

507/5438
Tuesday, May 22, 2018
1:09 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 5841 दिनांक: 22/05/2018

गावाचे नाव: खोणी
दस्तावेजाचा अनुक्रमांक: कलन5-5438-2018
दस्तावेजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: कुंदा राजन माशेलकर --

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2140.00
पृष्ठांची संख्या: 107

एकूण: रु. 32140.00

आपणास मूळ दस्त ,यंवनेल प्रिंट,सूची-२ अंदाजे
1:17 PM ह्या वेळेस मिळेल.

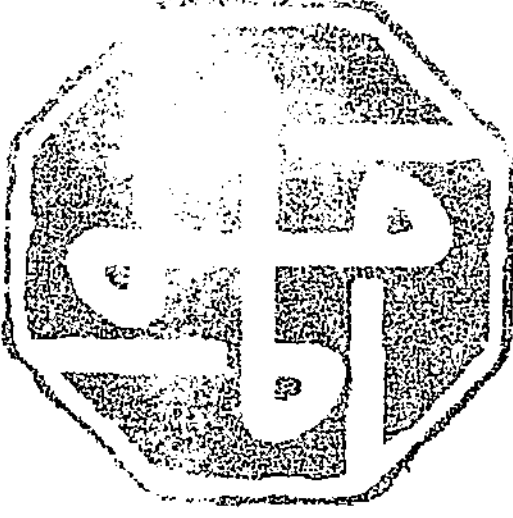
Joint Sub Registrar Kalyan-5

सह. मुख्य निदेशक वर्ग-३
कल्याण क्र.५

वाजार मूल्य: रु.1823241.64 /-
मोवदला रु.4775905/-
भरलेले मुद्रांक शुल्क : रु. 167500/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001786078201819R दिनांक: 22/05/2018
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 2140/-





22/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 5438/2018

नोंदणी :

Regn:63m

गावाचे नाव : खोणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4775905
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1823241.64
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 4, माळा नं: तळ मजला, इमारतीचे नाव: एस्टेला सी-विंग, ब्लॉक नं: डॉविवली-पूर्व, रोड : कल्याण शीळ रोड, इतर माहिती: विभाग नं.7 सोवत एक कार पार्किंग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलत(टीपीएस 1213/116/सीआर-289/13/युडी-12)((Survey Number : 28-1,42-8,43-1,43-2,44-3ए-1,142 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 59.57 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पलावा इवेलर्स प्रा. लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. राहुल वंडेकर वय:-38; पत्ता:-प्लॉट नं:-, माळा नं: 4था मजला ,412, इमारतीचे नाव: 17जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई, रोड नं: कावसजी पटेल रोड, , महाराष्ट्र, मुम्बई. पिन कोड:- 400001 पॅन नं:-AAECE5655J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुंदा राजन माशेलकर -- वय:-51; पत्ता:-, - , 2-ए-3, शरावती नगरी निवारा कोर्हीसो, प्लॉट नं.8, विल्डींग नं.2, ए वी एन एन पी कॉलनी दिंडोशी गोरेगाव पूर्व मुंबई, , - , आजारोर्ॉईळक कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400065 पॅन नं:-AFAPM4539F
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2018
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2018
(11) अनुक्रमांक, खंड व पृष्ठ	5438/2018
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	167500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

(II) within the limits of any Municipal Council, Nagarpanchayat or Cantonment

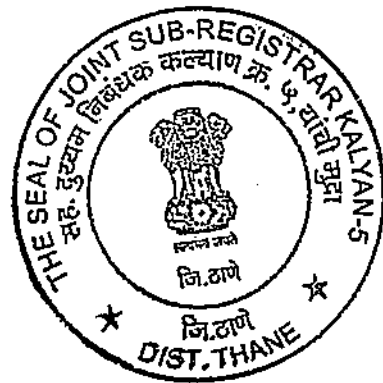
0

D

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)						
Valuation ID	201805222087	22 May 2018,01:00:47 PM				
मूल्यांकनाचे वर्ष	2018					
जिल्हा	ठाणे					
तालुक्याचे नांव :	कल्याण					
गांवाचे नांव :	खाणी					
क्षेत्राचे नांव	Rural	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
खुली जमीन					चौ. मीटर	
1140						
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र	59.57चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वये	मूल्यदर/बांधकामाचा दर-	Rs.1140/-	
उद्दवाहन सुविधा -	आहे	मजला -	Still floor Or Ground floor			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ						
= (30500 * (100 / 100)) * 1						
= Rs.30500/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 30500 * 59.57						
= Rs.1816885/-						
B) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 13.94चौ. मीटर						
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 13.94 * (1140*40/100)						
= Rs.6356.64/-						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + धंद्या वाहन तळाचे मूल्य + सगळ्या गळीचे मूल्य + वरील गळीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळपराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य						
= A + B + C + D + E + F + G + H						
= 1816885 + 6356.64 + 0 + 0 + 0 + 0 + 0 + 0						
=Rs.1823241.64/-						

Home Print

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.९



क.ल.न.-९	
दस्त क्र. ५४३८	२०१८
१	१०८

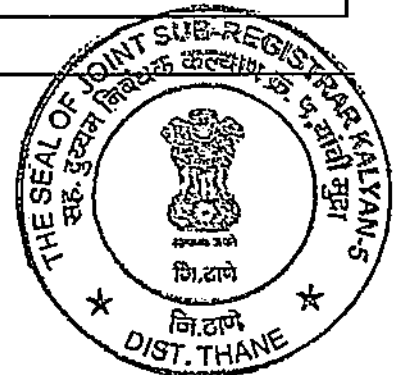
0

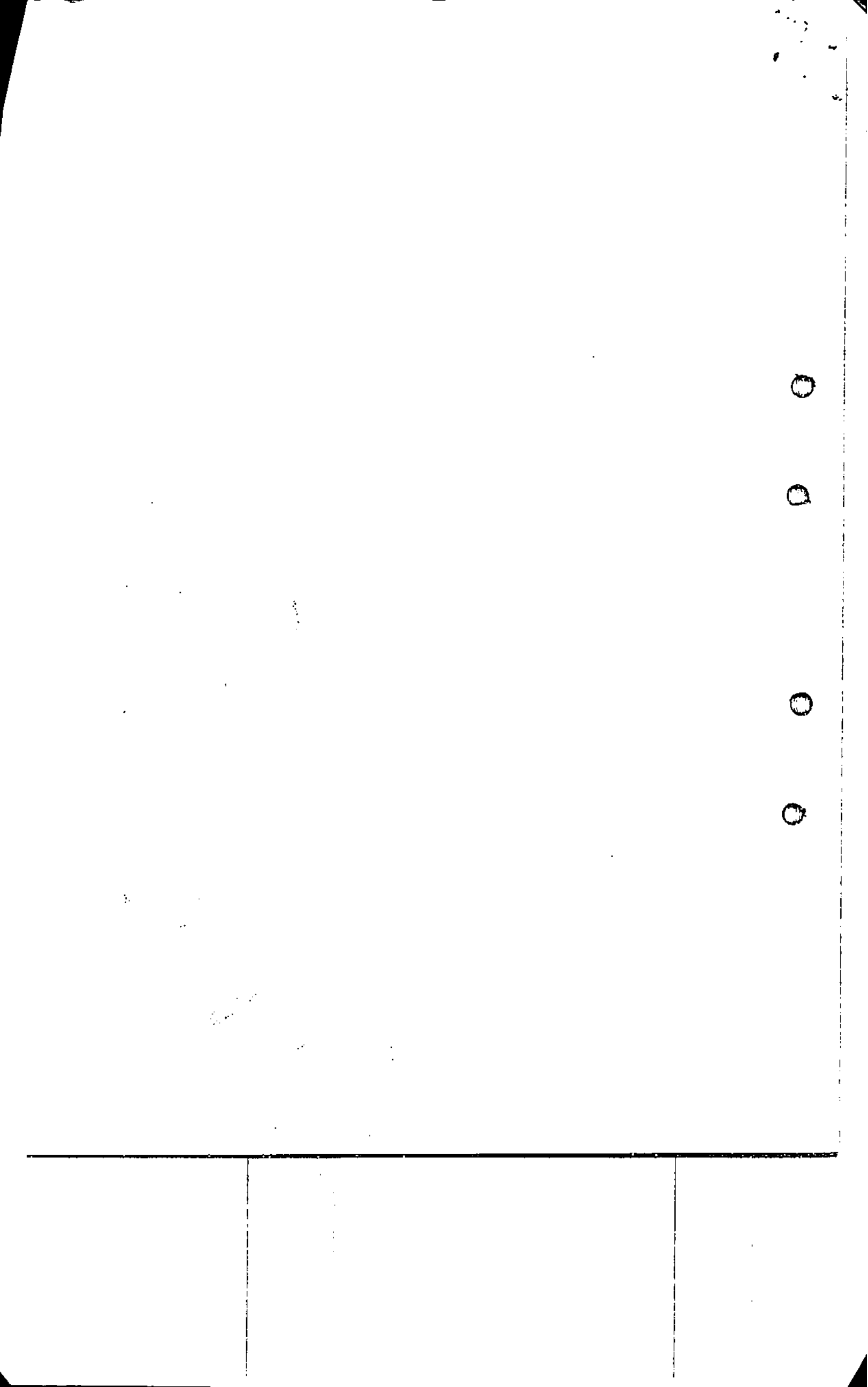
D

Hot Payment Successful. Your Payment Confirmation Number is 167105192

CHALLAN				MTR Form Number - 6			
GRN NUMBER	MH001786078201819R	BARCODE	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">क.स.स.-९</p> <p>Form ID: 2018-05-15 Date: 19-05-2018 2096</p> </div>				
Department	IGR	Payee Details		Dept. ID (If Any)			
Receipt Type	RE	PAN No. (If Applicable)		PAN-AAECE5655J			
Office Name	IGR542-KLN5_KALYAN 5 JOINT SUB REGISTRAR	Location	Full Name				
Year	Period: From : 19/05/2018 To : 31/03/2099	Flat/Block Premises/ Bldg		Palava Dwellers Pvt Ltd			
Object	Amount in Rs.	Road/Street, Area /Locality		Flat 4 C Ground Floor Epic Palava 2 Taloja Bypass Road			
0030046401-75	167500.00	Town/ City/ District		Dombivli East Thane Maharashtra			
0030063301-70	30000.00	PIN		4 2 1 3 0 1			
	0.00	Remarks (If Any) :					
	0.00	Amount in words		Rupees One Lakhs Ninety Seven Thousand Five Hundred Only			
	0.00	FOR USE IN RECEIVING BANK					
	0.00	Bank CIN No : 69103332018052150880					
	0.00	Date		19-05-2018			
	0.00	Name of Bank		IDBI BANK			
	0.00	Name of Branch		Bank-Branch			
	0.00	Scroll No.					
Total	197500.00						
Payment Details:IDBI NetBanking Payment ID : 167105192							
Cheque- DD Details:							
Cheque- DD No.							
Name of Bank		IDBI BANK					
Name of Branch							

(Signature)





Data of Bank Receipt for GRN MH001786078201819R
Bank - IDBI BANK

Bank/Branch	:		Simple Receipt	:	
Pmt Txn Id	:	167105192	Print DtTime	:	
Pmt DtTime	:	21/05/2018 18:12:33	GRAS GRN	:	MH001786078201819R
ChallanIdNo	:	69103332018052150880	GRN Date	:	21/05/2018 18:12:34
District	:	1201 / THANE			
Office Name	:	IGR542 / KLN5_KALYAN 5 JOINT SUB REGISTRAR			
StDuty Schm	:	0030046401-75/ Stamp Duty(Bank Portal)			
StDuty Amt	:	Rs 1,67,500.00/- (Rs One Lakh Sixty Seven Thousand Five Hundred Rupees Only)			
RgnFee Schm	:	0030063301-70 / Registration Fee			
RgnFee Amt	:	Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)			

Only for verification not to be printed and used

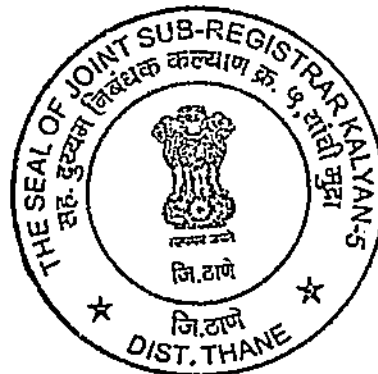
Article	:	B25	Consideration	:	47,75,905.00/-
Prop Mvblty	:	Immovable			
Prop Descr	:	Flat 4 C GroundFloor EpicPalava 2 TalojaBypass Road , Dombivli EastThane			
	:	Maharashtra			
	:	421301			
Duty Payer	:	PAN-AAECE5655J Palava Dwellers Pvt Ltd			
Other Party	:	PAN-AFAPM4539F Kunda Rajan Mashelkar			

क.स.न. = ९	
दस्ता क्र. ५४३८	२०१८
३	१०५

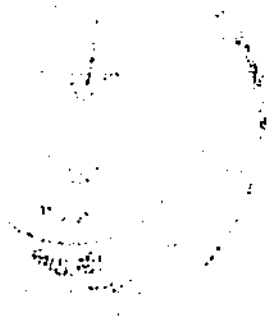
Bank Stron No : --
 Bank Stron Date : --
 RBI Credit Date : --
 Mobile Number : 919930685063
₹ 1,97,500.00
 DEFACED
 Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-507-5438	0001005197201819	22/05/2018-13:07:57	IGR542	30000.00
2	(IS)-507-5438	0001005197201819	22/05/2018-13:07:57	IGR542	167500.00
Total Defacement Amount					1,97,500.00

प्र.सह. दुय्यम निबंधक वर्ग-२
 कल्याण क्र. ९



2



क.ल.न.-७	
दस्तावे. ५७३८	२०१८
४	१०४

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 22nd day of May, 2015

BETWEEN:

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

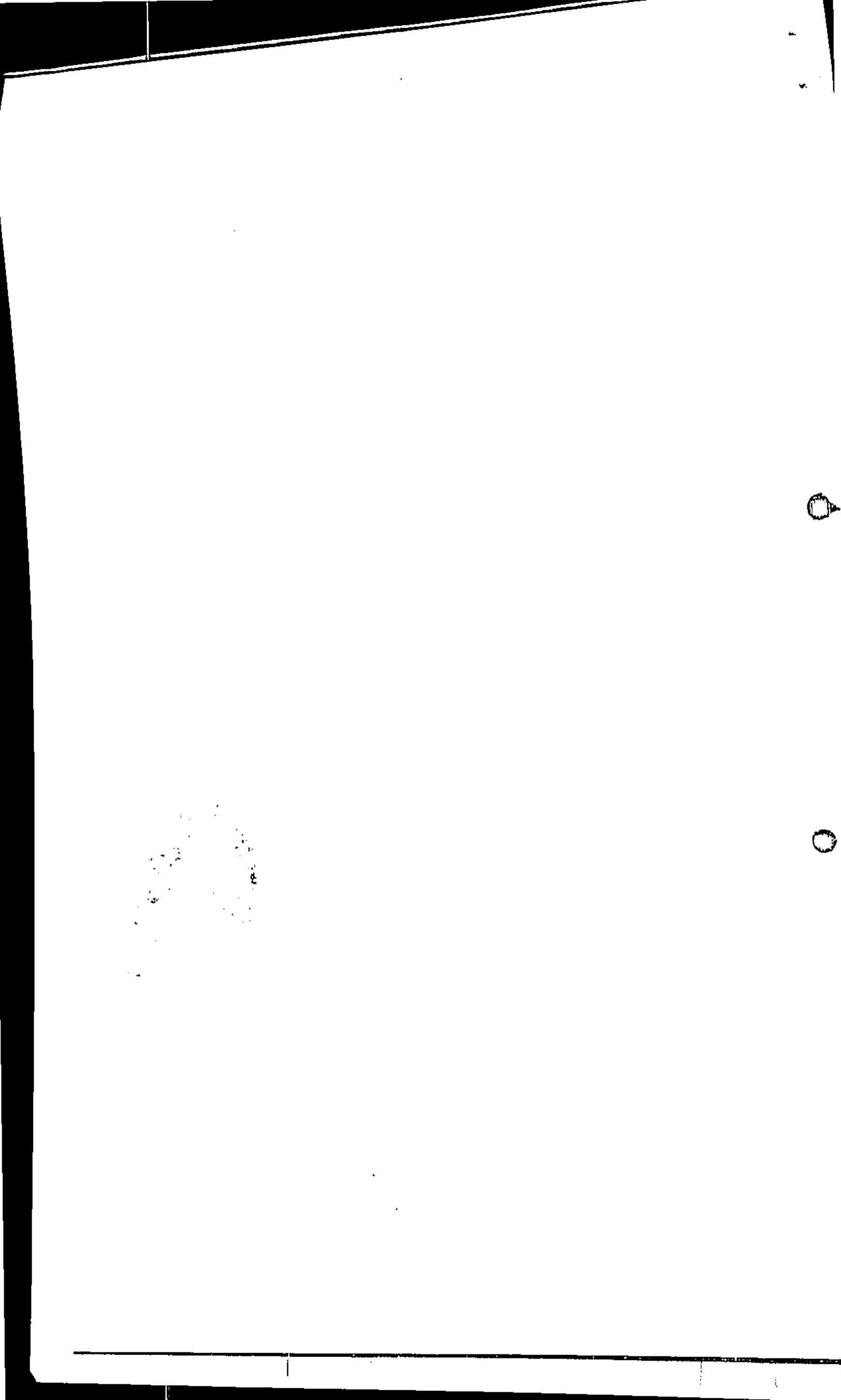
AND

Kunda Rajan Mashelkar residing / having its address at 2-A-3, SHARAWAT NAGARI NIWARA CHS, PLOT NO-8, BLDG NO-2, A.B.N.N.P COLONY DINDOSHI, GOREGAON EAST, MUMBAI-400065 and assessed to income tax under permanent account number (PAN) AFAAM4599A hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.

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



[Handwritten signature and initials]



क.स.न. - ५	
दस्ता क्र. ५४३८	२०९
५	९०७

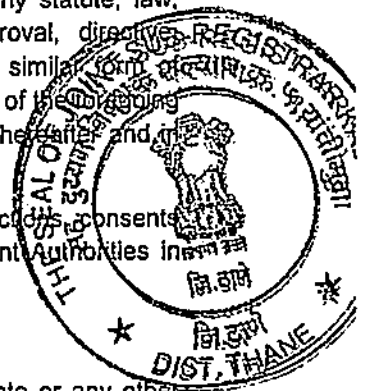
WHEREAS:

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

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

1. DEFINITIONS

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.



[Handwritten signature]

1.7. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.

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

1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6 (Unit and Project Details).

क. ल. नं. ७
दस्ता क्र. ५४३५२०१६
९

1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.

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

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

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

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

1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.

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

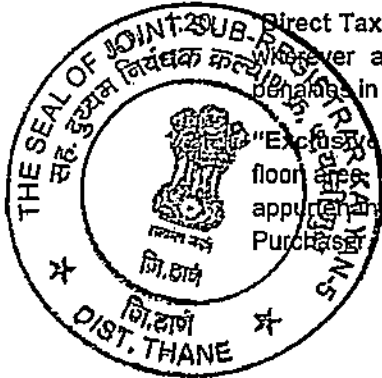
1.17. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.

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

1.19. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).

"Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, whichever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.

"Exclusive Balcony/ Verandah/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell

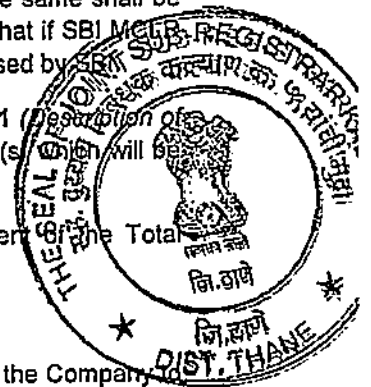


[Handwritten Signature]

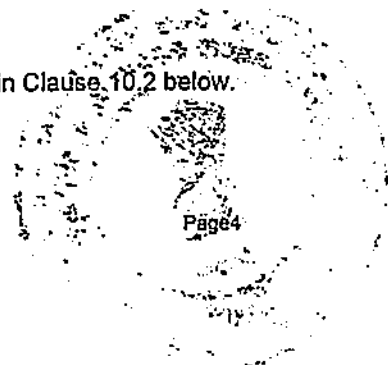
क.स.न.-६	
प्लान नं. ५४३८	२०१
७०८	

basis) and is subject to tolerance of +/- 3 per cent on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied / fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

- 1.22. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.23. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (*Unit and Project Details*).
- 1.24. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.25. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.26. "FEMA" shall have the meaning ascribed to it in Clause 20(y) below.
- 1.27. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.28. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.
- 1.29. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.30. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.31. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.32. "Larger Property" means the land with details as described in Annexure 1 (*Description of Larger Property*). For clarity, there may be other building(s) and/or project(s) constructed on the Larger Property.
- 1.33. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.34. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.35. "Maintenance Related Amounts" shall include the amounts collected by the Company, be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6 (*Unit and Project Details*).
- 1.36. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.37. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.38. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.



[Handwritten Signature]



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

1.40. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause

क. ल. नं. - ९	
१४१	२०१७
८	१०८

3.1.b) below.

"Refund Amount" shall mean:

In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3rd parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

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

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

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

1.42. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit including but not limited to LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at Annexure 6 (Unit and Project Details).

1.43. "RERA" shall mean the Real Estate (Regulation and Development) Act 2016 and the rules framed by the relevant State Government thereto and any amendments to the Act or the rules.

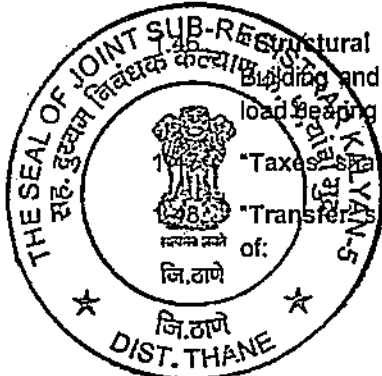
1.44. "Service Providers" shall have the meaning ascribed to it in Clause 15.15 below.

1.45. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.

1.46. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.

"Taxes" shall mean and include Direct Tax and Indirect Tax.

"Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:



[Handwritten signature]

क.स.न.-६	
दस्ता क्र. ५४३८	२०९
e	१०६

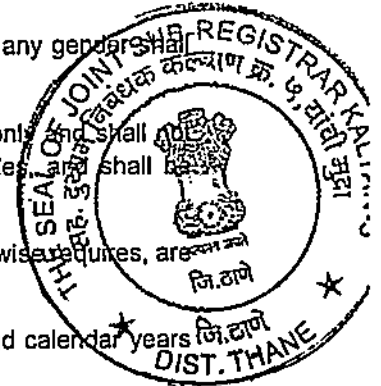
- a. the Unit or any part of the right, title or interest therein; and, or,
- b. the benefit of this Agreement; and, or,
- c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25 per cent of the voting rights and, or, economic interest;
- d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

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

- 1.49. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto, as well as any changes in Consideration Value as per the terms of Clause 4.2.
- 1.50. "Ultimate Organization" shall mean the company/ condominium/society/other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14.
- 1.51. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floorplan thereto (with unit shaded) annexed hereto as Annexure 5 (Floor Plan).

2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - b. All statutory instruments or orders made pursuant to a statutory provision; and
 - c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or



[Handwritten Signature]

the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.

क. ल. न. नं.	५४३५००९
सं. क्र.	९०
९०	९०

All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.

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

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

3. DISCLOSURES AND TITLE

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

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

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

4. AGREEMENT TO SELL AND CONSIDERATION

4.1. The Purchaser hereby agrees to purchase/acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Total Consideration as set out at Annexure 6 (*Unit and Project Details*) hereto subject to the terms and conditions mentioned herein and the Approvals.

4.2. The Total Consideration shall remain fixed as stated in Annexure 6 (*Unit and Project Details*) hereto, save and except for proportionate share (in ratio of Net Area) of any increase in costs/charges levied by any Authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building due to depreciation of the rupee by more than 5 per cent beyond the prevailing exchange rate with the US Dollar (\$) as on the date of start of construction of the Building. Such increase will be certified by any one of the Big 6 accountancy firms (EY, KPMG, PWC, Deloitte, BDO, Grant Thornton in 2017 and as may vary over time) and the Purchaser shall pay such proportionate share, as demanded.

The Total Consideration shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at Annexure 6 (*Unit and Project Details*), time being of the essence. The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment



[Handwritten signature]

क.स.न.-७	
दस्ता क्र. ५४३८	२०९
९९	९००

being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

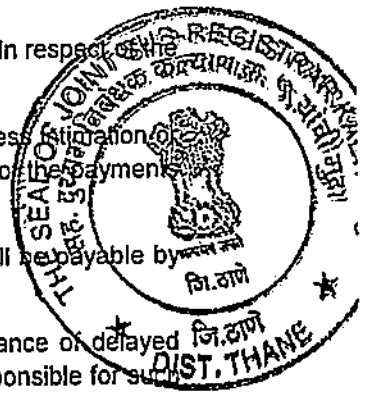
- 4.4. The Purchaser acknowledges that he has chosen the 'Construction Progress Linked Payment Plan' since it offers several advantages to the Purchaser, including that the installment payments may become due later in time than as envisaged at the time of entering into this Agreement, if the relevant construction milestones are delayed, thus compensating for the impact of any delay in construction on the Purchaser. This significantly reduces the risk of the Purchaser as compared to the 'Time Linked Payment Plan' option and the Purchaser has entered into this Agreement after taking into account the advantages and risks of the 'Construction Progress Linked Payment Plan'.
- 4.5. The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
- Shall make payment of the Total Consideration as per the timelines set out at Annexure 6 (Unit and Project Details), without any delay or demur for any reason whatsoever;
 - Shall observe all the covenants, obligations and restrictions stated in this Agreement; and
 - Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4.6. It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
- Firstly, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
 - Secondly, towards Interest due as on the date of payment;
 - Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable in respect of the Unit or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
 - Fourthly, towards outstanding dues including Total Consideration in respect of the Unit or under the Agreement.

