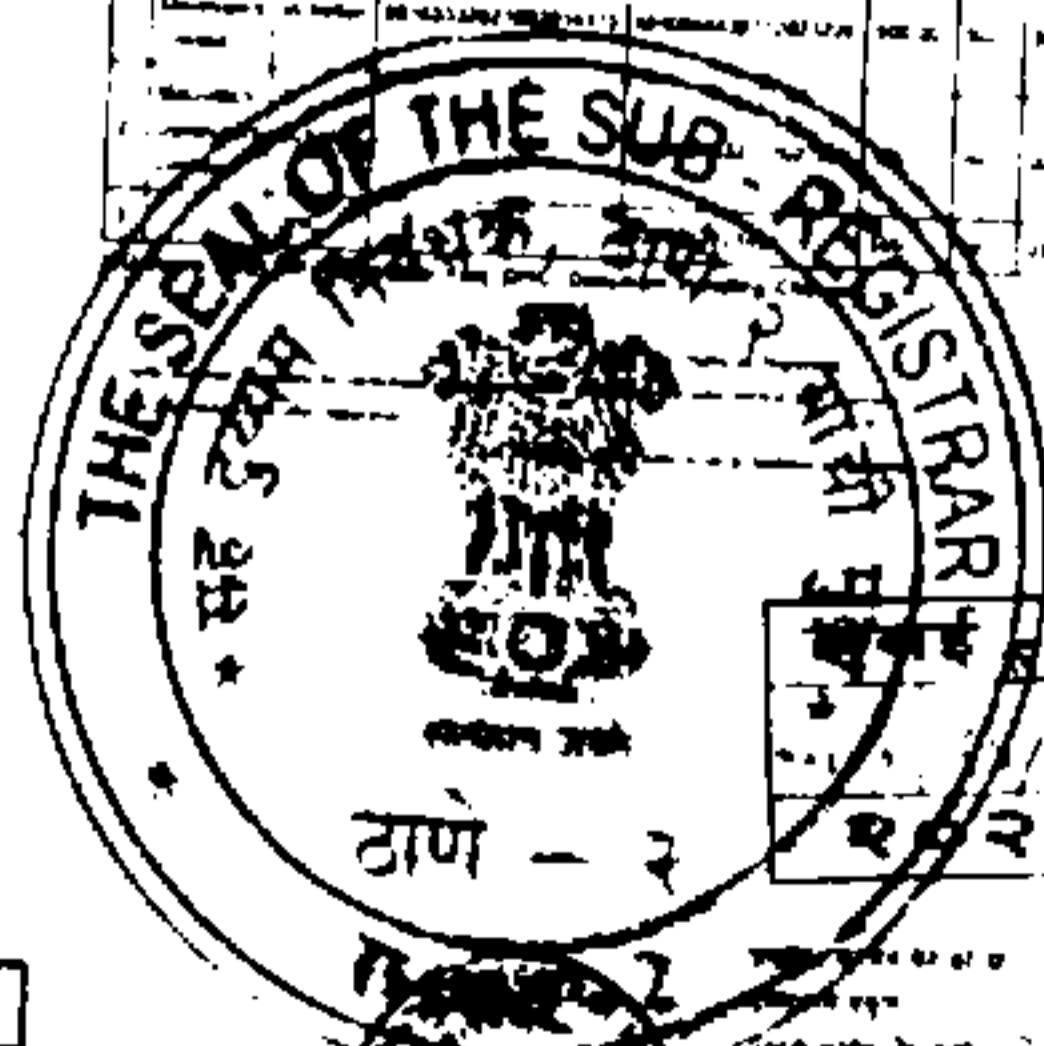
LODHA

LODHA

LODHA

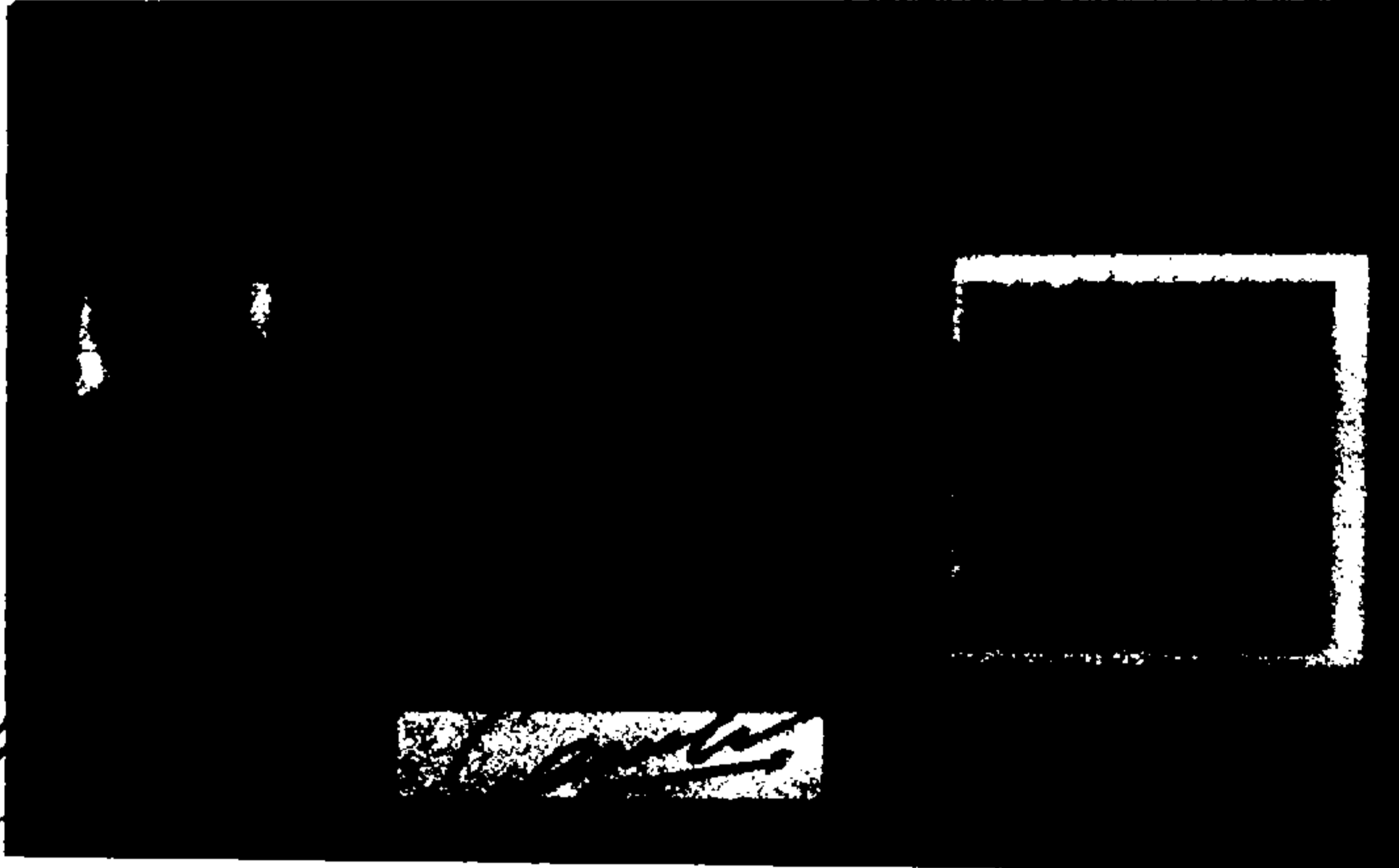
LODHA

THE SEAL OF THE SUB-REGISTRAR  
दण - २



वर्ष ४  
२०२९

त न न - २  
