

369/1653

पावती

Original/Duplicate

Saturday, January 18, 2025

नोंदणी क्र.: 39म

3:59 PM

Regn.: 39M

पावती क्र.: 1885 दिनांक: 18/01/2025

गावाचे नाव: चांदिवली

दस्तऐवजाचा अनुक्रमांक: करल1-1653-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: धनसिंग मोसेस

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

**DELIVERED**

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:17 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

**सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)**

बाजार मुल्य: रु.8697975.68 /-

मोबदला रु.12898198/-

भरलेले मुद्रांक शुल्क : रु. 773900/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125189604650 दिनांक: 18/01/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014427143202425M दिनांक: 18/01/2025

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20250118841	18 January 2025,03:53:23 PM			
करल।					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	115-चांदिवली - कुर्ला				
उप मूल्य विभाग	भुभाग: चांदीवली गावातील सर्व मिळकती.				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#24				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
83820	174560	210860	229810	189920	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	42.13चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भवान सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 11th floor To 20th floor	बांधकामाचा दर - कार्पेट क्षेत्र-	Rs.30250/- 38.3चौरस मीटर
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.192016/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = (((192016-83820) * (100 / 100 ))+83820 ) = Rs.192016/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 192016 * 42.13 = Rs.8089634.08/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * ( 174560 * 25/100 ) = Rs.608341.6/-				
Applicable Rules	= ,10,4,16				
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जमिनीचे मूल्य + बांधकाम बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8089634.08 + 0 + 0 + 0 + 608341.6 + 0 + 0 + 0 + 0 + 0 =Rs.8697975.68/-				

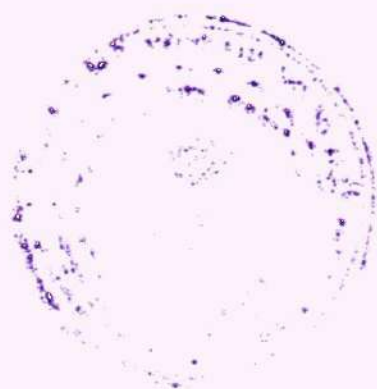
**करल - १**

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Home      Print



सह. दुय्याम निबंधक  
कुर्ला-१ (वर्ग-२)



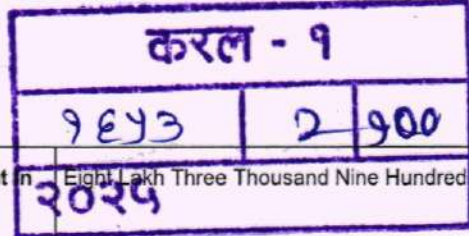


CHALLAN  
MTR Form Number-6



GRN	MH014427143202425M	BARCODE		Date	16/01/2025-12:30:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	AAACG3995M		
Location	MUMBAI			Full Name	GODREJ PROPERTIES LIMITED		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 1305, 13TH FLOOR, TOWER NO 9,		
				Premises/Building	GODREJ URBAN PARK		

Account Head Details	Amount In Rs.								
0030045501 Stamp Duty	773900.00	Road/Street	CHANDIVALI FARM ROAD						
0030063301 Registration Fee	30000.00	Area/Locality	CHANDIVALI, MUMBAI						
		Town/City/District							
		PIN		4	0	0	0	7	2
		Remarks (If Any)	PAN2=AGNPM9102C~SecondPartyName=Dhanasingh Moses~						
		Amount in Words	Eight Lakh Three Thousand Nine Hundred Rupees Only						
Total	8,03,900.00								



Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	03006172025116043111015M143941			
Cheque/DD No.	Bank Date	RBI Date	17/01/2025-11:02:54 Not Verified with RBI			
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



Department ID :

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-1653	0008041635202425	18/01/2025-15:59:26	IGR197	30000.00

GRN : MH014427143202425M Amount : 8,03,900.00

Bank : PUNJAB NATIONAL BANK

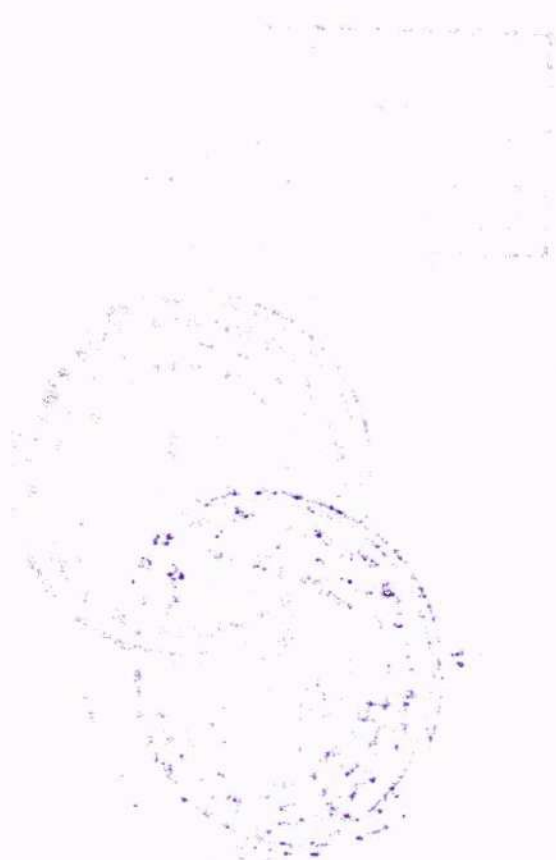
Date : 16/01/2025-12:30:01

2	(IS)-369-1653	0008041635202425	18/01/2025-15:59:26	IGR197	773900.00
<b>Total Defacement Amount</b>					<b>8,03,900.00</b>

करल - १  
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0125189604650	Receipt Date 18/01/2025
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Received from GODREJ PROPERTIES LIMITED, Mobile number 8169019316, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1653 dated 18/01/2025 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



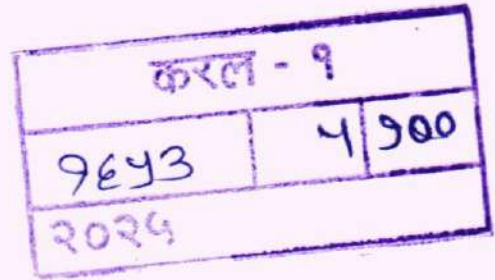
**Payment Details**

Bank Name PUNB	Payment Date 18/01/2025
Bank CIN 10004152025011804394	REF No. 610941431
Deface No 0125189604650D	Deface Date 18/01/2025

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

*Shanig*

*Jayesh*





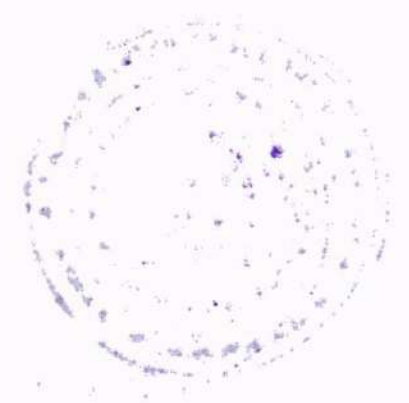
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125189604650	Date 18/01/2025
Received from GODREJ PROPERTIES LIMITED , Mobile number 8169019316, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 18/01/2025
Bank CIN 10004152025011804394	REF No. 610941431
This is computer generated receipt, hence no signature is required.	

*Shamaj* *Jayce Phuj*

करल - १	
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करल - १		
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### AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") made at Mumbai this 18<sup>th</sup> day of January in the year Two Thousand and Twenty Five.

**Between**

**GODREJ PROPERTIES LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Godrej One, 5<sup>th</sup> floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer/Owner**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns), through its authorized representative **Mr. Norbert Mendes** authorized vide Board Resolution dated 23<sup>rd</sup> Feb, 2023 of the **ONE PART**;

**And**

**Mr. Dhanasingh Moses** (PAN **AGNPM9102C**), aged **50** years, an adult Indian Inhabitant, residing at **C-1302, 13th Floor, Park Royale, New Military Road, Near Bharat Van garden, Marol, Andheri East, Mumbai Maharashtra 400059 India**;

**Mrs. Joyce Dhanasingh** (PAN **AGVPD0075B**), aged **45** years, an adult Indian Inhabitant, residing at **C-1302, 13th Floor, Park Royale, New Military Road, Near Bharat Van garden, Marol, Andheri East, Mumbai Maharashtra 400059 India**;

*(Signature)*

*(Signature)*



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OR

MESSRS \_\_\_\_\_ (PAN NO. \_\_\_\_\_) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at \_\_\_\_\_

\_\_\_\_\_, through its authorized representative

Mr./Ms. \_\_\_\_\_ authorized vide Partner's Resolution dated \_\_\_\_\_;

OR

\_\_\_\_\_ (PAN NO. \_\_\_\_\_) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at \_\_\_\_\_ and its administrative/branch/regional office at \_\_\_\_\_, through its authorized

representative Mr./Ms. \_\_\_\_\_ authorized vide Board Resolution dated \_\_\_\_\_,

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **SECOND PART**.

The Developer/Owner and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

**WHEREAS:**

A. By virtue of Deed of Conveyance dated 18<sup>th</sup> June, 2020, duly registered with the \_\_\_\_\_ of Sub-Registrar of Assurances of Kurla-1 under Serial no. KRL-1/3967 of 2020 (hereinafter referred to as "**Deed of Conveyance**") made and entered between DIC India Limited (defined as the "**Vendor**" therein) and the Developer/Owner defined as the "**Purchaser**" therein, the Developer / Owner is entitled to land admeasuring 12,330.9 square meters (as per Property Register Cards) bearing CTS numbers 24/34/1, 24/2 and 24/3 situated at Village Chandivali, Chandivali Road, \_\_\_\_\_ Ward, Mumbai - 400 072 ("**Land**") on the terms and conditions as stated therein.



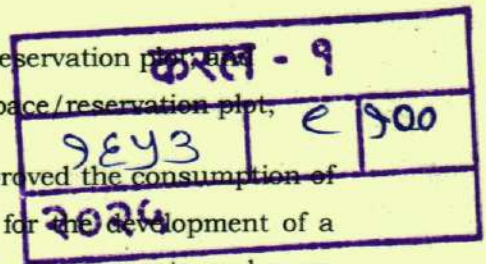
B. The Developer/Owner is thus seized and possessed of and otherwise well and sufficiently entitled to the Land which is more particularly described in the **First Schedule** hereunder written and shown delineated by red color on the plan thereof hereto annexed as **Annexure "A"**.

C. As per the applicable laws, the following portions of Land are to be mandatorily handed over to the Municipal Corporation of Greater Mumbai ("**MCGM**") towards the corresponding reservations/setback as detailed below:

- (i) 21 square meters towards road setback;

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- (ii) 544.63 square meters towards Accommodation Reservation plot, and  
(iii) 1281.26 square meters towards Amenity Open Space/reservation plot,

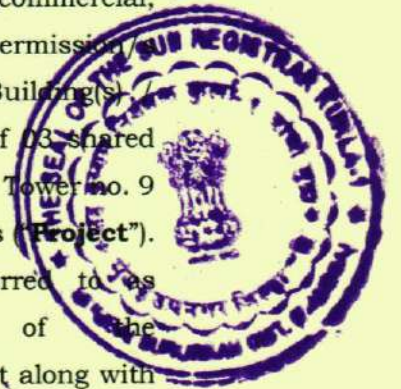


Further, the concerned competent authorities have approved the consumption of FSI accruing from above mentioned portions of Land for the development of a portion of Land admeasuring 10,984.01 square meters in aggregate and more particularly described in the Second Schedule hereunder written and shown delineated by red colour on the plan annexed hereto as **Annexure "A"** (hereinafter referred to as "**Project Land**").

D. The said Project Land is presently accessible from the 18.3 meters wide existing road.

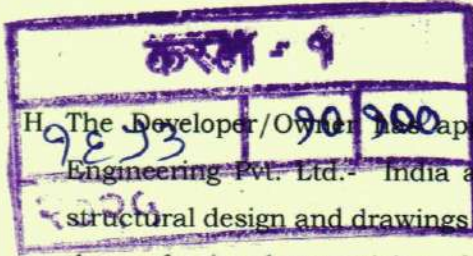
E. Based on its right and entitlement in terms of the Deed of Conveyance, the Developer/Owner is going to develop the Project Land and carry out the development in a single phased manner in consonance with the Relevant Laws in the manner the Developer/Owner may deem fit. For the purpose of this Agreement, "**Relevant Laws**" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Agreement.

F. The Developer/Owner has presently commenced the development of the project, which is to be developed on the Project Land in the name and style of "**Godrej Urban Park**" for predominantly residential/mixed use (including commercial, retail, hospitality or any other commercial use or purpose as per permission obtained from the competent authorities) consisting of 9 no. of Building(s)/Wing(s)/Tower(s) comprising of (i) Tower no. 1 to no. 5 consisting of 03 shared basements, ground/stilt up to 15 upper floors; and (ii) Tower no. 6 to Tower no. 9 consisting of 03 shared basements, ground/stilt up to 15 upper floors ("**Project**"). Tower no. 1 to Tower no. 9 are collectively hereinafter referred to as "**Wings/Buildings/Towers**". Further, (i) ground floor of the Wing(s)/Building(s)/Tower(s) consists of common areas of the Project along with development of commercial/retail/shop use; and (ii) 1<sup>st</sup> floor of Building(s)/Wing(s)/Tower(s) consists of Flat/s along with development of commercial/retail/shop use as decided by the Developer/Owner and approved by the competent authority from time to time ("**Retail Component**"). The Retail Component shall be accessible to the public at large.



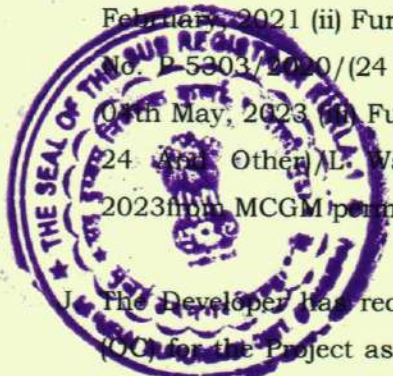
G. The Developer/Owner has appointed M/s. Edifice Consultants Private Limited as their Design Architects and entered into a standard Agreement with them registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

*[Handwritten signature]*  
*[Handwritten signature]*



H. The Developer/Owner has appointed M/s. Baldrige & Associates Structural Engineering Pvt. Ltd. - India as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer/Owner accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

I. The Developer/Owner through its Architect submitted the building plans in respect of the said Project for sanction thereof and MCGM has sanctioned the same. MCGM has issued Intimation of Disapproval bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI - dated 11th Nov, 2020; (ii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/337/3/Amend dated 22nd March, 2021; and (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/4/Amend dated 18th August, 2021; and (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/6/Amend dated 17th September, 2021; and (iv) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/7/Amend dated 29th December, 2021; and (v) (iii) Intimation of Disapproval bearing Ref. No. P-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/337/8/Amend dated 19th September, 2022 for the Project. The Developer/Owner has also obtained Commencement Certificate bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI/CC/1/New dated 12th February, 2021 (ii) Further amended vide Commencement Certificate bearing Ref. No. P-5303/2020/(24 And Other)/L Ward/CHANDIVALI/FCC/5/Amend dated 08th May, 2023 (iii) Full Commencement Certificate bearing Ref. P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/6/Amend dated 08th December, 2023 from MCGM permitting the construction/development of the Project.



J. The Developer has received the occupation cum building completion certificate (OC) for the Project as per following tranches: (a) **Part 1 OC dated 27<sup>th</sup> March, 2023**- Part Occupation Certificate for Proposed Retail /shops area in Tower 1 to Tower 9 i.e. Ground (pt.) (except Shop No 1 to 4) + 1st (pt.) Floor; Proposed Residential Building for Tower 1 & Tower 2 having Ground (pt.) (excluding Fitness center)+ 1st (pt.) floor + 2nd to 14th Upper floors and for Tower 3 having Ground (pt.)+ 1st (pt.) floor + 2nd floor to 14th floor + 15th (Pt) Upper floors (except Flat nos. 1 & 2) and all 3 level Basements (Pt); (b) **Part 2 OC dated 1st March, 2024** -Part occupation for residential cum commercial building having Tower 4 to Tower 6 comprising of 03 level basement (pt.) + ground floor (pt) + 1st floor (pt.) + 2nd floor(pt.) + 3rd floor to 15th upper residential floors and balance part O.C. for retail /shops nos. 1 to 4, fitness center area and 15th upper floor in Tower-1 & Tower - 2, Flat nos. 1 & 2 at 15th upper floor of wing Tower -3 in continuation to earlier part O.C. granted on 27.03.2023 i.e. full O.C. for wing T-1 to T- 6; and (c) **Part 3 OC dated 20<sup>th</sup> March 2024**- with respect to Tower 7 & Tower 8 having 03 level



Basements (pt.) + Ground Floor (pt.) + 1st Floor (pt.) + 2nd Floor (pt.) + 3rd to 14th upper residential floors. Copies of the said occupation/ part occupation certificates are annexed hereto and marked as **Annexure "B"**.

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K. The Developer/Owner registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 ("**Act**") read with 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 ("**Rules**") with the Real Estate Regulatory Authority at <https://maharera.mahaonline.gov.in/> under no. P51800028364, authenticated copy is attached in **Annexure 'C'**;

L. The Developer/Owner has sole and exclusive right to sell the Flat in the said Building/s to be constructed by the Developer/Owner in the said Project and to enter into Agreement/s with the Purchaser/s of the Flat and receive the sale consideration in respect thereof;

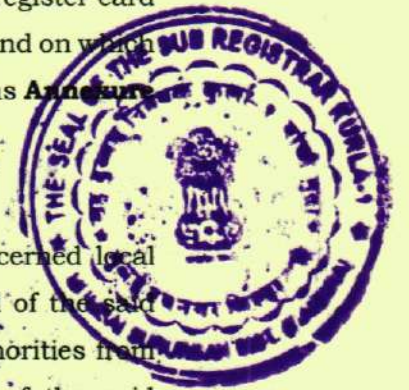
M. On demand from the Purchaser/s, the Developer/Owner has given inspection to the Purchaser/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;

N. The authenticated copy of Certificate of Title issued by M/s. The Law Point, Advocates of the Developer/Owner, authenticated copies of Property register card showing the nature of the title of the Developer/Owner to the Project Land on which the Flat are to be constructed have been annexed hereto and marked as **Annexure 'D'** and **'E'**, respectively.

O. The Developer/Owner has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Building/s and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the said Building/Tower/Wing/Floor (s).

P. While sanctioning the said Project Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer/Owner while developing the Project Land and the said Building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building/s shall be granted by the concerned local authority.

Q. The Developer/Owner has accordingly commenced construction of the said Building/s in accordance with the said plans.



*Jay*

R. The Purchaser/s has applied to the Developer/Owner for allotment of a Flat No. 1305 on 13th floor in Tower. "9" ("Flat") being constructed in the said Project along with an exclusive right to use 01 (One) covered parking space/s, i.e. 01 (One) Dependent Car Park bearing Nos. GURPB2LS0453 having size 2.5 mtrs. X 5.5 mtrs. X 1.8 mtrs. (breadth x length x vertical clearance), located on Basement 2 level of the Building(s)/Wing(s);

S. The Carpet Area of the Flat is 36.83 square meters and Exclusive Areas of the Flat is 1.47 square meters aggregating to Total Area of 38.30 square meters ("Total Area"). For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s and other areas appurtenant to the Flat for exclusive use of the Purchaser/s.

T. The authenticated copies of the plan of the Flat agreed to be purchased by the Purchaser/s, as currently sanctioned and approved by MCGM have been annexed and marked as **Annexure "F"**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure "G"**. The Common Areas and Facilities appurtenant to the Flat is hereto annexed and marked as **Annexure "H"** and **Annexure "I"**.

U. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and the Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

V. Prior to the execution of these presents the Purchaser/s has paid to the Developer/Owner a sum of Rs. 12,76,922/- (Rupees Twelve Lakh Seventy Six Thousand Nine Hundred Twenty Two only) only, being part payment of the sale consideration of the Flat agreed to be sold by the Developer/Owner to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer/Owner both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Developer/Owner the balance of the sale consideration in the manner hereinafter appearing.

W. Under section 13 of the said Act the Developer/Owner is required to execute a written Agreement for sale of Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.


X. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer/Owner hereby agrees to sell and the Purchaser/s hereby agrees to purchase the Flat and the garage/covered parking (if applicable).

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

**1. Construction**

1.1 The Developer/Owner shall construct (i) Tower no. 1 to no. 5 consisting of 03 shared basements, ground/stilt and up to 15 upper floors; and (ii) Tower no. 6 to Tower no. 9 consisting of 03 shared basements, ground/stilt and up to 15 upper floors comprised in the said Project in accordance with the plans, designs and specifications as approved by MCGM from time to time. Further, (i) ground floor of these 09 building(s)/tower(s)/wings tower/s consists of common areas of the Project along with commercial/retail/shop component; and (ii) 1st floor of all tower(s) of the Project consists of Flat/s along with commercial/retail/shop component as approved by the competent authority ("**Retail Component**"). Provided that the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the sanctioned plans/layout of the Project, the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

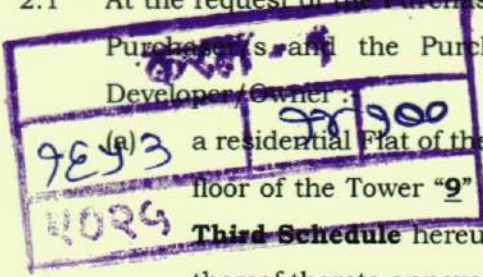
1.2 The Developer/Owner has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Project Land is being developed by the Developer/Owner in a single-phased manner to be determined by the Developer/Owner in its absolute discretion from time to time. The Purchaser/s further acknowledge/s and confirms that the Developer/Owner may, at any time, vary/modify the sanctioned plans/layout in such manner as the Developer/Owner may deem fit, subject however to the sanction of the concerned authorities, if required by the concerned authorities. The Developer/Owner shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under Relevant Laws.

**2. Description of Flat, Car Park(s) and Common Areas and Facilities & Total Consideration**

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2.1 At the request of the Purchaser/s, the Developer/Owner has agreed to sell to the Purchaser/s, and the Purchaser/s has/have agreed to purchase from the Developer/Owner :



(a) a residential Flat of the aforesaid Total Area bearing No. **1305**, on the **13th** floor of the Tower "**9**" ("**Flat**"), which is more particularly described in the **Third Schedule** hereunder written and shown in brown hash on the plan thereof thereto annexed as Annexure F;

(b) exclusive right to use **01 (One)** covered parking space/s, i.e. **01 (One)** Dependent Car Park bearing Nos. **GURPB2LS0453** having size **2.5 mtrs. X 5.5 mtrs. X 1.8 mtrs.** (breadth x length x vertical clearance), located on **Basement 2** level as more particularly earmarked at **Annexure "J"** as annexed hereto, ("**Car Park(s)**").

constructed or being constructed in the Project, along with the right to use the Common Areas more particularly described in the **Annexure H** and Facilities more particularly described in the **Annexure I**.

2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer/Owner in the said Building(s)/Wing(s)/Tower(s) and the Flat as are set out in **Annexure 'G'**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer/Owner and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

2.3 The **Carpet Area** of the Flat is **36.83** square meters and the **Exclusive Areas** of the Flat is **1.47** square meters aggregating to **Total Area** of **38.30** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital **3** above.