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

- 4.7. In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.
- 4.8. The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2017 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

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



[Handwritten signature]
 २

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

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

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

6. SECURITIZATION OF THE TOTAL CONSIDERATION

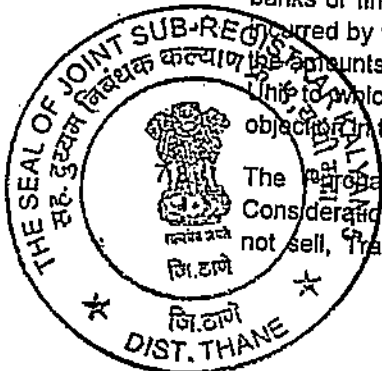
6.1. The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial Institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable herein. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and/or any bank or financial institution nominated by the Company in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. LOANS AGAINST THE UNIT

7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement (Loan) and any mortgage created or to be created over the Unit in connection with such Loan (which requires the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Total Consideration or the part thereof and/or any other the amounts payable hereunder.

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

The Purchaser hereby expressly agrees that so long as the Loan and the Total Consideration remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Unit in any manner whatsoever without



[Handwritten signature]

क.स.न. - ७	
दस्तावेज क्र. ५४३८	२०१९
७०८	

obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

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

8. CAR PARKING

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

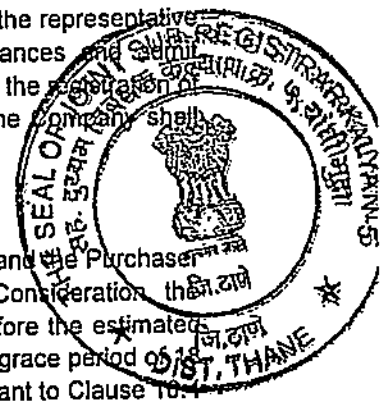
9. REGISTRATION

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

10. POSSESSION

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration the Company shall endeavor to provide the Unit to the Purchaser on or before the estimated DOP set out at Annexure 6 (Unit and Project Details) with an additional grace period of (eighteen) months and any further extension as may be applicable pursuant to Clause 10.1 (cumulatively referred to as the Extended DOP i.e. estimated DOP as set out at Annexure 6 (Unit and Project Details) + additional grace period of 18 (eighteen) months + further extension as may be applicable pursuant to Clause 10.4).

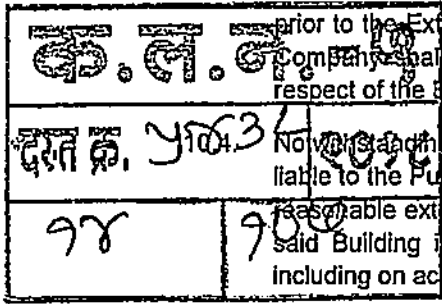
10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 15 (fifteen) days of the Company intimating him, in writing, that the Unit is ready for possession (Possession Demand Letter) and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of INR 10/- per square-foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges.



[Handwritten Signature]

Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 months from the date of the Possession Demand Letter and the Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Unit after this date.

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



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

- a. Any event of *Force Majeure*;
- b. Riots / other civil disturbances;
- c. Any notice, order, rule or notification of the Central or relevant State Government and/or any other public or competent Authority or of the court which affects the Building in which the Unit is located.

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

11. TERMINATION

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Total Consideration of the Unit may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of such change the Total Consideration.

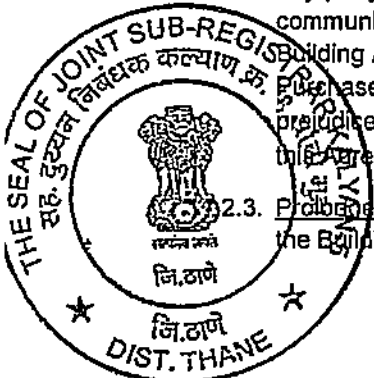
Company's Right to Terminate

11.2. Company shall have right to terminate this Agreement only in the following circumstances:

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

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

11.2.3. Prolonged Stoppage in Construction: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one)



[Handwritten signature]

क.स.न.-७	
दस्तावेज क्र. ५४३८	२०१८
१५	१०५

year due to Applicable Law, the Company shall have the option to terminate this Agreement sending the Company Notice of Termination.

Purchaser's Right to Terminate:

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

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

- Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause b) the DOP mentioned in Annexure 6 (*Unit and Project Details*) shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser; or
- Within 30 days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in Annexure 8 (*Purchaser Notice of Termination*) elect to terminate this Agreement (*Purchaser Notice of Termination*). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1(a).

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

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.2.

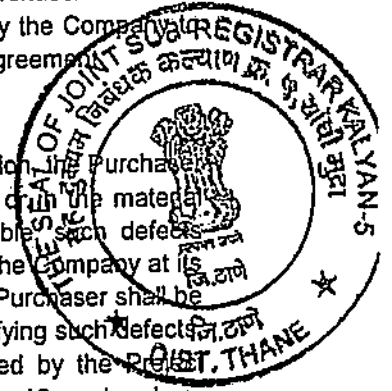
11.4.2. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 months from the date of receipt of: (i) the Company Notice of Termination by the Purchaser; or (ii) the Purchaser Notice of Termination by the Company, as the case may be, and shall be paid by the Company to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.

12. **DEFECT LIABILITY**

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

13. **SET OFF / ADJUSTMENT**

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company including the Total Consideration, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to this Agreement and in relation to the Unit. The Purchaser agrees and undertakes not to



[Handwritten signature]

raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. ULTIMATE ORGANISATION

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

क. ल. नं. 14
दस्ता क्र. 5034
96 7010

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

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

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

14.5. The Purchaser hereby agrees and undertakes that the Purchaser along with other unit holders in the Ultimate Organisation/ Federation shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organisation/Federation.

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

The Company hereby agrees that it shall, before execution of Building Conveyance/ Federation Conveyance as contemplated herein, make full and true disclosure of the



[Handwritten signature]

क.स.न.-७	
दस्ता क्र. ५४३८	२०१८
१११	१०८

nature of its title to the Larger Property as well as encumbrances and/or claims if any in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federation, the Larger Property is free from encumbrances.

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

15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company (FMC). The FMC will be appointed by the Company for a period of upto 60 (sixty) months commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20 per cent margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organisation to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the Ultimate Organisation / Federation may appoint the FMC for a further term or choose to appoint any other facility management company.

15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organisation in the event:

- a. the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
- b. the BCAM Charges and FCAM charges as applicable, have not been paid by 100 per cent of the unit purchasers at the due date (with a grace period of 30 days).

15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organisation shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100 per cent of the unit purchasers of the Building.

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

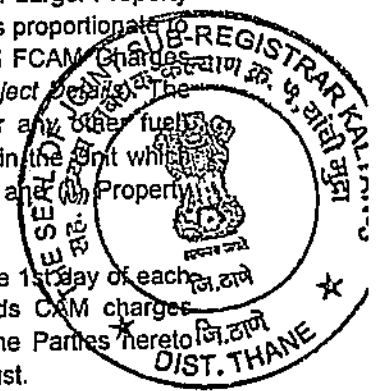
CAM Charges and Maintenance Related Amounts

15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and are payable as the BCAM Charges and FCAM Charges (collectively, the CAM Charges) as set out at Annexure 6 (Unit and Project Details). The CAM charges shall not include: (i) the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals and (ii) Property Taxes.

15.6. The Purchaser shall be obliged to pay the same in advance on/before the 15th day of each quarter. The FMC shall provide reconciliation of the expenses towards CAM charges on/before 30th June after the end of the relevant financial year and the Parties hereto covenant that any credit/debit thereto shall be settled on/before 30th August.

15.7. For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes such possession or not.

15.8. The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent per annum). Further, these charges are subject to the revision every 12 months after the Date of Offer of Possession by 7.5 to 10 per cent per annum. In case the increase is to



[Handwritten signature]

be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

15.9. The Purchaser undertakes to make payment of the estimated BCAM charges and FCAM charges for the period stated in Annexure 6 (*Unit and Project Details*) from the CAM Commencement Date on or before the Date of Offer of Possession.

15.10. Where units in the Building remain unsold after the expiry of 6 months from the date of the OC, the CAM Charges payable in respect of such units after the expiry of the above mentioned 6 months period shall be borne and paid by the Company.

क.स.ज. - 19
सक्र. ५४३२
१८ १००

15.11. All Maintenance Related Amounts stated in Annexure 6 (*Unit and Project Details*) are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/Ultimate Organisation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.5 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/Ultimate Organisation till such time all due amounts are paid together with interest for the period of delay in payment.

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

Club and Other Key Common Areas

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

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

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



[Handwritten signature]

क.ल.न.-०	
दस्ता क्र. ४३८	२०१
१२	१००

- a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
- b. Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

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

16. PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES

16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.

16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the period stated in in Annexure 6 (*Unit and Project Details*) simultaneously with the CAM Charges becoming payable as per the terms stated herein.

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

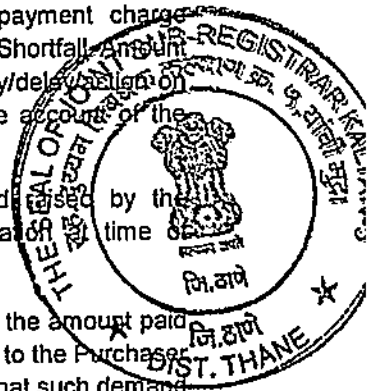
16.4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation on the handover of the affairs of the Ultimate Organisation to the purchasers.

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

16.6. The Property Tax for any unsold units in the Building after the formation of the Ultimate Organization, shall be payable by the Company as charged by the competent Authorities, till such unsold units are sold.

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

17. BUILDING PROTECTION DEPOSIT



[Handwritten signature]

17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in Annexure 6 (Unit and Project Details) hereto.

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

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

क.ल.न. १
दस्ता क्र. ५४३
२०

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

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

18. INDIRECT TAXES AND LEVIES

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

19. INTEREST

19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.31) on all the amounts including the Total Consideration or any part thereof payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

PURCHASER'S COVENANTS

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

a. To maintain the Unit at the Purchaser's own cost in good tenable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of

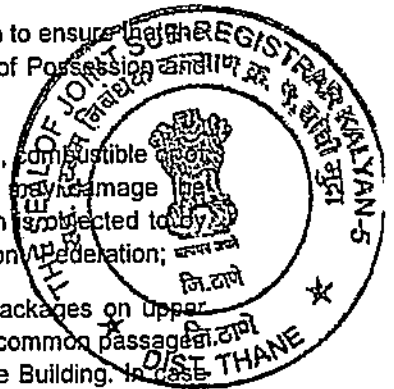


[Handwritten signature]

क.स.न.-९	
दस्ता क्र. ५४३८	२०१८
२९	१०८८

the Ultimate Organisation / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

- (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company);
 - (ii) Not make any changes to the common area/lobby and structural changes in the Building;
 - (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
 - (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
 - (v) Not change the location of the wet/waterproofed areas;
 - (vi) Not make any alteration in the elevation and outside color scheme of the Building;
 - (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;
 - (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and
 - (ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.
- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company as amended from time to time.
 - c. The Purchaser shall ensure and cause the Ultimate Organisation to ensure the Building is painted once every 5 years from the Date of Offer of Possession and kept in good and proper condition
 - d. The Purchaser shall not store any goods which are of hazardous, combustible or dangerous nature in the Unit, other than cooking gas, which may damage construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organisation or Federation;
 - e. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
 - f. The Purchaser agrees and undertakes to cause the Ultimate Organisation to ratify and confirm that the name of the Building and/or Ultimate Organisation shall not be changed without the prior written consent of the Company.
 - g. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use



[Handwritten signature]

only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name.

h. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.

i. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained to the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurbishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.

क.ल.न. - 4	
दस्ता क्र. 5834	2096
22	904

Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.

k. To pay to the Company within 7 (seven) days of demand by the Company its share of security deposit demanded by concerned local authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.

l. To pay to the Company within 7 (seven) days of demand by the Company, his share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.

m. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz, user for any purposes other than for residential or otherwise.

n. In the event the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at Annexure 6 (Unit and Project Details) as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months, then the Purchaser undertakes to pay the provisional electricity charges till installation of the electric meter for the Unit.

o. The Purchaser shall not sell, lease, let, sub-let, Transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Unit till such time that the OC is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/Transfer of the Unit after this time shall require written approval from the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) to ensure that the inherent nature of the society is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organisation. Any document for sale/Transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organisation (and till such time that the Ultimate Organisation is formed, of the Company) shall not be valid and not binding on the Company.

p. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided hereon are only for the purpose of show casing the unit and the Company is not

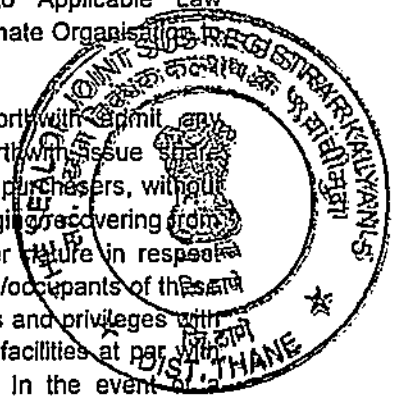


[Handwritten signature]

क.स.न.-७	
दस्ता क्र. ५४३८	२०९
२३	१००

liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.

- q. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to the application form, allotment letter, brochure or electronic communication of any form.
- r. Until a Building Conveyance/Federation Conveyance in favour of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- s. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other 3rd parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5 per cent of the Total Consideration of the Unit for every day that any such breach continues within 15 days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- t. The Purchaser agrees and acknowledges (and the Purchaser shall cause the Ultimate Organisation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold unit/s shall deemed to be a member of the Ultimate Organisation. Where consents and, or, permissions may be required from the Ultimate Organisation pursuant to Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organisation to issue such consents and, or, permissions forthwith on request.
- u. The Purchaser agrees and acknowledges that it shall forthwith permit any purchasers of units in the Building / Project and shall forthwith issue certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging or recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of the unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of violation or breach of the covenants at Sub-Clause 20(t) and (u), the Purchaser will be liable to pay an amount equivalent to 1 per cent of the Total Consideration of the Unit being sold for each month of delay caused.
- v. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Company shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.



[Handwritten signature]

w. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity for inspecting the Unit only after making payment of the Total Consideration.

x. Upon and after handover of the management of the Building to the Ultimate Organisation, the Ultimate Organisation (and its members) will be responsible for fulfillment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.

क.ल.न. - 9	
दस्ता क्र. 4834	2070
28	906

The Purchaser, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA as amended from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same in writing to the Company immediately and comply with necessary formalities if any under the applicable laws. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.

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

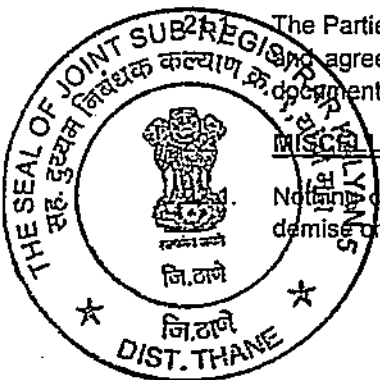
aa. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

21. SPECIAL CONDITIONS

The Parties agree to adhere to the conditions set out in Annexure 9 (Special Conditions) and agree that these conditions shall prevail over any other conflicting provision of this document.

MISCELLANEOUS

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



[Handwritten signature]

क.स.न.-७
 दस्ता क्र. ५४३८ २०१८
 १०८

- 22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at Annexure 6 (Unit and Project Details). Electronic communication (eg. Email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 6 (Unit and Project Details) hereto in the subject line in following manner: "SI: xxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

23. DISPUTE RESOLUTION AND GOVERNING LAW

- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.
- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company (Arbitrator).
- 23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- 23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- 23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

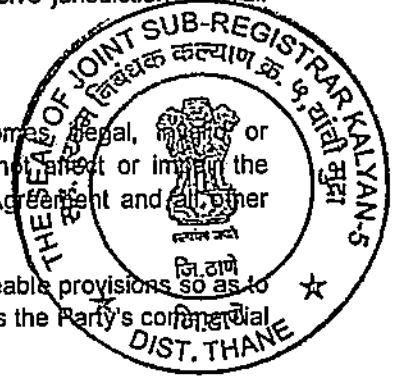
24. SEVERABILITY

- 24.1. If at any time, any provision of this Agreement is or becomes illegal, unenforceable or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.
- 24.2. The Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect nearest the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. WAIVER

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

26. ENTIRE AGREEMENT



[Handwritten signature]

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

क. ल. न. - ७

27. CONFIDENTIALITY

सि. क्र. ५७२३२

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

२६ १००

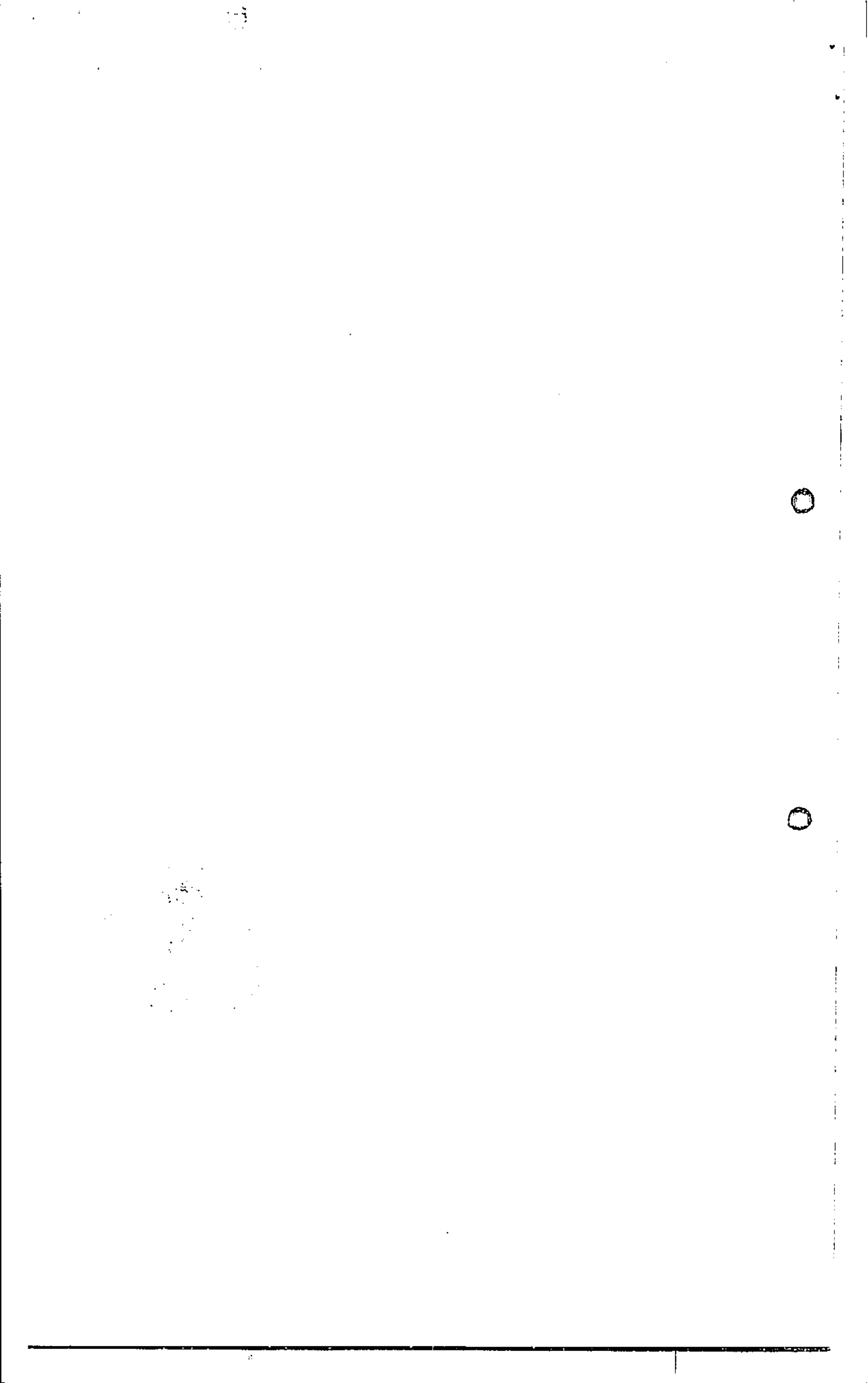
27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.

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

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



[Handwritten signature]



क.स.न.-५	
दस्ता क्र. ५४३८	२०९८
२८	१०८

Annexure 1
(Description of Larger Property)

All that pieces and parcels of land together with the buildings/structures standing thereon situate, lying and being at villages Khoni and Antarli, Taluka Kalyan, District Thane and more particularly described in the Report on Title annexed hereto at Annexure 3 (Report on Title).



[Handwritten Signature]
/



100

क.ल.न.-५	
दस्ता क्र. ५४३८	२०९८
२८	१००

Annexure 2
(Chain of Title)

1. The landholders mentioned in Column "A" of the Schedule (Schedule) of the Report on Title annexed hereto at Annexure 3 (Report on Title) have executed and registered various Agreements for sale, Development Agreements, Conveyance Deeds, Powers of Attorney as shown in the Schedule whereby the respective landowners have agreed to sell or have granted development rights as also have sold and conveyed in favour of the Company herein, all their respective right, title and interest in the lands described in the Schedule and comprised in the Larger Property.
2. By virtue of the various documents described in the Schedule, the Company is entitled to the Larger Property as absolute owners thereof.



[Handwritten Signature]

 [Handwritten Initials]



क.स.न.-५

दस्तावेज क्र. ५४३८ २०१८

३०

१०८

Annexure 4
(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Environmental Clearance	21 st February 2015	SEAC-2013/CR 298/TC-1	Environment Department, Government of Maharashtra
2.	Consent to Establish	8 th May 2017	Consent Order No. Format 1.0/BO/CAC-cell/UAN No. 0000002979/5 th CAC - 1705000250	Maharashtra Pollution Control Board
3.	Final Approval for establishment of Special Township Project	28 th March 2014	Revenue/K-1/T-7/VNVP/SR/39/2014	Collector's Office, Thane
4.	Approval for establishment of Special Township Project	21 st July 2016	Revenue/K-1/T-7/Antarli & Khoni/Dist. Kalyan/STP/SR-19/2016	Collector's Office, Thane
5.	Approval for establishment of Special Township Project	26 th August 2016	Revenue/K-1/T-7/Antarli & Khoni/Dist. Kalyan/STP/SR-20/2016	Collector's Office, Thane



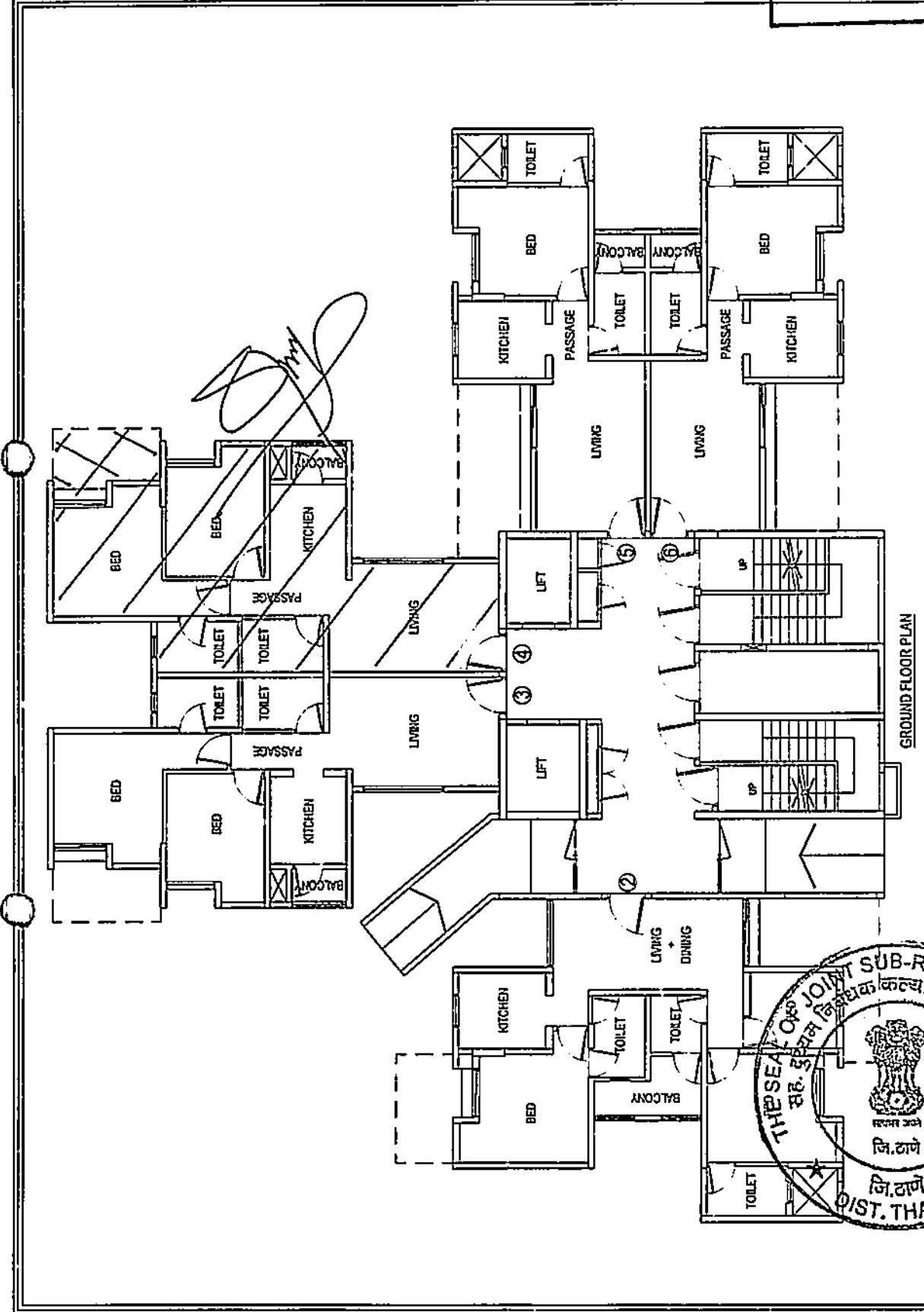
[Handwritten Signature]
/

11

11



क.स.नं. = 9
 दास क्र. 5832/2018
 39 700



PALAVA, DOMBIVALI	CASA ESTELA	WING: C	FLOOR GROUND	FLAT NO. 04
----------------------	-------------	---------	--------------	-------------



NOTE: PLAN NOT TO THE SCALE 1/500
 DEVELOPERS: S. N. KALYAN

LODHA
 BUILDING A BETTER LIFE

PALAVA DWELLERS PRIVATE LIMITED
 412, Floor - 4, 17G Vardhaman Chamber,
 Cavasji Patel Road, Horniman Circle,
 Fort, Mumbai - 400001.