दस्त क्रमांक ३०२१० / २०२४  
८ / ए



*Seema*





ट न न - २  
दस्त क्रमांक ३४२१४ / २०२४  
८१ ए५

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BHARTI GURURANI

RAMESH CHANDRA UPRETI

15/12/1971

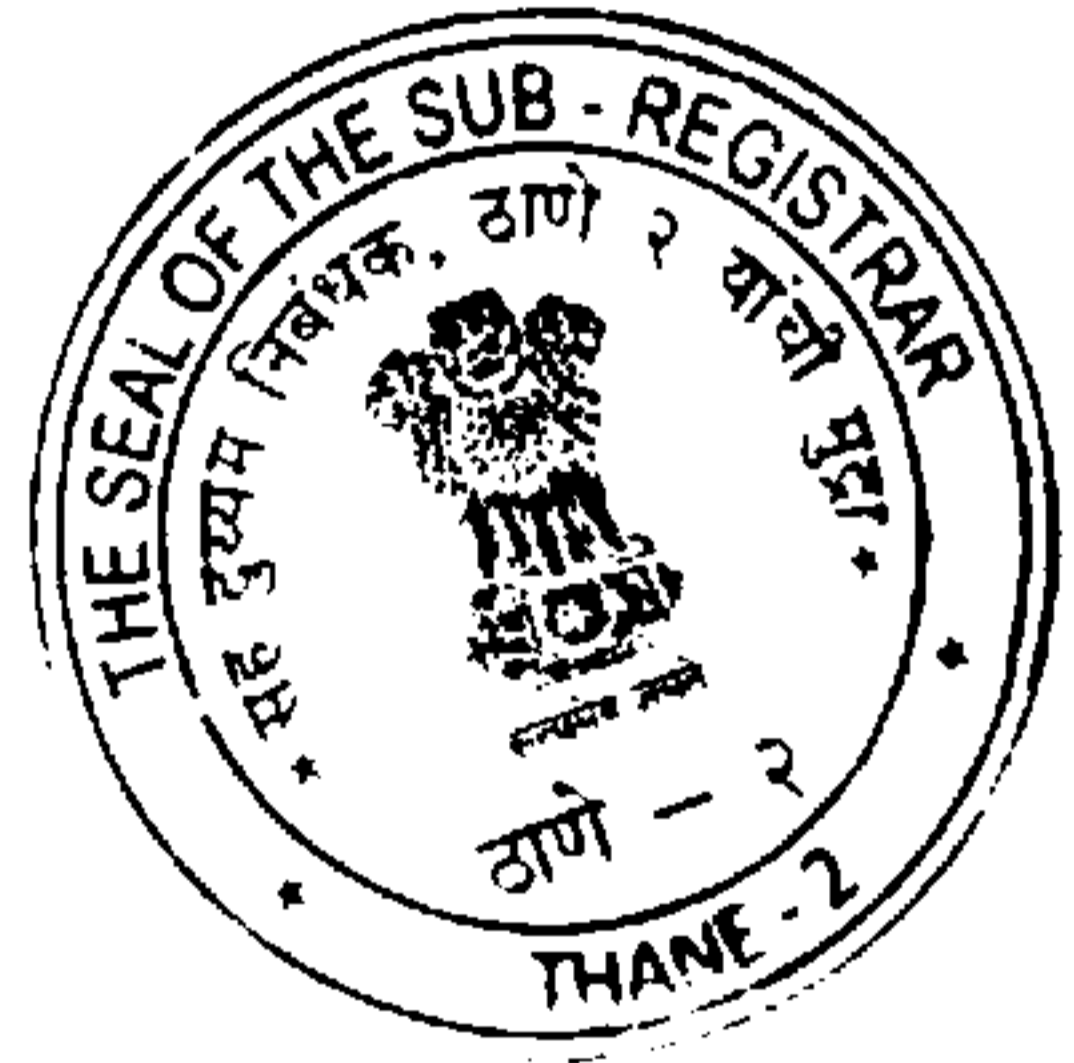
Permanent Account Number

BAHPG8604C

*Bharti*  
Signature



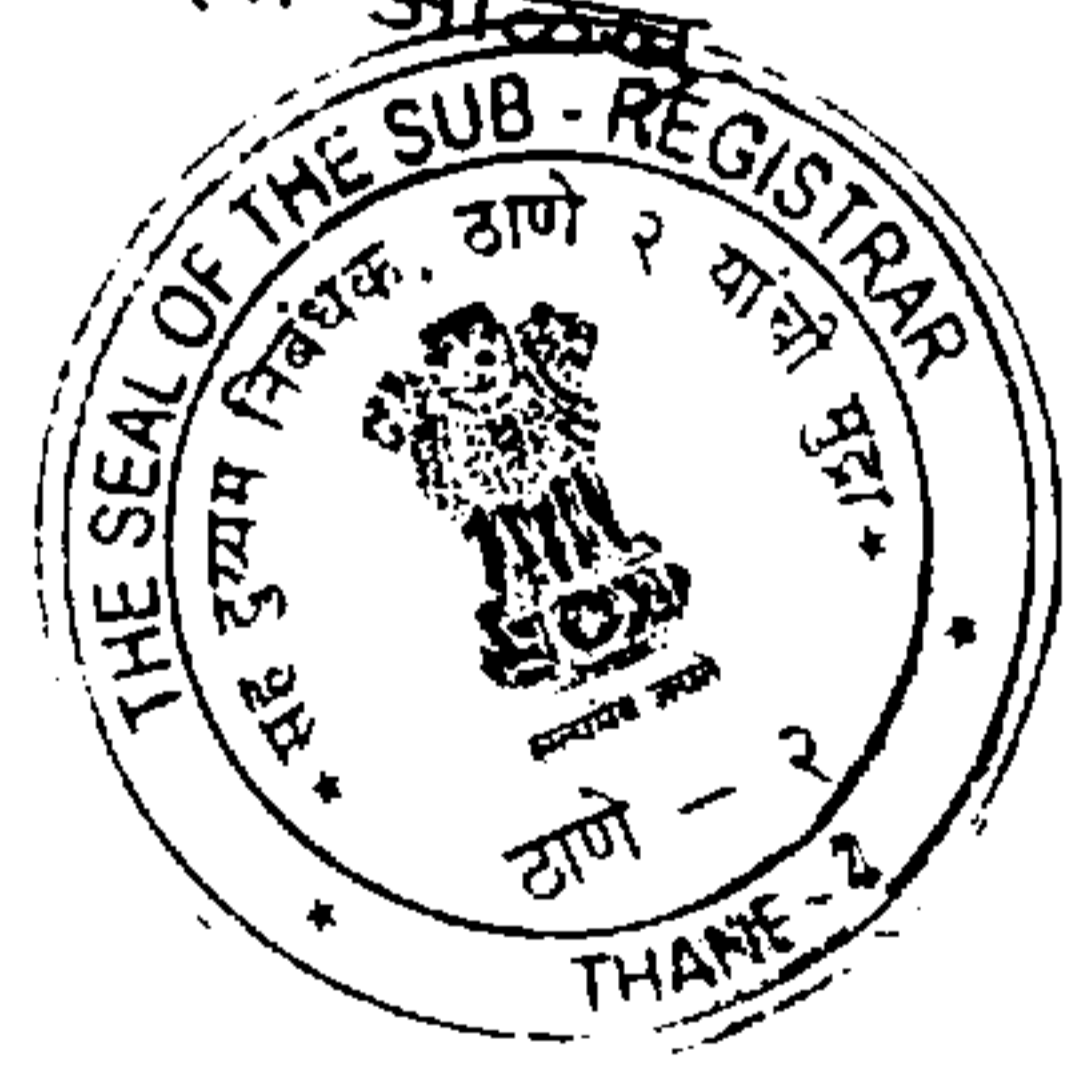
*Bharti*



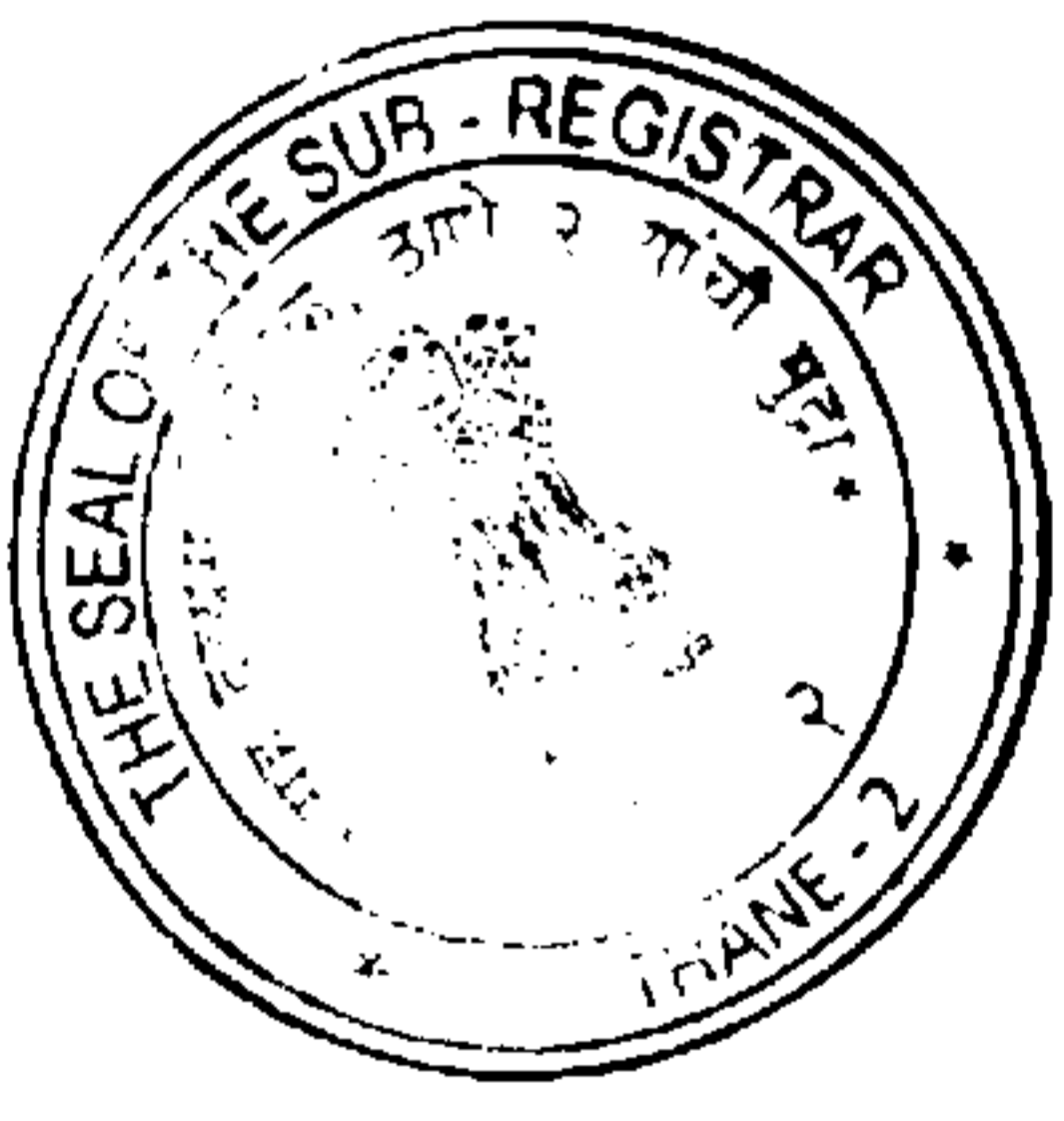
प्रशांत बळाराम हिंदुराव  
 Prashant Balaram Hindurao  
 जन्म तारीख / DOB: 28/10/1975  
 पुरुष / MALE  
 Mobile No. 9867244832  
 6681 9302 0156  
 माझे आधार, माझी ओळख