2.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer/Owner a total lump sum sale consideration of **Rs. 12898198/-** ("**Total Consideration**"), comprising of the following: -



Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	12898198
(ii)	Towards the Exclusive Areas of the Flat.	-
(iii)	Towards Car Park(s).	-
(iv)	Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Flat.	-
(v)	Towards Facilities as set out in Annexure I.	-

20% of the Total Consideration shall be the Earnest Money.

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer/Owner, amounts as specified in Clause 7 of this Agreement.

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3. **VARIATION IN AREA**

The Developer/Owner shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer/Owner and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

4. **Payment Schedule & Manner of Payment**

4.1 The Purchaser/s hereby agrees and undertakes to pay to the Developer/Owner the Total Consideration of **Rs.1,28,98,198/- (Rupees One Crore Twenty Eight Lakh Ninety Eight Thousand One Hundred Ninety Eight only)** in the following manner:-

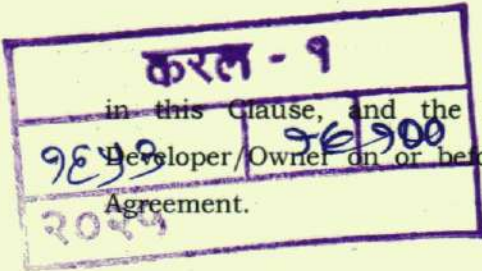
Sr.No.	Milestone	Percentage	Rupees
(i)	Part Application Money	10%	1289820
(ii)	Within 60 Days	60%	7738918
(iii)	On or Before 15 <sup>th</sup> March 2025	15%	1934730
(iv)	On Offer of Possession	15%	1934730
	<b>Total:</b>	<b>100%</b>	<b>12898198</b>

The Developer/Owner has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.

4.2 The Purchaser/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of Developer/Owner sending notice of the completion of each milestone. Intimation forwarded by Developer/Owner to the Purchaser/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same. The Purchaser/s hereby understand/s and agree/s that, save and except for the intimation from the Developer/Owner as provided under this Clause, it shall not be obligatory on the part of the Developer/Owner to send reminders regarding the payments to be made by the Purchaser/s as per the payment schedule mentioned

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4.3 All payments to be made by the Purchaser/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "GODREJ CHANDIVALI COLLECTION ACCOUNT".

4.4 For the purpose of remitting funds from abroad by the Purchaser/s, the following are the particulars of the beneficiary:

Beneficiary's Name : Godrej Chandivali Collection Account  
Beneficiary's Account No. : 920020065457350  
Bank Name : Axis Bank  
Branch Name : Fort  
Bank Address : Jeevan Prakash Building, Sir PM Road,  
Mumbai - 400001  
Swift Code : AXISINBB004  
IFSC Code : UTIB0000004

4.5 It is further clarified that payments received from any third parties/non-allottee shall not be considered to be valid payments and such payment shall continue to appear as outstanding against the Flat.

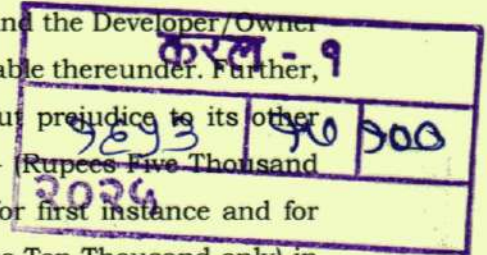
4.6 In case of any financing arrangement entered by the Purchaser/s with any financial institution with respects to the purchase of the Flat, the Purchaser/s undertake to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer/Owner through an account payee cheque/demand draft drawn in favour of "Godrej Chandivali Collection Account".

4.7 Further, at the express request of the Purchaser/s, the Developer/Owner may at its sole discretion offer a rebate to the Purchaser/s in case the Purchaser desires to give early payments any time hereafter. It is hereby clarified that the foregoing rebate is subject to the Purchaser/s complying with all its obligations under this Agreement including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developer/Owner shall not be subject to any change/withdrawal. The Purchaser/s further understands and agrees that the Developer/Owner shall have the right to accept or reject such early payments on such terms and conditions as the Developer/Owner may deem fit and proper. The early payments received from the Purchaser/s under this Clause shall be adjusted against the future milestone payment due and payable by the Purchaser/s.

4.8 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is/are not honored for any reason whatsoever, then the

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same shall be treated as default under Clause 20 below and the Developer/Owner may at its option be entitled to exercise the recourse available thereunder. Further, the Developer/Owner may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.



4.9 The Total Consideration is escalation-free, save and except escalations/increases/impositions levied by any statutory authority(ies), local bodies/ government, competent/planning authorities ("**Authorities**") from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to Authorities.

5. **Taxes**

5.1 The Total Consideration above excludes Taxes. Taxes includes Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Relevant Laws or any amendments thereto pertaining or relating to the sale of Flat.

5.2 For the purpose of this Agreement,

- "**GST**" means and includes any tax imposed on the supply of goods or services or both under GST Law.
- "**GST Law**" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- "**Cess**" shall mean and include any applicable cess, existing or future of the supply of goods or services or both under GST Law or any other Relevant Laws.



5.3 Taxes shall be payable by the Purchaser/s on demand made by the Developer/Owner within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer/Owner from and against the same.

6. **Tax Deducted at Source**

The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer/Owner, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

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7. **Payment of Other Charges**

7.1 The Purchaser/s shall on or before delivery of possession of the Flat deposit and keep deposited with the Developer/Owner the following amounts, which shall be transferred to the society / limited company / federation / Apex Body (as defined below):-

Sr.No.	Particulars	Rupees
(i)	Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Society or limited company / federation / Apex Body for 12 months.	57120
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer/Owner	50000
	<b>Total:</b>	<b>107120</b>

7.2 The Purchaser/s shall on demand pay to the Developer/Owner the following amounts:-

Sr.No.	Particulars	Rupees
(i)	Estimate amount for share money, application entrance fee of the society or limited company / federation / Apex Body	600
(ii)	Estimate amount for formation and registration of the society or limited company / federation / Apex Body	-
(iii)	Estimate amounts for deposit towards water connection charges	25000
(iv)	Estimate amounts for deposit towards electric connection charges	25000
(v)	Estimate amounts for deposit towards gas connection charges	16000
(vi)	Estimate amounts for deposit towards other utility / services charges	-
(vii)	Estimate amounts for deposits of electrical receiving and sub-station in the Layout	-
(viii)	Estimate amount towards proportionate share of taxes and other charges / levies in respect of the society or limited company / federation / Apex Body	-
(ix)	Estimate amounts towards legal charges for documentation which shall be payable	15000
(x)	LUC	133960
	<b>Total:</b>	<b>215560</b>



8. **Legal charges for formation of society / limited company / federation / Apex Body**

The Purchaser/s shall on demand pay to the Developer/Owner a sum of as mentioned above towards meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer/Owner, in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

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9. **Developer/Owner to appropriate dues**

The Purchaser/s authorizes the Developer/Owner to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Developer/Owner may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Developer/Owner to adjust his payments in any manner.

10. **Time is of essence**

10.1 Time is essence for the Developer/Owner as well as the Purchaser/s. The Developer/Owner shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser/s and the Common Areas to the Apex Association after receiving the occupancy certificate or the completion certificate or both, as the case may be.

10.2 Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement, subject to the completion of construction by the Developer/Owner as provided in clause 4 herein above.

11. **Interest**

11.1 All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India - Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules ("**Interest**") from the date they fall due till the date of receipt/realization of payment by the other Party.

11.2 Any overdue payments so received will be first adjusted against Interest then towards statutory dues then towards other dues/charges as maybe payable in terms of this Agreement and subsequently towards outstanding principal amounts.

11.3 Without prejudice to the other rights of the Developer/Owner hereunder, the Developer/Owner shall in respect of any amounts remaining unpaid by the Purchaser/s under this Agreement, have a first charge / lien on the Flat and the Car Park(s) and the Purchaser/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all



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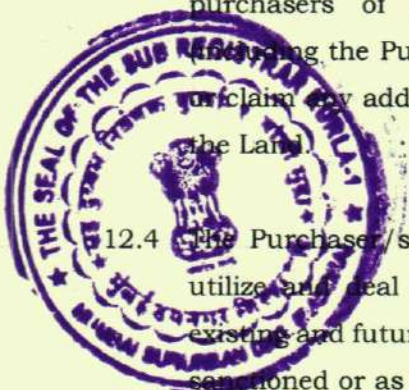
amounts payable by the Purchaser/s under this Agreement, to the Developer/Owner. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developer/Owner.

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12. Floor Space Index			

12.1 The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned on the basis of the available Floor Space Index ("FSI") on the Land.

12.2 The Developer/Owner declares that FSI available as on date in respect of the Land is 24379.55 square meters only and the Developer/Owner has planned to utilize FSI of 38088.93 square meters on the said Project by utilizing the FSI of the said Land or by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.

12.3 Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the Project may not be proportionate to the total FSI emanating from the entire area of the Land on which it is being constructed. The Developer/Owner in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Project Land as it thinks fit and the purchasers of the apartment(s)/Flat(s)/premises/units in such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same nor claim any additional FSI or buildable area in respect of any of the building or the Land.



12.4 The Purchaser/s acknowledge(s) that the Developer/Owner alone is entitled to utilize and deal with all the development potential of the Land including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the Land or elsewhere as may be permitted and in such manner as the Developer/Owner deems fit.

12.5 The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Developer/Owner shall also be entitled to freely deal remnant FSI/TDR emanating out of the Land including by way of sale/transfer to any entity as the Developer/Owner may deem fit in accordance to the then existing laws. The Purchaser/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developer/Owner on the Land.

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12.6 Neither the Purchaser/s nor any of the other purchasers of the apartment(s)/Flat(s)/premises/units in the buildings being constructed on the Project Land (including the Building) nor the association / Apex Body / apex Bodies to be formed of purchasers of apartment(s)/Flat(s)/premises/units in such buildings (including the Building) shall be entitled to claim any FSI and/or TDR howsoever available on the Land. All FSI and/or TDR at any time available in respect of the Land in accordance with the plans or any part thereof shall always belong absolutely to the Developer/Owner, till the time the development of the Project Land as contemplated by the Developer/Owner is completed by the Developer/Owner and building(s) / Project Land is conveyed to the association / Apex Body / apex bodies in the manner set out herein below.

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12.7 The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Land shall always be available to and shall always be for the benefit of the Developer/Owner and the Developer/Owner shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association / Apex Body / Apex Bodies. In the event of any additional FSI in respect of the Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the Developer/Owner alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the Land as may be permissible.

12.8 The Purchaser/s or the society/association / Apex Body / Apex Bodies of the purchasers shall not alter/demolish/construct or redevelop the Building or the Project Land or any part thereof until and unless the Building is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Land. It is also agreed by the Purchaser/s that even after the formation of the society/association / Apex Body / Apex Bodies, the Developer/Owner, if permitted by the MCGM and other authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Project Land and shall thereby continue to retain full right and authority to develop the Project Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer/Owner who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer/Owner may deem fit.



13. **Adherence to Sanctioned Plans**

The Developer/Owner hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning of the said plans or thereafter and shall before offering possession of the Flat to the

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Purchaser/s obtain from the concerned local authority occupancy certificate in respect of the Flat.

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14.1 The Developer/Owner shall offer possession of the Flat to the Purchaser/s, after obtaining the Occupation Certificate for the Flat on or before **31<sup>st</sup> day of December, 2025** ("Delivery Date") and shall deliver the Common Areas and Facilities as enlisted in Annexure H and Annexure I on or before **31<sup>st</sup> day of December, 2025**, subject to any further extension as may be prescribed by the government/competent authority from time to time and the Purchaser/s being in compliance of all its obligations under this Agreement including timely payments of amounts.. Provided however that the Delivery Date and delivery date of the Common Areas and Facilities as enlisted in Annexure H and Annexure I shall stand extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the Developer/Owner and/or its agents and/or (iii) due to non-compliance on the part of the Purchaser/s including on account of any default on the part of the Purchaser/s ("**Extension Event**"). For the purpose of this Agreement, "Force Majeure" event shall include (a) war, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court; and (c) epidemic/pandemic.

14.2 Further, in the event the Developer/Owner is unable to offer possession of the Flat on or before the Delivery Date for any reasons other than those set out in the foregoing and subject to reasonable extension of time, then on demand in writing by the Purchaser/s, the Developer/Owner shall refund the amounts received from the Purchaser/s along with applicable Interest from the date of payment of such amount to the Purchaser/s. Post such refund by the Developer/Owner to the Purchaser/s, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title interest in the Flat, and the Developer/Owner shall be entitled to deal with the same at its sole discretion.



#### Manner of Taking Possession

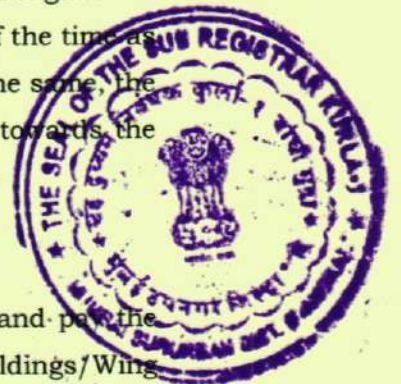
15.1 The Purchaser/s shall take possession of the Flat within 15 (fifteen) days from the date Developer/Owner offering possession of the Flat, by executing necessary documents, indemnities, declarations and such other documentation as prescribed in this Agreement, and the Developer/Owner shall give possession of the Flat to the Purchaser/s. Upon receiving possession of the Flat or expiry of the said 15 days from offering of the possession ("**Possession Date**"), the Purchaser/s shall be deemed to have accepted the Flat, in consonance with this Agreement, and shall thereafter, not have or make any claim/s, against the Developer/Owner, with respect to any item of work alleged not to have been carried out or completed. The Purchaser/s expressly understands that from such date, the risk and ownership to the Flat shall pass and be deemed to have passed to the Purchaser/s.

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15.2 The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglects to take possession of the Flat within the time stipulated by the Developer/Owner, then the Purchaser shall in addition to the above, pay to the Developer/Owner holding charges at the rate of Rs. 110/- (Rupees One Hundred & Ten only) per month per square meter of the Total Area of the Flat "Holding Charges") and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay. During the period of said delay the Flat shall remain locked and shall continue to be in possession of the Developer/Owner but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.

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15.3 Notwithstanding anything contained in this Agreement, it is agreed between the Parties that upon receipt of the occupancy certificate issued by the concerned competent authority for the Flat, none of the parties shall be entitled to terminate this Agreement. It is however clarified that, upon receipt of the occupancy certificate, in case the Purchaser/s default/s in any manner and/or fail/s to respond and/or neglect/s to take possession of the Flat within the aforementioned time as stipulated by the Developer, then the Developer shall be entitled along with other rights under this Agreement, to terminate and/or forfeit/claim the entire Sale Consideration towards the Flat along with Interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the Flat shall come to an end on the expiry of the time as stipulated by the Developer for the purpose and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Purchaser/s in any manner whatsoever for the possession of the Flat.

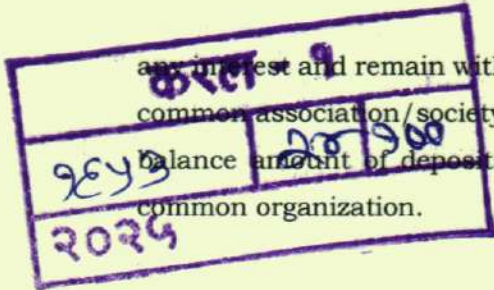


16. **Outgoings**

16.1 From the Possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Project Land and Buildings/Wing namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the land and building/s.

16.2 Until the conveyance of the structure of the Building(s)/Wing(s) to the common organization/society, the Purchaser/s shall pay to the Developer/Owner such proportionate share of outgoings as may be determined by the common organization. The Purchaser/s further agrees that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Developer/Owner provisional monthly contribution as determined by the Developer/Owner from time to time. The amounts so paid by the Purchaser/s to the Developer/Owner shall not carry

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any interest and remain with the Developer/Owner until a conveyance in favour of common association/society as aforesaid. On such conveyance being executed the balance amount of deposits shall be paid over by the Developer/Owner to the common organization.

16.3 The Developer/Owner shall maintain a separate account in respect of sums received by the Developer/Owner from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16.4 In case the transaction being executed by this Agreement between the Developer/Owner and the Purchaser is facilitated by a registered real estate agent/channel partner/broker, all amounts (including taxes) agreed as payable remuneration/fees/charge for services/commission/brokerage to the registered real estate agent/channel partner/broker, shall be paid by the Developer/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.

#### 17. Defect Liability Period

17.1 If the Purchaser brings to the notice of the Developer/Owner any structural defect in the Flat/Building(s)/Wing(s) within a period stipulated under the Relevant Laws, it shall wherever possible be rectified by the Developer/Owner without further charge to the Purchaser/s. However, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Flat / Building(s)/Wing(s) or defective material being used or regarding workmanship, quality or provision of service.

17.2 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to hereto (save and except the defects as mentioned in Clause 17.1), the Developer/Owner shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

#### 18. Foreign Exchange Management Act

The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the Flat are made by non-resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer/Owner with such permission/approvals/no objections to enable the

Developer/Owner to fulfill its obligations under this Agreement. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the Purchaser/s. The Developer/Owner accepts no responsibility in this regard and the Purchaser/s shall keep the Developer/Owner fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser/s to intimate in writing to the Developer/Owner immediately and comply with all the necessary formalities, if any, under the Relevant Laws.

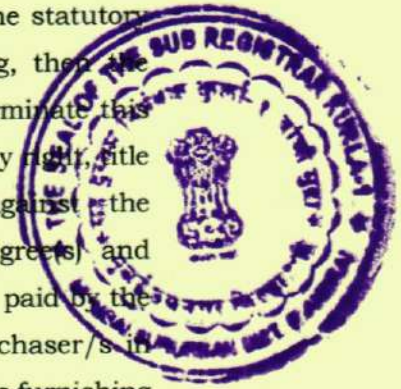
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19. **Anti-Money Laundering**

19.1 The Purchaser/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Purchaser/s under this Agreement towards the Flat is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Anti Money Laundering").

19.2 The Purchaser/s further declare(s) and authorize(s) the Developer/Owner to give personal information of the Purchaser/s to any statutory authority as may be required from time to time. The Purchaser/s further affirms that the information/details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.

19.3 The Purchaser/s further agree(s) and confirm(s) that in case the Developer/Owner becomes aware and/or in case the Developer/Owner is notified by the statutory authorities of any instance of violation of Anti- Money Laundering, then the Developer/Owner shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Purchaser/s shall not have any right, title or interest in the Flat neither have any claim/demand against the Developer/Owner, which the Purchaser/s hereby unequivocally agrees) and confirm(s). In the event of such cancellation/termination, the monies paid by the Purchaser/s shall be refunded by the Developer/Owner to the Purchaser/s in accordance with the terms of this Agreement only after the Purchaser/s furnishing to the Developer/Owner a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.



20. **Default By Purchaser/s**

20.1 In the event if the Purchaser/s fails or neglects to (i) make the payment of the Total Consideration in installment in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Purchaser/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the

Developer/Owner shall be entitled, without prejudice to other rights and remedies available to the Developer/Owner including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Purchaser/s, to cancel/terminate the transaction.

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20.2 In case the Purchaser/s fails to rectify the default within the aforesaid period of 15 days then the Developer/Owner shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer/Owner to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has opted for subvention plan) which the Developer/Owner may incur either by way of adjustment made by the bank in installments or paid directly by the Developer/Owner to the bank (collectively referred to as the "**Non-Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Developer/Owner, failing which the Developer/Owner shall be entitled to proceed to execute /register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser/s and the Purchaser/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the balance to the Purchaser/s and the Developer's right to sell/transfer the Flat including but not limited to Car Park(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation or termination. Further, upon such cancellation, the Purchaser/s shall not have any right, title and/or interest in the Flat and/or Car Park(s) and/or the Project and/or the Project Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer/Owner in any manner whatsoever. The Purchaser/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

20.3 Termination by Purchaser/s prior to receipt of Occupation Certificate.

In the event, the Purchaser/s intends to terminate this Agreement for reasons other than those attributable to the Developer's default, then the Purchaser/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developer/Owner expressing his/her/its intention to terminate this Agreement. Upon receipt of Notice for termination of this Agreement by the Developer/Owner, this clause shall be dealt with in accordance with clause 20.2 and the



Developer/Owner shall be entitled to forfeit the Non-Refundable Amounts. The Purchaser/s further agrees and undertakes that on occurrence of such event of termination, the Purchaser/s agrees to return all documents (in original) with regards to this transaction to the Developer/Owner, comply with all other requirements of the Developer/Owner as would be required for effective termination of this Agreement including but not limited to timely execution and registration of the Deed. Upon such termination, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title and/or interest in the Flat and/or Car Park(s) and/or the Project and/or the Project Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer/Owner in any manner whatsoever. Further, upon such termination, the Developer/Owner shall be entitled to deal with the aforementioned Flat at its sole discretion.

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21. **Association Structure**

21.1 The Developer/Owner shall at its discretion, as prescribed under the Relevant Laws,

- (i) form association of the purchasers of apartment(s)/Flat(s)/premises/units in the Building(s) (being either a co-operative society/condominium/limited company or combination of them), as it may deem fit and proper in respect of each of the building(s) comprised in Project known by such name as the Developer/Owner may decide, which shall be responsible for maintenance and management of the Building, within such period as may be prescribed under the Relevant Laws.
- (ii) form an apex organization (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Body**") for the entire development or separate apex association / Apex Bodies (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Bodies**") for each of residential and commercial zones, as the Developer/Owner may deem fit, for the purposes of effective maintenance and management of the entire Project including for common areas and amenities of the Project at such time and in such a manner as the Developer/Owner may deem fit to be known by such name as the Developer/Owner may decide, within such period as may be prescribed under the Relevant Laws.
- (iii) with a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in the manner set out in clause 22 below), the maintenance and management of the Project, without any reference to the Purchaser/s and other occupants of the Project, even after formation of the association/Apex Body/Apex Bodies on such terms and conditions as the Developer/Owner may deem fit and the Purchaser/s hereby gives their



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unequivocal consent for the same. For this purposes the Developer/Owner may, in its discretion provide suitable provisions in the constitutional documents of the association/Apex Body/Apex Bodies.

(iv) Make provisions for payment of outgoings/CAM to the association & the Apex Body/Apex Bodies for the purposes of maintenance of Building in which the Flat is located and the entire Project.

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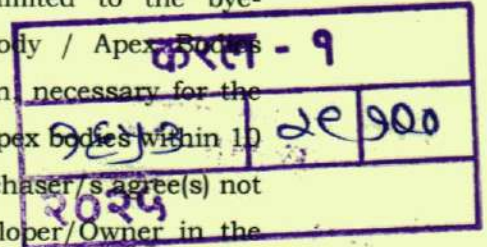
21.2 Except Parking Space(s) allotted by the Developer in accordance to this Agreement, the Purchaser/s agree(s) and confirm(s) that all parking spaces including open parking space(s) will be dealt with in accordance with the Relevant Laws. The Purchaser/s hereby declares and confirms that except for the Parking Space(s) allotted by the Developer, the Purchaser/s do/es not require any parking space/s including any right towards open parking space(s) and accordingly the Purchaser/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the Phase/Project. The Purchaser/s further agree(s) and undertake(s) that Purchaser/s shall have no concerns towards the identification and allotment/allocation of the parking space(s) done by Developer / association / Apex Body, at any time and shall not challenge the same anytime in future. The Purchaser/s agree(s) and acknowledge(s) that Developer/the association/Apex Body shall deal with the parking space(s) in the manner Developer / association / Apex Body deems fit, subject to Applicable Laws

21.3 The Purchaser/s hereby acknowledge(s) and agree(s) that the Project is a part of a layout development and as such the Developer/Owner would be conveying only the built-up area of the Building (except the basement and podium) to the association formed of the individual building(s)/wing(s) and the underlying Project Land would be conveyed to the society/Apex Body / Apex Bodies formed of the association which shall be in accordance with the timelines stipulated under the Relevant laws. The Developer/Owner shall convey its title in respect of the Project Land to the association / Apex Body / Apex Bodies within such period as the Developer/Owner may deem fit, however such conveyance shall not be later than 5 (five) years from date of the completion of the entire development of the said Project Land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the apartments/Flats/premises / commercial office / units in the said Building/s / Wing/s and receipt of the entire consideration in respect thereof. The Purchaser/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the buildings and underlying Project Land to the association or Apex Body / Apex Bodies (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Developer/Owner from time to time.