ARCHITECT
 KAPADIA ASSOCIATES PVT. LTD
 ARCHITECTURE URBAN DESIGN
 OFF. ARAJIKAR ROAD PAREL EAST, MUMBAI 400012
 TEL. 91-22-26223009 FAX 91-22-2622344
 www.kapadiaassociates.com

NORTH

1

[Handwritten signature]

1



1

Annexure 6
(Unit and Project Details)

क.स.न. = ९	
प्लॉट नं. ५४३८	२०१६
३२	१०८

- (I) CUSTOMER ID : 1282347
- (II) Correspondence Address of Purchaser: 2-A-3, SHARAWATI NAGARI NIWARA CHS, PLOT NO-8, BLDG NO-2, A.B.N.N.P COLONY DINDOSHI, GOREGAON EAST, MUMBAI-400065
- (III) Email ID of Purchaser: kundam07@gmail.com
- (IV) Unit Details:
- (i) Development/Project : PALAVA ESTELA A, B, C
- (ii) Building Name : CASA ESTELA
- (iii) Wing : C
- (iv) Unit No. : 04
- (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	569	52.86
EBVT Area	14	1.30
Net Area (Carpet Area +EBVT Area)	583	54.16

- (vi) Car Parking Space allotted: 01 (One).
- (V) Consideration Value (CV): Rs.4775905/- (Rupees Forty Seven Lakhs Seventy Five Thousand Nine Hundred Five Only)
- (VI) Payment Schedule for the Consideration Value (CV):

Sr. No.	Milestone	Payments
1	Application money-1 (Payable at time of booking)	Rs.117000/-
2	Application money-2 (within 21 days from booking date)	Rs.121795/-
3	Application money-3 (within 60 days from booking date)	Rs.716386/-
4	On initiation of RCC works for Footing	Rs.477591/-
5	On initiation of RCC works for Plinth	Rs.477591/-
6	On initiation of RCC work for Level 1	Rs.477591/-
7	On initiation of RCC work for Level 4	Rs.477591/-
8	On initiation of RCC work for Level 8	Rs.477591/-
9	On initiation of RCC work for Level 12	Rs.477591/-
10	On initiation of RCC work for Level 16	Rs.429831/-
11	On initiation of Brick Work	Rs.191036/-
12	On initiation of Plumbing Work	Rs.191036/-
13	On intimation of possession	Rs.143275/-

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



(VII) Reimbursements: Payable on/before the Date of Offer of Possession*:

(1) Land Under Construction (LUC) Reimbursement:

Rs. NA/- (Rupees NA Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

क. ल. म. - ९	२०९६
दस्ता क्र. ५४३८	२०९६
३३	१०७

Electricity Deposit Reimbursement:

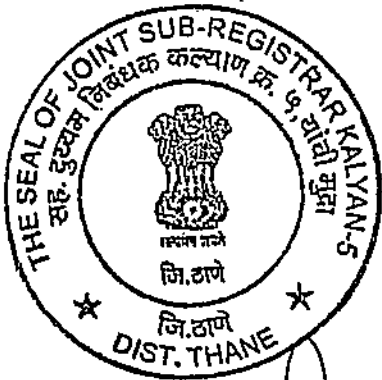
Rs. 3000/- (Rupees Three Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.

Provisional Electricity Charges (if applicable): Rs. NA covering period of 4 months from DOP.

- (4) Utility connection and related expenses: Rs. 90750/- (Rupees Ninety Thousand Seven Hundred Fifty Only)
- (5) Pipes Gas connection and related expenses (if applicable): Rs. NA/-
- (6) Share Money : Rs. 600/- (Rupees Six Hundred Only)

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

- (1) BCAM Charges: Rs. 52470/- (Rupees Fifty Two Thousand Four Hundred Seventy Only) covering period of 18 months from DOP.
- (2) CIVIC GOVERNANCE CHARGES (if applicable): Rs. 117183/- (Rupees One Lakh Seventeen Thousand One Hundred Eighty Three Only) covering period of 60 months from DOP.
- (3) Property Tax (Estimated): Rs. 1749/- (Rupees One Thousand Seven Hundred Forty Nine Only) covering period of 12 months from DOP.
- (4) Building Protection Deposit: Undated cheque of Rs. NA/- (Rupees NA only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.



[Handwritten signature]

क.स.न.-५	
दस्ता क्र. ५४३८	२०१८
३४	१०८

Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related Amounts.

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

(IX) The number of family members eligible for club membership are:

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

(X) Date of Offer of Possession: 31ST DEC 2020 subject to additional grace period of 18 (eighteen) months and any extension as may be applicable on account of the provisions of Clause 10.4.

(XI) Project Details:

- 1) Project Name: PALAVA ESTELA A, B, C
- 2) RERA Registration Number: P51700013158
- 3) No. of Building : 3



[Handwritten Signature]

ANNEXURE "7" *

COMMON AREA AND AMENITIES LIST

Key Amenities:

क. ल. न. - 19	
स. क्र. 4834	209C
34	700

○ Amenities for each building:

- Two automatic elevators in each wing out of which one is stretcher elevator.
- High quality vitrified tiles for floor lobby.
- Entrance lobby with Marbital flooring*.
- Entrance ramp for easy access for physically challenged.
- Automated swipe card access to building.
- CCTV monitoring of entrance lobby

○ Amenities inside each apartment:

- Marbital Flooring for Living/dining & passage.
- Marbital flooring in bedroom.
- Premium vitrified tiles in kitchen.
- High quality vitrified flooring in toilets.
- High quality Isenberg/Jaguar or equivalent CP fittings & Kohler or equivalent sanitaryware.
- Kitchen finished with Granite Platform; stainless steel sink.
- Separate utility area in each apartment#.
- Separate wardrobe area in bedroom#.
- Provision for one telephone point in each apartment.
- Advanced Fibre technology provision with access for high speed internet.
- Intercom.
- Air-conditioned bedroom/s with split air-conditioner.

* Or equivalent.

Exceptions apply, not provided in some units.

All amenities below shall be maintained, owned/controlled by the PCMC or specialist operators as per the terms & conditions of the arrangements/agreements with them:

★ Common Amenities – Larger Property.



[Handwritten signature]

क.ल.न.-५	
प्लान क्र. ५४३८	२०१८
३६	१०८

- Club house.
- School.
- Retail outlets.
- Parking buildings and shared as per Master plan.

Common Amenities - Entire Palava City.

- Lakeside plaza.
- Riverside promenade.
- Club house.
- Sports centre with facilities for swimming, football, tennis, badminton.
- University*.
- Performing centre for Art and Culture.
- Retail outlets.
- Hospital*.
- Religious buildings / Temple.
- Parking buildings and shared as per Master plan.
- City Management office.
- Police station*.
- Fire station*.

* Subject to Government Regulatory Authorities Approval.

**All brands mentioned herein are subject to replacement by equivalent brand at the discretion of the Project Architect.



[Handwritten signature]



क.म.न.-७	
दस्तावेज क्र. ५४३८	२०१८
३०	१००

Annexure 8
(Purchaser Notice of Termination)

To,

[dated]

[Name and address of the Company]

Sub: Notice of Termination

Dear Sir,

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

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

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

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

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

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

Yours sincerely,

[name of customer]



[Handwritten Signature]

 [Initials]



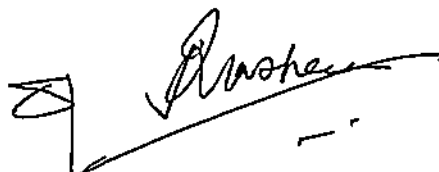
Annexure 9
(Special Conditions)

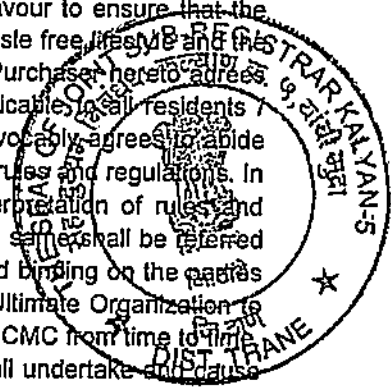
६३.६३.६३-६३	
६३.६३.६३	२०१६
३६	१०६

1. Additional Definitions
- 1.1 "Civic Governance Charges" or "CGC" shall mean the charges payable by the Purchaser for maintenance of all Common Areas and Amenities in respect of the Larger Property / Palava City.
- 1.2 "Palava City" shall mean the city being developed by the Company on pieces and parcels of lands including the Larger Property under various development control regulations including special township scheme and mega city scheme.
- 1.3 "Palava City Management Company" or "PCMC" shall mean a nominee appointed to maintain, manage, service and supervise the infrastructure of the Palava City including city management, civic governance, city club house and the related infrastructure. All references to "FMC" in this Agreement will be read and construed as a reference to PCMC.
- 1.4 "ePayment Card" shall mean a prepaid card or other electronic payment method or card used as a sole mode of payment for Civic Governance Charges, utility bill payments and others charges in relation to the Project / Palava City.

Palava City Management Company

2. The Purchaser is aware that the Building and the Project shall form part of Palava City. The Purchaser agrees and confirms that for the maintenance and management of the Project / Larger Property / Palava City, the common areas and amenities (i.e. all areas outside the Building footprint and an area of 3-6 meters from the Building perimeter (as may be determined by PCMC)), of the Palava City shall be undertaken by the PCMC.
3. The Purchaser hereby confirms and acknowledges that PCMC's constitution and memorandum, the Citizen's Charter and On-Boarding Guide (available at www.mypalava.in) (collectively, the "Charter Documents") have been read and understood by the Purchaser and agrees to be bound by and to comply with the provisions of the Charter Documents. The Purchaser further agrees that all future changes, made in accordance with the provisions of the Charter Documents, shall be binding on the Purchaser (including all successors in title) as well as any tenant / lessee of the Purchaser.
4. The PCMC shall formulate the rules and regulations in an endeavour to ensure that the habitants of the Project / Palava City enjoy a safe, secure and hassle free lifestyle and the long term value of the Unit / Building / Project is enhanced. The Purchaser hereto agrees and acknowledges that such rules and regulations shall be applicable to all residents / habitants / owners of units / Project / Palava City and hereby irrevocably agrees to abide by all such rules and regulations and shall not challenge any such rules and regulations. In case of any difference or disputes arising in relation to the interpretation of rules and regulations as well as compliance of the rules and regulations, the same shall be referred to the PCMC's governing council and its decision shall be final and binding on the parties concerned. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the PCMC from time to time. The Purchaser along with the other purchasers in the Building shall undertake to cause the Ultimate Organization to ratify the appointment of PCMC as aforesaid.
5. The Purchaser is aware that PCMC shall be authorizing and entitled to charge, receive and collect from the respective purchasers of the units (including the Purchaser herein) and / or the Ultimate Organization, the CGC, other contributions, charges, fees, cost and expenses, as may be required in relation to the development of infrastructure and its maintenance within Palava City. The Company may by itself or through one or more external nominee/s appointed by it undertake the maintenance, management, supervision and servicing of the common amenities and facilities as well as general management and supervision of the Project and the Palava City. The Purchaser agrees not to object at any time to the





appointment of such nominee/s appointed for the maintenance, management, servicing, supervision and overall control as aforesaid.

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

क.ल.न. - ९	२०१६
तक्र. ५४३८	२०१६
३९	१०

7. The Purchaser shall, on demand, make the payment of the estimated Civic Governance Charges for the first 60 months on or before the Date of Offer of Possession as set out in Annexure 6 (Unit and Project Details).

8. The CGC shall become payable from the CAM Commencement Date. The CGC shall continue to be payable by the Purchaser / Ultimate Organization to the PCMC, quarterly in advance, even after the management of the Building is taken over by the Ultimate Organization. Thereafter, the Purchaser shall be obliged to pay the CGC in advance on / before the 1st day of each month / quarter.
9. The Purchaser is aware that the CGC stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The right to set the Civic Governance Charges rests solely with the PCMC and is subject to escalation by 10 per cent every year

ePayment Cards

10. The Purchaser hereto agrees and understands that it is mandatory to procure an ePayment Card as it will be used for the sole mode of payment for Civic Governance Charges, utility bill payments etc. The Purchaser hereto agrees and acknowledges that as on the Date of Offer of Possession, the ePayment Card will be issued to the Purchaser and the Purchaser shall be required to sign necessary agreements / documentation with the service provider / Company in relation to maintenance of sufficient balance in relation to the ePayment Card and the Purchaser hereto agrees and acknowledges to abide by the same.
11. The Purchaser hereto agrees and acknowledges that the Company / PCMC has appointed various service providers for the issuance, maintenance, management, servicing, supervision and overall control of ePayment Card. The operation and management of ePayment Card shall be in accordance with the rules and regulations framed by the Company / PCMC such service providers from time to time.

Utility Provision

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



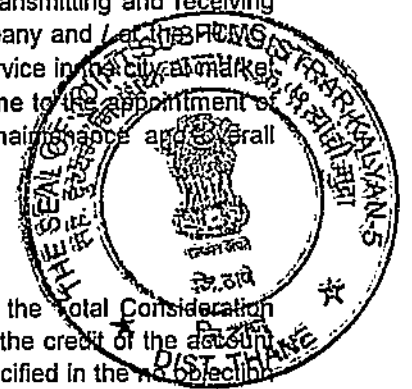
[Handwritten Signature]

क. व. व. - ९
 ५४३८ २०९८
 ९०६

13. The Company shall ensure that any share of revenue / profits paid by the third parties under such contracts are paid directly to PCMC and are used for activities related to the development and up-gradation of the Project and these monies are not used for any other purpose. The Company shall make its best endeavors to ensure that the rates charged for such services are at par or below the rates charged for equivalent services in any city amongst the top 50 most livable cities in the world. Such contracts can be studied at the PCMC office after giving notice of 5 business days. The Purchaser has no objection to the above and waives all his rights to raise any objection.
14. The Purchaser hereto agrees and acknowledges that Maharashtra State Electricity Distribution Company Limited ("MSEDCL") / any other electricity distribution company, by itself or through its franchisee, will be supplying electricity for the Palava City and the electricity meters and payment of electricity charges shall be as per the terms and conditions prescribed by MSEDCL / any other electricity distribution company and the Purchaser hereto agrees to abide by the same.
15. The Company and / or PCMC and / or any service provider appointed by PCMC may provide water or gas supply for the Project and the Company and / or such service provider shall be entitled to (i) decide the type of meters and payment methodology that will be installed within the Project and (ii) frame all the rules and regulations regarding the operations and management of water and gas supply in the Project including the units as well as the common areas. The Purchaser agrees and acknowledges and agrees to cause the Ultimate Organization to abide by all such rules and regulations as framed by Company and / or PCMC and / or any service provider appointed by PCMC and such rules and regulations shall be final and binding on the Purchaser and hereby waives all his rights to raise any objection in that regard.
16. The Company and / or PCMC and / or any service provider appointed by PCMC will levy charges for potable water, recycled water and gas consumption as per the prevailing market rates and the Purchaser shall make payment for the same, without delay or demur. The Purchaser is aware that making timely payment for usage of these and / or related utilities is of paramount importance since the functioning of the entire development would be affected on account of non-payment by even a small number of purchasers. The Purchaser agrees and confirms that any default in payment, subject to grace period of upto 30 days, shall inter-alia result in disconnection of the concerned services and the Purchaser agrees to not raise any objection to the same on humanitarian or similar grounds.
17. The Purchaser agrees not to install television antennas, radio transmitting and receiving antennas or satellite dishes without prior consent from the Company and / or PCMC. The Company shall appoint a nominee to provide cable / DTH service in the city at market competitive prices. The Purchaser agrees not to object at any time to the appointment of such nominee/s appointed for the management, operations, maintenance and overall control as aforesaid.

Payment of Total Consideration

18. The Purchaser agrees and undertakes to make the payment of the total Consideration and all other amounts due and payable under this Agreement to the credit of the account as stipulated by the Company or to the entity and account as specified in the certificate or letter issued by the bank or other financial institution in connection with the sale of the Unit.



[Handwritten Signature]

 २

100-100000



Coupon No: 19

Y834 2096
89 904

CONGRATULATIONS

Dear customer,

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

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

Project: _____

Application No: _____

Date of application: ___/___/20___

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

Prashant Bindal

Dr. Kunda Rajan

Prashant Bindal
Chief Sales Officer

Signature of
Primary Applicant

Signature of
Joint Applicant

Dr. Kunda Rajan

Mashekar

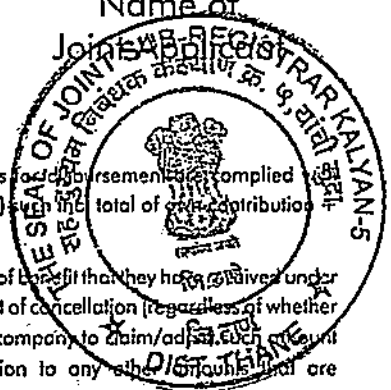
Name of
Primary Applicant

Name of
Joint Applicant

Terms & Conditions:

After minimum payment of 19.9% of CV OR after home loan (HL) is sanctioned and all conditions for disbursement are complied (excluding the amount that will be contributed by Company towards Stamp Duty or Own Contribution) the total of own contribution 1 HL disbursement will be min. 19.9% @ CAW/FCAM/CGF;

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





GOVERNMENT OF MAHARASHTRA

Urban Development Department
Mantralaya, Mumbai 400032

Dated: 3rd March, 2014

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966

No. TFS 1213/116/CR-289/13/UD-12

Whereas, the Government has appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as a Special Planning Authority under the provisions of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act') vide Notification No. TFS-1215/199/UD-5 dated 15th March, 1976 (hereinafter referred to as 'the said Special Planning Authority') for the Ambernath, Kurlion-Bidolpur and Surrounding Notified Area (hereinafter referred to as 'the said Notified Area');

And whereas, in exercise of the powers conferred under section 17(2) and Section 44(A) of the said Act, the Government of Maharashtra vide Notification, Urban Development Department No. TFS-1213/267/3/BNA/CR-278/13/UD-12, dated 11th January, 2014 has sanctioned the Regulation for the Development of Special Township Projects in the said Notified area;

And whereas, as per the said Development Plan, the lands in Villages Khoni and Antauli, Tal. Kalyan, Dist. Thane, as specified in the 'Schedule-A' appended hereto, are included in Urbanisable Zone-2 (U-2);

And whereas, M/S Loka Dwellers Pvt. Ltd. (hereinafter referred to as 'the Applicant Company') have submitted a proposal to the Government for grant of Locational Clearance in respect of an area which includes land measuring about 194.63 Ha. Acre (including the land specified in Schedule-A' appended hereto) (hereinafter referred to as 'the said Area') in Villages Khoni and Antauli Tal. Kalyan, Dist. Thane for the purpose of development as

Development permission. It shall be binding on the Applicant Company. In furtherance of the understanding concerned, a copy of Memorandum of Understanding duly notarised, entered into between the Applicant Company and the land owners as well as the others concerned, before obtaining the Letter of Intent. If any document regarding the ownership or Development Rights of lands included in the Special Township Project is found to be false or any judicial proceedings arise regarding the same, then it shall be the sole responsibility of the Applicant Company and in such circumstances, the Locational Clearance granted will be treated as cancelled. The remarks / no objection certificate / letter of approval in respect of ownership rights of the lands viz-avis their locations shall be obtained from the Divisional Commissioner, Kankari Division, Kankar Bazar, Navi Mumbai by the Applicant Company.

(i) As per the Environmental Impact Assessment Notification dated 1st September, 2005 and as per the Notification dated 19/02/2013 issued by the Environment & Forest Ministry, Government of India, as amended from time to time, for the lands specified in CRZ, No Objection Certificate from the Environment Department of the State Government and the Ministry of Environment & Forest, Government of India and the Forest Department of the State Government shall have to be obtained by the Applicant Company before obtaining the Letter of Intent from the Special Planning Authority.

(ii) The conditions mentioned in the No Objection Certificate / Letter dated 19/02/2013 of the Environment Department of the State Government, addressed to the Applicant Company, shall be binding on the Applicant Company.

(iii) It shall be the responsibility of the Applicant Company to ensure that no part of Forest Land is included in the said Project and an Undertaking to this effect shall be submitted to the Special Planning Authority.

"Special Township Project" (hereinafter referred to as the said Project);

And whereas, the Government in the Forest Department and the Irrigation Department have given No Objection Certificate on certain conditions for recording the said Project;

And whereas, after making necessary enquiry and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposal submitted by the Applicant Company as regards land measuring approx. 111-47-55.94 Ha. Acre at villages Khoni and Antauli, Tal. Kalyan, Dist. Thane is in accordance with the provisions of the Development Control Regulations including the Regulation for Special Township Projects presently applicable to the said Area and hence the said Project can be declared to be a Special Township Project and granted Locational Clearance under section 44(2) of the said Act;

Now, therefore, without prejudice to the provisions of the said Act, the Government in exercise of the powers conferred under sub-section (2) of Section 44 of the said Act, hereby declares the said Project to be a 'Special Township Project' over an area measuring approx. 111-47-55.94 Ha. Acre, more specifically described in 'Schedule-A' appended hereto, and grants Locational Clearance to the same, subject to the following terms and conditions:

Terms and Conditions:

(i) The applicant company must have the ownership, development rights in respect of the lands under the Special Township Project. This Locational Clearance for the Special Township Project is given only in respect of the area owned and possessed by the Applicant Company as mentioned in the Schedule-A appended to this Notification. The Applicant Company shall be responsible for the proof of ownership of the lands specified in Schedule-A. Ownership documents, original Revenue records and authorized measurement plan should be submitted to the concerned Special Planning Authority by the Applicant Company while applying for

(v) The Distance from the river, canal, lake and other water resources shall be kept as per the Development Control Regulations. The conditions mentioned in Irrigation Department's No Objection Certificate/Letter, dated 1/7/2013 shall be binding on the Applicant Company.

(vi) The area under the Special Township Project is approximately 111-47-55.94 Ha. Acre. Before obtaining the letter of Intent from the Special Planning Authority, the Applicant Company should obtain No Objection Certificate from the Divisional Commissioner, Kankar Division, Kankar Bazar, Navi Mumbai, confirming that there is no Government Land or Tribal Land included in the Special Township Project. If any Tribal land is included in the said Project, then it shall be the responsibility of the Applicant Company to first get the approval of the Government as per section 36 & 36A of the provisions of the Maharashtra Land Revenue Act, 1966, before obtaining the Letter of Intent from Special Planning Authority.

(vii) Some lands in the said Special Township Project are under provisions of section 32 and 43 of the Maharashtra Tenancy & Agricultural Lands Act, and some lands are restricted lands. Regarding such lands, the Applicant Company shall follow the appropriate procedure as per law and shall obtain the No Objection Certificate from the Divisional Commissioner, Kankar Division, Kankar Bazar, Navi Mumbai, before obtaining the Letter of Intent from the Special Planning Authority. The Special Planning Authority, should grant the Letter of Intent only after completion of the legal procedure in respect of such lands.

(viii) In some of the V. P. No. 1112 Extracts, there are some entries in the 'Other Rights' column. The Applicant Company shall do the needful regarding resolving the issue of such entries in the 'Other Rights' column. In case of any dispute in this regard, the responsibility shall lie with the Applicant Company.

क. न. न. - 6
209

700



the Special Township Project, for reuse of the used water

(iv) The necessary permissions from the concerned Authorities for water supply and electricity shall have to be obtained by the Applicant Company before obtaining the Letter of Intent for the said Project.

(v) No development shall be permissible on the lands having slope equal to or greater than 22.5° in the said Project.

(vi) It shall be binding on the Applicant Company to conserve all the area of Hill-top/hill-slopes and to keep the same free from any development.

(vii) The public roads and other rights (Vahvas) in the Special Township Project shall be kept intact.

क. ए. ए. ए. ए.

व. ए. ए. ए. ए.

73 900

(viii) In the said Project, existing roads Development Plan proposals shall be kept intact for the general.

(ix) The responsibility for public purpose and amenities for the said Project shall be planned in the Development Plan proposals and the same shall be developed by the Applicant Company at their cost.

(x) The Applicant Company shall provide 12 m wide access to private and government lands which are surrounded by the said Project.

(xi) It shall be binding on the Applicant Company to provide and operate Solar Energy Systems.

(xii) The said Project shall be implemented by the Applicant Company, subject to the provisions of the Development Control Regulations including the Regulation for Special Township Projects applicable to the site of the said Project as approved vide Government Notification Urban Development Department No. TPS-1213/2662/A.K.B.N.A./C.R. 27/11/UD-12, dated 1st January 2014. The sanctioned Regulation for the Special Township Project and the subsequent amendments / Directions / Orders with regards to same shall be binding on the Applicant Company.

(xiii) It shall be binding on the Applicant Company to provide the road of minimum 18.00 width for the said Special Township Project before the final approval.

(xiv) The percentage of Commercial and Educational use shall be decided by the Special Planning Authority before granting building permission to the said Project.

(xv) It shall be the responsibility of the Applicant Company to provide the infrastructure facilities such as electricity, water supply, sewerage, road network, etc. at their cost. Similarly the Applicant Company shall be responsible for disposal of solid waste and waste water as per the criteria decided by the Maharashtra Pollution Control Board. The necessary No Objection Certificate in this regard shall be obtained by the Applicant Company from the Maharashtra Pollution Control Board, before starting the implementation of said Project.

(xvi) It shall be binding on the Applicant Company to provide the System of Rain Water Harvesting in each building of the Special Township Project.

(xvii) It shall be binding on the Applicant Company to provide the system of Waste Water Recycling in each building of the Special Township Project.

(xviii) If any judicial proceedings arise regarding the said Project, then it shall be the sole responsibility of the Applicant Company to deal with those proceedings at their risk and cost.

02. The details of lands under the Notified Special Township Project are given in 'Schedule-A' appended hereto and the plan showing the boundaries of the said Project is given in 'Schedule-B' appended hereto.

03. The details of land and the plan i.e. 'Schedule-A' and 'Schedule-B' shall be available for the inspection of the general public, during office hours on all working days at the following offices:

- The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai.
- The Collector, Thane.
- The Joint Director of Town Planning, Kalyan Division, Kalyan Bhavan, Third Floor, New Mumbai.
- The Assistant Director of Town Planning, Thane Branch, Thane.