ट न न - २
दस्त क्रमांक ३४२९४ / २०२४
०० / ०५

Government of India  
 सुधीर काशीराम फाळके  
 Sudhir Kashiram Phalke  
 जन्म तारीख/DOB: 09/07/1968  
 पुरुष/ MALE  
 6812 7122 6262  
 VID : 9175 7447 2827 1733  
 माझे आधार, माझी ओळख



ट न न - २
दस्त क्रमांक ३४२१४/२०२४
२७ / २५



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

24 December 2024,08:04:31 AM

Valuation ID 2024122421

मूल्यांकनाचे वर्ष 2024  
जिल्हा ठाणे  
मूल्य विभाग तालुका : ठाणे  
उप मूल्य विभाग 9.38/D-3ई-1) बाळकुम गावातील उपविभाग "अ" व "ब" वगळता इतर सर्व सीटीएस/सर्वे क्रमांक  
क्षेत्राचे नांव Thane Muncipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#65

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	33200	103600	116000	129700	116000	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवाहन सुविधा -	प्रकल्पाचे क्षेत्र -	Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018
	96.877चौ. मीटर	1-आर सी सी	आहे	Above 2 hector		

मिळकतीचा प्रकार-	बांधकामाचा दर-	कार्पेट क्षेत्र-	बांधीव
			Rs.26620/-

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर  
प्रकल्पाचे क्षेत्रानुसार  
मजला निहाय घट वाढ  
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) \* 105 % )  
निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs. 108780 /-  
= 100 / 100 Apply to Rate= Rs.108780/-  
= (( (वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )  
= ( ( (108780-33200) \* (100 / 100 ) ) + 33200 )  
= Rs.108780/-

A) मुख्य मिळकतीचे मूल्य  
= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 108780 \* 96.877  
= Rs.10538280.06/-

E) बंदिस्त वाहन तळाचे क्षेत्र  
बंदिस्त वाहन तळाचे मूल्य  
= 27.5 \* (108780 \* 25 / 100 )  
= Rs.747862.5/-