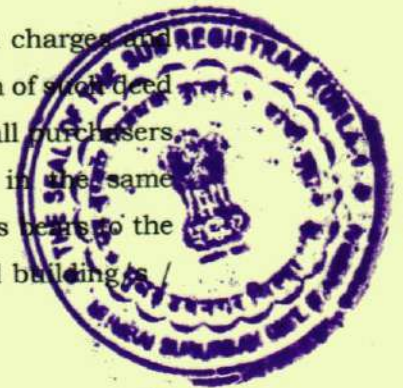
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21.4 The Purchaser/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association / Apex Body / Apex Bodies drafted/adopted by the Developer/Owner for the association necessary for the formation and registration of the association / Apex Body / Apex Bodies within 10 (ten) days from intimation by the Developer/Owner. The Purchaser/s agree(s) not to object to any changes/amendments made by the Developer/Owner in the draft/model bye-laws/memorandum and articles of association / Apex Body / Apex Bodies for the association. The Purchaser/s shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer/Owner and the other purchasers of apartment(s)/Flat(s)/premises/units in the Building(s)/Wing(s). The Purchaser/s shall be bound by the rules, regulations and bye-laws/memorandum and articles of association / Apex Body / Apex Bodies and the terms and conditions contained in the Indenture. No objection shall be raised by the Purchaser/s, if any changes or modifications are made in the draft bye-law of the association / Apex Body / Apex Bodies by the Developer/Owner as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser/s hereby authorize(s) the Developer/Owner to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.



21.5 The Developer/Owner may become a member of the association / Apex Body / Apex Bodies to the extent of all unsold and/or unallotted apartment(s)/Flat(s)/premises/units, areas and spaces in the Building(s)/Wing(s).

21.6 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all purchasers of apartments/Flats/premises/units in the building/s / wing/s in the same proportion as the total area of the apartments/Flats/premises/units bears to the total area of all the apartment(s)/Flat(s)/premises/units in the said building/s / wing/s.



22. **Facility Management Company**

22.1 By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment of Godrej Living Private Limited, a company incorporated under the Companies Act, 2013 having its registered office at Godrej One, 6th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai 400079 or any other agency, firm, corporate body, organization or any other person nominated by the Developer ("Facility Management Company") to manage, upkeep and maintain the Project, Building together with other buildings and the Project Land / Land, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and to maintain common areas,

common amenities and common facilities. The Purchaser/s/ society/ association/ federation/ apex body hereby agree and undertake to execute maintenance agreement with the Facility Management Company as and when called upon by the Developer / Facility Management Company. The Facility Management Company shall also be entitled, to collect the common area maintenance charges, maintenance deposit, outgoings, provisional charges, taxes, levies and other amounts in respect of the Project, Building(s) (including the Purchaser's proportionate share of the outgoings as provided under Clause 16 herein). The Developer hereby reserves its right to remove, nominate and appoint new Facility Management Company for maintenance, upkeep, management and control of the Project, at its sole discretion, and without any concurrence from Purchaser/s / association / apex body / apex bodies/common organization. It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ society / apex body / apex bodies / common organisation. The Purchaser/s hereby grants his/her/their/its unequivocal and unconditional consent confirming agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company ("FM Agreement"). It is hereby clarified that the Purchaser/s agrees and authorizes the Developer to appoint the Facility Management Company for the Project and post formation of the society/ association / apex body/common organisation, as the case may be, the Developer will novate the FM Agreement in favor of the society / association / apex body/common organisation, as the case may be. Post expiry of the tenure of the FM Agreement, the society / association / apex body/common organisation, as the case may be, shall have the option to either continue with the Facility Management Company or appoint a new facility management company, provided that prior written consent of all the purchasers of the units in the Project is obtained for deciding discontinuation/non-renewal of the FM Agreement as per the terms of such Agreement including the obligations/penalties/liabilities etc. or appointment of a new facility management company. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s / association / apex body / apex bodies/common organisation, for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, upkeep, management and control of the Project, Building(s) and/or common areas, amenities and facilities thereto.

22.2 The Purchaser/s agree(s) to promptly, without any delay or demur, pay the necessary maintenance charges as may be determined by the Developer/Facility Management Company.

22.3 The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as may be

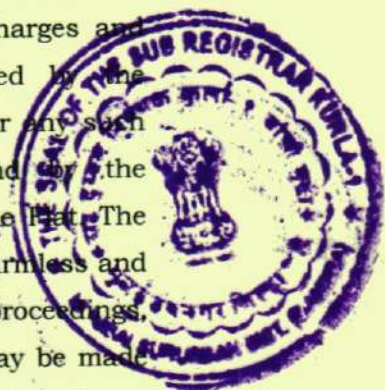
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required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Project, its building(s)/ tower(s)/ wing(s), common areas, common amenities and common facilities and use of the /Flat / car parking areas by the Purchaser/s for ensuring safety and safeguarding the interest of the purchasers of apartment(s)/Flat(s)/premises/units in the Project and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims, whether individually or in group, in this regard, against the Developer/Facility Management Company and/or other purchasers of apartment(s)/Flat(s)/premises/units of the Project.

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23. **Fit out Manual**

23.1 The Purchaser/s agree(s) and undertake(s) that on receipt of possession, the Purchaser/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association / Apex Body / Apex Bodies ("**Fit-Out Manual**") and without causing any disturbance, to the other purchasers of apartment(s)/Flat(s)/premises/units in the Building. The Fit-Out Manual will be shared at the time of handing over possession of the Flat. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat or the Building, the Developer/Owner shall be entitled to call upon the Purchaser/s to rectify the same and to restore the Flat and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Developer/Owner in that behalf. If the Purchaser/s does not rectify the breach within such period of 30 (thirty) days, the Developer/Owner may carry out necessary rectification/restoration to the Flat or the Building (on behalf of the Purchaser/s) and all such costs/charges and expenses incurred by the Developer/Owner shall be reimbursed by the Purchaser/s. If the Purchaser/s fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer/Owner, the same would be deemed to be a charge on the Flat. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer/Owner (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer/Owner or which the Developer/Owner may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Flat or the Building(s)/Wing(s)/Tower(s) and (ii) for all costs and expenses incurred by the Developer /Owner for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Flat or the Building(s)/Wing(s)/Tower(s).



23.2 Upon the possession of the Flat being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer/Owner, its engineers, workmen, labourers or architects to enter upon the Flat by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building or if necessary any part of the

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Flat provided the Flat is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer/Owner or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer/Owner shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat as aforesaid. If the Flat is closed and in the opinion of the Developer/Owner any rectification or restoration is necessary in the interest of the Building and/or purchasers therein, the Purchaser/s consent(s) to the Developer to break open the lock on the main door/entrance of the Flat and the Developer/Owner shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat.

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24. **Representations and Warranties of the Developer/Owner**

24.1 The Developer/Owner hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:

(i) The Developer/Owner has clear and marketable title with respect to the Project Land; as let out in the title report annexed to this Agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project;

(ii) The Developer/Owner has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;

There are no encumbrances upon the Flat or Project Land or the Project except those disclosed in the title report, if any;

(iii) There are no litigations pending before any Court of law with respect to the land or Project except those disclosed in the title report and the RERA website;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and said Building/wing shall be obtained by following due process of law and the Developer/Owner has been and shall, at all times, remain to be in compliance with the Relevant Laws in relation to the Project, Land, Building/wing and common areas;



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

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(vii) The Developer/Owner has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Land, including the Project and the Flat which will, in any manner, adversely affects the rights of Purchaser/s under this Agreement;

(viii) The Developer/Owner confirms that the Developer/Owner is not restricted in any manner whatsoever from selling the Flat to the Purchaser/s in the manner contemplated in this Agreement;

(ix) At the time of execution of the conveyance deed of the structure to the association of Purchaser/s the Developer/Owner shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Purchaser/s;

(x) The Developer/Owner has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent authorities;

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



25. **It is clearly understood and agreed by the Parties that -**

25.1 The Developer/Owner reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Project Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of apartment(s)/Flat(s)/premises/units in the Building(s)/Wing(s) being constructed on the Project Land (present and future) at all times and the right of access to the Project Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Project Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Project Land

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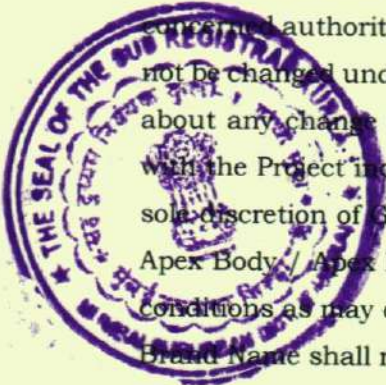
and if necessary to connect the drains, pipes, cables etc. under, over or along the Project Land appurtenant to each and every building to be constructed on the Project Land (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of apartment(s)/Flat(s)/premises/units in building constructed on the Project Land till such time the Project Land is handed over to the association/society/condominium/limited company/Apex Body/Apex Bodies.

25.2 Necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of Flat to be executed in respect of the sale/transfer of apartment(s)/Flat(s)/premises/units in the buildings to be constructed on the Land. The Purchaser/s hereby expressly consents to the same.

26. **Brand Name & Project Name**

26.1 It is agreed by the Purchaser/s that the name of the Project "Godrej Urban Park" or of the individual towers may be changed at the sole discretion of the Developer/Owner in accordance to the Relevant Laws.

26.2 It is further agreed by the Purchaser/s that the association of the brand name "Godrej" (in its registered logo form) or a combination of words with prefix as "Godrej" ("**Brand Name**") shall at all times be subject to the sole control of Godrej Properties Limited ("**GPL**"). It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project including Project Land and the Building. However, it shall be the sole discretion of GPL to associate its name / Brand name with the association / Apex Body / Apex Bodies (which would be formed gradually), on such terms and conditions as may deem fit by GPL. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association / Apex Body / Apex Bodies of the Flat purchasers shall not be entitled to change the name of the Project / Building/s without written consent of GPL.



27. **Representations by Third Parties**

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer/Owner or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any

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third party to the Purchaser/s nor make any claims/demands on the Developer/Owner or any of its sister concerns/ affiliates with respect thereto.

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28. **Transfer**

Only after handover of possession of the Flat and prior to formation of provisional managing committee of the society/apex body/common organization formed in respect of the Project, the Purchaser/s may transfer his rights, title and interest in the Flat under this Agreement to any third person / entity after obtaining prior written consent of the Developer/Owner. Any such transfer by the Purchaser/s shall be subject to the terms and conditions of this Agreement, Relevant Laws, notifications/ governmental directions, the Purchaser/s submitting documentary proof as may be required by the Developer/Owner, payment of the monies due and payable by the Purchaser/s under this Agreement and payment of applicable transfer / administrative fee of Rs.4424/- (Rupees Four Thousand Four Hundred and Twenty Four only) per square meter plus taxes as applicable on the Total Area of the Flat to the Developer/Owner. Further, the Developer/Owner reserves the right to allow such transfer at its sole discretion.

29. **Obligations, Covenants, Representations of Purchaser/s**

29.1 The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants, represents with the Developer/Owner as follows:-

- (i) To maintain the Flat at the Purchaser/s's own cost in good and tenantable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- (ii) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.



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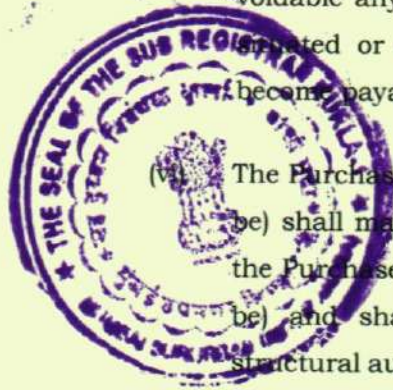
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(iii) To carry out at his own cost all internal repairs to the Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer/Owner to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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(iv) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated nor shall demand partition of the Purchaser's interest in the Flat and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Flat without the prior written permission of the Developer/Owner and/or the society or the limited company.

(v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



(vi) The Purchaser/s / association / Apex Body / Apex bodies (as the case may be) shall maintain the documents/plans handed over by the Developer to the Purchaser/s / association / Apex Body / Apex bodies (as the case may be) and shall also preserve and maintain the subsequent periodical structural audit reports and repair history and to check and to carry out fire safety audit time to time as per the requirement of C.F.O through authorized agencies of MCGM. The Purchaser/s / association / Apex Body / Apex bodies (as the case may be) shall carry out necessary repair/structural audit/fire at regular intervals.

(vii) Not hold MCGM liable for the deficient open spaces in the Project in the future.

(viii) Not raise any objection for neighborhood development with deficient open space in future.

(ix) Not hold MCGM liable for the following in future:

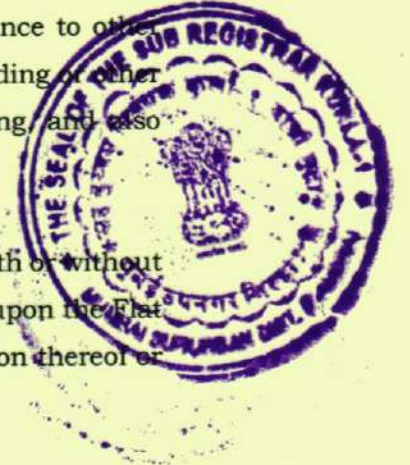
(a) failure of mechanical car parking system/car lifts;

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- (b) the proposed inadequate sizes of the rooms; and  
(c) inadequate maneuvering space of car parking.

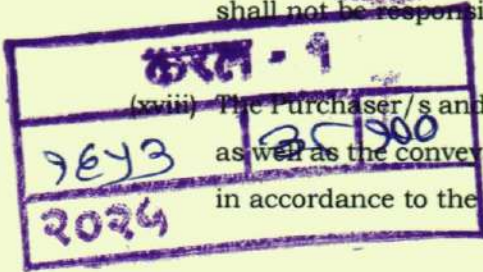
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- (x) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the land and the building in which the Flat is situated.
- (xi) That the dry and wet garbage shall be separated and the wet garbage generated in the Building/ Wing shall be treated separately on the Project Land by the residents/occupants of the Building/Wing in the jurisdiction of Municipal Corporation of Greater Mumbai.
- (xii) Pay to the Developer/Owner within fifteen days of demand by the Developer/Owner, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
- (xiii) To bear and pay (i) increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser/s for any purposes other than for the purpose for which it is sold; and (ii) charges, if any applicable in relation to the payment/s made in terms hereof using credit cards, debit cards or any other modes of payment.
- (xiv) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of apartment(s)/Flat(s)/premises/units in the Building or other occupants or users of the Building, or visitors to the Building and also occupiers of any adjacent, contiguous or adjoining properties;
- (xv) Permit the Developer/Owner and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Flat or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Purchaser/s;
- (xvi) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the Flat/s in the Building, without the prior written permission of the Developer/association/concerned authorities;
- (xvii) After possession of the Flat is handed over the Purchaser/s, the Purchaser/s may insure the Flat from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any




other cause beyond reasonable human control, and the Developer/Owner shall not be responsible for any loss/damage suffered thereafter.



(xviii) The Purchaser/s and/or the Developer/Owner shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.

(xix) The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to the Developer/Owner under this Agreement are fully paid up.

(xx) The Purchaser/s shall observe and perform all the rules and regulations which the society or the limited company or Apex Body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company/Apex Body/federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



(xxi) A conveyance of the structure of the building in which Flat is situated is executed in favour of society/limited society, the Purchaser/s shall permit the Developer/Owner and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

(xxii) Till a conveyance of the Project Land is situated is executed in favour of Apex Body or federation, the Purchaser/s shall permit the Developer/Owner and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof.

(xxiii) Usage of Flat Areas & Car Parks by Purchaser

The Purchaser/s agree(s) to use the Flat or any part thereof or permit the same to be used only for the purpose of residence only. The Purchaser/s further agree(s) to use the garage or parking space only for the purpose of keeping or parking car.

(xxiv) The Purchaser/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample Flat / mock Flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Purchaser/s has/have not relied on the same for his/her/their/its decision to acquire the Flat in the Project and also acknowledges that the Purchaser/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Project.

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(xxv) The Purchaser/s undertakes that the Purchaser/s has/have taken the decision to purchase the Flat in the Project out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser/s by the Developer/Owner in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.

(xxvi) Save and except the information / disclosure contained herein the Purchaser/s confirm/s and undertake/s not to make any claim against Developer/Owner or seek cancellation of the Flat or refund of the monies paid by the Purchaser/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.

(xxvii) The Purchaser/s agrees and undertakes that the Developer/Owner shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat and/or Car Park(s) by concerned authorities due to non-payment by the Purchaser/s or any other apartment/Flat purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.



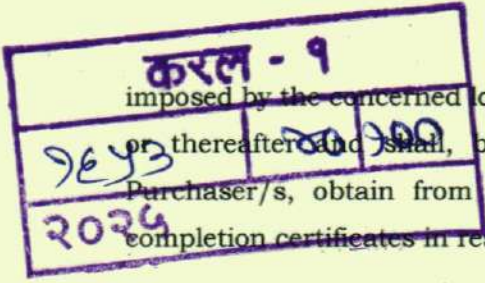
(xxviii) To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under clause 4.1 of this Agreement or as and when demanded by the Developer/Owner.

**30. Rights of the Developer/Owner**

30.1 Developer's obligation for obtaining occupation certificate (OC)/completion certificate (CC)

The Developer/Owner hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been

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imposed by the concerned local authority at the time of sanctioning the said Plans or thereafter and shall, before handing over possession of the Flat to the Purchaser/s, obtain from the concerned local authority occupancy and /or completion certificates in respect of the Flat.

### 30.2 Hoarding rights

The Purchaser/s hereby consents that the Developer/Owner may and shall always continue to have the right to place/erect hoarding/s on the Land, of such nature and in such form as the Developer/Owner may deem fit and the Developer/Owner shall deal with such hoarding spaces as its sole discretion until conveyance to the association / Apex Body / Apex Bodies and the Purchaser/s agree/s not to dispute or object to the same. The Developer/Owner shall not be liable to pay any fees / charges to the association / Apex Body / Apex Bodies for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer/Owner and/or by the transferee (if any).

### 30.3 Retention




Subject to, and to the extent permissible under the Relevant Laws, the Developer/Owner may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ apartment/Flats in the Project which may be subject to different terms of use, including as a guest house / corporate apartment/Flats.

### 30.4 Unsold apartment/Flat

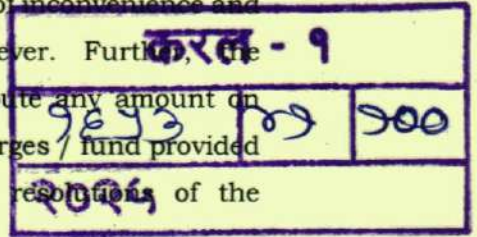
(i) All unsold and/or unallotted apartment(s)/Flat(s)/premises/units, areas and spaces in the Building /Residential Complex, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Building / Project and Project Land shall always belong to and remain the property of the Developer/Owner at all times and the Developer/Owner shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/Flat(s)/premises/units and shall be entitled to enter upon the Project Land and the Building / Project to enable to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.

(ii) The Developer/Owner shall without any reference to the Purchaser/s, association / Apex Body / Apex Bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/Flat(s)/premises/units and spaces therein, as it deems fit. The Developer/Owner shall be entitled to enter in separate agreements with the purchasers of different apartment(s)/Flat(s)/premises/units in the Building / Project on terms and conditions decided by the Developer/Owner in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the association / Apex Body / Apex Bodies. The Purchaser/s and / or the



association / Apex Body / Apex Bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer/Owner shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association / Apex Body / Apex Bodies.



**30.5 Basement/Podiums**

The Purchaser/s hereby consents to the Developer/Owner dividing the basement into car parking spaces, store rooms, storage spaces and any other areas as may be decided by the Developer/Owner. The Developer/Owner shall be entitled to allot, grant a right to use of, sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the Project to the extent permissible under the Relevant Laws.

**30.6 Assignment**

The Developer/Owner may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Project in accordance with the Relevant Laws. On such transfer, the assignee or transferee of the Developer/Owner shall be bound by the terms and conditions herein contained.

**30.7 Additional Construction**

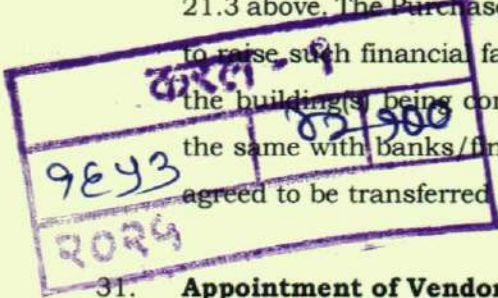
The Purchaser hereby consents that the Developer/Owner shall be entitled to construct any additional area/structures in the Project as the Developer/Owner may deem fit and proper and the Developer/Owner shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and the association / Apex Body / Apex Bodies, upon its formation/registration as the case may be, in accordance with the terms of the Relevant Laws and the Purchaser/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developer/Owner until the complete optimization of the Project.



**30.8 Mortgage & Security**

The Developer/Owner if it so desires shall be entitled to create security on the Project Land together with the building/s being constructed thereon (including the Building) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat allotted hereunder. The Developer/Owner shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat, provided the Developer/Owner shall be the principal debtor and it shall be the sole responsibility of the Developer/Owner to repay such loan amount with interest,

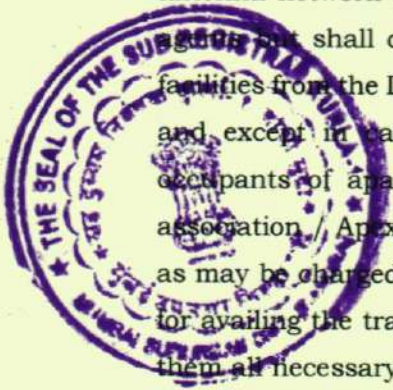
charges and expenses thereon, in any case on or before the assignment/transfer of the Project Land (or any part thereof) and building/s constructed thereon in favour of the association / Apex Body / Apex Bodies in accordance with Clause 21.3 above. The Purchaser/s hereby gives express consent to the Developer/Owner to raise such financial facilities against security of the Project Land together with the building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Flat agreed to be transferred hereunder.



31. **Appointment of Vendors:**

31.1 **For internet and cable facility**

The Developer/Owner has informed the Purchaser/s and the Purchaser/s is/are aware & agree that in order to provide a common and better quality service the Developer/Owner shall decide on the specifications and vendors for providing T.V./Internet - Cable and dish antennae network in the Building and other buildings constructed / to be constructed upon the Project Land. The aforesaid rights are retained by the Developer to itself permanently and the Developer/Owner shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or corporate body as the Developer/Owner may determine save and unless the Developer/Owner relinquish the said rights. The consideration received for such assignment shall belong to the Developer alone. In view thereof, the Purchaser/s and /or other occupants of apartment(s)/Flat(s)/premises/units in the Building shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other person but shall obtain the T.V. / Internet and or other dish antenna network facilities from the Developer/Owner or the assignee(s) of the Developer/Owner save and except in case of relinquishment as aforesaid. The Purchaser/s and/or occupants of apartment(s)/Flat(s)/premises/units in the Building and/or the association / Apex Body / Apex Bodies shall pay the charges (including deposits) as may be charged by the Developer/Owner and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Developer/Owner and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto.