04. This Notification shall be available for its publication in the Maharashtra Government Gazette.

05. This Notification shall also be available on the Government Website: www.mah.gov.in

By order and in the name of the Governor of Maharashtra,

(Sajay V. Pawar)
Section Officer to Government

(Annexure to Govt. Notification No. 2113/136/C.R. 28/11/UD-12)
Description of Lands Notified for Special Township Project at Village - Antarli, Tal. Kalyan, Dist. Thane.

Sr.No.	Survey No.	Hjia No.	Area
1	68	2BH	31400
2	73		2150
3	23	1H	2300
4	24	3	2500
5	24	4B	6410
6	24	10(Pan)	1683.53
7	23	1	1500
8	75	2A	2600
9	22	3	1000
10	29	2A	2600
11	29	3	2440
12	19	4	2430
13	68	2BH	31400
14	47		3500
15	47	3B	16200
16	47	3	7050
17	48	2	6500
18	49		2120
19	50		8120
20	51		36130
21	55	2	12270
22	56	2B	450
23	57	10(Pan)	9500
24	58	7(Pan)	1000
25	59	2(Pan)	2600
26	61	4B	4320
27	61	4D	4320
28	65	5B	3140
29	67	3	1710
30	29	3	7180
31	29	6	3240
32	32	1	740
33	32	2	5000
34	33	1	2910
35	35	1A	2310
36	35		5470
37	35		200
38	36		1900
39	36		10700
40	36		6500



41	37		430
42	38	T	1700
43	38		1100
44	38	3(Part)	21272.34
45	39		1970
46	40		4730
47	41		560
48	42	1	3960
49	42	2(Part)	6000
50	42	2(Part)	4400
51	43	1A	1850
52	43	1B	1900
53	44		610
54	46	1(Part)	1170.27
55	46	2	1690
Description of Lands Notified for Special Township Project at Villages Chond, Tal. Kalyan, Dist. Thane			
56	32		4420
57	32	2A	3640
58	32	2B	7300
59	32	2C	3640
60	32	3	100
61	32	4	1100
62	32	5	230
63	32	6	220
64	32	7	1870
65	32	8A(Part)	2210
65	32	2B	2410
67	32	9	1720
68	32	10(Part)	3460
69	33	A	710
70	33	B	760
71	34		990
72	33	1	1570
73	33	2	350
74	33	3	200
75	33	4A	4050
76	33	4B	2940
77	33	5	1190
78	33	6	1160
79	33	7	1600
80	33	8	1110
81	33	9	2110
82	33	10	760
83	33	11	3450
84	36	1	1160

85	36	2	4910
85	36	3	430
87	36	4	1110
88	36	5	2050
89	37	1A	2410
90	37	1B	1850
91	37	2A	4050
92	37	2B	610
93	37	3	800
94	37	4	3990
95	37	5A	4050
96	37	5B	610
97	37	6	800
98	37	7	3460
99	37	8	710
100	37	10	1930
101	37	11	310
102	38	1	5000
103	38	2(A)	1995(12000 approx.)
104	38	2(A)(Part)	1090
105	38	5A	11000 (approx.)
106	38	4(Part)	8150
107	40	1	5200
108	42	1	210
109	42	2	200
110	42	3	1590
111	42	4	700
112	42	5	2730
113	42	6	230
114	42	7	1970
115	42	8	2160
116	43	1	310
117	43	2	100
118	44	1	710
119	44	2	2310
120	44	3A-1	1320
121	44	3A-2	750
122	44	3B	200
123	44	4	1060
124	45	1	1200
125	46	1	1740
126	46	2	300
127	47	1	23720
128	47	2	1450
129	53	1	10
130	53	2	10

7. 1. - 6
209
906

131	53	3	2160
132	54	4C	6000
133	54	4(Part)	2970
134	61		11990
135	62	A(Part)	12100
136	62	C	5060
137	62	D	6470
138	63	1A	2670
139	63	1B	1600
140	63	1C	70000
141	63	2	11100
142	64	1A	3790
143	64	1B	6100
144	64	1C	6400
145	64	2	300
146	64	3	1200
147	64		430
148	64		600
149	69	1	3170
150	69	2	2940
151	70		2100
152	71	A	1560
153	71	B	1700
154	73	1	310
155	73	2	400
156	91	1	1560
157	91	2C	1100
158	91	3	800
159	92		3110
160	93	1	130
161	93	2	200
162	93	3	330
163	93	4	30
164	93	5	330
165	93	6	600
166	93	7	910
167	93	8	910
168	94	1	130
169	94	2	1400
170	94	3	1770
171	94	4	500
172	94	5	1450
173	94	6	220
174	94	7	100
175	95	1	200
176	95	2	20

177	95	3	1910
178	95	4	1910
179	95	2A	4110
180	95	2B	3700
181	96	3	410
182	97		1710
183	99		6220
184	100	1	4650
185	100	2	4410
186	100	3	2100
187	104	4	230
188	104	5	180
189	104	6	1700
190	104	7	1110
191	104	8	3170
192	104	9	2400
193	141	1	1700
194	141	2	770
195	143	3	1000
196	143	4A	1000
197	143	4B	1000
198	143	5	1000
199	144	1	1900
200	144	2	1900
201	144	3(Part)	1910
202	144	4(Part)	1910
203	144	5(Part)	1910
204	144	6A	1900
205	144	6B	1900
206	144	7(Part)	1910
207	144	8	11100
208	144	9A	16600
209	144	9B	14500
210	144	7A(Part)	2100(4600 approx.)
211	148	13	700
212	148	14	300
213	148	15A	10100
214	148	15B	6200
215	149	1	25100
216	149	2	1500
217	149	3	1200
218	149	4	1000
219	150	2A	4500
220	150	2B	13100
221	150	2C	7100
222	150	4A	3700
223	150	4B	11730



223	150	48	1530
224	150	23	1400
225	150	8	1100
226	150	7	1020
227	150	2	450
228	150	9	2200
229	150	10A	7850
230	150	10B	7050
231	154	—	7110
232	171	—	1170
233	171	2	10670
234	172	1	450
235	172	2	410
236	172	3	110
237	173	—	460
238	174	—	470
Total Area			111-47-55.94Ha. Area. (111-47-55.94)

क.ल.न. - ७
 शत क्र. ५४३८ २०९८
 ४५ १०५

(Sanjay V. Pawar)
 Section Officer to Government

अधिकार नं. १५
 अतिरिक्त नं. एकरच/एकरच/एकरच-१११/२००८-०८

महाराष्ट्र शासन राजपत्र
 असाधारण
 प्राविष्ट-प्रकाशन

बंगळूर, एकेवरी १५, २००८/वीर २५, एके ५१२१

एकत्रित संकलित बहुपत्र कार्यालयी व अशासकीय सेवांचे पृष्ठ कनिष्ठ (विशेष) भाग.

भाग चार-व
 महाराष्ट्र शासनने महाराष्ट्र अधिनियमांक-५००११ (विशेष) व ५००१२ (विशेष) याद्वारे राज्य शासने प्रविष्ट एकेवरी दिनांक १५, २००८ (विशेष) दिनांक १५, २००८ (विशेष) पासून प्रविष्टात बदल करून घेतला आहे. याबाबत महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे. महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे. महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे.

दुरुप्राप्त नसणे विषयात
 महाराष्ट्र, एकेवरी १५, २००८/वीर २५, एके ५१२१

पुढील प्रमाणे प्रविष्टिका, १९५८
 एकेवरी १५, २००८ (विशेष) याद्वारे महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे. महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे. महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे.

महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे. महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे. महाराष्ट्र शासनाच्या वेबसाईटवर नोंद घ्यावी आहे.



क. त. न. = ५	
सूत क्र. ५४३८	२०१६
४६	१००

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 प्रमाण संख्या/संख्या
 Permanent Account Number/CA
 AAIECE5655J
 नाम/नाम
 BSATRADING PRIVATE LIMITED
 दिनांक/दिनांक
 Date of Incorporation/Formation
 103/2017







GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 109 Marine Drive, Mumbai, Maharashtra, India, 400002

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

Corporate Identification Number (CIN): U70100MH2017PTC292371

I hereby certify that the name of the company has been changed from EISA TRADING PRIVATE LIMITED to PALAVA DWELLERS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name EISA TRADING PRIVATE LIMITED.

Given under my hand at Mumbai this First day of March two thousand eighteen.



V T SAJEEVAN

Registrar of Companies
RoC - Mumbai

Mailing Address as per record available in Registrar of Companies office:
PALAVA DWELLERS PRIVATE LIMITED

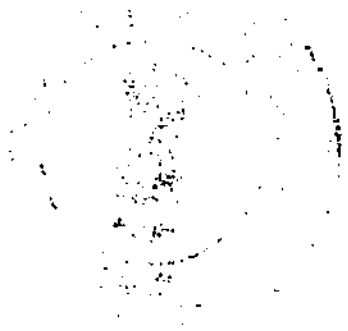
412, Floor-4, 17G Vardhaman Chamber, Cavasji Patel Road, Horniman Circle, Fort, Mumbai,
Mumbai City, Maharashtra, India, 400001



क.स.न.-५	
दस्तावे. ५४३८	२०१८
४८	१०५



100



ertella N.

Government of Maharashtra

SEAC-2011/CR.292/TC-1
Environment Department,
Room No. 217, 2nd floor,
Masturaya Avasara,
Mumbai-400 032
Date: 21st February, 2013

To,
M/s. Loda Dwellers Pvt. Ltd.
Loda Pavilion, Apollo Mills Compound,
N. M. Joshi Marg, Mahalaxmi,
Mumbai-400 011.

Subject: Amendment in Environmental Clearance for Construction project of Residential Township at Village Hedutane, Antarli, Khoni, Kola and Umbroll Tal. Kalyan, Dist. Thane by M/s. Loda Dwellers Pvt. Ltd

Reference- Crta number environmental clearance letter dated 19th June, 2013.

5. This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC-II in its 13th meeting and recommended to SEIAA. SEIAA in its 61st meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC-2011/CR.292/TC-1 dated 19th June, 2013. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29th November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

to the 20th SEIAA meeting, you stated that the said project is a Special Township project intended to provide affordable housing. The Government of Maharashtra has sanctioned the Development Control regulations for development of Special Township project

on 01/02/2014. As per the said regulations obtaining prior environmental Clearance is mandatory prior to Letter of Intent and approval to the plan. The Government of Maharashtra has accorded its Exceptional Clearance to the Township on 01/02/2014 wherein it is specifically mentioned that the Applicants shall submit the Environmental Clearance to the approving Authority prior to obtaining the Letter of Intent. The Final approval is granted to the project only after Letter of Intent. So in the case of this project the EC prior to approval and as the increment in the project is not significant, SEAC-II decided to grant approval to the amendment sought.

After discussing the proposal with the members of the SEAC-II, it was decided to issue a letter of Intent to the applicant M/s. Loda Dwellers Pvt. Ltd. for the project which are normally looked after by the concerned local bodies. SEIAA decided to grant approval to the amendment sought.

क. न. न. - ७

ग. न. न. - ७

७८ ७०६

Sr. No.	Details	Earlier Proposal EC granted dtd. 19 th June, 2013.	Proposed Amendment & Expansion in EC granted dtd. 19 th June, 2013	Remarks
1	Name of the Project	Environmental Clearance to Proposed Residential Township development on plot at Village Hedutane, Antarli, Khoni, Kola and Umbroll Tal. Kalyan, Dist. Thane.	Amendment & Expansion in Environmental Clearance for Construction project of Residential Township on plot at Village Hedutane, Antarli, Khoni, Kola and Umbroll Tal. Kalyan, Dist. Thane.	No change
2	Project Proponent	M/S Loda Dwellers Pvt. Ltd., 216, Shah & Natar Estate, Dr. B. Moses Road, Worli Mumbai -400 018, Maharashtra.	M/S Loda Dwellers Pvt. Ltd., Regd. Office-216, Shah & Natar Estate, Dr. B. Moses Road, Worli Mumbai -400 018, Maharashtra. Corporate Office- Loda Savelva, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011.	No change
3	Total Plot Area	36,30,065 sqm.	37,00,665 sqm.	Plot area added by 70,600 sq.mtrs (1.93%)
6	Total permissible Built-up Area	61,71,110.50 sqm (FSI), 10,490,968 sqm (Total Construction BUA)	62,91,130 sqm (FSI), 10,695,078 sqm (Total Construction BUA)	Construction BUA increased by 2,04,110 sqm (1.93%)

	Residential buildings - 1142, 216 Commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, Shopping local PIC, Play Ground, Community Centre, Police Station, Fire Station, Water Service, Electric Stations, Hub, Small Units, Hotels, Car buildings - 11, etc.	Residential buildings - 1184 Commercial buildings and Public facilities viz. Pre Primary School, Secondary School, Hospital, Shopping local PIC, Play Ground, Community Centre, Police Station, Fire Station, Water Service, Electric Stations, Hub, Small Units, Hotels, Car buildings - 11, etc.	Only 42 residential buildings (3.62%) and 2nos. of Car Parking building are added. Total number of Tenements & Shops - 9648 Nos. Height of buildings - 90 Mtrs.
7	Total Number Of Towers	Residential buildings - 1142, 216 Commercial buildings and Public facilities viz. Pre Primary School, Senior Secondary School, Hospital, Shopping local PIC, Play Ground, Community Centre, Police Station, Fire Station, Water Service, Electric Stations, Hub, Small Units, Hotels, Car buildings - 11, etc.	Residential buildings - 1184 Commercial buildings and Public facilities viz. Pre Primary School, Secondary School, Hospital, Shopping local PIC, Play Ground, Community Centre, Police Station, Fire Station, Water Service, Electric Stations, Hub, Small Units, Hotels, Car buildings - 11, etc.
8	Water Requirement	During Operation Phase - 76.51 MLD Fresh Water: 47.28 MLD Re-cycled Water: 39.18 MLD	During Operation Phase - 77.88 MLD Fresh Water: 48.09 MLD Re-cycled Water: 39.67 MLD
9	Waste Water Generation	67 MLD	68.26 MLD



10	Solid Waste generation	New Biodegradable waste (dry recyclables) - 175.09 TPD Biodegradable waste - 116.72 TPD STP Sludge - 1341 CMD E-waste - 13.20 Tons/year.	New Non-recyclable waste (dry recyclables) - 175.164 TPD Biodegradable waste - 118.777 TPD STP Sludge - 1360 CMD E-waste - 13.50 Tons/year.	Minor changes due to increase in incinerators
11	Energy	Maximum Demand Load: 351 MW DG set: DG of 28 mVA	Maximum Demand Load: 356 MW DG set: DG of 29 mVA	Minor changes due to increase in incinerators
12	Traffic Management	Residential Parking: 4 wheelers-37193 Nos., 2 wheelers-23107 Nos., Office, Education, retail & social Parking: 4 wheelers-10346 Nos	Residential Parking: 4 wheelers-30830 Nos., 2 wheelers-23700 Nos., Office, Education, retail & social Parking: 4 wheelers-10346 Nos	Minor changes due to increase in incinerators

72 MLD 73 MLD

2096

904

(A) Jayashree
Principal Secretary,
Environment department &
MS, SEIAA

- Copy to:
- Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Helvetia Road, Bhandari colony, Mumbai-400026.
 - Additional Secretary, MOEF, MoEF & CC, Indira Park, Jambagh Road, Aliganj, New Delhi-110003.
 - Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
 - The CCE, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kandriya Park, Shivajinagar, Lax Road No-3, E-S, Hanuman Nagar, Bhopal-462 016), (M.P).
 - Commissioner, Thane Municipal Corporation.
 - Regional Office, MFCB, Thane.
 - Collector, Thane
 - IA- Division, Monitoring Cell, MoEF & CC, Indira Park, Jambagh Road, Aliganj, New Delhi-110003.
 - Select file (TC-3)

(EC updated on 2/3/2015)

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023510
Website: <http://mpcb.org.in>
E-mail: sec@mpcb.org.in

Katpatruni Park, 2nd - 4th Floor
Opp Cine Planet Cinema
Near Sen Circle, Sen (E)
Mumbai-400 022

Consent order No. Form 1A/20/EC/CR/THANE/00000197/15* CAC 175 Scond 250
Date: 2/3/2015

To:
M/s. Laxmi Dyechem Pvt. Ltd.
CTS No 21,33,31,32,37,38,37,43,144,341,141,171,172,173 in V/No 20 R/W/4
and CTS No 26, 27,32,33,34,37,38,39,43,41,42 in V/No 20 R/W/4
Thane, Thane

- Subject: Consent to Establish (Phase II) for construction of Residential Sewerage project under GRABEE category
- Environmental Clearance granted by Environment Department, Govt. vide no. SEAC/2012/CA-297/1701 dated 18.08.2013
 - Consent to Establish (Phase II) granted by Environment Department, Govt. vide no. SEAC/2013/18/23/1701 dated 21.01.2015
 - Consent to Establish granted by Board vide no. EOP/CA/CR/THANE/6700/1701/101 a single consent order dated 23.12.2013
 - Your Application received by SEAC meeting of 25.12.2014 held on 12.12.2014

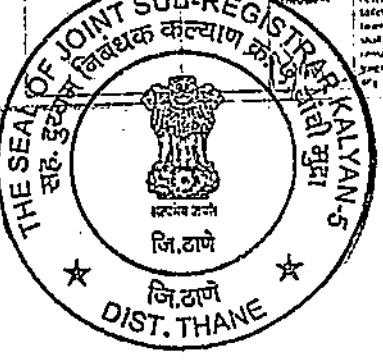
Your application No. 00000197/15
Date: 23.12.2014
For: Consent to Establish (Phase II) for construction of Residential Sewerage project under Section 23 of the Water (Prevention & Control of Pollution) Act, 1974 & under section 23 of the Air (Prevention & Control of Pollution) Act, 1986 & Administration under Rule 23F of the Hazardous Waste (M & P) Rules 2008 & considered and the consent is hereby granted subject to the following terms and conditions and in compliance of the schedule LA, B & C annexed to this order.

- The Consent to Establish (Phase II) is granted for a period up to Commissioning of the line or 5 years whichever is earlier.
- The proposed work is in compliance of the project in E.O. 843/21 (2) (1) (1) documents submitted by applicant.
- The Consent to Establish (Phase II) is granted for construction of Residential Sewerage project in M/s. Laxmi Dyechem Pvt. Ltd., CTS No 21,33,31,32,37,38,37,43,144,341,141,171,172,173 in V/No 20 R/W/4 and CTS No 26, 27,32,33,34,37,38,39,43,41,42 in V/No 20 R/W/4 Thane, Thane on total plot area of 2,46,453.24 sq.m. (out of total plot area 2,46,453.24 sq.m. 31.18% area i.e. 76,822.25 sq.m. is reserved for residential construction and 1,69,631.00 sq.m. is reserved for industrial construction and 6,000 sq.m. is reserved for other uses.)

4. Conditions under Water (Prevention & Control of Pollution) Act, 1974 for discharge of effluents:

Sr. No.	Description	Permissible quantity of discharge (CMD)	Standard to be followed	Disposal
1	Trade effluent	Nil	N.A.	N.A.

The proposed effluent of 6375 CMD shall be recycled for necessary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. 25% of the treated effluent shall be used on land for gardening, landscaping and water pond within premises.



5. Conditions under Air (Prevention & Control) Act, 1986 for air emissions:

Cr. No.	Type of Emission	Quantity	Treatment	Disposal
1	Wet Garbage	6043 kg/day	Organic Waste Converter (OWC)	Use in manure
2	Dry Garbage	32070 kg/day		Hand over to local body or authorized agency
3	STP Sludge	973 m ³ /day		Use as manure

6. Conditions under Hazardous Waste (Management and Handling) Rules, 2008:

Sr. No.	Type of Waste	Quantity	Treatment	Disposal
1	Wet Garbage	6043 kg/day	Organic Waste Converter (OWC)	Use in manure
2	Dry Garbage	32070 kg/day		Hand over to local body or authorized agency
3	STP Sludge	973 m ³ /day		Use as manure

7. Conditions under Hazardous Waste (M & H) Rules, 2008 for treatment and disposal of hazardous waste:

Sr. No.	Type of Waste	Quantity	Treatment	Disposal
1	Wet Garbage	6043 kg/day	OWC	Use in manure
2	Dry Garbage	32070 kg/day		Hand over to local body or authorized agency
3	STP Sludge	973 m ³ /day		Use as manure

- The Board reserves the right to confer, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOCs/permissions from any other Government authorities.
- 20% of the area of 21.25% towards compliance of EC and Consent to Establish conditions.
- 20% of the area should be reserved for parking compliance of conditions of EC and Consent to Establish conditions.
- The applicant shall comply with the conditions stipulated in Environmental Clearance granted by Environment Department, Govt. vide no. SEAC/2012/CA-297/1701 dated 18.08.2013 and amendments in EC granted by Environment Department, Govt. vide no. SEAC/2013/18/23/1701 dated 23.12.2013.

For and on behalf of the Maharashtra Pollution Control Board

 Member Secretary

Enclosed Consent fee of -

Sr. No.	Account No.	DD / OR No.	Date	Drawn On
1	1184172	0177484	29.08.2015	State Mahanagar Bank Ltd.

- Regional Officer, MPCE, Thane and Sub-Regional Officer, MPCE, Kalyans - They are directed to issue the consent of the consent conditions.
- Chief Accounts Officer, MPCE, Mumbai.
- CC/CA/CR/THANE/6700/1701/101 and amendments in EC granted by Environment Department, Govt. vide no. SEAC/2012/CA-297/1701 dated 18.08.2013 and amendments in EC granted by Environment Department, Govt. vide no. SEAC/2013/18/23/1701 dated 23.12.2013.

Schedule 1

Terms & conditions for compliance of Water Pollution Control

- As per your application, you have proposed to install Sewage Treatment Plant (STP) having capacity 11715 CMD.
- The Applicant shall operate the effluent treatment plant (ETP) to treat the effluent so as to achieve the following standards prescribed by the Board or under EP Act, 1946 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameter	Standard prescribed by Board
D1	BOD 15 days (20°C)	50
D2	Suspended Solids	50
D3	COD	50
D4	Residual Chlorine	1 ppm

The treated effluent of 11715 CMD shall be recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. 11715 CMD shall be used by land for spreading and remaining shall be utilized for farmers irrigation and water pond which whichever if any. In no case, effluent shall find its way to any water body directly/indirectly in any form. Project proponent shall provide flow meter to ensure 100% recycling of treated sewage and shall maintain the record with date logging system.

- The Board reserves its right to order plant, specifications or other data relating to plant which the treatment of effluents for the purification thereof and the system for the disposal of sewage or trade effluent in connection with the grant of any consent condition. The applicant shall obtain prior consent of the Board to take steps to establish the use or establish any treatment and disposal system or any extension or addition thereto.
- The industry shall ensure replacement of parts, repair of system or its parts shall comply with the standard as set by manufacturer or to as to ensure the compliance of standards and safety of the operation thereof.
- In case, the water consumption of the plant is not covered under the water consumption of local body, the project proponent shall submit the consent to the local body for the provision of water for various purposes of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall comply with the standards as prescribed by the local body with the consent to the local body on the date of commencement of the project.

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1	Industrial Cooling, operating in make up of boiler feed	Nil
2	Domestic purpose	12283
3	Processing whereby water gets polluted & pollutants are easily biodegradable	Nil
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	Nil

Schedule 2

Terms & conditions for compliance of Air Pollution Control

- As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to start following track (1) and to observe the following test pattern:

Sr. No.	Stack/Exhaust Point	APC System	Height in Feet	Type of Fuel	Quantity of Fuel	Test Pattern
1	DG Set (4 x 1200 KW)	APC enclosure	153 FT	HSO	0.231 Tons/Day (11.64 Tons/Month)	1

- The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:

Particulate matter: Not to exceed 150 µg/m³

- The Applicant shall obtain necessary permission for providing adequate cooling treatment with necessary specifications and operation in compliance with the standards.
- The Board reserves its right to carry out any inspection or otherwise such as visitation in part B (necessary).

Stamp: DIST. THANE
 Stamp: 2096
 Stamp: 20 906

Schedule 3

Details of Consent

For short consent BQ as below:

Sr. No.	Consent (C to /D/B)	Act of BO Imposed	Submission Period**	Purpose of BQ	Compliance Period	Validity**
1	Consent to Discharge	As 21/1/88	15 days from date of issue of consent	Towards compliance of Environmental Discharge and Consents to Discharge	100% or 5 years whichever is earlier	Validity of this consent = 4 months

- The short term Consent(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
- The same Consent(s) shall be valid for a period upto: Validity of concept = 4 months.
- Consent(s) obtained for above purpose if any may be extended for period of validity above.

Schedule 4

Conditions during construction phase:

- During construction phase, applicant shall provide temporary sewage disposal and MSWL facility for staff and worker quarters.
- During construction phase, the ambient air and noise quality should be closely monitored to adhere to the Ambient Air Quality Standards and Noise by the project proponent through MOEF approved laboratory.
- There should be continuous monitoring to ensure that it does not exceed the prescribed standards. During night the above work is carried out at the boundary of the building shall be restricted to the permissible levels to comply with the present regulations.

General Conditions:

- The applicant shall provide facility for collection of samples of effluents, air, noise, vibration and hazardous waste to the Board staff at the terminal or designated points as per the schedule provided for the services rendered in this regard.
- The firm shall strictly comply with the Water Pollution Control Act, 1974 and Environmental Protection Act, 1986 and Government of Maharashtra, Pollution Control Board (Water and Consent) Rules, 2000 and Environment (Management and Handling) Rules, 2000 and Environment (Air and Noise) Rules, 2000 and Environment (Management and Handling) Rules, 2000 and Environment (Air and Noise) Rules, 2000.
- Drainage system shall be provided for the site. The drainage system shall be provided at the end of the collection system and shall be connected to the sewerage system. The drainage system shall be designed and provided in such a manner that it does not cause any nuisance or pollution. The drainage system shall be designed and provided in such a manner that it does not cause any nuisance or pollution.
- Facilities for bringing construction material to the site shall be provided in such a manner that it does not cause any nuisance or pollution. The facilities shall be provided in such a manner that it does not cause any nuisance or pollution.

Stamp: DIST. THANE
 Stamp: 2096
 Stamp: 20 906

- The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise level for generator sets run with diesel.
- Effluent - The applicant shall already have municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & (Amendment) (M & H) Rule 2011.
- Arrangement undertaken in respect of no charge on the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the APCC.
- Applicant shall submit annual report and any change will be duly informed to the APCC.
- The treated sewage shall be discharged using suitable disinfection method.
- The firm shall submit to this office, the 15th day of September every year, the compliance statement report for the financial year ending 31st March in the prescribed form as per the provision of rule 11 of the Environmental Protection Act, 1986.
- The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

Table with columns for S.N., Date, Amount, and Description. Includes a summary section at the bottom with columns for S.N., Date, Amount, and Description.