Applicable Rules 3, 5 अ, 9, 18, 19, 15

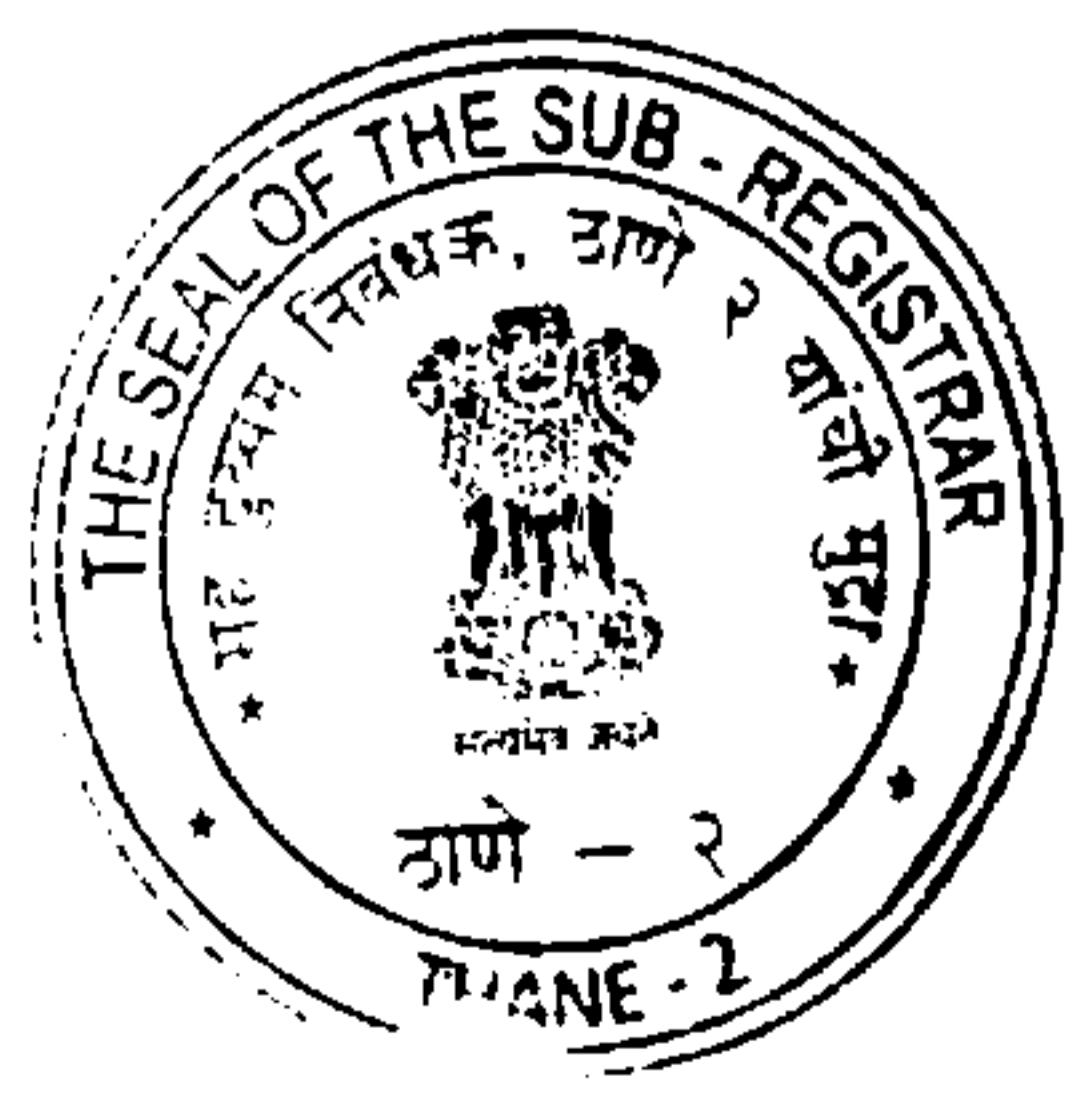
**एकत्रित अंतिम मूल्य**

- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

- A + B + C + D - E - F + G + H + I + J  
= 10538280.06 + 0 + 0 + 0 + 747862.5 + 0 - 0 + 0 + 0 + 0  
= Rs.11286143/-  
= ₹ एक करोड बारा लाख साहायेशी हजार एक शे त्रेचाळीस /-

Home Print

ट न न - २  
दस्त क्रमांक 38298 / 2024  
e2 / ey



4/34214  
मंगळवार, 24 डिसेंबर 2024 11:07 म.पू.

दस्त गोषवारा भाग-1

टनन2

दस्त क्रमांक: 34214/2024

दस्त क्रमांक: टनन2 /34214/2024

बाजार मूल्य: रु. 1,12,86,143/-

मोबदला: रु. 1,74,34,923/-

भरलेले मुद्रांक शुल्क: रु.12,20,500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्र. 34214 वर दि.24-12-2024

रोजी 11:05 म.पू. वा. हजर केला.

पावती:38374

पावती दिनांक: 24/12/2024

सादरकरणाराचे नाव: ललित मोहन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकुण: 31900.00

दस्त हजर करणाऱ्याची सही:

  
Joint Sub Registrar Thane 2

  
Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

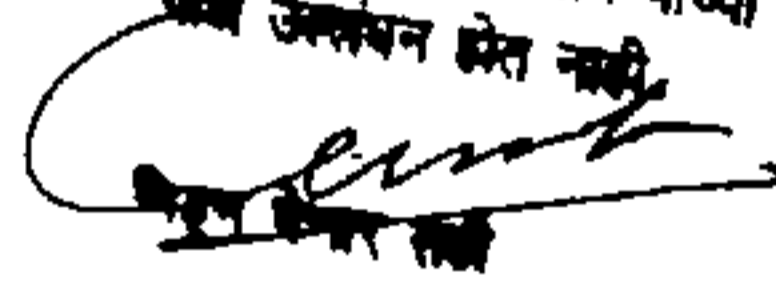
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

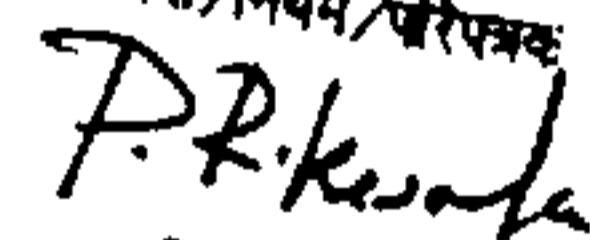
शिक्का क्र. 1 24 / 12 / 2024 11 : 05 : 16 AM ची वेळ: (सादरीकरण)