31.2 **Other Vendors:**

The Purchaser agrees that the agreements/contracts/understandings entered into by the Developer with third party operators/vendors running/operating/managing the amenities/facilities being provided by the Developer in the Project shall be novated by the Developer in the name of the society/common organization of the Purchasers to be formed in future. The Purchaser hereby acknowledges that contents of this provision shall be treated as express consent of the customer at the time of novation of aforesaid agreements.

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32. **Right of Purchaser/s to the Flat and Common Areas**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Flat or of the said Project Land and Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer/Owner until the said structure of the building is transferred to the society/limited company or other body and until the Project Land is transferred to the Apex Body / federation as hereinbefore mentioned.

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33. **Binding effect**

Executing this Agreement with the Purchaser/s by the Developer/Owner does not create a binding obligation on the part of the Developer/Owner until the Purchaser/s appear/s for registration of this Agreement before the concerned sub-registrar as and when intimated by the Developer/Owner.

34. **Entire agreement**

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer/Owner and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.



35. **Provisions of this Agreement applicable to the Purchaser/s / subsequent Purchaser/s**

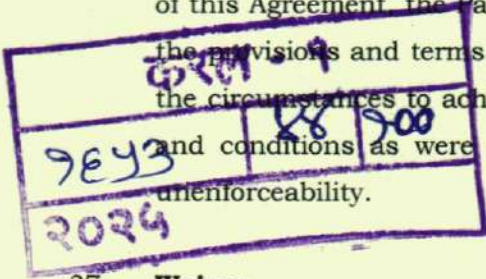
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent purchaser/s of the Flat, in case of a transfer, as the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

36. **Severability**

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or

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enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residual terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.



37. **Waiver**

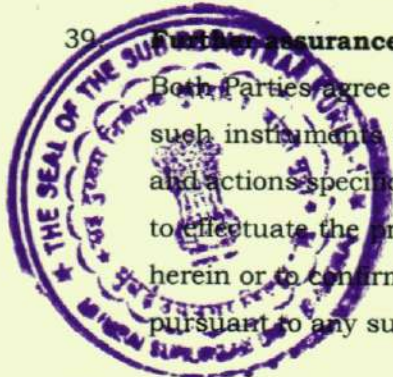
Any delay tolerated or indulgence shown by the Developer/Owner, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser/s by the Developer/Owner, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer/Owner.

38. **Method of calculation of proportionate share wherever referred to in the Agreement**

Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other purchaser/s in Project, the same shall be in proportion to the Carpet Area of the Flat to the carpet area of all the apartment(s)/Flat(s) in the Project.

39. **Further assurances**

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



40. **Place of execution**

The execution of this Agreement shall be complete only upon its execution by the Purchaser/s and the Developer/Owner through its authorized signatory of the Developer/Owner at the Developer's Office and simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar and this Agreement shall be deemed to have been executed at Mumbai.

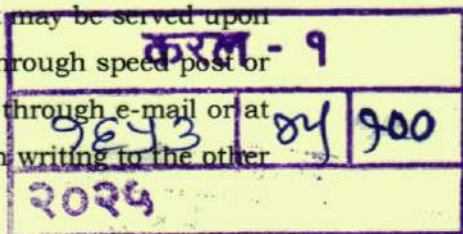
41. **Present for registration**

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

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42. **Notices**

42.1 Any notice, demand or other communication including but not limited to the Purchaser's default notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.



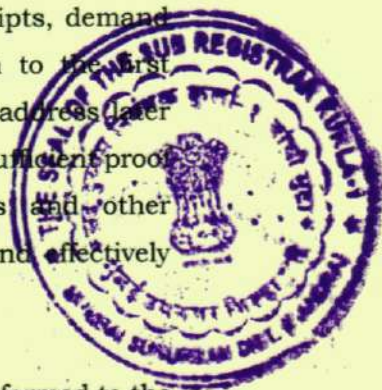
**To the Purchaser:**

Name : Mr. Dhanasingh Moses  
Address : C-1302, 13th Floor, Park Royale, New Military Road,  
Near Bharat Van garden, Marol, Andheri East,  
Mumbai Maharashtra 400059 India  
Notified E-mail ID : dhanasinghm7@gmail.com

**To the Developer/Owner:**

Name : Godrej Properties Limited  
Address : Godrej One, 5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai - 400 079  
Notified E-mail ID : notice.chandivali@godrejproperties.com

42.2 In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer/Owner of its obligation in this regard.

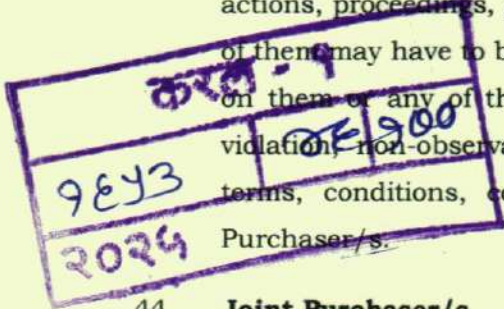


In case of change of address of the Purchaser/s, the same shall be informed to the Developer/Owner well in advance by the Purchaser/s.

43. **Satisfied with the Developer/Owner's title**

The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Project Land /Building and has expressly understood the contents, terms and conditions of the same and the Developer/Owner has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees,

undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer/Owner and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.



44. **Joint Purchaser/s**

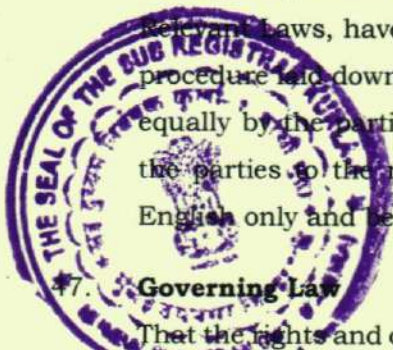
That in case there are Joint Purchaser/s all communications shall be sent by the Developer/Owner to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

45. **Stamp duty and Registration charges**

The Developer/Owner has availed 50% reduction in premium as per government notification no. TPS-1820/AN-27/P.K.80/20/UD-13 dated 14<sup>th</sup> January, 2021 and accordingly the Developer/Owner shall pay the stamp duty and registration charges of this Agreement. The Purchaser hereby confirms and undertakes to provide the Developer with certificate as per the draft annexed hereto as **Annexure "K"**.

46. **Arbitration**

In case the Parties are unable to settle their disputes within 15 days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under relevant laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.



47. **Governing Law**

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("**Act**") and the Rules and Regulations made thereunder ("**Rules and Regulations**") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

↗  
Je Jai

**FIRST SCHEDULE**  
**(Description of Land)**

All those pieces or parcels of land bearing (i) C.T.S No. 24; (ii) C.T.S. No. 24/1, (iii) C.T.S. no. 24/2 and (iv) C.T.S. no. 24/3, admeasuring in aggregate approximately 12,830.9 sq. meters or thereabouts situated at Chandivali Farm Road, Chandivali, Mumbai and having boundaries as follows:

करल - १	
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- On or towards the North : 9.15 meters wide existing road;
- On or towards the South : CTS NO. 11A, 11A/400;
- On or towards the East : Existing Road & 9.15 meters wide DP road; and
- On or towards the West : 18.30 meters wide existing road (Chandivali road).

**SECOND SCHEDULE**  
**(Description of Project Land)**

All those pieces or parcels of land bearing (i) portion of C.T.S No. 24, (ii) C.T.S No. 24/1, (iii) C.T.S No. 24/2, and (iv) C.T.S No. 24/3, admeasuring in aggregate approximately 10,984.01 square meters or thereabouts situated at Chandivali Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North : 9.15 meters wide existing road;
- On or towards the South : AOS/Reservation;
- On or towards the East : Existing Road & 9.15 meters wide DP road; and
- On or towards the West : 18.30 meters wide existing road



**THIRD SCHEDULE**  
**(Description of Flat)**

Flat No. **1305** admeasuring **36.83** square meters of Carpet Area and Exclusive Areas admeasuring **1.47** square meters of the Flat aggregating to **38.30** square meters on the **13th** floor in Tower "**9**" of project known as "**Godrej Urban Park**" along with an exclusive right to use **01 (One)** covered parking space/s, i.e. **01 (One)** Dependent Car Park bearing Nos. **GURPB2LS0453** having size **2.5 mtrs. X 5.5 mtrs. X 1.8 mtrs.** (breadth x length x vertical clearance), located on **Basement 2** level of the Building(s)/Wing(s).

*[Handwritten signature]*

IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement at Mumbai, in the presence of attesting witness, signing as such on the day first above written

9643  
SIGNED AND DELIVERED by the  
within named **Developer/Owner,**  
**GODREJ PROPERTIES LIMITED**  
through its Authorized Signatory  
**Mr. Norbert Mendes**



**For Godrej Properties Ltd.**

*[Signature]*  
**Authorised Signatory**

in the presence of .....

- 1. KIRAN. NAIK - *[Signature]*
- 2. Suraj mohite - *[Signature]*

SIGNED AND DELIVERED by the  
within named **Purchaser/s**

**Mr. Dhanasingh Moses**

*[Signature]*



**Mrs. Joyce Dhanasingh**

*[Signature]*



in the presence of .....

- 1. KIRAN. NAIK - *[Signature]*
- 2. Suraj mohite - *[Signature]*

SIGNED AND DELIVERED by the  
within named **Purchaser/s**

\_\_\_\_\_, through its Authorized  
Signatory/ representative vide Board/  
Partner's Resolution dated \_\_\_\_\_

In the presence of :

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_



**RECEIPT**

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२०१९		

Received from within named Purchaser/s, a sum of **Rs.12,76,922/- (Rupees Twelve Lakh Seventy Six Thousand Nine Hundred Twenty Two only)** being part payment of the Total Consideration payable in terms of this Agreement plus taxes vide RTGS/Telegraphic Transfer directly into the bank account of the Developer being Account No. 920020065457350 With Axis Bank, Fort - Mumbai Branch.

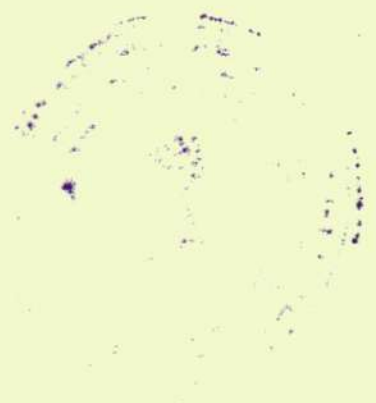
We say received.

For **Godrej Properties Limited**



**Authorized Signatory**



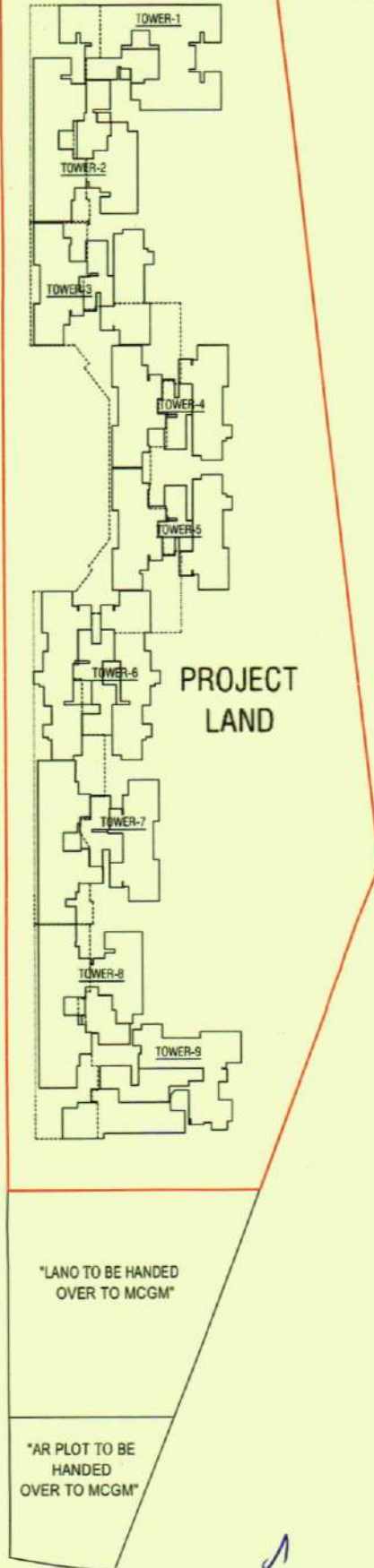




# Annexure "A" Project Land Layout

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"ROAD SET-BACK TO  
BE HANDED  
OVER TO MCGM"



NORTH

*[Handwritten signature]*

2

1875

1875



**Annexure "B"**  
**Commencement Certificate**

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/CC/1/New

**COMMENCEMENT CERTIFICATE**

To,  
Godrej Properties Ltd  
5th floor, Godrej One, Pirojshanagar, Off. Eastern  
Express Highway, Vikhroli (E), Mumbai- 400 079.

Sir,

With reference to your application No. **P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/CC/1/New** Dated. **02 Jul 2020** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **02 Jul 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **24, 24/1, 24/2, 24/3** C.T.S. No. . **24, 24/1, 24/2, 24/3** Division / Village / Town Planning Scheme No. **CHANDIVALI** situated at **Chandivali Road Road / Street** in **L Ward** Ward .

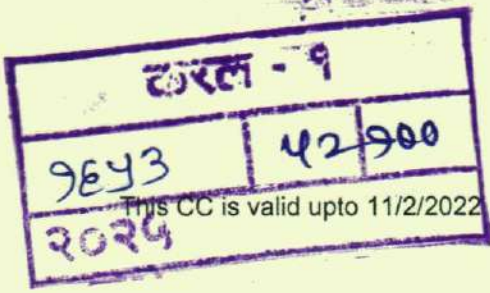
The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri. **Executive Engineer BP ES-I** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

*(Handwritten signatures)*



Issue On : 12 Feb 2021

Valid Upto : 11 Feb 2022

Application Number :

P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/CC/1/New

Remark :

CC upto 'Top of Plinth' as per IOD plans dt. 11.11.2020.



Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

✓  
Name : Bajirao Lahu Patil  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 12-Feb-2021 13: 50:22

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Executive Engineer . Building Proposal  
Eastern Suburb L Ward Ward

*(Handwritten signatures)*



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**BRIHANMUMBAI MUNICIPAL CORPORATION**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/6/Amend

**COMMENCEMENT CERTIFICATE**

To,

M/s. Godrej Properties Ltd  
5th floor, Godrej One, Pirojshanagar,  
Off. Eastern Express Highway, Vikhroli (E),  
Mumbai- 400 079

Sir,

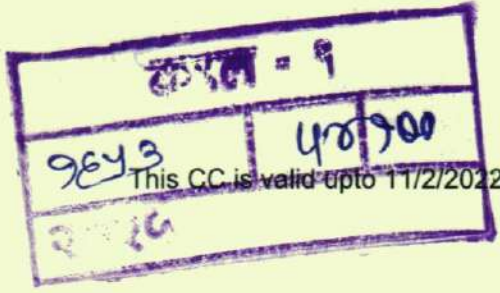
With reference to your application No. **P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/6/Amend** Dated. **02 Jul 2020** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **02 Jul 2020** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **24, 24/1, 24/2, 24/3** C.T.S.No. . **24, 24/1, 24/2, 24/3** Division / Village / Town Planning Scheme No. **CHANDIVALI** situated at **Chandivali Road Road / Street in L Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri. **AE (BP) L&N Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



Issue On : 12 Feb 2021

Valid Upto : 11 Feb 2022

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/CC/1/New

Remark :

CC upto 'Top of Plinth' as per IOD plans dt. 11.11.2020.

Approved By  
Executive Engineer BP ES-I  
Executive Engineer

Issue On : 23 Mar 2022

Valid Upto : 22 Mar 2023

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/1/New

Remark :

"Further C.C. up to top of 8th upper floor i.e., total ht. of 27.35 Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4' & 'T-5' and C.C. endorsed up to top of plinth for wing 'T-6' to 'T-9' as per approved plans dated 29.12.2021."

Approved By  
AE (BP) L&N Ward  
Assistant Engineer (BP)

Issue On : 11 Jul 2022

Valid Upto : 10 Jul 2023

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/2/Amend

Remark :

"Full C.C. up to top of 15th upper floor i.e., total ht. of 48.35 Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4', 'T-5' & 'T-6' and Further C.C. up to top of 14th (Pt.) Floor i.e. total ht. of 45.35Mt. AGL for Wing 'T-7' as per last approved plans dated 29.12.2021."

Approved By

P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/6/Amend

Page 2 of 4 On 08-Dec-2023

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AE (BP) L&N Ward		
२०२५ Assistant Engineer (BP)		

Issue On : 30 Sep 2022 Valid Upto : 29 Sep 2023

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/3/Amend

Remark :

"Further C.C. up to 9th upper floor only for wing T-8 and Full C.C. up to top of 15th upper floor i.e. total ht. of 54.05Mt. AGL for Wing 'T-1', 'T-2', 'T-3', 'T-4', T-5 & T-6 and Re-endorsement of CC up to top of 14th (Pt.) floor for Wing 'T-7 as per last approved plans dated 19.09.2022"

Approved By  
AE (BP) L&N Ward  
Assistant Engineer (BP)

Issue On : 29 Dec 2022 Valid Upto : 28 Dec 2023

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/4/Amend

Remark :

"Further C.C. up to 2nd upper floors i.e. total ht of 10.20Mt. AGL only for wing T-9 as per approved amended plans dated 19.09.2022."

Approved By  
AE (BP) L&N Ward  
Assistant Engineer (BP)

Issue On : 04 May 2023 Valid Upto : 03 May 2024

Application Number : P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/5/Amend

Remark :

"Full C.C. for wing T-7, T-8 & T-9 as per approved amended plans dated 19.09.2022"

Approved By  
AE (BP) L&N Ward  
Assistant Engineer (BP)



P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/FCC/6/Amend

Page 3 of 4 On 08-Dec-2023

*[Handwritten signatures]*

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२०२५	

Issue On : 08 Dec 2023

Valid Upto : 11 Feb 2024

Application Number :

P-5303/2020/(. 24 And Other)/L  
Ward/CHANDIVALI/FCC/6/Amend

Remark :

"Re-endorsement of Full C.C. for wing T-1 to T-6 and Full C.C. for wing T-7, T-8 & T-9 as per approved amended plans dated 01.12.2023"



Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Digitally signed by SANDEEP ATMARAM KOLHE  
Date: 08 Dec 2023 15:18:34  
Organization : Brihanmumbai Municipal Corporation  
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb L Ward Ward

*[Handwritten signature]*

*[Handwritten mark]*





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१६५३	५०	१००
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**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART**  
**OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**

[P-5303/2020/(. 24 AND OTHER)/L WARD/CHANDIVALI/OCC/1/NEW of 27 March 2023]

To,  
**M/s. Godrej Properties Ltd**  
**5th floor, Godrej One, Pirojshanagar,**  
**Off. Eastern Express Highway, Vikhroli (E),**  
**Mumbai- 400 079.**

Dear Applicant,

The **Part 1** development work of **Resi+comm** building comprising of **Part Occupation Certificate for Proposed Retail /shops area in Wings T-1 to T-9 i.e. Ground (pt.) (except Shop No 1 to 4) + 1st (pt.) Floor; Proposed Residential Building for Wings T-1 & T-2 having Ground (pt.) (excluding Fitness center)+ 1st (pt.) floor + 2nd to 14th Upper floors and for Wing T-3 having Ground (pt.)+ 1st (pt.) floor + 2nd floor to 14th floor + 15th (Pt) Upper floors (except flat nos. 1 & 2) and all 3 level Basements (Pt) (as shown wash red) on plot bearing CTS No. . 24, 24/1, 24/2, 24/3 of village CHANDIVALI at Village Chandivali, Chandivali Road, 'L' Ward, Mumbai.** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV** , Licensed Surveyor , Lic. No. **J/167/LS** , Shri. **Divyesh A. Mistry** , Structural Engineer, Lic. No. **STR/ M /840000502** and Shri. **Rajendra V. Joshi** , Site supervisor, Lic.No. **J/131/SS-I** and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. **P- 5303/2020/(24 And Other)/L Ward / CHANDIVALI-CFO/1/New.** dated **26 February 2023** .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That the balance conditions as per this office IOD, amended plans under even no and I to R/C conditions shall be complied with before requesting Full OC.
2. That the building for which Part OC is granted, as marked on accompanying plan shall be protected against any mishap and no FSI violations within the said portion shall be permitted by the Owner/Developer.
3. That the prospective occupants of building shall be made aware of the balance works & BMC shall be kept indemnified for any litigations, mishap, etc.
4. That the prospective occupiers of building shall be made aware of the ongoing construction activities/partially incomplete works & protective /safety measures to be adopted at their end & no FSI violation within the said portion shall be permitted by the Developer.
5. That the parking as per the approved plans for the portion for which Part OCC is issued shall be maintained.
6. That all temporary provisions in regards to building services shall be maintained till Full OCC.
7. That all the balance tenantable finishing civil work shall be duly completed in all respects before giving possession to the prospective buyers of the building.
8. That internal works of raw/unfinished units shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work and prospective buyers shall be informed accordingly.
9. That an attendant for valet parking for residential and commercial premises shall be provided till Full OC is issued by this office.
10. That the M&E completion certificate for shops/retail area shall be obtained and submitted before operation of the shops under reference.
10. That the setback area shall be handed over to BMC & handing over certificate shall be submitted before further approval.

Note :- This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act, 1888.

Copy To :

P-5303/2020/(. 24 AND OTHER)/L  
WARD/CHANDIVALI/OCC/1/NEW

Page 1 of 2 On 27-Mar-2023



1. Asstt. Commissioner, L Ward
  2. A.A. & C. , L Ward
  3. EE (V), Eastern Suburb
  4. M.I. , L Ward
  5. A.E.W.W. , L Ward
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

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२०२५	

Digitally signed by Bajirao Lahu Patil  
 Date: 27 Mar 2023 15:37:38  
 Organization: Brihanmumbai Municipal Corporation  
 Designation: Executive Engineer

Yours faithfully  
 Executive Engineer (Building Proposal)  
 Brihanmumbai Municipal Corporation  
 L Ward



*[Handwritten signature]*



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२०२५		

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**

[P-5303/2020/(. 24 AND OTHER)/L WARD/CHANDIVALI/OCC/1/NEW of 01 March 2024]

To,  
**M/s. Godrej Properties Ltd**  
5th floor, Godrej One,  
Pirojshanagar, Off. Eastern Express Highway,  
Vikhroli (E), Mumbai- 400 079.