Table with columns for S.N., Date, Amount, and Description. Includes a large stamp: 'क.स.न.-५' and '2096'.

Table with columns for S.N., Date, Amount, and Description.

Table with columns for S.N., Date, Amount, and Description. Includes a large circular stamp: 'SEAL OF JOINT SUB-REGISTRAR KANUN-5'.

Table with columns for serial number, date, amount, and description. Includes handwritten notes and stamps.

Handwritten text and stamps on the left side of the page.



Table with columns for serial number, date, amount, and description. Includes handwritten notes and stamps.

Table with columns for serial number, date, amount, and description. Includes handwritten notes and stamps.

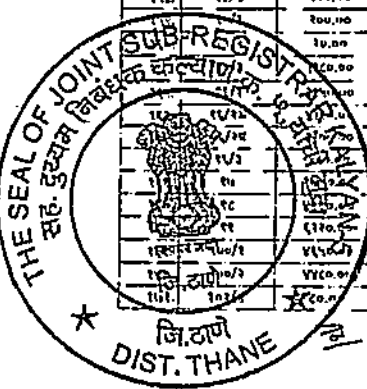
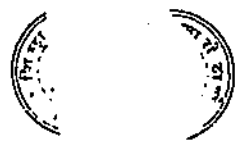


Table with columns for serial number, date, amount, and description. Includes handwritten notes and stamps.



Page number, date, and header information for the first document, including the text 'यस अमुक जल' and 'अधिकार अधिकृत बरु'.

Form with various fields and a large handwritten stamp that reads 'क. ल. न. - ५' and 'यस नं. ५४३८ २०१८'.

Page number, date, and header information for the second document, including the text 'यस अमुक जल' and 'अधिकार अधिकृत बरु'.

वर्ष	प्रमाण	दिनांक २०१५-१६			दिनांक २०१६-१७			आवक	निशान	वर्ष
		अग्र	अग्र	रिक्टर	अग्र	अग्र	रिक्टर			
२०१५-१६	वर्ष									
२०१६-१७	वर्ष									
२०१६-१७	वर्ष									

Text below the second table, including 'यस अमुक जल' and 'अधिकार अधिकृत बरु'.

Page number, date, and header information for the third document, including the text 'यस अमुक जल' and 'अधिकार अधिकृत बरु'.

Form with various fields, a circular seal that reads 'THE SEAL OF JOINT SUB-REGISTRAR, KALYAN'S', and the text 'जि. ठाने' and 'DIST. THANE'.

Page number, date, and header information for the fourth document, including the text 'यस अमुक जल' and 'अधिकार अधिकृत बरु'.

वर्ष	प्रमाण	दिनांक २०१५-१६			दिनांक २०१६-१७			आवक	निशान	वर्ष
		अग्र	अग्र	रिक्टर	अग्र	अग्र	रिक्टर			
२०१५-१६	वर्ष									
२०१६-१७	वर्ष									
२०१६-१७	वर्ष									

Text below the fourth table, including 'यस अमुक जल' and 'अधिकार अधिकृत बरु'.

क.स.न.-५	
क्र.सं. ५४३८	२०१६

Pradip Garach
Advocate
High Court, Bombay

6, Roz-Ro-Apartments,
L. B. S. Road, Kharak,
Kurla (West), Mumbai - 400 070
Mobile: 9820501547
Email: pradipgarach@gmail.com

CORRIGENDUM

Palava Dwellers Private Limited (Ex-Parte)

Re: Property comprised in land bearing various Survey numbers, Hissa numbers and lying being and situated at Village Khoni and Antarli, Taluka Kalyan, District Thane.

4. In any event, during pendency of amalgamation application mentioned hereinabove, Palava Dwellers Private Limited shall continue to be and exclusively entitled to the said Larger Land and additional land and absolute Owner thereof with right to deal with and dispose of the Units in the buildings being constructed on the Larger Land and additional land, pursuant to the Agreement dated 31st May 2017 referred in my First Supplemental Report on Title.

Dated this 15th day of August, 2017

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay

1. This has reference to my Report on Title dated 15th November 2016, and Supplemental Report on Title dated 31st May 2017 and Supplemental Report on Title/Addendum dated 14th August 2017 wherein it is inter alia certified that Palava Dwellers Private Limited is entitled to the Larger Land and said additional land as Owner thereof and Samvara Buildtech Private Limited are entitled to carry out development of the same.

2. In the Supplemental Report on Title/Addendum dated 14.08.2017, inadvertently, the reference of First Supplemental Report on Title dated 31st May 2017 particularly state of affairs of amalgamation referred therein, remained to be incorporated. With a view to incorporate the same, I give hereunder this Corrigendum to add further development in to the Special Resolutions for approval of Scheme of Amalgamation of Samvara Buildtech Private Limited, Palava Dwellers Private Limited with Lodha Developers Private Limited. Pursuant to the said Resolution, Samvara Buildtech Private Limited, Palava Dwellers Private Limited and Lodha Developers Private Limited have filed their respective C. S. Application No.740 of 2017, 742 of 2017 and 738 of 2017 before the National Company Law Tribunal (NCLT), Mumbai Bench under the provision of Section 230 to 232 and other relevant provisions of Companies Act 2013 for merger. On 2nd August 2017, the Hon'ble Bench has allowed the said Applications.

3. Hence, my Addendum dated 14.08.2017 stand modified and be read and construed accordingly.

Pradip Garach
Advocate
High Court, Bombay

6, Roz-Ro-Apartments,
L. B. S. Road, Kharak,
Kurla (West), Mumbai - 400 070
Mobile: 9820501547
Email: pradipgarach@gmail.com

FIRST SUPPLEMENTAL REPORT ON TITLE

Re: Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District - Thane.

1. This has reference to my Report on Title dated 15th November 2016 wherein I have inter alia opined that (i) Palava Dwellers Private Limited is entitled to the Larger Land more particularly described in Schedule thereunder written and (ii) Samvara Buildtech Private Limited is having leasehold rights on the portion of the Larger Land with right to carry out development and deal with the construction thereon.

2. Ever since issuance of the said Report on Title, there are certain material development envisaged with the effect from 1st June 2017 which, in turn, causes variation with regard to the title of the said Larger Land and part thereof as follows:-

3. I am informed that by respective Special Resolutions passed by the shareholders of Palava Dwellers Private Limited, Samvara Buildtech Private Limited and Lodha Developers Private Limited at their respective extra ordinary general meetings held on 02.05.2017, 06.04.2017 and 27.04.2017 respectively, a scheme for amalgamation of Samvara Buildtech Private Limited and Palava Dwellers Private Limited with Lodha Developers Private Limited with effect from 1st June 2017 has been approved. In this regard, an Application has been filed before the National Company Law Tribunal seeking its sanction to the said scheme of amalgamation.

4. Pending the sanction of scheme of amalgamation, in the meanwhile, by an Agreement dated 31st May 2017 executed between Palava Dwellers Private Limited and Samvara Buildtech Private Limited it is inter alia agreed between the Parties thereto that Palava Dwellers Private Limited shall be entitled to deal with and dispose of the Units in the buildings being constructed on the said Larger Land and for that purpose execute and register requisite Agreements with the prospective buyers and receive consideration in the manner provided therein.

5. In the light of the aforesaid developments, Palava Dwellers Private Limited shall continue to be solely and exclusively entitled to the said

Larger Land more particularly described in the Schedule thereunder written as an absolute Owner thereof with right to deal with and dispose of the Units in the buildings being constructed on the said Larger Land as stated hereinabove.

6. In the premises aforesaid, the Report on Title dated 15th November 2016 stands modified and be read and construed accordingly.

Dated this 31st day of July 2017

Pradip Garach
(Pradip Garach)
Advocate High Court, Bombay



FIRST SUPPLEMENTAL REPORT ON TITLE
APPENDIX

1. This has reference to my Report on Title dated 15/11/2016 in respect of land bearing diverse Survey Numbers and Hissa Numbers mentioned in Column "B" and "C" in the Schedule thereunder written, lying being and situated at Village Khoni and Antarli Taluka Kalyan, District Thane (being referred as "the said Larger Land" (herein) acquired by my clients Palava Dwellers Private Limited (formerly known as Lodia Dwellers Private Limited) ("Company").

I am now informed that the said Larger Land to include following additional land owned by my clients Samvara Buildtech Private Limited are having leasehold right on portion of the said additional land and are also entitled to develop the same. The details of the said additional land are as follows:

THIS SCHEDULE HEREUNDER PERTAINS TO
VILLAGE KHONI

Sr. No.	Name of the Landholder / Owner	Survey No. / Hissa No.	Area in sq. mts.	Name of the Document(s) & Regs. No and Date	Name of the Possessor
1	1) Ashwini Keshav Khosla, 2) Pradip Garach, 3) Palava Dwellers Private Limited, 4) Ashwini Keshav Khosla, 5) Pradip Garach, 6) Palava Dwellers Private Limited, 7) Ashwini Keshav Khosla, 8) Pradip Garach, 9) Palava Dwellers Private Limited, 10) Ashwini Keshav Khosla, 11) Pradip Garach, 12) Palava Dwellers Private Limited.	142	5600	Deed of Conveyance dated 07/04/2007 registered under No. 31/1/2007	Lodia Dwellers Private Limited

1	1) Ashwini Keshav Khosla, 2) Pradip Garach, 3) Palava Dwellers Private Limited, 4) Ashwini Keshav Khosla, 5) Pradip Garach, 6) Palava Dwellers Private Limited, 7) Ashwini Keshav Khosla, 8) Pradip Garach, 9) Palava Dwellers Private Limited, 10) Ashwini Keshav Khosla, 11) Pradip Garach, 12) Palava Dwellers Private Limited.			Deed of Conveyance dated 07/04/2007 registered under No. 31/1/2007	Lodia Dwellers Private Limited
2	North West Section and South West Section	111/1	900	Deed of Conveyance dated 10/11/2018 registered under No. 357/2018	Lodia Dwellers Private Limited
3	1) Ashwini Keshav Khosla, 2) Pradip Garach, 3) Palava Dwellers Private Limited, 4) Ashwini Keshav Khosla, 5) Pradip Garach, 6) Palava Dwellers Private Limited, 7) Ashwini Keshav Khosla, 8) Pradip Garach, 9) Palava Dwellers Private Limited, 10) Ashwini Keshav Khosla, 11) Pradip Garach, 12) Palava Dwellers Private Limited.	43/2	550	Deed of Conveyance dated 11/04/2018 registered under No. 31/1/2018	Lodia Dwellers Private Limited

1	1) Ashwini Keshav Khosla, 2) Pradip Garach, 3) Palava Dwellers Private Limited, 4) Ashwini Keshav Khosla, 5) Pradip Garach, 6) Palava Dwellers Private Limited, 7) Ashwini Keshav Khosla, 8) Pradip Garach, 9) Palava Dwellers Private Limited, 10) Ashwini Keshav Khosla, 11) Pradip Garach, 12) Palava Dwellers Private Limited.			Deed of Conveyance dated 07/04/2007 registered under No. 31/1/2007	Lodia Dwellers Private Limited
2	1) Ashwini Keshav Khosla, 2) Pradip Garach, 3) Palava Dwellers Private Limited, 4) Ashwini Keshav Khosla, 5) Pradip Garach, 6) Palava Dwellers Private Limited, 7) Ashwini Keshav Khosla, 8) Pradip Garach, 9) Palava Dwellers Private Limited, 10) Ashwini Keshav Khosla, 11) Pradip Garach, 12) Palava Dwellers Private Limited.			Deed of Conveyance dated 30/03/2009 registered under No. 27/1/185/2009	Lodia Dwellers Private Limited
3	1) Ashwini Keshav Khosla, 2) Pradip Garach, 3) Palava Dwellers Private Limited, 4) Ashwini Keshav Khosla, 5) Pradip Garach, 6) Palava Dwellers Private Limited, 7) Ashwini Keshav Khosla, 8) Pradip Garach, 9) Palava Dwellers Private Limited, 10) Ashwini Keshav Khosla, 11) Pradip Garach, 12) Palava Dwellers Private Limited.			Deed of Conveyance dated 15/11/2016 registered under No. 31/1/2016	Lodia Dwellers Private Limited

4	1) Ashwini Keshav Khosla, 2) Pradip Garach, 3) Palava Dwellers Private Limited, 4) Ashwini Keshav Khosla, 5) Pradip Garach, 6) Palava Dwellers Private Limited, 7) Ashwini Keshav Khosla, 8) Pradip Garach, 9) Palava Dwellers Private Limited, 10) Ashwini Keshav Khosla, 11) Pradip Garach, 12) Palava Dwellers Private Limited.	42/3	700	Deed of Conveyance dated 30/11/2009 registered under No. 242/2009	Lodia Dwellers Private Limited
		42/7	230	Deed of Conveyance dated 30/11/2009 registered under No. 242/2009	Lodia Dwellers Private Limited

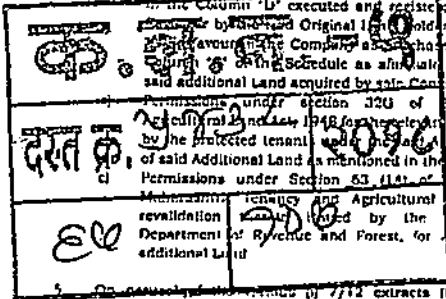


Shri. V. D. Joshi, Rajaram Sulkarni, Mahesh and Shalish Joshi	Deed of Confirmation dated 21/08/2015 registered under Serial No. KLN3-3170/2006	Lotus Dwellers Private Limited New name as Palava Dwellers Private Limited
---	--	---

4. I have verified title of the said additional land by perusing the following documents in connection with the same.

a) 7/12 Extracts (Record of Rights) and 5/12 Extracts (Mutation Entries) recorded thereon in respect of the said additional Land and verified devolution of title devolved upon the Original Land Holders to the same.

b) Reviewed Originals / Certified copies of the documents mentioned in Column "B" executed and registered with concerned Sub-Registrar by the Original Land Holders as set out in Column "A" in favour of the Company as set out in Column "C" of the Schedule as aforesaid in connection with the said additional Land acquired by said Company.



Permissions under section 32G of Bombay Tenancy and Agricultural Lands Act, 1948 for the said land which is tenanted by the protected tenant as mentioned in the Schedule as aforesaid. Permissions under Section 63 (1A) of Sub-Section (1) under Maharashtra Tenancy and Agricultural Land Act, 1948 and revocation of the same by the Competent Authority, Department of Revenue and Forest, for acquisition of the said additional Land.

5. On perusal of the documents (i) 7/12 extracts (Record of Rights), (ii) Mutation Entries (5/12 extracts), (iii) documents set out in Column "D" of the Schedule and information and explanation given to me as well as representation made in this behalf, in my view the said Original Landholders mentioned in Column "A" became entitled to the said additional land of the Schedule as aforesaid, by inheritance and/or purchase, as the case may be who have by the document mentioned in column "E" sold and conveyed the said additional land to the Company.

6. By Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 & w/ revocation letters dated 28/05/2008, 15/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 24/05/2014, 04/11/2015 and 20/04/2016.

The Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 to the Company for acquisition of land in Talukas Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.

7. Upon perusal of the 7/12 Extract, I observe that the name of Company has been initiated as Owners of the said additional Land in the 7/12 extract.

8. Later on, pursuant to the Certificate dated 06 May 2014 issued by the Registrar of Companies, the name of Lotus Dwellers Private Limited has been changed to Palava Dwellers Private Limited.

9. By Order dated 16th January 2015 in Company Scheme Petition No. 639 and 640 of 2014 Mahavir Build Estate Private Limited and another was ordered to be amalgamated with Palava Dwellers Private Limited with effect from February 17, 2015. Under the said Order, the entire business and undertaking of Mahavir including but not limited to land, building, investments, loans, advances, approvals, permissions, rights, obligations have been transferred to and vested in Palava Dwellers Private Limited. In the premises aforesaid, Palava Dwellers Private Limited became entitled to the said additional Land more particularly described in the Schedule as aforesaid as absolute Owner thereof.

10. Samvara Buildtech Private Limited (Mortgagee No.1), Palava Dwellers Private Limited (Mortgagee No.2) and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) (Mortgagee No.3) have taken credit facilities on the security of certain land which includes Land comprised in Survey No.42/7 forming part of the said additional land mentioned in the Schedule as aforesaid and the Proposed construction thereon (being Sector - S) by and under Mortgage Deed dated 05/03/2014 registered under No. KLN3-3798, 2014 from IDBI Trusteehip Services Private Limited ("Mortgagee").

11. By Order bearing No. Revenue/K-1/T-7/STP/SR-39/2014 dated 28th March 2014, the Collector of Thane and Competent Authority has granted its approval for development of a Special Township Project in the

also on the said additional Land. The Collector of Thane and Competent Authority has also vide aforesaid order, sanctioned the lay out plans for development of the Special Township Project.

12. I have not taken independent Search of litigation filed for and against the said Company in respect of the said additional land. The Company has informed me that there are following litigations pending:-

(i) A Regular Civil Suit No.203 of 2014 has been filed by Shantaram Sakharan, Kalthavale and Others against the Company and other co-owners inter alia in respect of land comprised in Survey Nos.42/5 and 42/7 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiffs are seeking declaration that the land comprised in aforesaid survey numbers be declared as Joint Hindu Family Property and in turn also claiming their respective undivided shares therein. In any event, there is no adverse order passed in the said Suit which restrict the rights of the said Company to deal with the aforesaid land and construction thereon.

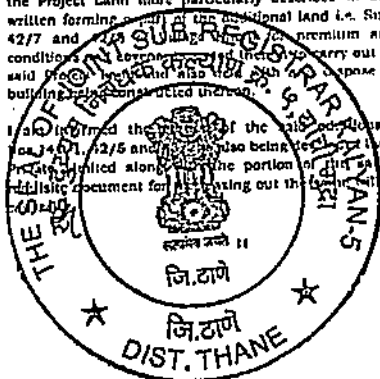
13. Subsequently, by and under Lease Deed dated 16th September 2015 executed and registered under No. KLN4-6292/2015 with the Sub-Registrar of Assurances at Kalyan read with Deed of Lease dated 10.11.2016, by Palava Dwellers Private Limited as the Lessor of the One Part and Samvara Buildtech Private Limited as the Lessee of the Other Part and as amended, whereunder the Lessor has demised unto Lessee the Project Land more particularly described in Schedule thereunder written forming part of the said additional land i.e. Survey No.142, 43/1, 42/7 and 42/5 and the said Lessee has agreed to carry out development on the said Project Land and also to use the said Project Land for the purpose of premises in the building to be constructed thereon.

14. I also informed the Collector of the said additional land i.e. Survey Nos. 42/1, 42/5 and 42/7 also being vested in Samvara Buildtech Private Limited along with the portion of the said larger Land and the said document for carrying out the development to be executed in due

15. On the basis of aforesaid findings, I am of opinion that Palava Dwellers Private Limited is entitled in the said additional land as Owner thereof and on the portion of the said additional land Samvara Buildtech Private Limited are entitled to carry out development of the same.

Dated this 17th day of August 2017

Pradip Garach
Pradip Garach
Advocate High Court, Bombay



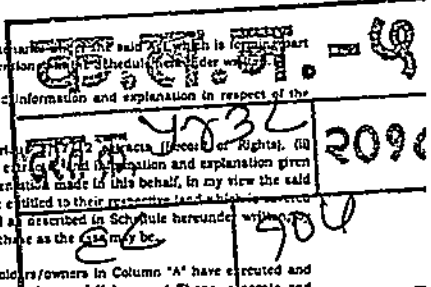
REPORT ON TITLE

Re: Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District - Thane.

1. I have investigated the title of my clients Palava Dwellers Private Limited erstwhile known as Lodha Dwellers Private Limited ("Company") to the land bearing diverse Survey Numbers, Hissa Numbers, respective areas mentioned in Column "B", "C" and "D" in the Schedule hereunder written, lying being and situated at Village Khoni (hereafter collectively referred to as "Larger Land") acquired by my clients from the Original Landholders, whose names are mentioned in Column "A" of the said Schedule, under the documents mentioned in Column "E" of the said Schedule.
2. For the purpose of investigation, I have perused and verified the following documents in connection to the said Larger Land.
 - a) 7/12 Extracts (Record of Rights) and 6/12 extracts (Mutation Entries) recorded thereon in respect of the said Larger Land and verified devolution of title devolved upon the respective Land Holders/Owners to their respective land.
 - b) Reviewed Originals and/or Certified true copies (as the case may be) of the relevant documents viz. Deed of Conveyance, Development Agreements, Agreements for Sale, Deed of Confirmations, Declarations and Powers of Attorney & other ancillary documents mentioned in the Column "E" executed and registered with concerned Sub-Registrar by respective said Land Holders/Owners of Column "A" in favour of Lodha Dwellers Pvt. Ltd and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) as Developers/ Purchasers as mentioned in the Column "F" of the Schedule hereto in connection with the said Larger Land acquired by said Company.
 - c) Permissions under Section 63 (1A) of Sub-Section (1) under Maharashtra Tenancy and Agricultural Land Act, 1948 and revalidation thereto issued by the Competent Authority, Department of Revenue and Forest, for acquisition of the said Larger Land.
 - d) Permissions under section 32D of Bombay Tenancy and Agricultural Land Act, 1948 for the relevant land which is tenanted.

by the proposed title of the said Larger Land which is forming part of Larger Land mentioned in the Schedule hereunder written.

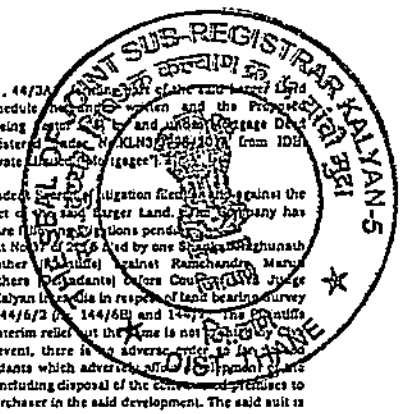
3. Besides, I have gathered information and explanation in respect of the said Larger Land.
4. On perusal of the various documents and explanation given to me as well as representations made in this behalf, in my view the said landholders/owners are entitled to their respective land which is devolved under said Larger Land as described in Schedule hereunder written by inheritance and/or Purchase as the case may be.
5. These individual landholders/owners in Column "A" have executed and registered with the Sub-Registrar of Kalyan and Thane, separate and distinctive Agreements for Development Agreements, Conveyance Deeds, Powers of Attorney for Development and sale (as shown in Column "E" of Schedule hereto) in respect of their individual land comprised of Survey Numbers and Hissa Numbers mentioned in Column "B", "C" and "D" mentioned in the Schedule hereunder written along with incidental documents, Deeds of Confirmation, Declarations, letter of possession thereto of their respective land with Lodha Dwellers Pvt. Ltd. and Mahavir Build Estate Private Limited now merged with Palava Dwellers Private Limited, for sale and development of their respective land.
6. Pursuant to the said documents, the said Land Holders/Owners have handed over possession of their respective land to the said Purchasers / Developers.
7. By virtue of the aforesaid documents, I am of opinion that Palava Dwellers Private Limited are entitled to the said Larger Land as absolute owners thereof and having complete development rights to carry out development thereon.
8. The Revenue Record viz. Record of Rights are mutated in favour of Palava Dwellers Private Limited, pursuant to the Deed of Conveyance mentioned in Column "E" of the Schedule hereunder written.
9. In the premises aforesaid, Lodha Dwellers Private Limited have envisaged consolidated scheme of Development of Special Township on the said Larger Land and accordingly plans are submitted to MMRDA.



10. By letter dated 19th June, 2013 Environmental Department has issued clearance to develop inter alia the said Larger Land by constructing building thereon on the terms and conditions stated therein. Thereafter, by another letter dated 21st February 2015 Environmental Department has amended the Environment Clearance in respect of the said Larger Land on terms and conditions stated therein.
11. Pursuant to the said Environmental Clearance, Maharashtra Pollution Control Board by its letter dated 20th January 2014 read with amended letter of Consent dated 23rd December 2015, has granted consent to establish and/or develop Phase - I for the Special Township Project inter alia in respect of the said Larger Land on terms and conditions stated therein.
12. By Orders bearing Nos. (i) Revenue/K-1/T-7/STP/SR-39/2014 dated 28th March 2014, (ii) Revenue/K-1/T-7/STP/SR-88/2014 dated 15th September 2014, (iii) Revenue/K-1/T-7/Antaril & Khoni/Taluka Kalyan/STP/SR-19/2016 dated 21st July 2016 and (iv) Revenue/K-1/T-7/Antaril & Khoni/Taluka Kalyan/STP/SR-20/2016 dated 26th August 2016 issued by the Collector, Thane wherein a Special Township Project is given Final sanctioned over the land situated in Village Khoni more particularly described in Schedule hereunder written which are the land described in the Schedule hereunder written of Village Khoni.
13. Further, notification dated 1st January 2014 issued under Maharashtra Regional Town Planning Act by Government of Maharashtra with Accompaniment a SCHEDULE - A whereunder regulations for development of Special Township Project in area under the sanction development plan inter alia Regulation 2 provides for special concessions. Under sub-clause (a) of the said Regulation 2 that the land which is forming part of the Special Township Project will become ipso facto non-agriculture as soon as the Special Township scheme is notified and sanctioned in as much as such land deemed to have been converted in non-agriculture and no separate permission will be required and will be assessed from the date of sanction accordingly.
14. Samvara Buildtech Private Limited (Mortgagor No.1), Palava Dwellers Private Limited (Mortgagor No.2) and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) (Mortgagor No.3) have taken credit facilities on the security of certain land which includes Land comprised in Survey Nos. 37/1A, 37/1B, 37/2A, 37/2B, 37/4, 42/1, 42/2, 42/4, 42/6, 42/7, 42/8, 44/2, 44/3A2, 144/7.

144/6B, 144/8, 38/2A1, 44/3A mentioned in the Schedule hereunder written and the Project construction thereon (being a Special Township Project) dated 05/08/2014 registered under No. KLN3/2014/107 from IDB Trusteeship Services Private Limited (regd. Co.)