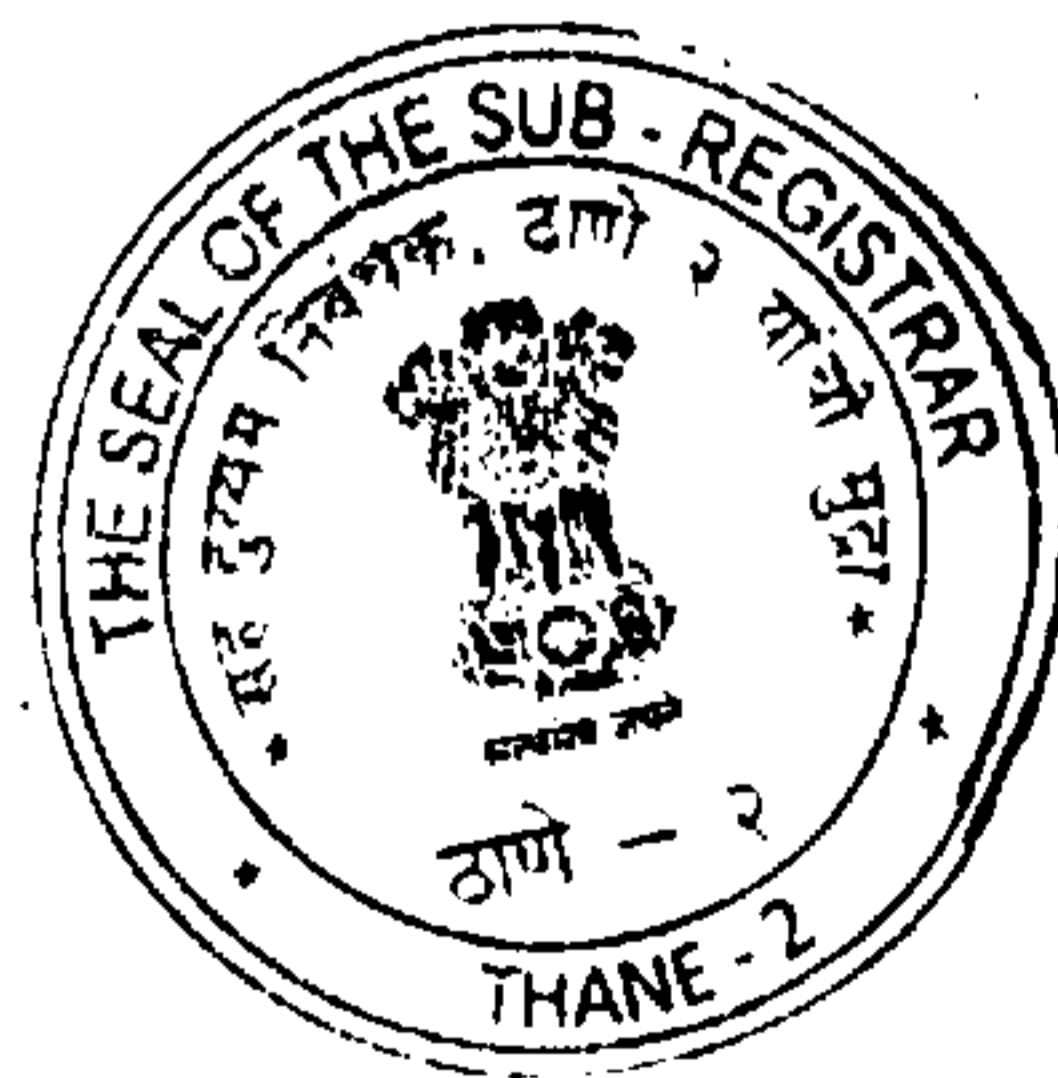
शिक्का क्र. 2 24 / 12 / 2024 11 : 06 : 00 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

आमच्या दस्त्याच्या नोंदणी करणाऱ्या १९०८ नियम १९६१ अंतर्गत तयारीनुसार नोंदणीत बाबत केला आहे. दस्त्यामधील संपूर्ण पत्रपत्र निष्पत्ती व्यक्ती, साक्षीदार व संपत्ती जोडलेले दस्त्यामधील दस्ताची संपत्ती करण्यासाठी बाबी साठी खात्रीत निष्पत्ती व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्त्यातून दस्त्यामुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायद्या/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

  
Bharati

  
P.P. Keshava  
निष्पत्ती देणाऱ्या सही





दस्त गोपवारा भाग-2

टनन2

2019

दस्त क्रमांक:34214/2024

24/12/2024 11 48:01 AM

दस्त क्रमांक :टनन2/34214/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मॅक्रोटॅक डेव्हलपर्स लि. तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कवुलीजबाबासाठी कु.मु. पंढरी केसरकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACL1490J	लिहून घेणार वय :-50 स्वाक्षरी:- <i>P.F. Kesurkar</i>		
2	नाव:ललित मोहन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्रमांक 606, 6वा मजला, वुडपार्क सीएचएस लिमिटेड, रोडास एन्क्लेव्ह हिरानंदानी इन्स्टेट, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ACOPM9263D	लिहून घेणार वय :-59 स्वाक्षरी: <i>Ca...</i>		
3	नाव:भारती गुररानी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट क्रमांक 606, 6वा मजला, वुडपार्क सीएचएस लिमिटेड, रोडास एन्क्लेव्ह हिरानंदानी इन्स्टेट, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BAHPG8604C	लिहून घेणार वय :-53 स्वाक्षरी:- <i>Bharti</i>		

वरील दस्तऐवज करून घेणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:24 / 12 / 2024 11 : 45 : 06 AM