Dear Applicant,

The **Part 2** development work of **Resi+comm** building comprising of **Part occupation for residential cum commercial building having wing T-4 to T-6 comprising of 03 level basement (pt.) + ground floor (pt.) + 1st floor (pt.) + 2nd floor(pt.) + 3rd floor to 15th upper residential floors and balance part O.C. for retail /shops nos. 1 to 4, fitness center area and 15th upper floor in wings T-1 & T-2, flat nos. 1 & 2 at 15th upper floor of wing T-3 in continuation to earlier part O.C. granted on 27.03.2023 i.e. full O.C. for wing T-1 to T-6. on plot bearing CTS No. 24/A to 24/E and Old C.T.S. No. 24, 24/1 to 24/3 of village CHANDIVALI at Village Chandivali, Chandivali Road, 'L' Ward, Mumbai. is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. Divyesh A. Mistry , Structural Engineer, Lic. No. STR/ M /840000502 and Shri. Rajendra V. Joshi , Site supervisor, Lic.No. J/131/SS-I and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. P- 5303/2020/(.24 And Other)/L Ward/CHANDIVALI-5303/2020/(.24 And Other)/L Ward/CHANDIVALI/CFO/1/Amend dated 20 February 2024 .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.**

The PART OC is approved subject to following conditions:

1. That the balance conditions as per this office IOD, amended plans under even no and I to R/C conditions shall be completed with before requesting Full OC.
2. That the building for which Part OC is granted, as marked on accompanying plan shall be protected against any mishap and no FSI violations within the said portion shall be permitted by the Owner/Developer.
3. That the prospective occupants of building shall be made aware of the balance works & BMC shall be kept indemnified for any litigations, mishap, etc.
4. That the prospective occupiers of building shall be made aware of the ongoing construction activities/partially incomplete works & protective /safety measures to be adopted at their end & no FSI violation within the said portion shall be permitted by the Developer.
5. That the parking as per the approved plans for the portion for which Part OCC is issued shall be maintained.
6. That all temporary provisions in regards to building services shall be maintained till Full OCC.
7. That all the balance tenantable finishing civil work shall be duly completed in all respects before giving possession to the prospective buyers of the building.
8. That internal works of raw/unfinished units shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work and prospective buyers shall be informed accordingly.
9. That an attendant for valet parking for residential and commercial premises shall be provided till Full OC is issued by this office.

Note :-

- a) This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act, 1888.
- b) This Part OC is issued in continuation to earlier Part OC issued dt. 27.03.2023.

Copy To :

P-5303/2020/(. 24 AND OTHER)/L  
WARD/CHANDIVALI/OCC/1/NEW

Page 1 of 2 On 01-Mar-2024

1. Asstt. Commissioner, L Ward
  2. A.A. & C. , L Ward
  3. EE (V), Eastern Suburb
  4. M.I. , L Ward
  5. A.E.W.W. , L Ward
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

करल - १	
१६५३	६०७००
२०२४	

Digitally signed by NARENDRA MADHUKAR KOTKAR  
 Date: 01 Mar 2024 18:28:58  
 Organization: Brihanmumbai Municipal Corporation  
 Designation: Executive Engineer

Yours faithfully  
 Executive Engineer (Building Proposal)  
 Brihanmumbai Municipal Corporation  
 L Ward



*(Handwritten signatures)*



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**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART  
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**

[P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/OCC/2/New of 20 March 2024]

To,  
**M/s. Godrej Properties Ltd**  
**5th floor, Godrej One, Pirojshanagar, Off. Eastern Express Highway, Vikhroli (E), Mumbai- 400 079.**

Dear Applicant,

The **Part 3** development work of **Resi+comm** building comprising of **Wing T-7 & Wing T-8** having **03 level Basements (pt.) + Ground Floor (pt.) + 1st Floor (pt.) + 2nd Floor (pt.) + 3rd to 14th upper residential floors** as shown in **Wash Red** on plans & in continuation to earlier Part OC's granted on **27.03.2023 & 01.03.2024** as shown in **Blue Hatch** lines on plan on plot bearing CTS No. **24/A to 24/E** and **Old C.T.S. No. 24, 24/1 to 24/3** of village **CHANDIVALI** at **Village Chandivali, Chandivali Road, 'L' Ward, Mumbai.** is completed under the supervision of **Shri. SHASHIKANT LAXMAN JADHAV**, **Licensed Surveyor**, Lic. No. **J/167/LS**, **Shri. Divyesh A. Mistry**, **Structural Engineer**, Lic. No. **STR/ M /840000502** and **Shri. Rajendra V. Joshi**, **Site supervisor**, Lic.No. **J/131/SS-I** and as per development completion certificate submitted by **Licensed Surveyor** and as per completion certificate issued by **Chief Fire Officer** u/no. **P- 5303/2020/(24 And Other)/L Ward / CHANDIVALI-CFO/1/New.** dated **12 March 2024**. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That the balance conditions as per this office IOD, amended plans under even no and I to R/C conditions shall be complied with before requesting Full OC.
2. That the building for which Part OC is granted, as marked on accompanying plan shall be protected against any mishap and no FSI violations within the said portion shall be permitted by the Owner/Developer.
3. That the prospective occupants of building shall be made aware of the balance works & BMC shall be kept indemnified for any litigations, mishap, etc.
4. That the prospective occupiers of building shall be made aware of the ongoing construction activities/partially incomplete works & protective /safety measures to be adopted at their end & no FSI violation within the said portion shall be permitted by the Developer.
5. That the parking as per the approved plans for the portion for which Part OCC is issued shall be maintained.
6. That all temporary provisions in regards to building services shall be maintained till Full OCC.
7. That all the balance tenantable finishing civil work shall be duly completed in all respects before giving possession to the prospective buyers of the building.
8. That internal works of raw/unfinished units shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work and prospective buyers shall be informed accordingly.
9. That an attendant for valet parking for residential and commercial premises shall be provided till Full OC is issued by this office.
10. That the final NOC from MIAL for building height verification shall be submitted before Full O.C.

Note :-

- 1.This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act, 1888.
- 2.This Part OCC is granted in continuation with earlier Part OCC granted on 27.03.2023 & 01.03.2024.

Copy To :

1. Asstt. Commissioner, L Ward
2. A.A. & C. , L Ward

*[Handwritten signatures]*

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१६५३	६२	१००

3. (EE/W) Eastern Suburb

4. M.I. - L Ward

5. A.E.W.W. , L Ward

6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)

For information please

Digitally signed by NARENDRA MADHUKAR KOTKAR  
 Date: 20 Mar 2024 18:59:17  
 Organization : Brihanmumbai Municipal Corporation  
 Designation : Executive Engineer



Yours faithfully  
 Executive Engineer (Building Proposal)  
 Brihanmumbai Municipal Corporation  
 L Ward



*Handwritten signatures and initials in blue ink.*

# Annexure "C" RERA Certificate



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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800028364**

Project: **GODREJ URBAN PARK** Plot Bearing / CTS / Survey / Final Plot No.: **24, 24/1, 24/2, 24/3** at **Kurla, Kurla, Mumbai Suburban, 400072;**

- Godrej Properties Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.*
- 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 **22/02/2021** and ending with **31/03/2026** 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.

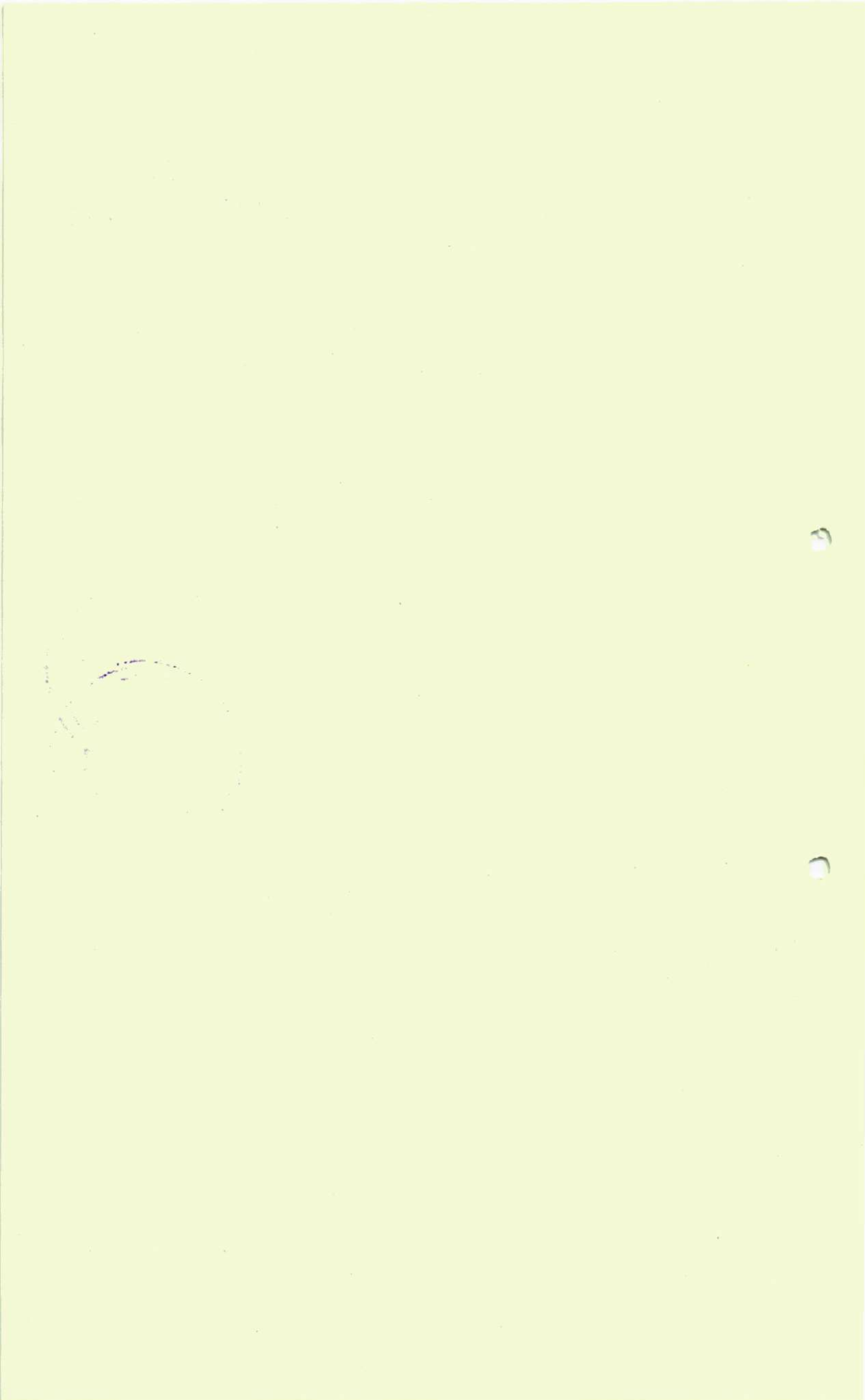


Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 22-02-2021 11:10:15

Dated: **22/02/2021**  
Place: **Mumbai**

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

*Handwritten signatures and initials at the bottom of the page.*





# Annexure "D" Title Report



करल - १	
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The Law Point (TLP)  
801-804, Kulsiani Chambers Free Press Journal  
Marg, Nariman Point Mumbai - 400 021, India

T (022) 6747 8488 / 99  
E registrar@thelawpoint.com  
W www.thelawpoint.com

Ref No: TLP/28163/2020

25<sup>th</sup> November, 2020

To

**Godrej Properties Limited**

Godrej One, 5th Floor, Pirojshanagar

Eastern Express Highway, Vikhroli (East) Mumbai - 400 079

Sirs,

**Description of Property:** Land bearing CTS No. 24, 24/1, 24/2 and 24/3 situated at Village Chandivali, Taluka Kurla in the Registration sub-district of Mumbai Suburban as more particularly described in Schedule hereunder (hereinafter referred to as the "Property").

#### 1. Instructions:

This 30 years title report has been specifically issued, upon instructions received from you and on perusal of the documents referred herein only and considering the specific purpose for the issuance of the same and our scope of work.

#### 2. Search:

We have perused and relied on the search report, dated 29/10/2019, issued by Property Title Investigator Mr. N D Rane who has caused search of the properties for last 30 Years, i.e. from 1989 to 2019 in the office of the Sub Registrar office at Bandra and Mumbai. Also, the search from 1989 to 2020 has been taken by The Law Point through GRN- MH004517483202021E.

#### 3. Documents Perused:

For the Report, we have perused the photocopies of documents, which are mentioned in Annexure-A hereto.

#### 4. DEVOLUTION OF TITLE

By an Indenture dated 08/05/1962 registered at the office of the Sub-Registrar of Assurances at Bombay under Serial No Bom/2353 of 1962, the Vendors therein, with the

*[Handwritten signatures]*





consent and confirmation of the Confirming Parties therein sold, transferred and conveyed unto and in favour of Coates of India Limited ("CIL") the Property, i.e. agricultural Land admeasuring 15,465 square yards equivalent to 12,930.71 square meters registered in the books of the Collector of Land Revenue in Chandivali under Survey No 13 (part) in village Chandivali, in the registration district and sub-district of Mumbai Suburban.

By a notification dated 1 February 1957 issued under Section 88 of MTAL Act, the State Government specified the area comprised in Greater Bombay immediately before the date of the commencement of the Greater Bombay Laws and the Bombay High Court (Declaration of Limits) (Amendment) Act, 1956 as being reserved for non-agricultural and industrial development which appears to apply to the Property. Hence the prohibition of Section 63 of MTAL Act does not apply to the said Property.

The said DIL has sold its right, title and interest in the said Property to Godrej Properties Limited and thereby executed a Deed of Sale in favour of Godrej Properties Limited. The said Deed of Sale is duly registered at the office of Sub- Registrar Office at Kurla, Mumbai, Serial No 3967/2020 dated 18/06/2020.



5. N/A ORDER

We are informed that the permission for non-agricultural use of the Property was issued vide order dated 30/12/1971 and 31/12/1981. Order copies are not available for perusal. We have been provided with the 7/12 extract in respect of the Property bearing Survey No. 13/2 admeasuring (H-A-P) 1-29-30 equivalent to 12,830 square meters dated 22 September 2017. The 7/12 extract records the name of CIL in the holder's column. The other rights column records that the Land has been converted to N.A. and has been assigned CTS number 24, 24/1, 24/2 and 24/3 and accordingly the revenue records have been updated to reflect the same.

6. CHANGE OF NAME OF CIL

CIL changed its name to DIC India Limited and accordingly the Registrar of Companies; West Bengal has issued a new Certificate of Incorporation consequent to change of name on 6 August 2004.

Handwritten signatures and initials.

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### 7. REVENUE RECORDS

- A. KAMI JASTA PATRA ("KJP")- We have been provided with a KJP concerning the Land bearing Survey No 13 (part) which corresponds to CTS No 24, 24/1, 24/2 and 24/3 admeasuring in aggregate 12,830.9 square meters.
- B. PROPERTY REGISTER CARD- We have been provided Property Register Card in respect of the Property bearing CTS Nos 24, 24/1 to 3 of Village Chandivali (hereinafter referred to as "Property Cards"). The Property Cards record the name of Godrej Properties Limited as the holder of the Property. The aggregate area of the Property as recorded on the Property Cards is 12,830.9 square meters.

### 8. SEARCHES AND INVESTIGATIONS

A. Search Report:

The Search Report records that no registered documents are reflecting for the period 1989 to 2020.

B. ROC Search Report


The ROC Search Report does not reflect any charge/mortgage in respect of the Property.

C. Proceedings before the Collector:

- i. From perusal of the petition in respect of the PIL No 143 of 2016 we note that the same was filed by one Bhushan Samant against the Chief Minister and others before the High Court of Judicature, Bombay inter alia praying that the Hon'ble Court direct the judicial or special investigation team to enquire into the issue of the Khoti Land as the Respondents therein have failed to follow the Khoti Abolition Act, 1949 and other relevant provisions of law to acquire the lands in village Chandivali bearing CTS Nos 4 and 6 (old Kopari Survey No 10,11,12,13 and 14) admeasuring 444 acres 3 Gunthas which belonged to the Khot Ismail Yusuf Trust. By an order dated 21 October 2016, the Hon'ble Court observed that in the event rule is issued in the proceedings, the Court will be taking upon them the exercise which has to be done by concerned revenue authorities and only thereafter would it be just and proper for the Court to consider the matter. Therefore, the PIL was disposed of with a direction to the Collector, Mumbai Suburban District to consider the representation of the Petitioner therein and make an enquiry with reference to the factual situation and dispose of the matter within a time frame. The Hon'ble Court further directed that the PIL should be



*[Handwritten signature]* *[Handwritten signature]*

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treated as the representation and be disposed of within four months from the date of receipt of a copy of the order along with the PIL and all annexures thereto. DIL is not a party to the aforesaid PIL.

ii. From a perusal of the Contempt Petition filed by Bhushan Samant in 2018, i.e. 68 of 2018 in PIL No 143 of 2016, we note that according to the Bombay High Court order dated 21 October 2016, the Sub Divisional Officer ("SDO") issued notices to only 23 out of the 28 parties mentioned in the list of landowners/developers recorded in the aforesaid PIL, calling upon them to provide documents evidencing their ownership of their respective lands. We note that DIL did not form part of the 23 persons to whom notice was issued. Mr. Bhushan Samant after that persuaded the SDO to issue notices to the remaining 5 parties, including DIL. Pursuant to it, a notice was given to DIL which only called upon DIL to remain present on a specified date. Bhushan Samant has further contended that the Collector and the SDO have not taken adequate steps within the timeframe stipulated under order dated 21 October 2016 and therefore had filed the aforesaid Contempt Petition. From the status available on the website of the Hon'ble Bombay High Court it appears that the said Contempt Petition is not heard till now.



iii. From a letter dated 30 May 2018 issued by the Collector to Mr. Bhushan Datta Samant it is observed that the matter was closed for orders however as the Collector who heard the matter was transferred, Bhushan Datta Samant was asked to attend the office of the Collector on 29 June 2018 for a hearing and submit his say in the matter.

iv. It is also observed that the SDO had vide its letter dated 27 June 2019 submitted his Report to the Collector in respect of Khoti lands in various villages which *inter alia* includes village Chandivali. From the excerpt about village Chandivali, it is seen that the same does not refer to CTS No. 24, 24/1, 24/2 and 24/3, which is a subject matter of this Report. The excerpt further refers to consent terms filed in Suit No. 75 of 1953 filed between the Amrutlal Sheth family and Sir Mohammad Yusuf. The lands belonging to Sir Mohammad Yusuf and to the Amrutlal family were reflected in the annexures to the consent term. Further, the Collector has vide his letter dated 18 December 2019 addressed to the SDO in response to the SDO's letter dated 27 June 2019, informed the SDO that the Report submitted by the SDO is incomplete on various aspects and does not give a clear picture about the lands *inter alia* situated in village Chandivali and has called upon the SDO to submit a detailed report to the Collector on the expected

*(Handwritten signatures)*

measures to be taken in respect of the Khoti land. We are not aware if any further report has been filed by the SDO and if any order has been passed by the Collector.

**9. Public Notice:**

A Public Notice dated 16 October 2019 was issued in Times of India, Classified Edition (English Edition) and in Maharashtra Times (Marathi Edition) calling for the third party claims to the said Property, and we have been informed that no claims have been received.

**11. ROC Search Report**

As per debtor based search report for immovable property, firstly about DIL and after that Godrej Properties Ltd, in respect of Central Registry of Securitization Asset Reconstruction and Security Interest of India, through search Ref no 1516007 dated 22/09/2020, we observed no encumbrance regarding said property.

**12. Legal audit report**

The legal audit report submitted by the Cubic Tree Technology Solutions Pvt Ltd checked and verified as per available online MCA records.



13. We have not conducted any survey or site inspection of the Property and advice you to independently carry out the same.

**14. CONCLUSION: -**

After narrating the facts as aforesaid, it can be stated that Godrej Properties Limited is the absolute owner of the said Property and has acquired the right, title and interest over the Property, free from encumbrances, subject to what is stated above.

Hence, this Report accordingly.

*Omprakash Jha*

Omprakash Jha

25/11/2020

Partner - The Law Point

*J* *Jay*

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Continuation Sheet #

### SCHEDULE OF THE PROPERTY

Land bearing CTS No. 24, 24/1, 24/2 and 24/3 admeasuring 12930 sq. meters (as per title document) and 12830.9 sq. meters (as per property card) situated at Village Chandivali, Taluka Kurla in the Registration sub-district of Mumbai Suburban.

### ANNEXURE-A

#### Inspection of following documents in respect of the Property

We have been provided with inspection of the following documents in respect of the Property:

- a) Original Indenture dated 8 May 1962 bearing Registration No Bom 2353 of 1962 as recorded in paragraph 2.2 hereinabove;
- b) Original Letter dated 21 February 2018 addressed by the Labour Commissioner to MCGM, with a copy marked to DIL as recorded in paragraph no 9.4 hereinabove;
- c) Original Letter dated 13 December 2018 addressed by the Collector and Competent Authority, Urban Land Celling Act to DIL as recorded in paragraph no 8.6 hereinabove;
- d) Certified copy of Property Register Card reflecting the name of DIL as recorded in paragraph no 7.3 hereinabove.
- e) Copy of Deed of Sale No 3967/2020 dated 18/06/2020
- f) 7022 contract dated 22 September 2017 in respect of Land bearing Survey No 13/2 admeasuring (H-A-P) 1-29-30 equivalent to 12930 square meters
- g) KJP with respect to the Land bearing Survey No 13 (part) which corresponds to CTS No 24, 24/1, 24/2 and 24/3
- h) Ruled Card in respect of lands bearing CTS Nos 24, 24/1 to 3 of Village Chandivali
- i) Order dated 1 December 1977, bearing reference No ULC/C-71/IC/GAD/5251 pertaining to exemption of admeasuring 6,840.91 square meters out of the Land from applicability of Chapter III of the ULC Act
- j) Letter issued by DIL dated 9 February 2018
- k) Letter of the Collector, ULC dated 12 June 2018
- l) Letter from Under Secretary, Government of Maharashtra to the Collector, ULC dated 8 October 2018
- m) Letter of the Collector, ULC dated 27 November 2018 addressed to DIL
- n) Letter of the Collector, ULC dated 13 December 2018 addressed to DIL



*[Handwritten signatures]*

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२०२५ Continuation Sheet #		

- o) Letter dated 29 May 2014 pertaining to Surrender of Factory Permit No 785030375 issued by DIC India Limited to Municipal Commissioner of Greater Mumbai.
- p) Copy of Deed of Sale No 3967/2020 dated 18/06/2020
- q) Copy of Indemnity Bond No 5473/2020 dated 19/08/2020
- r) Copy of Indemnity Bond No 5474/2020 dated 19/08/2020
- s) Copy of Indemnity Bond No 5476/2020 dated 19/08/2020
- t) Copy of Affidavit No 5478/2020 dated 19/08/2020
- u) Copy of Property Card Nos. 691 to 694 in respect of Land bearing CTS No. 24, 24/1, 24/2 and 24/3 situated at Village Chandivali, Taluka Kurla, Mumbai Suburban.