15. I have not taken independent investigation filed against the said Company in respect of the said Larger Land. The Company has informed me that there are following litigations pending:
 - (i) A Special Civil Suit No. 103 of 2016 filed by one Shantaram Shunath Mahave and another (Plaintiffs) against Ramchandra, Manu Kathavale and Others (Defendants) before Civil Judge (Senior Division) Kalyan in respect of land bearing survey No. 143/1 to 2, 144/6/2 (i.e. 144/6B) and 144/7. The Plaintiffs have applied for interim relief but the same is not granted by the Court. In any event, there is no adverse order passed against the Defendants which adversely affects the rights of the said Larger Land including disposal of the concerned land to the prospective purchaser in the said development. The said suit is pending.
 - (ii) A Regular Civil Suit No. 203 of 2014 has been filed by Shantaram Sakharum Kathavale and Others against the Company and other co-owners inter alia in respect of land comprised in Survey Nos. 143/1 to 2, 144/6/2 (i.e. 144/6B), 144/7, 42/2 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiffs are seeking declaration that the land comprised in aforesaid survey numbers be declared as Joint Hindu Family Property and in turn also claiming their respective undivided shares therein. In any event, there is no adverse order passed in the said Suit which restricts the rights of the said Company to deal with the aforesaid land and construction thereon.
 - (iii) A Regular Civil Suit No. 56 of 2016 has been filed by Anjana Tukaram Pail and Others against the Company and other co-owners inter alia in respect of land comprised in Survey No. 144/6A and 144/8 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiffs are seeking declaration for partition and share in the said land. In any event, there is no adverse order passed in the said Suit which restricts the rights of the said Company to deal with the aforesaid land and construction thereon.



- Subsequently, by and under Lease Deed dated 16th September 2015 executed and registered under No.KLN/4 6292/2015 with the Sub-Registrar of Assurances at Kalyan read with Deed of Lease dated 10.11.2016, by Palava Dwellers Private Limited as the Lessor of the One Part and Samvara Builders Private Limited as the Lessee of the Other Part and as amended, whereunder the Lessee has demised unto Lessee the Project Land more particularly described in Schedule thereunder written forming a part of the Larger Land for premium and rent on terms, conditions and covenants stated therein to carry out development on the said Project Land and also deal with and dispose of premises in the building being constructed thereon.
- Pursuant to the Certificate dated 6th May 2014 issued by the Registrar of Companies, the name of Lodia Dwellers Private Limited has been changed to Palava Dwellers Private Limited.
- By Order dated 16th January 2015 in Company Scheme Petition No.639 and 640 of 2014 Mahavir Build Estate Private Limited and another was ordered to be amalgamated with Palava Dwellers Private Limited with effect from February 17, 2015. Under the said Order, the entire business and undertaking of Mahavir (including but not limited to land, building, investments, loans, advances, approvals, permissions, rights, obligations have been transferred to and vested in Palava Dwellers Private Limited. In the premises aforesaid, Palava Dwellers Private Limited became entitled to the Larger Land more particularly described in the Schedule hereunder written as absolute Owners thereof.

I have seen Certificate dated 07.10.2016 issued by Sub-Registrar of Assurances at Kalyan read with Deed of Lease dated 10.11.2016, by Palava Dwellers Private Limited as the Lessor of the One Part and Samvara Builders Private Limited as the Lessee of the Other Part and as amended, whereunder the Lessee has demised unto Lessee the Project Land more particularly described in Schedule thereunder written forming a part of the Larger Land for premium and rent on terms, conditions and covenants stated therein to carry out development on the said Project Land and also deal with and dispose of premises in the building being constructed thereon.

Underwritten as absolute Owners thereof.

I am of opinion that Palava Dwellers Private Limited is entitled to the said Larger Land more particularly described in the Schedule hereunder written as absolute Owners thereof.

Samvara Builders Private Limited are entitled to carry out development on the said Larger Land with a right to deal with and dispose of premises in proposed buildings to be constructed on the portion of the said Larger Land.

THE SCHEDULE ABOVE REFERRED TO:

Sr. No.	Name of the Landholder / Owner (A)	Survey No. (B)	Class No. (C)	Area in Sq. Mtrs. (D)	Particulars of the Development & Remarks, including Date (E)	State of the Development / Possession (F)
1	Mrs. Smta. Madhvi, B. Harsh Mrs. Madhvi, B. Smta. Mrs. Madhvi, J. Smta. Tulsham Bai, B. Smta. Mrs. Harsh Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai	37 100 33 144	1B 9 2 4A	4430 11100 6320 6000	Agreement for Lease dated 11/11/2015 registered under No. KLN/1 4279/2015	Under Development
	Mrs. Smta. Madhvi, B. Harsh Mrs. Madhvi, B. Smta. Mrs. Madhvi				Deed of Conveyance dated 22/07/2014 registered under No. KLN/1 1779/2014	Under Development
2	Shankar Rajwade & Co.	144	4B	3400	Development Agreement dated 14/01/2017 registered under No. KLN/3-003 11/2017	Under Development
		144	6B	3400	Power of Attorney dated 15/01/2017 registered under No. KLN/2 0031/2017	Under Development
3	Smta. Parvati Kulkarni	144	4B	3400	Deed of Conveyance dated 22/07/2014 registered under No. KLN/1 1779/2014	Under Development
		144	6B	3400	Deed of Conveyance dated 16/10/2011	Under Development

11 Smta. Smta. Madhvi, B. Harsh Mrs. Madhvi, B. Smta. Mrs. Madhvi, J. Smta. Tulsham Bai, B. Smta. Mrs. Harsh Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai	144	4B	3400	Deed of Conveyance dated 22/07/2014 registered under No. KLN/1 1779/2014	Under Development
12 Smta. Smta. Madhvi, B. Harsh Mrs. Madhvi, B. Smta. Mrs. Madhvi, J. Smta. Tulsham Bai, B. Smta. Mrs. Harsh Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai	144	4B	3400	Deed of Conveyance dated 22/07/2014 registered under No. KLN/1 1779/2014	Under Development
13 Smta. Smta. Madhvi, B. Harsh Mrs. Madhvi, B. Smta. Mrs. Madhvi, J. Smta. Tulsham Bai, B. Smta. Mrs. Harsh Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai	144	4B	3400	Deed of Conveyance dated 22/07/2014 registered under No. KLN/1 1779/2014	Under Development

14 Smta. Smta. Madhvi, B. Harsh Mrs. Madhvi, B. Smta. Mrs. Madhvi, J. Smta. Tulsham Bai, B. Smta. Mrs. Harsh Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai	144	4B	3400	Deed of Conveyance dated 22/07/2014 registered under No. KLN/1 1779/2014	Under Development
15 Smta. Smta. Madhvi, B. Harsh Mrs. Madhvi, B. Smta. Mrs. Madhvi, J. Smta. Tulsham Bai, B. Smta. Mrs. Harsh Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai, B. Smta. Mrs. Madhvi, B. Smta. Tulsham Bai	144	4B	3400	Deed of Conveyance dated 22/07/2014 registered under No. KLN/1 1779/2014	Under Development



1	10/10/2007	13	1120	Agreement for Sale dated 06/11/2008 registered under No KLM-1079/2008	Lotus Durbars Private Limited (Proprietorship Firm)
2	10/10/2007	13	1120	Power of Attorney dated 14/11/2009 registered under No KLM-113/2009	
3	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited

क. - १७
दस्तावेज क्र. १७७/२०१६

1	10/10/2007	13	1120	Agreement for Sale dated 06/11/2008 registered under No KLM-1079/2008	Lotus Durbars Private Limited (Proprietorship Firm)
2	10/10/2007	13	1120	Power of Attorney dated 14/11/2009 registered under No KLM-113/2009	
3	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
4	10/10/2007	13	1120	Deed of Conveyance dated 04/01/2012 registered under No KLM-621/2012	Lotus Durbars Private Limited
5	10/10/2007	13	1120	Deed of Conveyance dated 04/01/2012 registered under No KLM-621/2012	Lotus Durbars Private Limited
6	10/10/2007	13	1120	Deed of Conveyance dated 11/02/2012 registered under No KLM-1154/2012	Lotus Durbars Private Limited
7	10/10/2007	13	1120	Deed of Conveyance dated 11/02/2012 registered under No KLM-1154/2012	Lotus Durbars Private Limited
8	10/10/2007	13	1120	Deed of Conveyance dated 11/02/2012 registered under No KLM-1154/2012	Lotus Durbars Private Limited
9	10/10/2007	13	1120	Deed of Conveyance dated 11/02/2012 registered under No KLM-1154/2012	Lotus Durbars Private Limited

1	10/10/2007	13	1120	Agreement for Sale dated 06/11/2008 registered under No KLM-1079/2008	Lotus Durbars Private Limited (Proprietorship Firm)
2	10/10/2007	13	1120	Power of Attorney dated 14/11/2009 registered under No KLM-113/2009	
3	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
4	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
5	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
6	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
7	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
8	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
9	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited

1	10/10/2007	13	1120	Agreement for Sale dated 06/11/2008 registered under No KLM-1079/2008	Lotus Durbars Private Limited (Proprietorship Firm)
2	10/10/2007	13	1120	Power of Attorney dated 14/11/2009 registered under No KLM-113/2009	
3	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
4	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
5	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
6	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
7	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
8	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited
9	10/10/2007	13	1120	Deed of Conveyance dated 17/01/2011 registered under No KLM-417/2011	Lotus Durbars Private Limited



Serial Number of Parties	Serial No. (17/2013)	Date of Commencement of Proceedings	Case Details	Status
1	10	16/01/2013	Registered No. 2073/2013	Joint Deeds Private Limited
2	11	23/04/2013	Registered No. 3073/2013	Joint Deeds Private Limited
3	12	18/01/2007	Registered No. 243/2007	Joint Deeds Private Limited
4	13	15/01/2007	Registered No. 31/2007	Joint Deeds Private Limited
5	14	15/01/2007	Registered No. 11/2007	Joint Deeds Private Limited
6	15	09/08/2007	Registered No. 243/2007	Joint Deeds Private Limited
7	16	30/02/2009	Registered No. 1111/2009	Joint Deeds Private Limited

ज. त. अ. - १९

वस क्र. ५४३८ २०१८

Serial No.	Serial No. (17/2013)	Date of Commencement of Proceedings	Case Details	Status
1	11	16/01/2013	Registered No. 2073/2013	Joint Deeds Private Limited
2	12	23/04/2013	Registered No. 3073/2013	Joint Deeds Private Limited
3	13	18/01/2007	Registered No. 243/2007	Joint Deeds Private Limited
4	14	15/01/2007	Registered No. 31/2007	Joint Deeds Private Limited
5	15	15/01/2007	Registered No. 11/2007	Joint Deeds Private Limited
6	16	09/08/2007	Registered No. 243/2007	Joint Deeds Private Limited
7	17	30/02/2009	Registered No. 1111/2009	Joint Deeds Private Limited

Serial Number of Parties	Serial No. (17/2013)	Date of Commencement of Proceedings	Case Details	Status
1	18	12/07/2013	Registered No. 3111/2013	Joint Deeds Private Limited

Serial No.	Serial No. (17/2013)	Date of Commencement of Proceedings	Case Details	Status
1	18	12/07/2013	Registered No. 3111/2013	Joint Deeds Private Limited



Lot No.	Deed of Confirmation	Deed of Confirmation	Deed of Confirmation
1) Bha. Dny. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	Deed of Confirmation dated 17/10/2011 registered under No. 22/10/2011	Deed of Confirmation dated 17/10/2011 registered under No. 22/10/2011	Deed of Confirmation dated 17/10/2011 registered under No. 22/10/2011
1) Bha. Dny. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	Deed of Confirmation dated 06/01/2012 registered under No. 11/01/2012	Deed of Confirmation dated 06/01/2012 registered under No. 11/01/2012	Deed of Confirmation dated 06/01/2012 registered under No. 11/01/2012
1) Mrs. Zama Mahesh, 2) Mrs. Mahesh, 3) Mrs. Mahesh, 4) Mrs. Mahesh, 5) Mrs. Mahesh, 6) Mrs. Mahesh, 7) Mrs. Mahesh, 8) Mrs. Mahesh, 9) Mrs. Mahesh, 10) Mrs. Mahesh	Deed of Confirmation dated 22/05/2013 registered under No. 22/05/2013	Deed of Confirmation dated 22/05/2013 registered under No. 22/05/2013	Deed of Confirmation dated 22/05/2013 registered under No. 22/05/2013
1) Mrs. Zama Mahesh, 2) Mrs. Mahesh, 3) Mrs. Mahesh, 4) Mrs. Mahesh, 5) Mrs. Mahesh, 6) Mrs. Mahesh, 7) Mrs. Mahesh, 8) Mrs. Mahesh, 9) Mrs. Mahesh, 10) Mrs. Mahesh	Deed of Confirmation dated 21/07/2010	Deed of Confirmation dated 21/07/2010	Deed of Confirmation dated 21/07/2010
1) Mrs. Zama Mahesh, 2) Mrs. Mahesh, 3) Mrs. Mahesh, 4) Mrs. Mahesh, 5) Mrs. Mahesh, 6) Mrs. Mahesh, 7) Mrs. Mahesh, 8) Mrs. Mahesh, 9) Mrs. Mahesh, 10) Mrs. Mahesh	Deed of Confirmation dated 21/07/2010	Deed of Confirmation dated 21/07/2010	Deed of Confirmation dated 21/07/2010
1) Mrs. Zama Mahesh, 2) Mrs. Mahesh, 3) Mrs. Mahesh, 4) Mrs. Mahesh, 5) Mrs. Mahesh, 6) Mrs. Mahesh, 7) Mrs. Mahesh, 8) Mrs. Mahesh, 9) Mrs. Mahesh, 10) Mrs. Mahesh	Deed of Confirmation dated 21/07/2010	Deed of Confirmation dated 21/07/2010	Deed of Confirmation dated 21/07/2010

No. 22/10/2011	17/10/2011	22/10/2011	22/10/2011
----------------	------------	------------	------------

Dated this 11th day of November 2016

Pradip Garach
(Pradip Garach)
Advocate High Court, Bombay

क. ल. न. - ५
दाता नं. ५४३४ २०१६
७३१ १०५

REPORT ON TITLE

Re: Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District - Thane.

- I have investigated the title of my clients Palava Dwellers Private Limited erstwhile known as Lodha Dwellers Private Limited ("Company") to the land bearing various Survey Numbers, Hissa Numbers, respective areas mentioned in Column "D", "C" and "D" in the Schedule hereunder written, lying being and situated at Village Khoni (hereafter collectively referred to as "Larger Land") acquired by my clients from the Original Landholders, whose names are mentioned in Column "A" of the said Schedule, under the documents mentioned in Column "E" of the said Schedule.
- For the purpose of investigation, I have perused and verified the following documents in connection to the said Larger Land:
 - 7/12, Extracts (Record of Rights) and 6/12 extracts (Mutation Entries) extended thereon in respect of the said Larger Land and verified devolution of title devolved upon the respective Land Holders/Owners to their respective land.
 - Reviewed Originals and/or Certified true copies (as the case may be) of the relevant documents viz. Deed of Conveyance, Development Agreements, Agreements for Sale, Deed of Confirmations, Declarations and Powers of Attorney & other ancillary documents mentioned in the Column "E" executed and registered with concerned Sub-Registrar by respective said Land Holders/Owners of Column "A" in favour of Lodha Dwellers Pvt. Ltd and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) as Developers/ Purchasers as mentioned in the Column "F" of the Schedule here in connection with the said Larger Land acquired by said Company.
 - Permissions under Section 63 (1A) of Sub-Section (1) under Maharashtra Tenancy and Agricultural Land Act, 1948 and revallidation thereto issued by the Competent Authority, Department of Revenue and Forest, for acquisition of the said Larger Land.
 - Deeds of Confirmation dated 20 of Bombay Tenancy and Agricultural Land Act, 1948 in respect of land which is tenanted

by the protected tenants under the said Act which is forming part of Larger Land mentioned in the Schedule hereunder written.

- Besides, I have gathered information and explanation in respect of the said Larger Land.
- On perusal of the various (i) 7/12 extracts (Record of Rights), (ii) Mutation Entries 6/12 extracts), and information and explanation given to me as well as representation made in this behalf, in my view the said landholders/owners are entitled to their respective land which is covered under said Larger Land as described in Schedule hereunder written, by inheritance and/or Purchase as the case may be.
- These individual landholders/owners in Column "A" have executed and registered with the Sub-Registrar of Kalyan and Thane, separate and distinctive Agreements for Sale, Development Agreements, Conveyance Deeds, Powers of Attorney for Development and sale (as shown in Column "E" of Schedule hereto) in respect of their individual land comprised of Survey Numbers and Hissa Numbers mentioned in Column "B", "C" and "D" mentioned in the Schedule hereunder written along with incidental documents, Deeds of Confirmation, Declarations, letter of possession thereto of their respective land with Lodha Dwellers Pvt. Ltd. and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited), for sale and development of their respective land.
- Pursuant to the said documents, the said Land Holders/Owners have handed over possession of their respective land to the said Purchasers / Developers.
- By virtue of the aforesaid documents, I am of opinion that Palava Dwellers Private Limited are entitled to the said Larger Land as absolute owners thereof and having complete development rights to carry out development thereon.
- The Revenue Record viz. Record of Rights are mutated in favour of Palava Dwellers Private Limited, pursuant to the Deed of Conveyance mentioned in Column "E" of the Schedule hereunder written.
- In the premises aforesaid, Lodha Dwellers Private Limited have envisaged consolidated scheme of Development of Special Township on the said Larger Land and accordingly plans are submitted to MHMRDA.



Pradip Garach
Advocate
High Court, Bombay

G. Raj-Raj Apartments,
L. B. S. Road, Kamata,
Kurla (West), Mumbai - 400 070
Mobile : 9820501547
Email: pradipgarach@gmail.com

10. By letter dated 19th June, 2013 Environmental Department has issued clearance to develop inter alia the said Larger Land by constructing building thereon on the terms and conditions stated therein. Thereafter, by another letter dated 21st February 2016 Environmental Department has amended the Environment Clearance in respect of the said Larger Land on terms and conditions stated therein.
11. Pursuant to the said Environmental Clearance, Maharashtra Pollution Control Board by its letter dated 20th January 2014 read with amended Letter of Consent dated 23rd December 2013, has granted consent to establish and/or develop Phase - I for the Special Township Project inter alia in respect of the said Larger Land on terms and conditions stated therein.
12. By Orders bearing Nos. (i) Revenue/K-1/T-7/S/P/SR-39/2014 dated 28th March 2014, (ii) Revenue/K-1/T-7/S/P/SR-63/2014 dated 18th September 2014, (iii) Revenue/K-1/T-7/Antarik & Khoni/Taluka Kalyan/S/P/SR-19/2015 dated 21st July 2015 and (iv) Revenue/K-1/T-7/Antarik & Khoni/Taluka Kalyan/S/P/SR-20/2016 dated 26th August 2016 issued by the Collector, Thane wherein a Special Township Project is given Final sanction over the land situated in Village Khoni more particularly described in Schedule thereunder written which are the land described in the Schedule hereunder written of Village Khoni.
13. Further, notification dated 1st January 2014 issued under Maharashtra Regional Town Planning Act by Government of Maharashtra with Accompaniment c SCHEDULE - A whereunder regulations for development of Special Township Project in area under the sanction development plan inter alia Regulation 2 provides for special concessions. Under sub-clause (a) of the said Regulation 2 that the land which is forming part of the Special Township Project will become (pro facto non-agriculture as soon as the Special Township scheme is notified and sanctioned in as much as such land deemed to have been converted in non-agriculture and no separate permission will be required and will be assessed from the date of sanction accordingly.
14. Samvara Buildtech Private Limited (Mortgagor No.1), Palava Dwellers Private Limited (Mortgagor No.2) and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) (Mortgagor No.3) have taken credit facilities on the security of certain land which includes Land comprised in Survey Nos.37/1A, 37/1B, 37/2A, 37/2B, 37/4, 42/1, 42/2, 42/4, 42/6, 42/7, 42/8, 44/2, 44/3A2, 144/7.

144/6B, 144/8, 38
2A, 47/2A forming part of the said Larger Land mentioned in the Schedule hereunder written and the proposed construction thereon is registered under No. KLH-3798/2014 from (DB) Trusteeship Services Private Limited (Mortgagor)

15. I have not taken into account the litigation filed against the said Company in respect of the said Larger Land. The Company has informed me that there are following litigations pending:-
 - (i) A Special Civil Suit No. 37 of 2015 filed by Shri. Rajendra Mhatre and another Plaintiff against Rajchandra Manji Kulkarni and others Defendants before Court of District Judge (Senior Division) Kalyan inter alia in respect of land bearing Survey No. 143/1 to 144/6/2 (i.e. 144/6B) and 144/7. The Plaintiffs have applied for interim relief but the same is not granted by Civil Court in as much as there is no writ order so far passed against the Defendants which adversely affect development of the said Larger Land including disposal of the constructed premises to the prospective purchaser in the said development. The said suit is pending.
 - (ii) A Regular Civil Suit No. 203 of 2014 has been filed by Shantaram Sakharam Kathavale and others against the Company and other co-owners inter alia in respect of land comprised in Survey Nos. 143/1 to 2, 144/6/2 (i.e. 144/6B), 144/7, 42/2 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiffs are seeking declaration that the land comprised in aforesaid survey numbers be declared as Joint Hindu Family Property and in turn also claiming their respective undivided shares thereon. In any event, there is no adverse order passed in the said Suit which restricts the rights of the said Company to deal with the aforesaid land and construction thereon.
 - (iii) A Regular Civil Suit No. 56 of 2016 has been filed by Arjuna Tukaram Patil and others against the Company and other co-owners inter alia in respect of land comprised in Survey No. 144/6A and 144/8 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiffs are seeking declaration for partition and share in the said land. In any event, there is no adverse order passed in the said Suit which restricts the rights of the said Company to deal with the aforesaid land and construction thereon.

Pradip Garach
Advocate
High Court, Bombay

G. Raj-Raj Apartments,
L. B. S. Road, Kamata,
Kurla (West), Mumbai - 400 070
Mobile : 9820501547
Email: pradipgarach@gmail.com

16. Subsequently, by and under Lease Deed dated 16th September 2015 executed and registered under No. KLH-6292/2015 with the Sub-Registrar of Assurances at Kalyan read with Deed of Lease dated 10.11.2016, by Palava Dwellers Private Limited as the Lessor of the One Part and Samvara Buildtech Private Limited as the Lessee of the Other Part and as amended, whereunder the Lessor has demised unto Lessee the Project Land more particularly described in Schedule thereunder written forming a part of the Larger Land for premium and rent on terms, conditions and covenants stated therein to carry out development on the said Project Land and also deal with and dispose of premises in the building being constructed thereon.
17. Pursuant to the Certificate dated 6th May 2014 issued by the Registrar of Companies, the name of Lodha Dwellers Private Limited has been changed to Palava Dwellers Private Limited.
18. By Order dated 16th January 2015 in Company Scheme Petition No. 639 and 640 of 2014 Mahavir Build Estate Private Limited and another was ordered to be amalgamated with Palava Dwellers Private Limited with effect from February 17, 2015. Under the said Order, the entire business and undertaking of Mahavir including but not limited to land, building, investments, loans, advances, approvals, permissions, rights, obligations have been transferred to and vested in Palava Dwellers Private Limited. In the premises aforesaid, Palava Dwellers Private Limited became entitled to the Larger Land more particularly described in the Schedule hereunder written as absolute Owners thereof.
19. I have seen Certificate dated 07.10.2016 issued by Shriram A. Gupta and Associates, the Practising Company Secretary to the effect that he has carried out an online Search through the Official website of the Ministry of Corporate Affairs and his Report inter alia indicates Mortgage dated 05.08.2014.
20. In the premises aforesaid and subject to above, I am of opinion that
 - (i) Palava Dwellers Private Limited is entitled to the said Larger Land more particularly described in the Schedule hereunder written as absolute Owners thereof and
 - (ii) Samvara Buildtech Private Limited are entitled to carry out development on the portion of the said Larger Land with a right to deal with and dispose of premises in proposed buildings to be constructed on the portion of the said Larger Land.