ओळख:-

खालील इसम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रशांत हिंदुराव -- वय:48 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001	<i>P. Prashant</i> 	
2	नाव:सुधीर के फाळके -- वय:46 पत्ता:3-17 धोंडीबाई पावशे चाळ, हनुमान नगर, काटेमानिवली, कल्याण पूर्व पिन कोड:421302	<i>S. Sudhir</i> 	

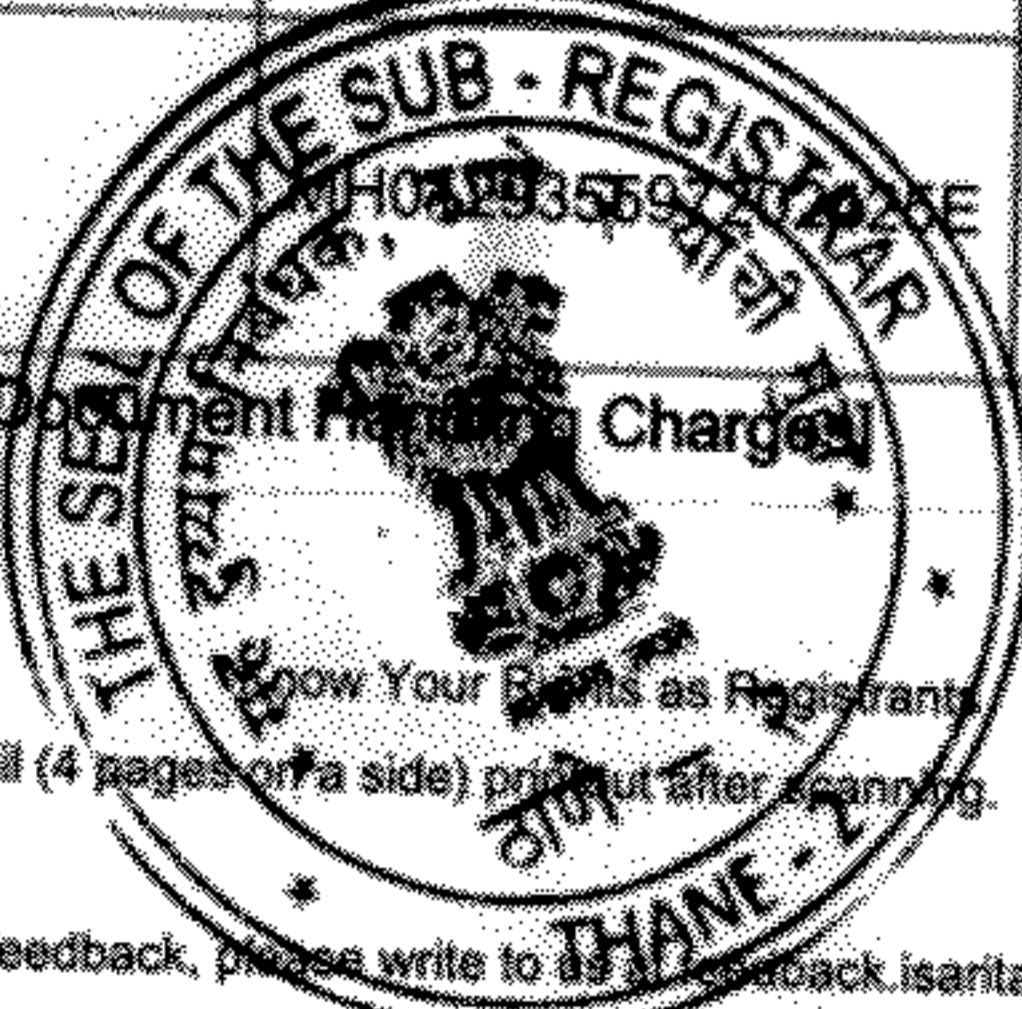
शिक्का क्र.4 ची वेळ:24 / 12 / 2024 11 : 46 : 32 AM

शिक्का क्र.5 ची वेळ:24 / 12 / 2024 11 : 46 : 39 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Macrotech Developers Limited	eChallan	02003942024122301148	MH012935597202425E	1220500.00	SD	0007230646202425	24/12/2024
2		DHC		1224243102620	1900	RF	1224243102620D	24/12/2024
3	Macrotech Developers Limited	eChallan		MH012935597202425E	30000	RF	0007230646202425	24/12/2024



34214 /2024

Scanned Document for correctness through thumbnail (4 pages on a side) print out after scanning. Int immediately after registration.

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

ट न न - २	
दस्त क्रमांक	३०२१०/२०२४
९५	/ ९५

प्रमाणित करण्यात येते की सधर  
दस्त क्रं. ३०२१० मध्ये ९५.....  
पाने आहेत.  
पहीले नंबराचे बुकात अ. न.....  
३०२१० वर नोंदला

सह. दुर्यम निबंधक ठाणे क्र. २  
दि. २०/१२/२०२४