*[Handwritten signatures]*





# Annexure "E" Property Card

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य पुणे

महाराष्ट्र शासन

मालमत्ता पत्रक

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जिल्हा : मुंबई उपनगर		

गाव/पेठ : चांदीवली	तालुका/न.भू.का. : नगर भूमापन अधिकारी	घाटकोपर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक/शिट नंबर/प्लॉट नंबर/क्षेत्र चौ.मी./धारणाधिकार/शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा दरमिती आणि त्याच्या फेरतपासणीची नियत वेळ	२४/३	१७.००	सी
		सि.स.नं. २४ प्रमाणे	

सुविधाधिकार	
हक्काचा मूळ धारक H	
वर्ष: १९६७	[ कोटस ऑफ इंडिया लि ]
पट्टेदार	--
इतर भार	--
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षाकन
१९६/०६/२०११	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) बृहनमुंबई यांचेकडील आदेश क्र. सी/युएलसी/कार्या-३/से.२०/औद्यो/२०११ दि.१५/२/२०११ व दि.६/४/२०११ तसेच मा.जॉईंट डायरेक्टर ऑफ इंडस्ट्रीज आणि एक्स ऑफिस डेप्युटी सेक्रेटरी टू गव्हर्नमेंट जनरल अॅडमिनीस्ट्रेशन डिपार्टमेंट यांचेकडील आदेश नं./युएलसी/सी.७१/आय.सी./जीअॅडी/ दि.१/१२/१९७७ चे आदेशे अन्वये न.भू.क्र.२४, २४/१ ते ३ या मिळकत पत्रिकांवर "औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध" अशी नोंद दाखल केली	H	इतर हक्क "महाराष्ट्र शासन" क्षेत्र ६८४०.९९ चौ.मी. (एकत्रित)	फेरफार क्रं.१४२ प्रमाणे सही- १६/०६/२०११ न.भू.अ.घाटकोपर
१७/०२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.चांदीवली/फे.क्र.१७५ दिनांक १७/०२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा हजार सातशे सत्याहत्तर पूर्णांक सहा दशांश मात्र चौ.मी. दाखल केले.			फेरफार क्रं.१७५ प्रमाणे सही- १७/०२/२०१५ न.भू.अ.घाटकोपर
१५/११/२०१९	आदेशाने मा.जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) बृहनमुंबई यांचे कडील पत्र क्र. सी/युएलसी/डे-१११/से-२०/WS-५९/डी.आय.इंडिया/२०१८ दिनांक १३/१२/२०१८ अन्वये न.भू.क्र.२४, २४/१ ते ३ या मिळकतीवर दिनांक १६/०६/२०१९ चे नोंदीने दाखल असलेली औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध व इतर हक्कात महाराष्ट्र शासन ही नोंद कमी करून इतर हक्कामध्ये नाजकथा कलम २० अन्वये सुटी खालील क्षेत्र अशी नोंद दाखल केली.	H	इतर हक्क नाजकथा इंडिया लि	फेरफार क्रं.२३३ प्रमाणे सही- १५/११/२०१९ न.भू.अ.घाटकोपर
०६/१२/२०१९	अर्जदार यांचा अर्ज, जबाब मा.उपसहाय्यक कंपनी रजिस्टर पश्चिम बंगाल निगमन प्रमाणपत्र क्र. NCR/CN/१५२०२/०४ दिनांक ०६/०८/२००४ अन्वये मिळकत पत्रिकेवर दाखल असलेली कोरस ऑफ इंडिया लि कंपनी हि डी.आय.सी.इंडिया लि. या कंपनी मध्ये विलीन (मर्जर) झालेले मिळकत पत्रिका हक्काचा मूळ धारक सदरी दाखल असलेले कोरस ऑफ इंडिया लि. कंपनी हे नाव दाखल करून त्या ऐवजी डी.आय.सी.इंडिया लि. नाव धारक सदरी दाखल केल्याची नोंद दाखल केली.	H	इतर हक्क नाजकथा इंडिया लि	फेरफार क्रं.२३३ प्रमाणे सही- ०६/१२/२०१९ न.भू.अ.घाटकोपर
०७/०७/२०२०	मा. अवर सचिव, नगर विकास विभाग, मंत्रालय यांचेकडील दि. १५/०६/२०२० चे पत्रान्वये दिलेल्या आदेशानुसार: मा.जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.घा.) बृहनमुंबई यांचेकडील पत्र क्र.सी/युएलसी/डे-३/से.२०/डब्ल्यू एस-५९/डी.आय.सी.इंडिया/२०१८ दि.०६/०७/२०२० व इकडील आदेश दि. ०७/०७/२०२० अन्वये मिळकत पत्रिकेवर असलेली दि.१५/११/२०१९ ची फे.क्र.२२३/१९ ची नोंद कमी केली.			फेरफार क्रं.२२६ प्रमाणे सही- ०७/०७/२०२० न.भू.अ.घाटकोपर
२४/०७/२०२०	सह दुय्यम निबंधक कुला-१ मु.उ.जि. यांचेकडील अभिहस्तांतरण दस्त क्र. ३९६७/२०२० दि.१८/६/२०२० अर्जदार यांचा अर्ज, जबाब, स्वयं घोषणापत्रानुसार मिळकतीचे धारक डी.आय.सी.इंडिया लि. यांनी मिळकतीचे संपूर्ण क्षेत्र गोदरेज प्रॉपर्टीज लि. यांना खरेदी दिल्याने खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव धारक सदरी दाखल केले.	H	धारक गोदरेज प्रॉपर्टीज लिमिटेड	फेरफार क्रं.२२७ प्रमाणे सही- २४/०७/२०२० न.भू.अ.घाटकोपर



हे मालमत्ता पत्रक महेश बळीराम उबाळे यांनी ०३/११/२०२० या दिवशी डिजिटली साईन केले आहे

३ असताना पत्रक डिजिटरी गरज केलेले आहे

*(Handwritten signatures)*

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य,पुणे

महाराष्ट्र शासन

मालमत्ता पत्रक

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गाव/पंचायत - चांदीवली	तालुका/न.भू.का. : नगर गुमापन अधिकारी, घाटकोपर	जिल्हा : मुंबई उपनगर
गुमापन क्रमांक/शिट नंबर/लॉट नंबर/क्षेत्र चौ.मी./धारणाधिकारी/शासनाला दिलेल्या आकारणाचा किंवा माळ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	२४/२	१७.१०
सुविधाधिकार	सी	सि.स.नं. २४ प्रमाणे
हक्काचा मूळ धारक H	[ कोटस ऑफ इंडिया लि ]	
वर्ष: १९६७		
पट्टेदार	---	
इतर भार	---	
इतर शेर	---	

दिनांक	व्यवहार	खंड क्रमांक	नयिन धारक(घा) पट्टेदार(प) किंवा भार	साक्षाकन
१९६/०६/२०११	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील आदेश क्र. /सी/युएलसी/कार्या-३/से.२०/औद्यो/२०११ दि.१५/२/२०११ व दि.६/४/२०११ तसेच मा.जॉईंट डायरेक्टर ऑफ इंडस्ट्रीज आणि एक्स ऑफिस डेप्युटी सेक्रेटरी टू गव्हर्नमेंट जनरल ऑडमिनीस्ट्रेशन डिपार्टमेंट यांचेकडील आदेश नं./युएलसी/सी.७५/आय.सी./जीअॅंडी/ दि.१/१२/१९७७ चे आदेशा अन्वये न.भू.क्र.२४, २४/१ ते ३ या मिळकत पत्रिकांवर "औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध" अशी नोंद दाखल केली	H	इतर हक्क "महाराष्ट्र शासन" क्षेत्र ६८४०.९१ चौ.मी. (एकत्रित)	फेरफार क्रं. १४२ प्रमाणे सही- १६/०६/२०११ न.भू.अ.घाटकोपर
१७/०२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.चांदीवली/फे.क्र.१७५ दिनांक १७/०२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा हजार सातशे सत्याहत्तर पूर्णांक सहा दशांश मात्र चौ.मी दाखल केले.			फेरफार क्रं. १७५ प्रमाणे सही- नोंद मंजूर नाही
१५/११/२०१९	आदेशाने मा.जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) वृहन्मुंबई यांचे कडील पत्र क्र. सी/युएलसी/डे-१११/से-२०/WS-५९/डी.आय.इंडिया/२०१८ दिनांक १३/१२/२०१८ अन्वये न.भू.क्र.२४, २४/१ ते ३ या मिळकतीवर दिनांक १६/०६/२०११ चे नोंदीने दाखल असलेली औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध व इतर हक्कात महाराष्ट्र शासन ही नोंद कमी करून इतर हक्कामध्ये गाजकथा कलम २० अन्वये सुटी खालील क्षेत्र अशी नोंद दाखल केली.	H	इतर हक्क नाजकथा	फेरफार क्रं. २२३ प्रमाणे सही- १५/११/२०१९ न.भू.अ.घाटकोपर
०९/१२/२०१९	धर्मसाय यांचा अर्ज, जबाब मा.उपसहाय्यक कंपनी रजिस्टर पश्चिम बंगाल निगमन प्रमाणपत्र क्र. NO.४२१/२०१९/०४ दिनांक ०६/०८/२००४ अन्वये मिळकत पत्रिकेवर दाखल असलेली कोरस ऑफ इंडिया लि. कंपनी हे डी.आय.सी.इंडिया लि. या कंपनी मध्ये विलीन (गर्जर) झालेने मिळकत पत्रिका हक्काचा मूळ धारक सदरी दामाद असलेने कोरस ऑफ इंडिया लि. कंपनी हे नाव दाखल करून त्या ऐवजी डी.आय.सी.इंडिया लि. नाव धारक सदरी दाखल केल्याचे नोंद दाखल केली.	H	[ धारक डी आय सी इंडिया लि ]	फेरफार क्रं. २२४ प्रमाणे सही- ०६/१२/२०१९ न.भू.अ.घाटकोपर
०९/०९/२०२०	मा.उपसर सचिव, नगर विकास विभाग, मंत्रालय यांचेकडील दि. ११/०६/२०२० चे पत्रान्वये दिलेल्या आदेशानुसार मा.जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.धा.) वृहन्मुंबई यांचेकडील पत्र क्र.सी/युएलसी/डे-३/से.२०/डब्ल्यू एस/५९/डी.आय.सी.इंडिया/२०१९ दि.०६/०७/२०२० व इकडील आदेश दि. ०७/०७/२०२० अन्वये मिळकत पत्रिकेवर सुटलेली दि.१५/११/२०१९ चे फे.क्र.२२३/१९ ची नोंद कमी केली.			फेरफार क्रं. २२६ प्रमाणे सही- ०७/०७/२०२० न.भू.अ.घाटकोपर
०९/०९/२०२०	सह दुय्यम निबंधक को.न.मु.उ.जि. यांचेकडील अभिहस्तांतरण वस्त क्र. ३९६७/२०२० दि.१८/६/२०२० अर्जदार यांचा अर्ज जबाब मा.उपसहाय्यक कंपनी रजिस्ट्रार यांच्या अधीन ठरविल्याने मिळकतीचे धारक डी.आय.सी.इंडिया लि. यांनी मिळकतीचे संपूर्ण क्षेत्र गौदरेज प्रॉपर्टीज लि. यांना खरेदी दिल्याने खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव धारक सदरी दाखल केले.	H	धारक गौदरेज प्रॉपर्टीज लिमिटेड	फेरफार क्रं. २२७ प्रमाणे सही- २४/०७/२०२० न.भू.अ.घाटकोपर

हे मालमत्ता पत्रक डिजिटली तपास केले आहे

हे मालमत्ता पत्रक महेश बळीराम उबाळे यांनी ०३/११/२०२० या दिवशी डिजिटली साईन केले आहे



Handwritten signatures and initials.

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

महाराष्ट्र शासन

करल - १

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मालमत्ता पत्रक

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गाव/पेठ : चांदीवली	तालुका/न.मु.का. : नगर भुमापन अधिकारी, घाटकोपर	जिल्हा : मुंबई उपनगर
नगर भुमापन क्रमांक/शिट नंबर/प्लॉट नंबर/क्षेत्र चौ.मी./धारणाधिकार/शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	२४/१	१९.२०
	सी	सि.स.नं. २४ प्रमाणे

सुविधाधिकार	
हक्काचा मूळ धारक H	
वर्ष: १९६७	[ कोटस ऑफ इंडिया लि ]
पट्टेदार	--
इतर भार	--
इतर शेर	--

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा भार	साक्षात्करण
१९६/०६/२०११	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) बृहनमुंबई यांचेकडील आदेश क्र. /सी/युएलसी/कार्या-३/से.२०/औद्यो/२०११ दि.१५/२/२०११ व दि.६/४/२०११ तसेच मा.जॉईंट डायरेक्टर ऑफ इंडस्ट्रीज आणि एक्स ऑफिस डेप्युटी सेक्रेटरी टू गव्हर्नमेंट जनरल अँडमिनीस्ट्रेशन डिपार्टमेंट यांचेकडील आदेश नं./युएलसी/सी.७१/आय.सी/जीअेडी/ दि.१/१२/१९७७ चे आदेशा अन्वये न.मु.क्र.२४, २४/१ ते ३ या मिळकत पत्रिकांवर "औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध" अशी नोंद दाखल केली	H	इतर हक्क "महाराष्ट्र शासन" क्षेत्र ६८४०.९१ चौ.मी. (एकत्रित)	फेरफार क्र.१४२ प्रमाणे सही- १६/०६/२०११ न.मु.अ.घाटकोपर
१७/०२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मु.चांदीवली/फे.क्र१७५ दिनांक १७/०२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा हजार सातशे सत्याहत्तर पूर्णांक सहा दशांश मात्र चौ.मी दाखल केले.			फेरफार क्र.२३३ प्रमाणे सही- न.मु.अ.घाटकोपर
१५/११/२०१९	आदेशाने मा.जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) बृहनमुंबई यांचे कडील पत्र क्र. सी/युएलसी/डे-१११/से-२०/WS-५९/डी.आय.इंडिया/२०१८ दिनांक १३/१२/२०१८ अन्वये न.मु.क्र.२४, २४/१ ते ३ या मिळकतीवर दिनांक १६/०६/२०११ चे नोंदीने दाखल असलेली औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध व इतर हक्कात महाराष्ट्र शासन ही नोंद कमी करून इतर हक्कांमध्ये नाजकधा कलम २० अन्वये सुटी खालील क्षेत्र अशी नोंद दाखल केली.			फेरफार क्र.२२३ प्रमाणे सही- १७/११/२०१९ न.मु.अ.घाटकोपर
०६/१२/२०१९	अर्जदार यांचा अर्ज, जबाब मा.उपसहाय्यक कंपनी रजिस्टर पश्चिम बंगाल निगमन प्रमाणपत्र क्र. NCR/CN/१५२०२/०४ दिनांक ०६/०८/२००४ अन्वये मिळकत पत्रिकेवर दाखल असलेली कोरस ऑफ इंडिया लि. कंपनी हि डी.आय.सी.इंडिया लि. या कंपनी मध्ये विलीन (मर्जर) झालेले मिळकत पत्रिका हक्काचा मूळ धारक सदरी दाखल असलेले कोरस ऑफ इंडिया लि. कंपनी हे नाव दाखल करून त्या ऐवजी डी.आय.सी.इंडिया लि. नाव धारक सदरी दाखल केल्याची नोंद दाखल केली.	H	[ धारक डी.आय.सी.इंडिया लि ]	फेरफार क्र.२२३ प्रमाणे सही- ०६/१२/२०१९ न.मु.अ.घाटकोपर
०७/०७/२०२०	मा. अवर सचिव, नगर विकास विभाग, मंत्रालय यांचेकडील दि. ११/०६/२०२० चे पत्रान्वये दिलेल्या आदेशानुसार मा.जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.घा.) बृहनमुंबई यांचेकडील पत्र क्र.सी/युएलसी/डे-३/से.२०/डब्ल्यू एस ५९/डी.आय.सी.इंडिया/२०१८ दि.०६/०७/२०२० व इकडील आदेश दि. ०७/०७/२०२० अन्वये मिळकत पत्रिकेवर असलेली दि.१५/११/२०१९ ची फे.क्र.२२३/१९ ची नोंद कमी केली.			फेरफार क्र.२२६ प्रमाणे सही- ०७/०७/२०२० न.मु.अ.घाटकोपर
२४/०७/२०२०	सह दुय्यम निबंधक कुर्ला-१ मु.उ.जि. यांचेकडील अभिहस्तांतरण दस्त क्र. ३९६७/२०२० दि.१८/६/२०२० अर्जदार यांचा अर्ज, जबाब, स्वयं घोषणापत्रानुसार मिळकतीचे धारक डी.आय.सी.इंडिया लि. यांनी मिळकतीचे संपूर्ण क्षेत्र गोदरेज प्रॉपर्टीज लि. यांना खरेदी दिल्याने खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव धारक सदरी दाखल केले.	H	धारक गोदरेज प्रॉपर्टीज लिमिटेड	फेरफार क्र.२२७ प्रमाणे सही- २४/०७/२०२० न.मु.अ.घाटकोपर



हे मालमत्ता पत्रक महेश बाळीराम उबाळे यांनी ०३/११/२०२० या दिवशी डिजिटली साईन केले आहे



*Handwritten signatures and initials in blue ink.*

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

महाराष्ट्र शासन

मालमता पत्रक

691

गाव/पेठ : चांदीवली	तालुका/न.भू.का. : नगर भूमापन अधिकारी, घाटकोपर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक/प्लॉट नंबर/प्लॉट नंबर क्षेत्र चौ.मी./धारणाधिकार/शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	१३७७७.६०	सी
१०	रकम १५४६ रु. ५० पैसो	

करल - १  
१६/१२  
२३/१२  
२३/१२

सचिव/अधिकारी	१६/१२
मुळ धारक H	१६/१२
वृ.सं. ३९६०	[ कोटस ऑफ इंडिया लि ]
पट्टेदार	
इतर मार	
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
१६/०६/२०११	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) बृहनमुंबई यांचेकडील आदेश क्र. /सी/युएलसी/कार्या-३/से.२०/औद्यो/२०११ दि.१५/२/२०११ व दि.६/४/२०११ तसेच मा.जॉईंट डायरेक्टर ऑफ इंडस्ट्रीज आणि एक्स ऑफिस डेप्युटी सेक्रेटरी टू गव्हर्नमेंट जनरल अँड मिनीस्ट्रेशन डिपार्टमेंट यांचेकडील आदेश नं./युएलसी/सी.७१/आय.सी./जीअॅंडी/ दि.१/१२/१९७७ चे आदेशा अन्वये न.भू.क्र.२४, २४/१ ते ३ या मिळकत पत्रिकांवर "औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध" अशी नोंद दाखल केली		H इतर हक्क "महाराष्ट्र शासन" क्षेत्र ६८४०.९१ चौ.मी. (एकत्रित)	फेरफार क्र.१४२ प्रमाणे सही- १६/०६/२०११ न.भू.अ.घाटकोपर
१७/०२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.चांदीवली/फे.क्र.१७५ दिनांक १७/०२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बारा हजार सातशे सत्याहत्तर पूर्णाक सहा दशांश गात्र चौ.मी दाखल केले.			फेरफार क्र.१७५ प्रमाणे सही- नोंद मंजूर नाही
१५/११/२०१९	आदेशाने मा.जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) बृहनमुंबई यांचे कडील पत्र क्र. सी/युएलसी/डे-१११/से-२०/WS-५९/डी.आय.इंडिया/२०१८ दिनांक १३/१२/२०१८ अन्वये न.भू.क्र.२४, २४/१ ते ३ या मिळकतीवर दिनांक १६/०६/२०११ चे नोंदीने दाखल असलेली औद्योगिक प्रयोजनार्थ व पूर्व परवानगी शिवाय हस्तांतरणास प्रतिबंध व इतर हक्कात महाराष्ट्र शासन ही नोंद कमी करून इतर हक्कामध्ये नाजकघा कलम २० अन्वये सुटी खालील क्षेत्र अशी नोंद दाखल केली.		H इतर हक्क नाजकघा	फेरफार क्र.२२३ प्रमाणे सही- १५/११/२०१९ न.भू.अ.घाटकोपर
०६/१२/२०१९	अर्जदार यांचा अर्ज, जबाब मा.उपसहाय्यक कंपनी रजिस्टर परिषद बंगाल निगमन प्रमाणपत्र क्र. १२०२/०४ दिनांक ०६/०८/२००४ अन्वये मिळकत पत्रिकेवर दाखल असलेली कोरस ऑफ इंडिया लि. कंपनीचे नोंदीने दाखल असलेली कोरस ऑफ इंडिया लि. या कंपनी मध्ये विलीन (मर्जर) झालेने मिळकत पत्रिका हक्काचा मूळ धारक सदरी दमकल असलेने कोरस ऑफ इंडिया लि. कंपनी हे नाव दाखल करून त्या ऐवजी डी.आय.सी.इंडिया लि. नाव धारक नोंद दाखल केल्याचे नोंद दाखल केली.		H [ धारक डी आय सी इंडिया लि ]	फेरफार क्र.२२४ प्रमाणे सही- ०६/१२/२०१९ न.भू.अ.घाटकोपर
०७/०७/२०२०	मा.अपर सचिव, नागरी विकास विभाग, मंत्रालय यांचेकडील दि. ११/०६/२०२० चे पत्रान्वये दिलेल्या आदेशानुसार मा.जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.घा.) बृहनमुंबई यांचेकडील पत्र क्र.सी/युएलसी/डे-३/से.२०/डब्ल्यू एस ५०/डी.आय.सी.इंडिया/२०१८ दि.०६/०७/२०२० व इकडील आदेश दि. ०७/०७/२०२० अन्वये मिळकत पत्रिकेवर असलेली दि. १५/११/२०१९ मी.फा.क्र.२२३/१९ ची नोंद कमी केली.			फेरफार क्र.२२६ प्रमाणे सही- ०७/०७/२०२० न.भू.अ.घाटकोपर
२४/०७/२०२०	सर्व नियम निबंधक मुंबई न.उ.जि. यांचेकडील अभिहस्तांतरण दस्त क्र. ३९६७/२०२० दि.१८/६/२०२० अर्जदार यांचा अर्ज, जबाब, रकम प्रमाणपत्रानुसार मिळकतीचे धारक डी.आय.सी.इंडिया लि. यांनी मिळकतीचे संपूर्ण क्षेत्र गोदरेज प्रॉपर्टीज लि. यांनी खरेदी दिल्याने खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव धारक सदरी दाखल केले.		H धारक गोदरेज प्रॉपर्टीज लिमिटेड	फेरफार क्र.२२७ प्रमाणे सही- २४/०७/२०२० न.भू.अ.घाटकोपर

हे मालमता पत्रक डिजिटली साईन केले आहे

हे मालमता पत्रक गणेश बळीराम उबाळे यांनी ०३/११/२०२० या दिवशी डिजिटली साईन केले आहे

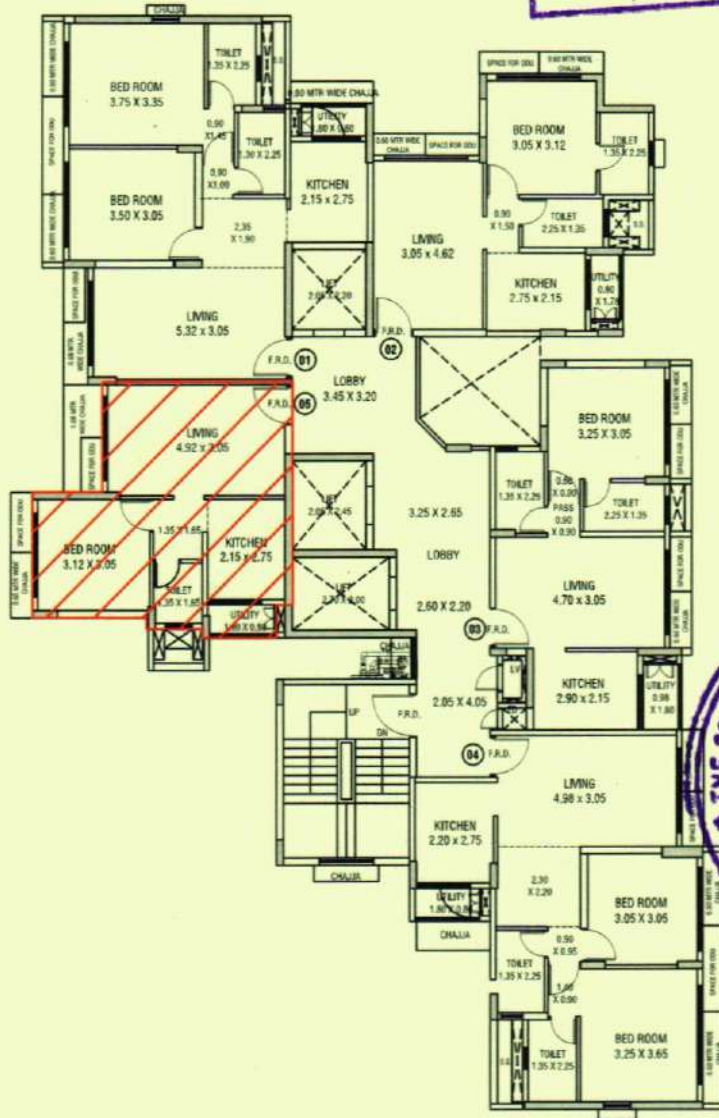
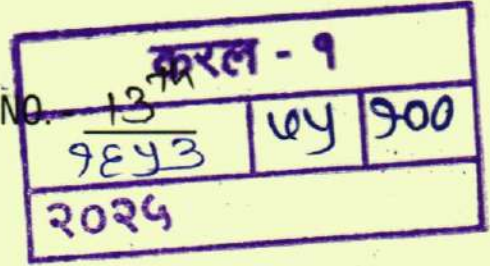


Handwritten signatures and initials.