THE SCHEDULE ABOVE REFERRED TO

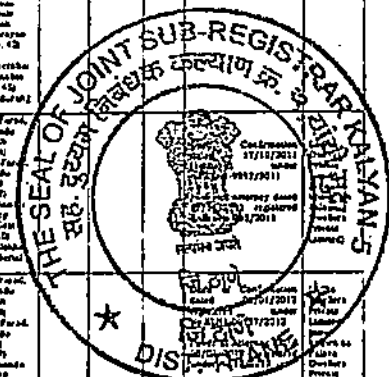
Sr. No.	Name of the Landholder / Owner	Survey No.	Area in Sq. Ft.	Particulars	Remarks
1	Mrs. Kanta Mathan, 2; Sanku Mrs. Madhu, 2; Sanku Mrs. Madhu, 2; Akshay Tukaram Patil, 2; Samvara Buildtech Private Limited, 41; Kalyan; Taluka Kalyan; Dist. Thane	143	1100	Development Agreement dated 18/01/2007 registered under No. KLH-3798/2014	Land Dwellers Private Limited
2	Mrs. Kanta Mathan, 2; Sanku Mrs. Madhu, 2	144	600	Power of Attorney dated 19/01/2007 registered under No. KLH-3798/2014	Land Dwellers Private Limited
3	SHANTARAM SAKHARAM KATHAVALE	143	3600	Power of Attorney dated 19/01/2007 registered under No. KLH-3798/2014	Share known to Palava Dwellers Private Limited
4	SHANTARAM SAKHARAM KATHAVALE	144	3600	Power of Attorney dated 19/01/2007 registered under No. KLH-3798/2014	Share known to Palava Dwellers Private Limited
5	SHANTARAM SAKHARAM KATHAVALE	144	3600	Power of Attorney dated 19/01/2007 registered under No. KLH-3798/2014	Share known to Palava Dwellers Private Limited

S.No.	Case Name	Page No.	Date of Filing	Registered Under	Deed of Conveyance Date	Power of Attorney Date	Deed of Confirmation Date	Power of Attorney Date	Registered Under	Deed of Conveyance Date
3	Chandani Ashalalal	143	3	1800	Deed of Conveyance dated 18/07/2010 registered under No.2221/2010	Power of Attorney dated 13/08/2010 registered under No.2117/2010				
	Amal Deepal Bhagat	143	3	1800	Deed of Conveyance dated 08/07/2010 registered under No.2221/2010	Power of Attorney dated 02/02/2011 registered under No. 1554/2011				
4	Utpal Nataraj Ashokrao Chaudhari alias Chaudhari Prakash B. (1) Chhaganlal Dadao Kashyap, (2) Ashok Chhaganlal Kashyap, (3) Purushottam Dadao Kashyap, (4) Ramkrishna Dadao Kashyap, (5) Somnath Dadasaheb Kashyap, (6) Prakash Dadasaheb Kashyap, (7) Chandrashekar Dadasaheb Kashyap, (8) Prakash Dadasaheb Kashyap, (9) Chandrashekhar Dadasaheb Kashyap, (10) Prakash Dadasaheb Kashyap	14	243	11430	Agreement for Sale dated 23/07/2010 registered under No.3119/2010	Power of Attorney dated 11/07/2010 registered under No.2260/2010	Deed of Conveyance dated 11/08/2010 registered under No.6777/2010			
	Subhash Dadasaheb Kashyap				Deed of Confirmation registered under No.6543 on 12/07/2010					
	Bhagyashree Kashyap				Deed of Confirmation registered under No.7116 on 09/08/2010					
	Dip Chhaganlal Kashyap				Deed of Confirmation registered under No.2733 on 06/09/2010					

S.No.	Case Name	Page No.	Date of Filing	Registered Under	Deed of Conveyance Date	Power of Attorney Date	Deed of Confirmation Date	Power of Attorney Date	Registered Under	Deed of Conveyance Date
5	Chandani Ashalalal									
	Chandani Ashalalal									
	Utpal Nataraj Ashokrao Chaudhari alias Chaudhari Prakash B. (1) Chhaganlal Dadao Kashyap, (2) Ashok Chhaganlal Kashyap, (3) Purushottam Dadao Kashyap, (4) Ramkrishna Dadao Kashyap, (5) Somnath Dadasaheb Kashyap, (6) Prakash Dadasaheb Kashyap, (7) Chandrashekar Dadasaheb Kashyap, (8) Prakash Dadasaheb Kashyap, (9) Chandrashekhar Dadasaheb Kashyap, (10) Prakash Dadasaheb Kashyap									
	Subhash Dadasaheb Kashyap									
	Bhagyashree Kashyap									
	Dip Chhaganlal Kashyap									
	Utpal Nataraj Ashokrao Chaudhari alias Chaudhari Prakash B. (1) Chhaganlal Dadao Kashyap, (2) Ashok Chhaganlal Kashyap, (3) Purushottam Dadao Kashyap, (4) Ramkrishna Dadao Kashyap, (5) Somnath Dadasaheb Kashyap, (6) Prakash Dadasaheb Kashyap, (7) Chandrashekar Dadasaheb Kashyap, (8) Prakash Dadasaheb Kashyap, (9) Chandrashekhar Dadasaheb Kashyap, (10) Prakash Dadasaheb Kashyap									
	Subhash Dadasaheb Kashyap									
	Bhagyashree Kashyap									
	Dip Chhaganlal Kashyap									
6	Utpal Nataraj Ashokrao Chaudhari alias Chaudhari Prakash B. (1) Chhaganlal Dadao Kashyap, (2) Ashok Chhaganlal Kashyap, (3) Purushottam Dadao Kashyap, (4) Ramkrishna Dadao Kashyap, (5) Somnath Dadasaheb Kashyap, (6) Prakash Dadasaheb Kashyap, (7) Chandrashekar Dadasaheb Kashyap, (8) Prakash Dadasaheb Kashyap, (9) Chandrashekhar Dadasaheb Kashyap, (10) Prakash Dadasaheb Kashyap	14	243	11430	Agreement for Sale dated 23/07/2010 registered under No.3119/2010	Power of Attorney dated 11/07/2010 registered under No.2260/2010	Deed of Conveyance dated 11/08/2010 registered under No.6777/2010			
	Subhash Dadasaheb Kashyap				Deed of Confirmation registered under No.6543 on 12/07/2010					
	Bhagyashree Kashyap				Deed of Confirmation registered under No.7116 on 09/08/2010					
	Dip Chhaganlal Kashyap				Deed of Confirmation registered under No.2733 on 06/09/2010					

S.No.	Case Name	Page No.	Date of Filing	Registered Under	Deed of Conveyance Date	Power of Attorney Date	Deed of Confirmation Date	Power of Attorney Date	Registered Under	Deed of Conveyance Date
7	Utpal Nataraj Ashokrao Chaudhari alias Chaudhari Prakash B. (1) Chhaganlal Dadao Kashyap, (2) Ashok Chhaganlal Kashyap, (3) Purushottam Dadao Kashyap, (4) Ramkrishna Dadao Kashyap, (5) Somnath Dadasaheb Kashyap, (6) Prakash Dadasaheb Kashyap, (7) Chandrashekar Dadasaheb Kashyap, (8) Prakash Dadasaheb Kashyap, (9) Chandrashekhar Dadasaheb Kashyap, (10) Prakash Dadasaheb Kashyap	14	243	11430	Agreement for Sale dated 23/07/2010 registered under No.3119/2010	Power of Attorney dated 11/07/2010 registered under No.2260/2010	Deed of Conveyance dated 11/08/2010 registered under No.6777/2010			
	Subhash Dadasaheb Kashyap				Deed of Confirmation registered under No.6543 on 12/07/2010					
	Bhagyashree Kashyap				Deed of Confirmation registered under No.7116 on 09/08/2010					
	Dip Chhaganlal Kashyap				Deed of Confirmation registered under No.2733 on 06/09/2010					

S.No.	Case Name	Page No.	Date of Filing	Registered Under	Deed of Conveyance Date	Power of Attorney Date	Deed of Confirmation Date	Power of Attorney Date	Registered Under	Deed of Conveyance Date
8	Utpal Nataraj Ashokrao Chaudhari alias Chaudhari Prakash B. (1) Chhaganlal Dadao Kashyap, (2) Ashok Chhaganlal Kashyap, (3) Purushottam Dadao Kashyap, (4) Ramkrishna Dadao Kashyap, (5) Somnath Dadasaheb Kashyap, (6) Prakash Dadasaheb Kashyap, (7) Chandrashekar Dadasaheb Kashyap, (8) Prakash Dadasaheb Kashyap, (9) Chandrashekhar Dadasaheb Kashyap, (10) Prakash Dadasaheb Kashyap	14	243	11430	Agreement for Sale dated 23/07/2010 registered under No.3119/2010	Power of Attorney dated 11/07/2010 registered under No.2260/2010	Deed of Conveyance dated 11/08/2010 registered under No.6777/2010			
	Subhash Dadasaheb Kashyap				Deed of Confirmation registered under No.6543 on 12/07/2010					
	Bhagyashree Kashyap				Deed of Confirmation registered under No.7116 on 09/08/2010					
	Dip Chhaganlal Kashyap				Deed of Confirmation registered under No.2733 on 06/09/2010					
9	Utpal Nataraj Ashokrao Chaudhari alias Chaudhari Prakash B. (1) Chhaganlal Dadao Kashyap, (2) Ashok Chhaganlal Kashyap, (3) Purushottam Dadao Kashyap, (4) Ramkrishna Dadao Kashyap, (5) Somnath Dadasaheb Kashyap, (6) Prakash Dadasaheb Kashyap, (7) Chandrashekar Dadasaheb Kashyap, (8) Prakash Dadasaheb Kashyap, (9) Chandrashekhar Dadasaheb Kashyap, (10) Prakash Dadasaheb Kashyap	14	243	11430	Agreement for Sale dated 23/07/2010 registered under No.3119/2010	Power of Attorney dated 11/07/2010 registered under No.2260/2010	Deed of Conveyance dated 11/08/2010 registered under No.6777/2010			
	Subhash Dadasaheb Kashyap				Deed of Confirmation registered under No.6543 on 12/07/2010					
	Bhagyashree Kashyap				Deed of Confirmation registered under No.7116 on 09/08/2010					
	Dip Chhaganlal Kashyap				Deed of Confirmation registered under No.2733 on 06/09/2010					



11	11	24	1933	Agreement for Sale dated 28/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
Deed of Conveyance dated 18/04/2011 registered under No. 1211/2011					
12	12	6	1930	Agreement for Lease dated 18/11/2010 registered under No. 1211/2010	Landlord Duties Private Limited
Deed of Conveyance dated 15/11/2010 registered under No. 1211/2010					

13	13	6	1932	Agreement for Sale dated 01/04/2008 registered under No. 1211/2008	Landlord Duties Private Limited
Deed of Conveyance dated 21/04/2008 registered under No. 1211/2008					
14	14	6	1932	Agreement for Lease dated 01/04/2008 registered under No. 1211/2008	Landlord Duties Private Limited
Deed of Conveyance dated 21/04/2008 registered under No. 1211/2008					

दस्तावेज क्र. 12034/2010
1000

15	15	3	1930	Deed of Conveyance dated 12/02/2008 registered under No. 1211/2008	Landlord Duties Private Limited
16	16	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
17	17	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
18	18	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
19	19	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
20	20	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
21	21	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
22	22	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
23	23	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
24	24	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited
25	25	3	1930	Deed of Conveyance dated 01/11/2009 registered under No. 1211/2009	Landlord Duties Private Limited

26	26	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
27	27	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
28	28	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
29	29	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
30	30	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
31	31	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
32	32	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
33	33	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
34	34	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
35	35	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited

36	36	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
37	37	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
38	38	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
39	39	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
40	40	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
41	41	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
42	42	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
43	43	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
44	44	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited
45	45	3	1930	Deed of Conveyance dated 09/04/2007 registered under No. 1211/2007	Landlord Duties Private Limited

THE SEAL OF SUB-REGISTRAR KALYANS
सब-रेजिस्ट्रार कल्याण, स. बा. री. म. री.
जि. ठाणे
DIST. THANE

46	46	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
47	47	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
48	48	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
49	49	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
50	50	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
51	51	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
52	52	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
53	53	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
54	54	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
55	55	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
56	56	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
57	57	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
58	58	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
59	59	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited
60	60	3	1930	Deed of Conveyance dated 16/03/2013 registered under No. 1211/2013	Landlord Duties Private Limited

1. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
2. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
3. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
4. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
5. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
6. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
7. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
8. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
9. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
10. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
11. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
12. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
13. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
14. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
15. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
16. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
17. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
18. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
19. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
20. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
21. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
22. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
23. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
24. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
25. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
26. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
27. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
28. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
29. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
30. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							

क. न. न. - ७९			
वर्ग क्र. ५४३८		२०१६	
७८	१००		

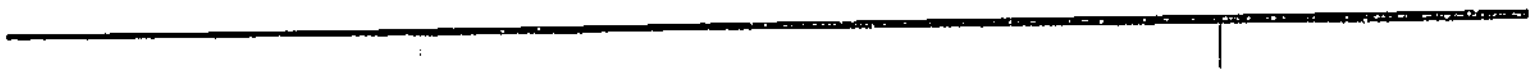
1. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
2. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
3. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
4. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
5. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
6. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
7. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
8. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
9. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
10. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
11. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
12. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
13. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
14. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
15. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
16. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
17. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
18. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
19. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							
20. Dr. S. S. Kashyap, 137 14/15, W. M. Road, Mumbai, 20							

No 9018 on 12/10/2011				Pradip Garach Advocate High Court, Bombay
--------------------------	--	--	--	---

Dated this 12th day of November 2016

Pradip Garach
(Pradip Garach)
Advocate High Court, Bombay





क.ल.न.-६

दस्त क्र. ५४३८ २०

७६ १०६

घोषणापत्र

मी, श्री. सुरेन्द्रन नायर / मनिंदर छात्रा या द्वारे घोषित करतो की, दुय्यम निबंध R.Y
यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला.
आहे. श्री. रमेशचंद्र घेचानी, कुणाल मोदी, भरत कुमार जैन, पियुश वोरा, नितेश परब,
मनोज रामचंद्रन, राजेंद्र लोठा, बंकीम अशोक दोषी यांनी दिनांक २८/०६/२०१७ व
दिनांक १३/११/२०१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या 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 कोणोही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द वातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन
घुकीचे आढकून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्यवे शिक्केस मी
पात्र राहीन याची मला जाणीव आहे.

ठिकाण

दिनांक

मुंबई
२२/०३/१८

सही

Maninder

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



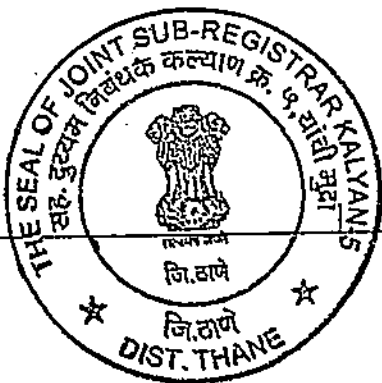
क.स.न. - ५	
दस्ता क्र. ५४३८	२०१८
८०	१०४

घोषणापत्र

मी, श्री. पंढरी केसरकर / रामनाथ रावल / राहुल वंडेकर / प्रमोद कांबळे / प्रताप सातवेकर / शैलेश मोरे या द्वारे घोषित करतो की, दुय्यम निबंधक *P.M.* यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुरेन्द्रन नायर / मनिंदर छात्रा यांनी दिनांक २८/०६/२०१४ व दिनांक १३/११/२०१४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यानी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द वातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे अटळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण *कल्याण*
दिनांक *२२/०५/१८*

मी
[Signature]
कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



other factory and industrial documents, papers, forms and deeds in connection therewith.

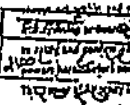
1. To comply with all the regulations and conditions of the Companies Act, 1956 and the Companies (Incorporation) Rules, 1956 and to take all necessary steps to ensure that the Company is duly registered and that the necessary documents, papers, forms and deeds are submitted to the Registrar of Companies in accordance with the provisions of the Companies Act, 1956.

2. For the better doing, performing and executing of the matters and things aforesaid, to have full power and authority to execute and sign in their own name or any other name on behalf of the Company all such documents, papers, forms and deeds as may be required for the purpose of the Companies Act, 1956 and to do all such other things as may be necessary or proper to be done in connection with the aforesaid matters and things.



3. To do all such other matters of whatsoever nature which may be necessary or proper for the better doing, performing and executing of the matters and things aforesaid and to take all such other steps as may be necessary or proper to be taken in connection with the aforesaid matters and things.

4. PROVIDED that notwithstanding anything herein before contained, the said Attorney shall not be liable for any loss or damage which may be incurred by the Company or any of its members or directors in consequence of any act or omission of the said Attorney in the exercise of the powers conferred upon him by the said Company.



Handwritten signatures and initials.

WE HEREBY WARRANT UPON THE COMPANY THAT WE HAVE RECEIVED THE FULL AND SOLE POWER OF ATTORNEY ON THE PART OF THE COMPANY.

SIGNED AND DELIVERED
By the whole name
SALIENTHAS COTTON AGRI LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
LODHA DEVELOPERS PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
ARTHAH N O CHH BUNDRA PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

क. ल. न. -
दस्तावेज क्र. ५४३८ २०
CB १००



वना...
जुलै २०१६
२०१६



SIGNED AND DELIVERED
By the whole name
SALIENTHAS COTTON AGRI PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
LODHA DEVELOPERS PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
SALAYA DEVELOPERS PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
LODHA REAL ESTATE PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

दस्तावेज क्र. ५४३८ २०१६



SIGNED AND DELIVERED
By the whole name
M-SALE BUILDERS PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
SALIENTHAS COTTON AGRI PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
SALAYA DEVELOPERS PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]

SIGNED AND DELIVERED
By the whole name
LODHA REAL ESTATE PRIVATE LIMITED
Through its Director
MR. RAJESH CHANDRA CHEUNG
In the presence of
[Signature]



SEAL OF THE REGISTRAR OF COMPANIES
SUB-REGISTRAR KALYAN-S
जिल्हा कल्याण क्र. ९, वार्ड १
जि. ठाणे
DIST. THANE

दस्तावेज क्र. ५४३८ २०१६

क. ल. न. - ५

दस्ता क्र. **५०३/२०१८**

८४

Through Mr. D. N. ...
 Mr. ...
 in the presence of
१०६

DESIGNED AND DELIVERED
 By Mr. ...
 LOCAL HEALTH INSPECTION AND
 DEVELOPMENT DEPARTMENT
 THROUGH DIRECTOR
 Mr. ...
 in the presence of
 Mr. ...

DESIGNED AND DELIVERED
 By Mr. ...
 LOCAL HEALTH INSPECTION AND
 DEVELOPMENT DEPARTMENT
 THROUGH DIRECTOR
 Mr. ...
 in the presence of
 Mr. ...

DESIGNED AND DELIVERED
 By Mr. ...
 LOCAL HEALTH INSPECTION AND
 DEVELOPMENT DEPARTMENT
 THROUGH DIRECTOR
 Mr. ...
 in the presence of
 Mr. ...

बालक - २
 २०१८
 २०२०



Attendance of Members of the Board of Directors

Sl. No.	Name	Present	Partly Present
1	Mr. ...	Present	
2	Mr. ...	Present	



१०६/२०१८

SHREENIVAS COTTON MILLS LTD.
 Lucknow Road, ...

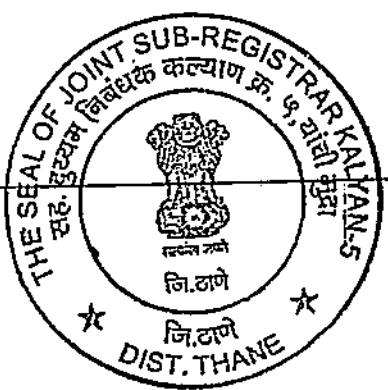
RESOLVED THAT ...
 RESOLVED FURTHER THAT ...
 RESOLVED FURTHER THAT ...
 RESOLVED FURTHER THAT ...

17 June, 1917

बालक - ३
 २०१८
 २०२०



बालक - ४
 १०६/२०१८
 २०२०



LODHA DEVELOPERS PRIVATE, LTD.
 Lodha Road, KEM Road Marg, Malabar, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF LODHA DEVELOPERS PRIVATE LIMITED AT ITS MEETING HELD ON 17th MAY, 2017

RESOLVED THAT consent of the Board be and is hereby accorded to nominate Special Power of Attorney to Mr. B. Ramani Reddy and Mr. M. Suresh Chandra in relation to the Special Power of Attorney to the said, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT any one Director of the Company shall with any one of the Authorized Signatories of the Company be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

Certified True Copy
 For Lodha Developers Private Limited

(Signature)
 Joint Registrar
 Company Secretary
 Membership No. 2427114
 17th June, 2017



यथा - २४
 १७/६/१७
 २०१७

Appt. 66/211, Form-1, 115, Vardaan Chandra, Central Road, Thane, Maharashtra
 TEL: 022-25221100 FAX: 022-25221101
 CIN No. U12998MH1972PL111111

LODHA IMPRESSION REAL ESTATE PVT. LTD.
 Lodha Road, KEM Road Marg, Malabar, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED AT ITS MEETING HELD ON 17th MAY, 2017

RESOLVED THAT consent of the Board be and is hereby accorded to nominate Special Power of Attorney to Mr. B. Ramani Reddy and Mr. M. Suresh Chandra in relation to the Special Power of Attorney to the said, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT any one Director of the Company shall with any one of the Authorized Signatories of the Company be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

Certified True Copy
 For Lodha Impression Real Estate Private Limited

(Signature)
 Joint Registrar
 Company Secretary
 Membership No. 2427114
 17th June, 2017



यथा - २४
 १७/६/१७
 २०१७

Appt. 66/211, Form-1, 115, Vardaan Chandra, Central Road, Thane, Maharashtra
 TEL: 022-25221100 FAX: 022-25221101
 CIN No. U12998MH1972PL111111

क.ल.न. - ९
 ५४३८
 २०१७
 ९०४

AJITNATH HI-TECH BUILDERS PVT. LTD.
 Lodha Road, KEM Road Marg, Malabar, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF AJITNATH HI-TECH BUILDERS PRIVATE LIMITED AT ITS MEETING HELD ON 17th MAY, 2017

RESOLVED THAT consent of the Board be and is hereby accorded to nominate Special Power of Attorney to Mr. B. Ramani Reddy and Mr. M. Suresh Chandra in relation to the Special Power of Attorney to the said, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT any one Director of the Company shall with any one of the Authorized Signatories of the Company be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

Certified True Copy
 For Ajitnath Hi-Tech Builders Pvt. Ltd.

(Signature)
 Joint Registrar
 Company Secretary
 Membership No. 2427114
 17th June, 2017



यथा - २४
 १७/६/१७
 २०१७

Appt. 66/211, Form-1, 115, Vardaan Chandra, Central Road, Thane, Maharashtra
 TEL: 022-25221100 FAX: 022-25221101
 CIN No. U12998MH1972PL111111

BELLISSIMO CROWN BUILDMART PVT. LTD.
 Lodha Road, KEM Road Marg, Malabar, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO CROWN BUILDMART PVT. LTD. AT ITS MEETING HELD ON 17th MAY, 2017

RESOLVED THAT consent of the Board be and is hereby accorded to nominate Special Power of Attorney to Mr. B. Ramani Reddy and Mr. M. Suresh Chandra in relation to the Special Power of Attorney to the said, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT Mr. B. Ramani Reddy and Mr. M. Suresh Chandra, authorized signatories to the said Special Power of Attorney, be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

RESOLVED FURTHER THAT any one Director of the Company shall with any one of the Authorized Signatories of the Company be and is hereby authorized to execute and to cause to be executed the said Special Power of Attorney in the name of the Company and to do all such acts, deeds and things as may be required in the premises.

Certified True Copy
 For Bellissimo Crown Buildmart Private Limited

(Signature)
 Joint Registrar
 Company Secretary
 Membership No. 2427114
 17th June, 2017



यथा - २४
 १७/६/१७
 २०१७

Appt. 66/211, Form-1, 115, Vardaan Chandra, Central Road, Thane, Maharashtra
 TEL: 022-25221100 FAX: 022-25221101
 CIN No. U12998MH1972PL111111

JOINT SUB-REGISTRAR, KALYAN-5
 कल्याण कल्याण क्र. ५, बाबा भुवा
 ज.ठाणे
 ज.ठाणे
 DIST. THANE

LODHA DEVELOPERS THANE PRIVATE LIMITED
 PRIVATELY HELD COMPANY AS UNDER ARTICLE 110 OF THE COMPANIES ACT, 1956
 LODHA ESTATE, 1/11, JODHA ROAD, MUMBAI 400 032, INDIA

RESOLVED THAT copies of the resolution passed by the Board of Directors of LODHA DEVELOPERS THANE PRIVATE LIMITED at its meeting held on 1st MAY, 2017 at LODHA ESTATE, 1/11, JODHA ROAD, MUMBAI 400 032, INDIA.

RESOLVED THAT consent of the Board to and to be hereby authorized to exercise Special Power of Attorney in favour of Mr. Surendra Mah and Mr. Marchoo Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney shall, as stated before the meeting, be and is hereby approved and Mr. Prakash Vaid and Mr. Jyoti Chhabra, Directors of the Company to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. Surendra Mah and Mr. Marchoo Chhabra, authorized signatories to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Disqualified Authorized Representatives of the Company if the Company is a Company, to and are hereby authorized to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

Certified True Copy
 For Director (Surendra Mah) Limited

1st June, 2017

1/11, Jodha Road, 1/11, Jodha Road, Mumbai 400 032, India

Tel: 022-25122111 Fax: 022-25122111

CIN: L27100MH2005PTC001111

PALAVA DWELLERS PVT. LTD.
 LODHA ESTATE, 1/11, JODHA ROAD, MUMBAI 400 032, INDIA

RESOLVED THAT copies of the resolution passed by the Board of Directors of PALAVA DWELLERS PRIVATE LIMITED held on 1st MAY, 2017 at 1/11, JODHA ROAD, MUMBAI 400 032, INDIA.

RESOLVED THAT consent of the Board to and to be hereby authorized to exercise Special Power of Attorney in favour of Mr. Surendra Mah and Mr. Marchoo Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney shall, as stated before the meeting, be and is hereby approved and Mr. Prakash Vaid and Mr. Jyoti Chhabra, Directors of the Company to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. Surendra Mah and Mr. Marchoo Chhabra, authorized signatories to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Disqualified Authorized Representatives of the Company if the Company is a Company, to and are hereby authorized to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

Certified True Copy
 For Director (Surendra Mah) Limited

1st June, 2017

1/11, Jodha Road, 1/11, Jodha Road, Mumbai 400 032, India

Tel: 022-25122111 Fax: 022-25122111

CIN: L27100MH2005PTC001111

क	2017
दस्तावेज	2017
CE	904



संख्या - १५
१०१/१५/१६
२०१७



संख्या - १५
१०१/१५/१६
२०१७

LODHA ESTATE PVT. LTD.
 LODHA ESTATE, 1/11, JODHA ROAD, MUMBAI 400 032, INDIA

RESOLVED THAT copies of the resolution passed by the Board of Directors of LODHA ESTATE PRIVATE LIMITED (THE COMPANY) at its meeting held on 1st MAY, 2017 at LODHA ESTATE, 1/11, JODHA ROAD, MUMBAI 400 032, INDIA.

RESOLVED THAT consent of the Board to and to be hereby authorized to exercise Special Power of Attorney in favour of Mr. Surendra Mah and Mr. Marchoo Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney shall, as stated before the meeting, be and is hereby approved and Mr. Prakash Vaid and Mr. Jyoti Chhabra, Directors of the Company to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. Surendra Mah and Mr. Marchoo Chhabra, authorized signatories to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Disqualified Authorized Representatives of the Company if the Company is a Company, to and are hereby authorized to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

Certified True Copy
 For Director (Surendra Mah) Limited

1st June, 2017

1/11, Jodha Road, 1/11, Jodha Road, Mumbai 400 032, India

Tel: 022-25122111 Fax: 022-25122111

CIN: L27100MH2005PTC001111

HI-CLASS BUILDCON PVT. LTD.
 LODHA ESTATE, 1/11, JODHA ROAD, MUMBAI 400 032, INDIA

RESOLVED THAT copies of the resolution passed by the Board of Directors of HI-CLASS BUILDCON PRIVATE LIMITED (THE COMPANY) at its meeting held on 1st MAY, 2017 at LODHA ESTATE, 1/11, JODHA ROAD, MUMBAI 400 032, INDIA.