# ANNEXURE - F

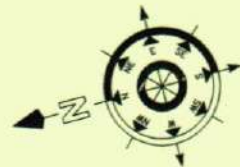
## FLOOR PLAN

FLAT NO. - 1305 FLOOR NO. - 13



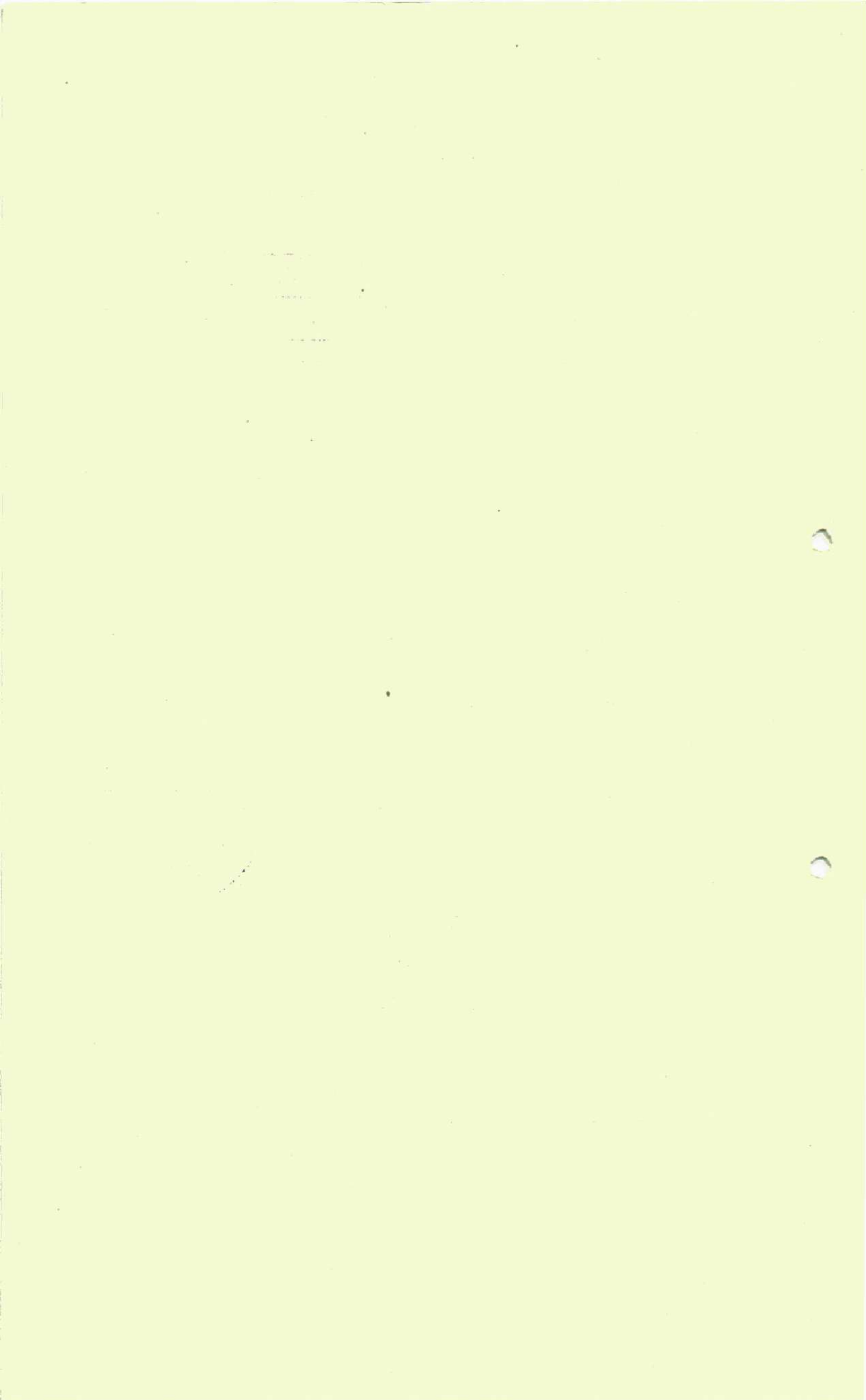
TYPICAL FLOOR PLAN  
TOWER - 9

*Jayce Prinj* *Shamap*



This plan has been approved/sanctioned by MCGM vide  
Auto DCR File No. - P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI/337/8/Amended dated 19.09.2022

*Amid*



## Annexure "G" Specification of the Flat

Godrej Urban Park_Specifications					
<b>Living Room ,Dining Area, Passage, All bedrooms</b>					
Flooring	Vitrified Tiles				
Ceiling Finishes	Paint finish				
Walls	Paint finish				
Windows	SGU Windows				
Doors	Flush Door with laminate finish & wood frame				
<div style="border: 2px solid purple; padding: 5px; display: inline-block;"> <p style="text-align: center; margin: 0;">करल - १</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; text-align: center;">९६५३</td> <td style="width: 40%; text-align: center;">१६९००</td> </tr> <tr> <td colspan="2" style="text-align: center;">२०२५</td> </tr> </table> </div>		९६५३	१६९००	२०२५	
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२०२५					
<b>Kitchen</b>					
Flooring	Vitrified Tiles				
Ceiling Finishes	Paint finish				
Windows	SGU Window with exhaust fan				
Platform	Granite counter top				
Dado	Ceramic tiles upto 2ft above platform, Paint finish on rest of the walls				
<b>Utility Area</b>					
Flooring	Ceramic Tiles				
Ceiling Finishes	Paint finish				
Walls	Paint finish				
<b>Toilets</b>					
Flooring	Vitrified Tiles				
Ceiling Finishes	False ceiling with Paint finish				
Dado	Ceramic tiles (upto door /window lintel level)				
Windows	Openable window with exhaust fan				
Doors	Flush Door with laminate finish & wood frame				
Sanitary Ware /CP fittings	Kohler or equivalent				
Geyser	Provided in all toilets				
Video Door phone	Provided				



*[Handwritten signature]*

*Jay*

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## Annexure "H & I"

### List of Common Areas & Facilities

ANNEXURE "H"  
RESI COMMON AREAS

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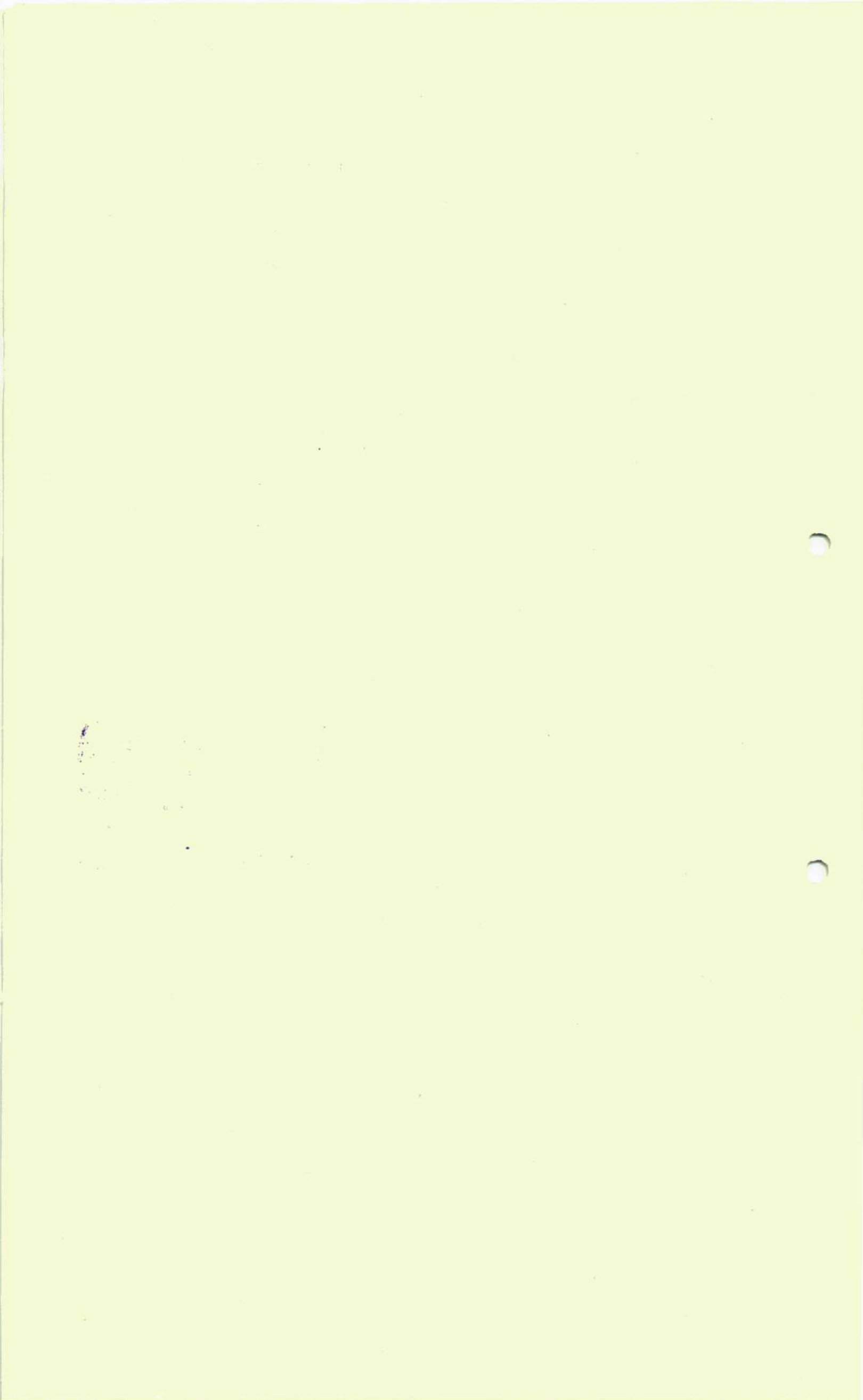
SR. NO.	COMMON AREAS
1	All parking levels
2	Amenity /Stilt level
3	Terrace level of all towers
4	All common staircases, lifts & lobbies
5	Vehicular Ramp, Internal roads
6	All common entry/entries and exist/sin the Building/s
7	All paved & landscaped areas within the Project, including the infra
8	All service & utility rooms like Security cabin, society office, electric panel rooms, pump rooms etc.
9	All services like STP, DG set, Substation etc.

### ANNEXURE "I"

SR. NO.	LIST OF FACILITIES & AMENITIES
1	Miyawaki Forest Area
2	Senior Citizen Seating Area
3	Leisure Lawn
4	Yoga & Meditation Area
5	Swimming Pool
6	Kids Pool
7	Pool Deck
8	Lounge Seating
9	Work Stations
10	Reflexology Garden
11	Herbal Organic Garden (Herbs, Spices, Flower & Fruit Orchard)
12	Rock Climbing Wall
13	Toddlers Play Area
14	Kids Play Area
15	Basket Ball Pole
16	Swing Park
17	Walking/Jogging Trail
20	Outdoor Chess Zone
21	Seating Pavilion
22	Art & Hobby corner
23	Party Deck & Lawn
24	Hammock Park
25	Reading Nook
26	Senior Citizen Zone
27	Star Gazing Deck
27	Recreation Hall
28	Recreation Zone for Kids
29	Indoor Games Room
30	Yoga Room
31	Spa Room
32	Gym
33	Pool-Snooker Room



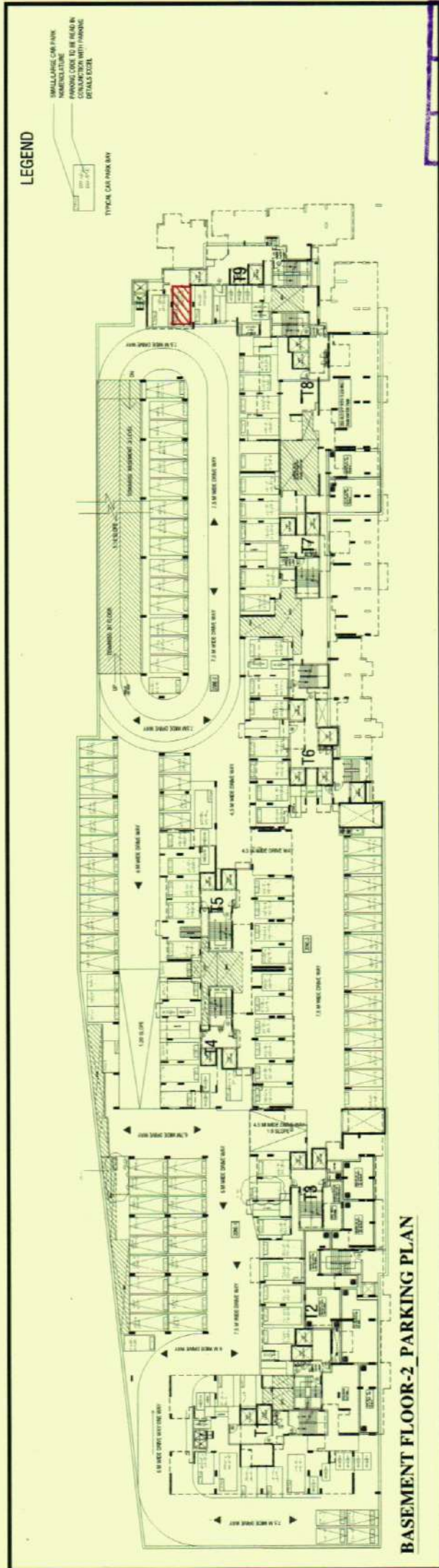


ANNEXURE J

FLAT No: 1305 Floor: 13<sup>th</sup> Tower: 9

PARKING No: GURPB2LS0453



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*Handwritten signatures:*  
 Name  
 Jayce Phij  
 Name



## Annexure K

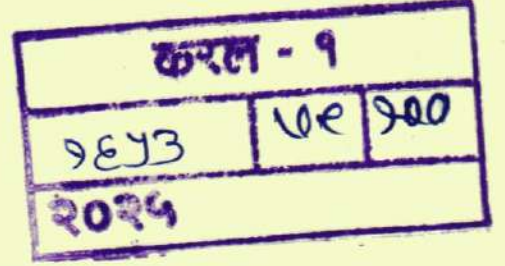
### Certificate to be Given by Unit Purchaser / Customer as per B (II)

**Name:** Mr. Dhanasingh Moses

**Address:** C-1302, 13th Floor, Park Royale, New Military Road, Near Bharat Van garden, Marol, Andheri East, Mumbai Maharashtra 400059 India

**Email:** dhanasinghm7@gmail.com

**Mobile No.:** +917021070659



### TO WHOMSOEVER IT MAY CONCERN

I the undersigned, Mr. Dhanasingh Moses states that I have purchased the unit viz. Flat /Shop / Commercial Premises, the details of the same are as under;

Sr No.	Descriptions	Details
1	Building Proposal File No.	P-5303/2020/(. 24 And Other)/L Ward/CHANDIVALI
2	CS No/CTS No	24, 24/1, 24/2 and 24/3
3	Village	Chandivali
4	Name of the Developer	Godrej Properties Ltd
5	Name of L S/Architect	M/s. Spaceage Consultants
6	Flat No	1305
7	Floor No	13
8	Wing No	-
9	Building/Tower No	9
10	Sale Agreement Registration Under No	KRL1- 1653 -2025
11	Date of Registration	18/01/2025
12	Amount of Stamp Duty paid	Rs. 8,03,900 /-

I hereby certify that, the stamp duty payable for the registration of this agreement no. KRL1- 1653 -2025 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

Yours faithfully,

  
Mr. Dhanasingh Moses





**CERTIFIED TRUE COPY OF THE RESOLUTION  
PASSED BY THE MANAGEMENT COMMITTEE  
OF THE BOARD OF DIRECTORS OF GODREJ  
PROPERTIES LIMITED AT ITS MEETING HELD  
ON FEBRUARY 23, 2023**



**“RESOLVED THAT** in supersession to the resolution passed by the Management Committee of Board of Directors of the Company at its meeting held on February 07, 2022 (without prejudice to any action taken by virtue of said resolution), the Committee hereby authorises the following officials:

Sr. No.	Name of Employees	Designation
1	Mr. Rohan Kedia	Deputy General Manager
2	Ms. Urvashi Panchal	Deputy General Manager
3	Ms. Megha Ladhani	Deputy General Manager
4	Mr. Norbert Mendes	Sr. Manager
5	Ms. Orina Dsouza	Manager
6	Ms. Nikita Mujumdar	Manager

(hereinafter referred as “Authorised Signatories – I”) to severally execute all customer/ booking related documents but not limited to agreement for sale, sale deeds, deeds of transfer, cancellation deeds, tripartite agreements with banks, lease deeds, unit buyer’s agreements, conveyance deeds and any other deed(s)/ document(s)/ agreement(s), issue mortgage letters, no objection certificate(s), allotment letters, instalment letters (invoices), welcome letters, reminder letters, pre termination and termination letters, letters and no objection certificate(s) related to bank loan, transfer documents including transfer of NOC, full & final settlement letters for cancellation, receipts for payments received, sign possession related documents and also confirmation deeds and rectification deeds with respect to the flats/ row houses/ offices/ commercial units, admitting execution at the Sub-Registrar’s office and to do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats/ offices/ commercial units constructed/ marketed by the Company and also for internal transfers of flats/ offices/ commercial units of Company’s project known as “Godrej Urban Park” situated at Chandivali, Mumbai for and on behalf of the Company.

**RESOLVED FURTHER THAT** the Committee hereby also authorises the following officials:

Sr. No.	Name of Employees	Designation
1	Mr. Manish Sapte	Assistant Manager
2	Mr. Kiran Naik	Assistant Manager
3	Ms. Manjari Sharma	Assistant Manager
4	Mr. Rishi Chaudhary	Senior Executive
5	Mr. Sachin Shewale	Executive
6	Ms. Shraddha Ghadigaonkar	Executive
7	Mr. Laxman Mhatre	Senior Officer

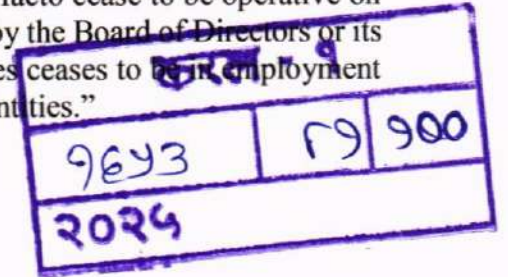






(hereinafter referred as "Authorised Signatories – II") and Authorised Signatories - I to severally sign instalment letters (Invoices), receipt for payments received from Customer, welcome letters and reminder letters and further to submit the requisite signed customer agreements and admitting execution thereof at the Sub-Registrar's office in respect to the flats /offices/commercial units of project known as "Godrej Urban Park" situated at Chandivali, Mumbai for and on behalf of the Company.

**RESOLVED FURTHER THAT** the authority conferred by this resolution will be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/ entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which any of the authorised signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/ entities."



**For Godrej Properties Limited**

Ashish  
Sudhakar  
Karyekar

Digitally signed by Ashish  
Sudhakar Karyekar  
Date: 2023.03.21 17:55:06  
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**Ashish Karyekar**  
**Company Secretary & Compliance Officer**

Date of issue: March 21, 2023



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**SPECIAL POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME** that We, (1) Ms. Urvasi Panchal, (2) Ms. Megha Ladhani, (3) Mr. Norbert Mendes and (4) Ms. Orina Dsouza authorized signatories of Godrej Properties Limited, a company incorporated under the Companies Act, 2013 and having its registered office at Godrej One, 5<sup>th</sup> floor, Piyushnagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079. **DO SEND GREETINGS.**

**WHEREAS**

A. By Deed of Conveyance dated 18<sup>th</sup> June, 2020 duly registered with the Sub-Registrar of Assurances at Kurla-1 under serial No. KRI-13967/2020 ("Deed of Conveyance"), DIC India Limited ("Vendor") have granted, assigned and transferred in favour of Godrej Properties Limited ("Developer Company") development rights in respect of all those pieces or parcels of land bearing Survey No. 13/2 and now bearing (i) C.T.S. No. 24; (ii) C.T.S. No. 24/1, 24/2 and (iv) C.T.S. no. 24/3, admeasuring in aggregate approximately 12.930.71 sq. metres, or thereabouts situated at Chandivali Farm Road, Mumbai, more particularly described in the Schedule hereunder (collectively "Project Property") on the terms and conditions mentioned therein.

B. The vendor and Developer have simultaneously with execution of the Conveyance have executed Power of Attorney dated 18<sup>th</sup> June, 2020 duly registered with the Sub-Registrar of Assurances at Kurla-1 under serial No. KRI-13968/2020 ("POA") issued in favour of the Developer, wherein the Developer is authorized inter alia to execute necessary legal documents and to lodge and admit execution of Agreement for Sale, Sale Deed, Deed of Transfers and do all necessary acts, deeds, matters and things as may be necessary/required on behalf of the Vendor for the development of the Project Property.

C. In pursuance to Board Resolution passed by the Board of Directors of the Company at a meeting held on 18<sup>th</sup> June, 2020, we, the undersigned, are lawfully authorized (1) Ms. Urvasi Panchal, (2) Ms. Megha Ladhani, (3) Mr. Norbert Mendes and (4) Ms. Orina Dsouza as the authorized signatories / Power of Attorney holder on behalf of the Developer to execute the Agreements for Sale, Sale Deed, Deed of Transfer, Confirmation Deed, Deed of Declaration, Rectification Deed, Deed of Cancellation of Agreement for Sale and any other Deeds and documents with respect to the flats/offices/commercial units at the project "Godrej Urban Park" (Project) and

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to do all such acts and things as may be necessary or proper for the development of the Project Property under the Indian Registration Act, 1908.

2. To severally sign necessary forms, declarations, affidavits and other papers required for registration of the Agreements for Sale / Documents as aforesaid and to take delivery of the same so registered by giving appropriate receipts thereof.

3. This Power of Attorney shall be valid until it is expressly revoked by the Developer or the above said Attorney in the employment of the Developer.

**AND GENERALLY** to do all such lawful acts, deeds and things in connection with the above matters as our attorneys shall deem fit and proper to fully and effectually as we could do ourselves.

**AND** we doth hereby ratify, approve and confirm all and whatsoever the said Attorney shall lawfully do admit or perform or cause to be done, admitted or performed by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO:**  
(Description of the said Project Property)

All those pieces or parcels of land bearing Survey No. 13/2 and now bearing (i) C.T.S. No. 24; (ii) C.T.S. No. 24/1; (iii) C.T.S. no. 24/2 and (iv) C.T.S. no. 24/3, admeasuring in aggregate approximately 12.930.71 sq. metres, or thereabouts situated at Farm Road, Chandivali, Mumbai and having boundaries as follows:

- On or towards the North - 9.15 meters wide existing road.
- On or towards the South - Junction of 18.30 meters wide existing road (Chandivali / Turbhe road) and 9.15 meters wide existing road.
- On or towards the East - 9.15 meters wide existing and DP road; and
- On or towards the West - 18.30 meters wide existing road (Chandivali / Turbhe road).

**IN WITNESS WHEREOF** we have set our hands to this Special Power of Attorney on this 15<sup>th</sup> day of March 2023.

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at the Sub-Registrar's office and to do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of flats/offices/commercial units constructed/marketed by Developer as well as its internal transfers of flats/offices/commercial units in respect Godrej Urban Park Project situated on the said Project Property.

D. We, the Authorized Signatories, are required to execute several Agreements for Sale / Documents and lodge the same for registration in the office of Joint Sub-Registrar of Assurances at Taluka Kurla in respect of various flats/offices/commercial units situate in the Project "Godrej Urban Park".

E. We are unable to appear before the Sub-Registrar for admitting execution of Agreements for Sale / Documents Sale Deed, Deed of Transfer, Deed of Confirmation, Deed of rectification, Deed of Assignment, Lease Deed Cancellation Deed, and any other Deeds and documents.

F. We, therefore are desirous of appointing (1) Mr. Manish Sapte, (2) Mr. Kiran Naik (3) Mr. Rishi Chaudhary, (4) Mr. Sachin Showale, (5) Mr. Shradha Ghadgaonkar and (6) Mr. Laxman Mhatre all adult Indian inhabitants (together referred to as "the Attorneys"), all having office address at Godrej One, 5<sup>th</sup> floor, Piyushnagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079, as our attorneys to attend the office of the Sub-Registrar to admit execution of the Agreements for Sale / Documents on our behalf and which the Attorneys have agreed to do.



**NOW KNOWN ALL MEN AND THESE WITNESSETH THAT** We, (1) Ms. Urvasi Panchal, (2) Ms. Megha Ladhani, (3) Mr. Norbert Mendes and (4) Ms. Orina Dsouza all adult Indian inhabitants do hereby nominate, constitute and appoint severally (1) Mr. Manish Sapte, (2) Mr. Kiran Naik, (3) Mr. Rishi Chaudhary, (4) Mr. Sachin Showale, (5) Mr. Shradha Ghadgaonkar and (6) Mr. Laxman Mhatre, who have subscribed their signatures in token of identification, to be our true and lawful attorneys for and on our behalf for doing all or any of the acts, deeds, matters and things pertaining to admitting execution of Agreements for Sale, Sale Deed, Deed of Transfer, Deed of Confirmation, Deed of Declaration, Deed of rectification, Deed of Assignment, Lease Deed, Cancellation Deed, and any other Deeds / Documents executed by us with respect to below mentioned property, that is to say:

1. To severally appear before the Joint Sub-Registrar of Assurance at Taluka Kurla and present for admitting execution and registration of Agreements for Sale / Documents duly executed by us for flats/offices/commercial units situate in the Project known as "Godrej Urban Park" constructed on Project Property more particularly described in Schedule hereunder, in the Registration District and Sub-

Handwritten signatures and initials of the attorneys.

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Godrej Properties Limited  
through its Authorized Signatories

1. Ms. Urvasi Panchal

For Godrej Properties Ltd.  
Authorized Signatory

2. Ms. Megha Ladhani

For Godrej Properties Ltd.  
Authorized Signatory

3. Mr. Norbert Mendes

For Godrej Properties Ltd.  
Authorized Signatory



For Godrej Properties Ltd.  
Authorized Signatory

2. Anshay Wajal - Wajal

We Accept:  
(1) Mr. Manish Sapte

For Godrej Properties Ltd.  
Authorized Signatory

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Godrej Properties Limited  
Regd. Office: Godrej One,  
77 West, Park Road,  
Eastern Express Highway,  
Vikhroli (E), Mumbai - 400 079 India.  
Tel: +91 22 4689 8800  
Fax: +91 22 4689 8888  
Website: www.godrejproperties.com  
CIN: L24708MH1998PLC015306

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF THE BOARD OF DIRECTORS OF GODREJ PROPERTIES LIMITED AT ITS MEETING HELD ON FEBRUARY 23, 2023**

"RESOLVED THAT in supplantation to the resolution passed by the Management Committee of Board of Directors of the Company at its meeting held on February 23, 2023 (without prejudice to any actions taken by virtue of said resolution), the Committee hereby authorizes the following officials:

Sr. No.	Name of Employees	Designation
1	Mr. Rohan Kedia	Deputy General Manager
2	Ms. Urvasi Panchal	Deputy General Manager
3	Ms. Megha Ladhani	Deputy General Manager
4	Mr. Norbert Mendes	Sr. Manager
5	Ms. Orina Dsouza	Manager
6	Mr. Nikita Mujumdar	Manager

(hereinafter referred as "Authorized Signatories - I") to severally execute all customer/booking related documents but not limited to agreement for sale, sale deeds, deeds of transfer, cancellation deeds, tripartite agreements with banks, lease deeds, unit buyer's agreements, conveyance deeds and any other deed(s)/ document(s)/ agreement(s), issue mortgage letters, no objection certificate(s), allotment letters, installment letters (invoices), welcome letters, reminder letters, pre termination and termination letters, letters and no objection certificate(s) related to bank loan, transfer documents including transfer of NOC, full & final settlement letters for cancellation, receipts for payments received, sign possession related documents and also confirmation deeds and rectification deeds with respect to the flats/ row houses/ offices/ commercial units, admitting execution at the Sub-Registrar's office and to do all such acts, deeds, actions, writings and things that may be necessary to give effect to sale of the said offices/ commercial units constructed/ marked by the Company and also for internal purposes of offices/ commercial units of Company's project known as "Godrej Urban Park" situated at Chandivall, Mumbai for and on behalf of the Company.

RESOLVED FURTHER THAT the Committee hereby also authorizes the following officials:

Sr. No.	Name of Employees	Designation
1	Mr. Manish Sagar	Assistant Manager
2	Mr. Kiran Naik	Assistant Manager
3	Ms. Manjari Sharma	Assistant Manager
4	Mr. Rishi Chaudhary	Senior Executive
5	Mr. Sachin Shewale	Executive
6	Ms. Shraddha Ghadigaonkar	Executive
7	Mr. Laxman Mhatre	Senior Officer

(2) Mr. Kiran Naik



(3) Mr. Rishi Chaudhary



(4) Mr. Sachin Shewale



(5) Mr. Shraddha Ghadigaonkar



(6) Mr. Laxman Mhatre



In presence of

1. Ajay Mali
2. Anshu Wajal



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(hereinafter referred as "Authorized Signatories - II") and Authorized Signatories - I to severally sign installment letters (Invoices), receipt for payments received from Customer, welcome letters and reminder letters and further to submit the requisite signed customer agreements and admitting execution thereof at the Sub-Registrar's office in respect to the flats/offices/commercial units of project known as "Godrej Urban Park" situated at Chandivall, Mumbai for and on behalf of the Company.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above authorized signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or the Committee or the date on which any of the authorized signatories ceases to be an employee of Godrej Properties Limited or any of its affiliate companies/entities.

For Godrej Properties Limited  
Ashish Karyekar  
Company Secretary & Compliance Officer  
Date of issue: February 24, 2023

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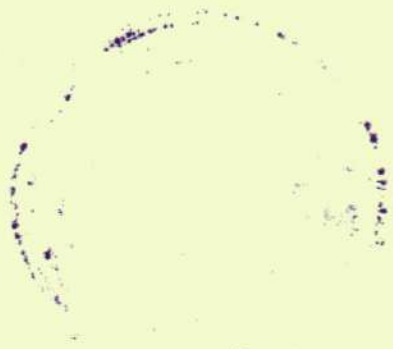
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क्र.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Defence Number	Defence Date
1	Codey Properties Limited through Auth Signatory Unnathi Panchal	eChallan	63006172220331401484	MH016779751202223E	500.00	SD	0008364158302223	15/03/2023
2	DHC			150320230714	400	RF	150320230714D	15/03/2023
3	Codey Properties Limited through Auth Signatory Unnathi Panchal	eChallan		MH016770751202223E	100	RF	0008364158302223	15/03/2023

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मी, किरण नाईक, सज्ञान याव्दारे घोषित करतो कि, सह दुय्यम निबंधक कुर्ला-1 यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीकरिता सादर करण्यात आला आहे. गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरबर्ट मॅडेस व इत्यादी यांनी दिनांक 15 मार्च 2023 रोजी मला दिलेल्या मुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

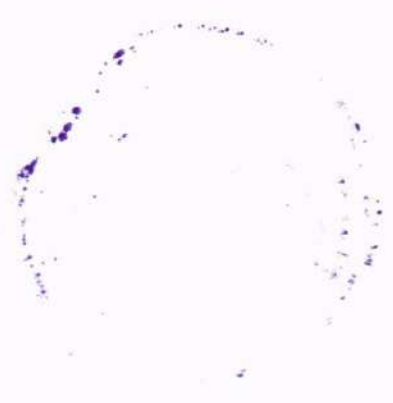
दिनांक : 18/1/2025

( किरण नाईक )

कुलमुखत्यारपत्रधारकाचे नांव व सही



1875



**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA

**GODREJ PROPERTIES LIMITED**

08/02/1985  
 Permanent Account Number

**AAACG3995M**

करल - १		
१९५३	१८	१००
२०२५		

**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA

**NORBERT ANDREW MENDES**  
**MANUEL MENDES**  
 05/06/1978  
 Permanent Account Number

**AAHPM7066M**

Signature



**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA

**स्थायी लेखा संख्या कार्ड**  
 Permanent Account Number Card  
**AGQPN8048R**



**नाम/ Name**  
**KIRAN NARAYAN NAIK**

**पिता का नाम/ Father's Name**  
**NARAYAN NAIK**

**जन्म की तारीख/ Date of Birth**  
**30/10/1986**

08112021  
 हस्ताक्षर / Signature

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1875

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करल - १		
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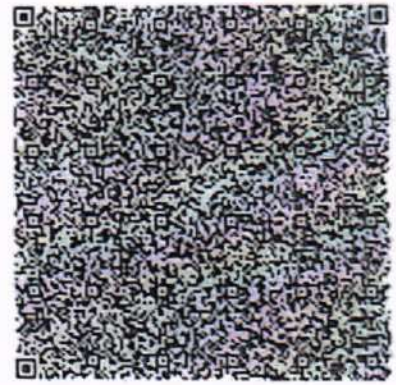
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGNPM9102C



नाम / Name  
DHANASINGH MOSES

पिता का नाम / Father's Name  
MOSES VEDAMUTHU

जन्म की तारीख  
Date of Birth  
07/07/1974

  
हस्ताक्षर / Signature

04122020







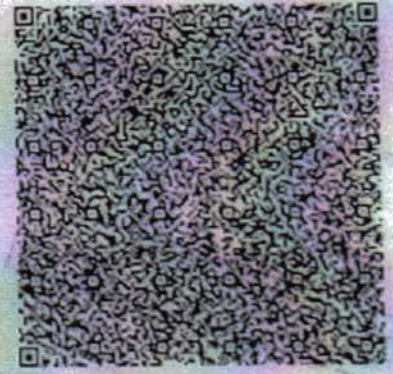
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGVPD0075B



नाम / Name  
JOYCE DHANASINGH

पिता का नाम / Father's Name  
DHANRAJ MOSES

जन्म की तारीख  
Date of Birth  
05/03/1979

*Joyce Dhanasingh*  
हस्ताक्षर / Signature

*Joyce Dhanasingh*

04122020

करल - १		
१६५३	००	१००
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करल - १  
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भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrollment No.: 0013/37006/05244

To  
धनसिंग मोसेस  
Dhanasingh Moses  
C/O: Moses,  
13 th Floor, C, 1302 Park Royale, New Military Road  
Marol,  
Near Bharat Van garden, Andheri East,  
VTC: Mumbai,  
PO: J.B. Nagar,  
Sub District: Andheri, District: Mumbai Suburban,  
State: Maharashtra,  
PIN Code: 400059,  
Mobile: 7021070659

215077578



MH150775783FL



आपला आधार क्रमांक / Your Aadhaar No. :

**9809 1038 2165**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



धनसिंग मोसेस  
Dhanasingh Moses  
जन्म तारीख / DOB : 07/07/1974  
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे. नागरिकत्वाचा किंवा जन्मतारखेचा नाही. हे फक्त पडताळणीसाठी वापरले जावे. ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ऑफलाईन XML।  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

**9809 1038 2165**

माझे आधार, माझी ओळख

Aadhaar no. Issued: 25/08/2012



Government of India



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे. नागरिकत्वाचा किंवा जन्मतारखेचा नाही. जन्मतारीख आधार क्रमांक धारकाने प्रस्तुत केलेल्या नियमामध्ये निर्दिष्ट केलेल्या जन्मतारीख दस्तऐवजाच्या पुराव्याद्वारे समर्थित असलेल्या माहितीवर आधारित आहे.
- ह्या आधार पत्राची पडताळणी आणि निवृत्त प्रमाणीकरण एवढ्याद्वारे ऑनलाइन प्रमाणीकरण किंवा ऑप स्टोअरमधून उपलब्ध असलेल्या mAadhaar किंवा Aadhaar QR स्कॅनर ऑप वापरून किंवा [www.uidai.gov.in](http://www.uidai.gov.in) वर उपलब्ध सुरक्षित QR कोड रीडर ऑप वापरून QR कोड स्कॅनिंगद्वारे सत्यता तपासता येईल.
- आधार अद्वितीय आणि सुरक्षित आहे.
- ओळख आणि पत्त्याला आधार देणारी कागदपत्रे आधार नोंदणीच्या तारखेपासून दर 10 वर्षांनी आधारमध्ये अद्ययावत ठेवावी.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी mAadhaar ऑप डाउनलोड करा.
- आधार/बायोमेट्रिक्स वापरत नसताना सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक आधार/बायोमेट्रिक्सचे वैशिष्ट्य वापरा.
- आधारची मागणी करणाऱ्या संस्थानी संमती घेणे बंधनकारक आहे.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

कॉपी - 9  
२५५३  
२२१००



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता: C/O: Moses, 13 th Floor, C, 1302 Park  
Royale, New Military Road Marol, Near  
Bharat Van garden, Andheri East, Mumbai,  
Mumbai Suburban, Maharashtra, 400059  
Address: C/O: Moses, 13 th Floor, C, 1302 Park  
Royale, New Military Road Marol, Near Bharat Van  
garden, Andheri East, Mumbai, PO: J.B. Nagar,  
DIST: Mumbai Suburban, Maharashtra, 400059



**9809 1038 2165**

1947 help@uidai.gov.in www.uidai.gov.in



*Handwritten signature*

करल - १		
१६५३	६३	१००
२०२५		





भारत सरकार  
भारत सरकार



आधार

भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

करल - १	
१६५३	२४३००
२०२५	

Enrollment No. : 0013/37003/07780

To  
Joyce Dhanasingh

C/O: Dhanasingh Moses,  
C-1302 Park Royale 13th Floor,  
New Military Road,  
Near Bharat Van Garden,  
Baman Dayapada Andheri E,  
VTC: Mumbai, PO: J.B. Nagar,  
Sub District: Andheri, District: Mumbai Suburban,  
State: Maharashtra, PIN Code: 400059.  
Mobile: 9869046945

53864235



KF538642351FI



आपका आधार क्रमांक / Your Aadhaar No.

**2790 6623 3352**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 25/08/2012



Joyce Dhanasingh  
DOB: 05/03/1979  
Female

*Joyce Dhanasingh*

**2790 6623 3352**

मेरा आधार, मेरी पहचान

करल - १  
१६५३    ६५१००  
२०२५



करल - १  
 १९५३ २९१००  
 २०२५

भारत सरकार  
 Government of India

अविनाश निवृत्ती माळी  
 Avinash Nivrutti Mali  
 जन्म तारीख/DOB: 25/05/1986  
 पुरुष/ MALE

Issue Date: 28/08/2011

2365 2120 1808  
 VID : 9143 0238 9409 0849

माझे आधार, माझी ओळख

*Handwritten signature*

भारत सरकार  
 Government of India

Suraj Jivan Mohite  
 Date of Birth/DOB: 17/02/1994  
 Male/ MALE

5872 0494 8611  
 VID: 9117 6151 7863 0771

मेरा आधार, मेरी पहचान

*Handwritten signature*

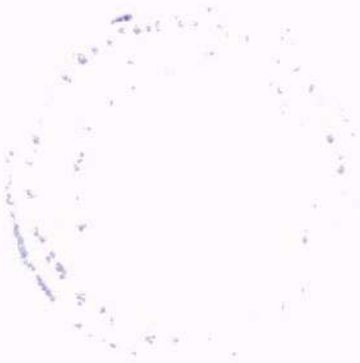


करल - १

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369/1653

शनिवार, 18 जानेवारी 2025 3:59 म.नं.

दस्त गोषवारा भाग-1

करल1

दस्त क्रमांक: 1653/2025

दस्त क्रमांक: करल1 /1653/2025

बाजार मूल्य: रु. 86,97,976/-

मोबदला: रु. 1,28,98,198/-

भरलेले मुद्रांक शुल्क: रु.7,73,900/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्र. 1653 वर दि.18-01-2025

रोजी 3:57 म.नं. वा. हजर केला.

पावती:1885

पावती दिनांक: 18/01/2025

सादरकरणाचे नाव: धनसिंग मोसेस

नोंदणी फी

रु. 30000.00

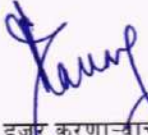
दस्त हाताळणी फी


रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

  
 सह. दुय्यम निबंधक  
 कुर्ला-१ (वर्ग-२)

  
 सह. दुय्यम निबंधक  
 कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 18 / 01 / 2025 03 : 57 : 03 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 18 / 01 / 2025 03 : 57 : 41 PM ची वेळ: (फी)

करल - १		
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18/01/2025 4 20:46 PM

दस्त गोपवारा भाग-2

करल 1

दस्त क्रमांक:1653/2025

दस्त क्रमांक :करल1/1653/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरवर्ट मॅडेम तर्फे मुख्यतार किरण नाईक पत्ता:प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पॅन नंबर:AAACG3995M	लिहून देणार वय :-38 स्वाक्षरी:- 		
2	नाव:धनसिंग मोसेस पत्ता:प्लॉट नं: फ्लॅट नं. सी-1302, माळा नं: 13 वा मजला, इमारतीचे नाव: पार्क रॉयल, ब्लॉक नं: भारत वन गार्डन जवळ, मरोळ, अंधेरी पूर्व, मुंबई, रोड नं: न्यू मिलिटरी रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AGNPM9102C	लिहून घेणार वय :-50 स्वाक्षरी:- 		
3	नाव:जॉयस धनसिंग पत्ता:प्लॉट नं: फ्लॅट नं. सी-1302, माळा नं: 13 वा मजला, इमारतीचे नाव: पार्क रॉयल, ब्लॉक नं: भारत वन गार्डन जवळ, मरोळ, अंधेरी पूर्व, मुंबई, रोड नं: न्यू मिलिटरी रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AGVPD0075B	लिहून घेणार वय :-45 स्वाक्षरी:- 		

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

शिक्षा क्र.3 ची वेळ:18 / 01 / 2025 04 : 16 : 17 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अविनाश माळी .. वय:38 पत्ता:11, सविता, प्लॉट नं. 70, पेस्तम सागर, रोड नं. 2, चेंबुर पश्चिम, मुंबई पिन कोड:400089	 स्वाक्षरी: 	
2	नाव:सुरज मोहिते .. वय:30 पत्ता:पाचवा मजला, गोदरेज वन, पिरोजशा नगर, विक्रोळी मुंबई पिन कोड:400079	 स्वाक्षरी: 	

शिक्षा क्र.4 ची वेळ:18 / 01 / 2025 04 : 16 : 44 PM

शिक्षा क्र.5 ची वेळ:18 / 01 / 2025 04 : 19 : 05 PM नोंदणी पुस्तक 1 मध्ये

दु. निबंधक कडून

सह. दुय्यम निबंधक

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GODREJ PROPERTIES LIMITED	eChallan	03006172025011800431	MH014427143202425M	773900.00	SD	0008041635202425	18/01/2025
2		DHC		0125189604650	2000	RF	0125189604650D	18/01/2025
3	GODREJ PROPERTIES LIMITED	eChallan		MH014427143202425M	30000	RF	0008041635202425	18/01/2025

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

1653 /2025

Know Your Rights as Registrants

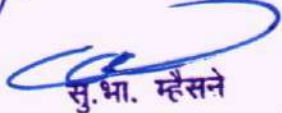
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



करल - १		
१६५३	१००	१००
२०२५		

प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण ... २११२.१०० ... पाने आहे.  
करल-१/ १६५३ /२०२५  
पुस्तक क्रमांक १ क्रमांकावर नोंदला  
दिनांक १६/०९/२०२५

  
सु.भा. म्हासने  
सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा



19/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 1653/2025

नोंदणी :

Regn:63m

## गावाचे नाव : चांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12898198
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8697975.68
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॅट नं. 1305, माळा नं: 13 वा मजला, इमारतीचे नाव: गोदरेज अर्बन पार्क टॉवर-9, ब्लॉक नं: चांदिवली,मुंबई-400072, रोड : चांदिवली फार्म रोड, इतर माहिती: क्षेत्र-36.83 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-1.47 चौ. मीटर यांनी एकूण क्षेत्र-38.30 चौ. मीटर कारपेट, सोबत एक कारपार्किंग स्पेसमहित(इतर माहिती दस्तात नमुद केल्याप्रमाणे.)( ( C.T.S. Number : 24,24/1,24/2 AND 24/3 ; ) )
(5) क्षेत्रफळ	1) 38.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मॅडेस तर्फे मुख्यतार किरण नाईक वय:-38; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजथानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनसिंग मोसेस वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं. सी-1302, माळा नं: 13 वा मजला, इमारतीचे नाव: पार्क रॉयल, ब्लॉक नं: भारत वन गार्डन जवळ, मरोळ, अंधेरी पूर्व, मुंबई, रोड नं: न्यू मिलिटरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AGNPM9102C 2): नाव:-जॉयस धनसिंग वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं. सी-1302, माळा नं: 13 वा मजला, इमारतीचे नाव: पार्क रॉयल, ब्लॉक नं: भारत वन गार्डन जवळ, मरोळ, अंधेरी पूर्व, मुंबई, रोड नं: न्यू मिलिटरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AGVPD0075B
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2025
(11) अनुक्रमांक,खंड व पृष्ठ	1653/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	773900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GODREJ PROPERTIES LIMITED	eChallan	03006172025011600431	MH014427143202425M	773900.00	SD	0008041635202425	18/01/2025
2		DHC		0125189604650	2000	RF	0125189604650D	18/01/2025
3	GODREJ PROPERTIES LIMITED	eChallan		MH014427143202425M	30000	RF	0008041635202425	18/01/2025

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



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१  
 मंथई उपनगर जिल्हा.