RESOLVED THAT consent of the Board to and to be hereby authorized to exercise Special Power of Attorney in favour of Mr. Surendra Mah and Mr. Marchoo Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney shall, as stated before the meeting, be and is hereby approved and Mr. Prakash Vaid and Mr. Jyoti Chhabra, Directors of the Company to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT Mr. Surendra Mah and Mr. Marchoo Chhabra, authorized signatories to and are hereby authorized to sign, execute and complete the registration of the said and in all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Disqualified Authorized Representatives of the Company if the Company is a Company, to and are hereby authorized to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

Certified True Copy
 For Director (Surendra Mah) Limited

1st June, 2017

1/11, Jodha Road, 1/11, Jodha Road, Mumbai 400 032, India

Tel: 022-25122111 Fax: 022-25122111

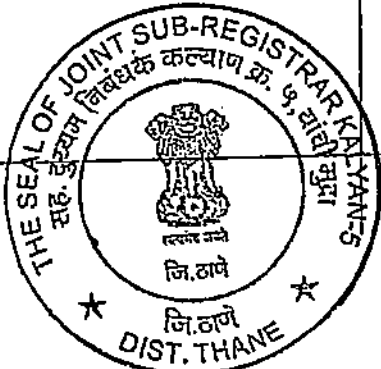
CIN: L27100MH2005PTC001111



संख्या - १५
१०१/१५/१६
२०१७



संख्या - १५
१०१/१५/१६
२०१७



SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED
 (Formerly known as Shree Sainath Enterprises, Inc. incorporated under the Companies Act, 1956)
 Lake Street, 1/11, 1/12, 1/13, Malabar, Mumbai 400 011, India

RESOLVED THAT COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED AT ITS MEETING HELD ON 17th MAY, 2011 AT LOCAL TIME 11:00 HRS. APPLICABLE TO THE ABOVE SAID PROPERTY IS AS UNDER:-

RESOLVED THAT amount of Rs. 20,000/- and its entire interest in the said property shall be paid to the said person or persons as may be determined by the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT any and all Director of the Company along with any one of the Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to sign any and all documents in connection with the aforesaid subject matter as may be necessary and they are empowered to do so.

Dated This Day 19th June 2011
 For Shree Sainath Enterprises Construction and Developers Private Limited

(Signature)
 Authorized Representative
 Director
 DIN: 01711111
 19th June 2011



श्री. स. एन्. डी. प्रा. लि.
 १९/०६/११
 २०११

Appt. CE, 1/11, 1/12, 1/13, Malabar Street, Colaba, Fort, Mumbai - 400 011
 Tel: 022-23341111 Fax: 022-23341111
 CIN No. U12200MH1999PLC011111

BELLISSIMO PROPERTIES DEVELOPMENT
 (Formerly known as Loka Property Development Private Limited)
 Lake Street, 1/11, 1/12, 1/13, Malabar, Mumbai 400 011, India

क. ल. डी. प्रा. लि. -
 यश. क्र. ५४३८/२०
 से. क्र. ७००

RESOLVED THAT COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO PROPERTIES DEVELOPMENT PRIVATE LIMITED AT ITS MEETING HELD ON 17th MAY, 2011 AT LOCAL TIME 11:00 HRS. APPLICABLE TO THE ABOVE SAID PROPERTY IS AS UNDER:-

RESOLVED THAT amount of Rs. 20,000/- and its entire interest in the said property shall be paid to the said person or persons as may be determined by the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT any and all Director of the Company along with any one of the Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to sign any and all documents in connection with the aforesaid subject matter as may be necessary and they are empowered to do so.

Dated This Day 19th June 2011
 For Bellissimo Properties Development Private Limited

(Signature)
 Authorized Representative
 Director
 DIN: 01711111
 19th June 2011



श्री. बी. प्रॉ. डी. प्रा. लि.
 १९/०६/११
 २०११

Appt. CE, 1/11, 1/12, 1/13, Malabar Street, Colaba, Fort, Mumbai - 400 011
 Tel: 022-23341111 Fax: 022-23341111
 CIN No. U12200MH1999PLC011111

JAWALA REAL ESTATE PVT. LTD.
 Lake Street, 1/11, 1/12, 1/13, Malabar, Mumbai 400 011, India

RESOLVED THAT COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF JAWALA REAL ESTATE PRIVATE LIMITED AT ITS MEETING HELD ON 17th MAY, 2011 AT LOCAL TIME 11:00 HRS. APPLICABLE TO THE ABOVE SAID PROPERTY IS AS UNDER:-

RESOLVED THAT amount of Rs. 20,000/- and its entire interest in the said property shall be paid to the said person or persons as may be determined by the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT any and all Director of the Company along with any one of the Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to sign any and all documents in connection with the aforesaid subject matter as may be necessary and they are empowered to do so.

Dated This Day 19th June 2011
 For Jawala Real Estate Private Limited

(Signature)
 Authorized Representative
 Director
 DIN: 01711111
 19th June 2011



श्री. ज. री. ए. प्रा. लि.
 १९/०६/११
 २०११

Appt. CE, 1/11, 1/12, 1/13, Malabar Street, Colaba, Fort, Mumbai - 400 011
 Tel: 022-23341111 Fax: 022-23341111
 CIN No. U12200MH1999PLC011111

SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED
 (Formerly known as Saravasa Farms Construction & Farms Pvt. Ltd.)
 Lake Street, 1/11, 1/12, 1/13, Malabar, Mumbai 400 011, India

RESOLVED THAT COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED AT ITS MEETING HELD ON 17th MAY, 2011 AT LOCAL TIME 11:00 HRS. APPLICABLE TO THE ABOVE SAID PROPERTY IS AS UNDER:-

RESOLVED THAT amount of Rs. 20,000/- and its entire interest in the said property shall be paid to the said person or persons as may be determined by the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPOA) shall be valid and binding on the company and its successors and assigns, and shall be deemed to be a valid and binding instrument and shall be enforceable in law.

RESOLVED FURTHER THAT any and all Director of the Company along with any one of the Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to sign any and all documents in connection with the aforesaid subject matter as may be necessary and they are empowered to do so.

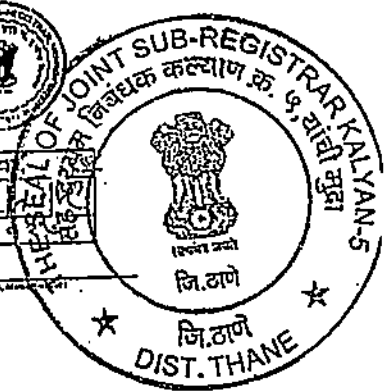
Dated This Day 19th June 2011
 For Sarvavasa Buildtech & Farms Pvt. Ltd.

(Signature)
 Authorized Representative
 Director
 DIN: 01711111
 19th June 2011



श्री. सार्व. बिल्ड. प्रा. लि.
 १९/०६/११
 २०११

Appt. CE, 1/11, 1/12, 1/13, Malabar Street, Colaba, Fort, Mumbai - 400 011
 Tel: 022-23341111 Fax: 022-23341111
 CIN No. U12200MH1999PLC011111



LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

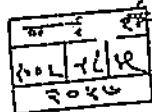
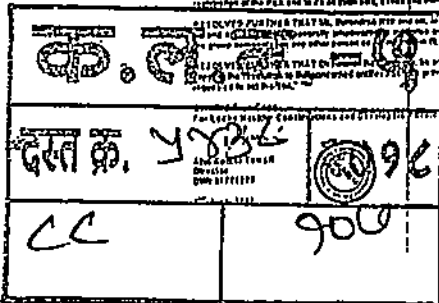
Lodha Centre, 204 3rd Floor, Sakinaka, Mumbai 400 113, India

ENCLOSED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 17th JUNE, 2013

"RESOLVED THAT consent of the Board be and is hereby recorded in special Special Power of Attorney to Mr. M. Venkatesh Rao and Mr. M. Murali Rao to act as directors in place of Mr. M. Venkatesh Rao and Mr. M. Murali Rao in their capacity as directors of the Company.

"RESOLVED FURTHER THAT the said Special Power of Attorney (SPA), as placed before the meeting, be and is hereby approved and Mr. M. Venkatesh Rao and Mr. M. Murali Rao, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.

"RESOLVED FURTHER THAT Mr. Venkatesh Rao and Mr. M. Murali Rao, who are existing directors of the Company and have been acting as directors of the Company since its incorporation, are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.



17th JUNE, 2013
17/06/2013
17/06/2013



ENCLOSED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SANATHANAGAR ENTERPRISES LIMITED AT THE MEETING HELD ON 17th JUNE, 2013 AT 11:30 AM, 17th JUNE, 2013.

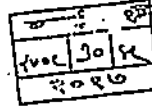
"RESOLVED THAT consent of the Board be and is hereby recorded in special Special Power of Attorney to Mr. M. Venkatesh Rao and Mr. M. Murali Rao to act as directors in place of Mr. M. Venkatesh Rao and Mr. M. Murali Rao in their capacity as directors of the Company.

"RESOLVED FURTHER THAT the said Special Power of Attorney (SPA), as placed before the meeting, be and is hereby approved and Mr. M. Venkatesh Rao and Mr. M. Murali Rao, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.

"RESOLVED FURTHER THAT Mr. Venkatesh Rao and Mr. M. Murali Rao, who are existing directors of the Company and have been acting as directors of the Company since its incorporation, are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.

"RESOLVED FURTHER THAT any one Director of the Company acting with any one of the Directors authorized to sign the SPA on behalf of the Company, be and are hereby authorized to sign the SPA and to do all such acts, deeds and things, as may be required in this regard.

Comd. True Copy
For Lodha Healthy Constructions and Developers Ltd.



17th JUNE, 2013
17/06/2013
17/06/2013

SANATHANAGAR ENTERPRISES LTD.

Lodha Centre, 204 3rd Floor, Sakinaka, Mumbai 400 113, India

ENCLOSED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SANATHANAGAR ENTERPRISES LIMITED AT THE MEETING HELD ON 17th JUNE, 2013 AT 11:30 AM, 17th JUNE, 2013.

"RESOLVED THAT consent of the Board be and is hereby recorded in special Special Power of Attorney to Mr. M. Venkatesh Rao and Mr. M. Murali Rao to act as directors in place of Mr. M. Venkatesh Rao and Mr. M. Murali Rao in their capacity as directors of the Company.

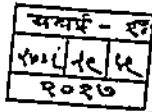
"RESOLVED FURTHER THAT the said Special Power of Attorney (SPA), as placed before the meeting, be and is hereby approved and Mr. M. Venkatesh Rao and Mr. M. Murali Rao, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.

"RESOLVED FURTHER THAT Mr. Venkatesh Rao and Mr. M. Murali Rao, who are existing directors of the Company and have been acting as directors of the Company since its incorporation, are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.

"RESOLVED FURTHER THAT any one Director of the Company acting with any one of the Directors authorized to sign the SPA on behalf of the Company, be and are hereby authorized to sign the SPA and to do all such acts, deeds and things, as may be required in this regard.

Comd. True Copy
For Lodha Healthy Constructions and Developers Ltd.

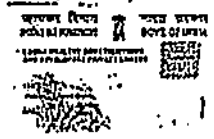
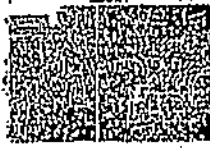
17th JUNE, 2013



17th JUNE, 2013
17/06/2013
17/06/2013

MTNL		REGISTRATION OF DIRECTORS	
REGISTRATION NO.	11111	REGISTRATION DATE	17/06/2013
REGISTRATION FEE	1000	REGISTRATION CHARGE	1000
REGISTRATION TYPE	Annual	REGISTRATION PERIOD	17/06/2013 to 16/06/2014
REGISTRATION STATUS	Active	REGISTRATION OFFICER	...
REGISTRATION ADDRESS	...	REGISTRATION CONTACT	...
REGISTRATION DETAILS	...	REGISTRATION SIGNATURE	...
REGISTRATION VALIDITY	...	REGISTRATION SEAL	...
REGISTRATION VERIFICATION	...	REGISTRATION DOCUMENTS	...
REGISTRATION RECORDS	...	REGISTRATION ARCHIVE	...
REGISTRATION REPORTS	...	REGISTRATION ANALYSIS	...
REGISTRATION TRENDS	...	REGISTRATION FORECAST	...
REGISTRATION PERFORMANCE	...	REGISTRATION COMPLIANCE	...
REGISTRATION RISK ASSESSMENT	...	REGISTRATION MITIGATION	...
REGISTRATION IMPROVEMENT	...	REGISTRATION INNOVATION	...
REGISTRATION BEST PRACTICES	...	REGISTRATION CASE STUDIES	...
REGISTRATION LESSONS LEARNED	...	REGISTRATION RECOMMENDATIONS	...
REGISTRATION CONCLUSION	...	REGISTRATION SIGNATURE	...

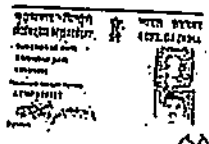
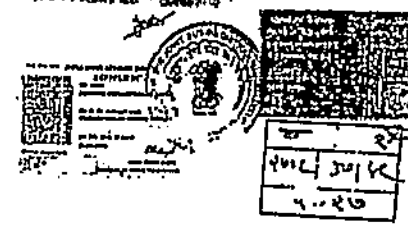




क. ल. नं. २३८ (२०१६)	
दाखल क्र. ५७३८	२०१६
००	१०६



ख. नं. - २३८ २०१६



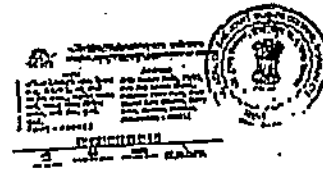
Handwritten signature or initials.



Handwritten signature or initials.

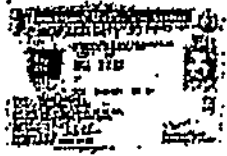


ख. नं. - २३८ २०१६



ख. नं. - २३८ २०१६





Handwritten mark resembling the letter 'f'.



संख्या - २१
१०/१०/१९
२०२०

क.स.न.-५
दस्ता क्र. ५४३८ २०९
९ १०६



संख्या - २१
१०/१०/१९
२०२०

Example (Gandhiji)

आवेदन क्र. २१/१०/१९	दिनांक २१/१०/१९
---------------------	-----------------

१. म. र. स. नं. १९९९/२०२०
 २. म. र. स. नं. १९९९/२०२०
 ३. म. र. स. नं. १९९९/२०२०

४. म. र. स. नं. १९९९/२०२०
 ५. म. र. स. नं. १९९९/२०२०

६. म. र. स. नं. १९९९/२०२०
 ७. म. र. स. नं. १९९९/२०२०

८. म. र. स. नं. १९९९/२०२०
 ९. म. र. स. नं. १९९९/२०२०

१०. म. र. स. नं. १९९९/२०२०

११. म. र. स. नं. १९९९/२०२०

१२. म. र. स. नं. १९९९/२०२०

१३. म. र. स. नं. १९९९/२०२०

१४. म. र. स. नं. १९९९/२०२०

१५. म. र. स. नं. १९९९/२०२०

१६. म. र. स. नं. १९९९/२०२०

१७. म. र. स. नं. १९९९/२०२०

१८. म. र. स. नं. १९९९/२०२०

१९. म. र. स. नं. १९९९/२०२०

२०. म. र. स. नं. १९९९/२०२०

३ - फाईल
१०/१०/१९
२०२०



२०२०
 १०/१०/१९
 २०२०

२०२०
 १०/१०/१९
 २०२०

REGISTRATION OF COMPANIES ACT, 1956

Form fields for company registration details.

Table with 4 columns: Sr. No., Particulars, and two columns for signatures and stamps.

Handwritten text: फ. ल. नं. ५७३



Handwritten text: २०२०

Table with 4 columns: Sr. No., Particulars, and two columns for signatures and stamps.

Table with 4 columns: Sr. No., Particulars, and two columns for signatures and stamps.

Table with 4 columns: Sr. No., Particulars, and two columns for signatures and stamps.

Handwritten notes and text on the right side of the second page.

Form fields for company registration details on the second page.



REGISTRATION OF MORTGAGES

Form No. 1 (Rev. 10/11/2010)

Sl. No.	Particulars of the property	Area	Value
1	Plot No. 1, Sector 1, Block 1, ...	...	...
2	Plot No. 2, Sector 1, Block 1, ...	...	...
3	Plot No. 3, Sector 1, Block 1, ...	...	...
4	Plot No. 4, Sector 1, Block 1, ...	...	...
5	Plot No. 5, Sector 1, Block 1, ...	...	...
6	Plot No. 6, Sector 1, Block 1, ...	...	...
7	Plot No. 7, Sector 1, Block 1, ...	...	...
8	Plot No. 8, Sector 1, Block 1, ...	...	...
9	Plot No. 9, Sector 1, Block 1, ...	...	...
10	Plot No. 10, Sector 1, Block 1, ...	...	...

Signature and Stamp of the Mortgagor

Sl. No.	Particulars of the property	Area	Value
1	Plot No. 1, Sector 1, Block 1, ...	...	...
2	Plot No. 2, Sector 1, Block 1, ...	...	...
3	Plot No. 3, Sector 1, Block 1, ...	...	...
4	Plot No. 4, Sector 1, Block 1, ...	...	...
5	Plot No. 5, Sector 1, Block 1, ...	...	...
6	Plot No. 6, Sector 1, Block 1, ...	...	...
7	Plot No. 7, Sector 1, Block 1, ...	...	...
8	Plot No. 8, Sector 1, Block 1, ...	...	...
9	Plot No. 9, Sector 1, Block 1, ...	...	...
10	Plot No. 10, Sector 1, Block 1, ...	...	...

Signature and Stamp of the Mortgagee

Official Stamp and Registration Details

REGISTRATION OF MORTGAGES

Form No. 1 (Rev. 10/11/2010)

Handwritten: 2009, 2009, 2009

Signature and Stamp of the Mortgagor

Signature and Stamp of the Mortgagee

Official Stamp and Registration Details

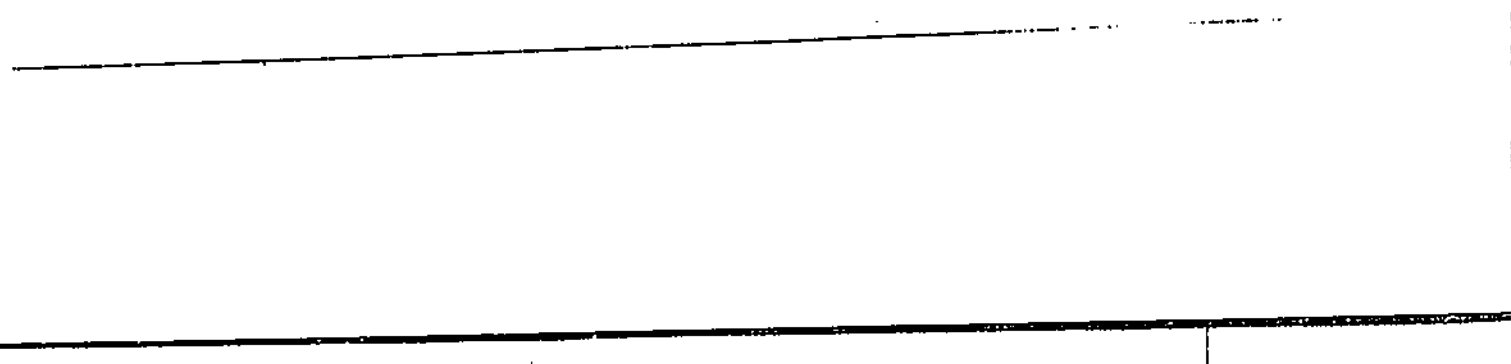
Signature and Stamp of the Mortgagor

Sl. No.	Particulars of the property	Area	Value
1	Plot No. 1, Sector 1, Block 1, ...	...	...
2	Plot No. 2, Sector 1, Block 1, ...	...	...
3	Plot No. 3, Sector 1, Block 1, ...	...	...
4	Plot No. 4, Sector 1, Block 1, ...	...	...
5	Plot No. 5, Sector 1, Block 1, ...	...	...
6	Plot No. 6, Sector 1, Block 1, ...	...	...
7	Plot No. 7, Sector 1, Block 1, ...	...	...
8	Plot No. 8, Sector 1, Block 1, ...	...	...
9	Plot No. 9, Sector 1, Block 1, ...	...	...
10	Plot No. 10, Sector 1, Block 1, ...	...	...

Signature and Stamp of the Mortgagee

Official Stamp and Registration Details





Memorandum of Association and Articles of Association of the proposed company, to be known as M/s. [Name], to be incorporated in India under the Companies Act, 1956.

क. कल्याण	कल्याण
दस्तावेज	मुद्रित
मू	मू

The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.

The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.

The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.



The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.

10/10/2016

The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.

Signature, [Name]

Management of Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.

The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.

The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.



The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.



The Board of Directors of the proposed company, to be known as M/s. [Name], hereby certify that the above-mentioned Memorandum of Association and Articles of Association of the proposed company have been read and approved by them.

1. To register and deposit with the concerned Sub-Registrar of Companies the Memorandum of Association and Articles of Association of the proposed company and other necessary and incidental documents, papers, forms and fees in connection therewith.

2. To comply with all the conditions and complete all the formalities to register such Memorandum of Association and Articles of Association of the proposed company and other necessary and incidental documents, papers, forms and fees in connection therewith under the Companies Act, 1956.

3. For the better doing, performing and carrying out of the business and affairs of the proposed company and for the better and more successful carrying out of the business and affairs of the proposed company and for the better and more successful carrying out of the business and affairs of the proposed company and for the better and more successful carrying out of the business and affairs of the proposed company.

AND GENERALLY to do all such things and acts as may be necessary and proper for the carrying out of the business and affairs of the proposed company and for the better and more successful carrying out of the business and affairs of the proposed company.

PROVIDED that notwithstanding anything herein before contained, the proposed company shall be subject to the provisions of the Companies Act, 1956.

Signature, [Name]

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registry of Companies
Certificate of Incorporation**

(Form No. INC-3) (Form No. 20) of the Companies Act, 1956 and Rules thereunder

The name of the company is: **BILLI & ANAND ASSOCIATES PRIVATE LIMITED** (Incorporated in India)

The date of incorporation is: **10/10/2016**



The company is a private company limited by shares under the Companies Act, 1956. The registered office of the company is at: **10/10, Sector 10, Gurgaon, Haryana**.

10/10/2016



FORM NO. INC-22
 Particulars in Section 10(1) (ii) of the Income Tax Act, 1961 and Rule 24 of the Income Tax Rules, 1962

From Income: Equity Debt

Is the Issued/Allotted by: Self Other company

Is the Issued/Allotted by: Equity Debt

2. (a) Corporate Name: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

3. (a) Name of the Company: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

4. (a) The address of the registered office of the company is situated at: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

5. (a) The address of the office of the company is situated at: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

6. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

7. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

8. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

9. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

10. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

11. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

12. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

13. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

14. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

15. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

16. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

17. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

18. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

19. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

20. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

21. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

22. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

23. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

24. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

25. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

26. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

27. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

28. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

29. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

30. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

31. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

32. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

33. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

34. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

35. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

36. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

37. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

38. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

39. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

40. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

41. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

42. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

43. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

44. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

45. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

46. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

47. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

48. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

49. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

50. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

51. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

52. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

53. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

54. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

55. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

56. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

57. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

58. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

59. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

60. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

61. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

62. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

63. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

64. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

65. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

66. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

67. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

68. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

69. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

70. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

71. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

72. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

73. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

74. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

75. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

76. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

77. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

78. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

79. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

80. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

81. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

82. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

83. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

84. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

85. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

86. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

87. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

88. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

89. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

90. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

91. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

92. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

93. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

94. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

95. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

96. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

97. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

98. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

99. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**

100. (a) The name of the company is: **BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED**



BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED
 2020

क.ल.न. -
दस्तावेज क्र. ५४३५/२०
९९ ९०६

22. Proof of Right to Issue: Certificate of Right to Issue Certificate of Approval of Issue

23. Details of the Issue: Equity Debt

24. Details of the Issue: Equity Debt

25. Details of the Issue: Equity Debt

26. Details of the Issue: Equity Debt

27. Details of the Issue: Equity Debt

28. Details of the Issue: Equity Debt

29. Details of the Issue: Equity Debt

30. Details of the Issue: Equity Debt

31. Details of the Issue: Equity Debt

32. Details of the Issue: Equity Debt

33. Details of the Issue: Equity Debt

34. Details of the Issue: Equity Debt

35. Details of the Issue: Equity Debt

36. Details of the Issue: Equity Debt

37. Details of the Issue: Equity Debt

38. Details of the Issue: Equity Debt

39. Details of the Issue: Equity Debt

40. Details of the Issue: Equity Debt

41. Details of the Issue: Equity Debt

42. Details of the Issue: Equity Debt

43. Details of the Issue: Equity Debt

44. Details of the Issue: Equity Debt

45. Details of the Issue: Equity Debt

46. Details of the Issue: Equity Debt

47. Details of the Issue: Equity Debt

48. Details of the Issue: Equity Debt

49. Details of the Issue: Equity Debt

50. Details of the Issue: Equity Debt

51. Details of the Issue: Equity Debt

52. Details of the Issue: Equity Debt

53. Details of the Issue: Equity Debt

54. Details of the Issue: Equity Debt

55. Details of the Issue: Equity Debt

56. Details of the Issue: Equity Debt

57. Details of the Issue: Equity Debt

58. Details of the Issue: Equity Debt

59. Details of the Issue: Equity Debt

60. Details of the Issue: Equity Debt

61. Details of the Issue: Equity Debt

62. Details of the Issue: Equity Debt

63. Details of the Issue: Equity Debt

64. Details of the Issue: Equity Debt

65. Details of the Issue: Equity Debt

66. Details of the Issue: Equity Debt

67. Details of the Issue: Equity Debt

68. Details of the Issue: Equity Debt

69. Details of the Issue: Equity Debt

70. Details of the Issue: Equity Debt

71. Details of the Issue: Equity Debt

72. Details of the Issue: Equity Debt

73. Details of the Issue: Equity Debt

74. Details of the Issue: Equity Debt

75. Details of the Issue: Equity Debt

76. Details of the Issue: Equity Debt

77. Details of the Issue: Equity Debt

78. Details of the Issue: Equity Debt

79. Details of the Issue: Equity Debt

80. Details of the Issue: Equity Debt

81. Details of the Issue: Equity Debt

82. Details of the Issue: Equity Debt

83. Details of the Issue: Equity Debt

84. Details of the Issue: Equity Debt

85. Details of the Issue: Equity Debt

86. Details of the Issue: Equity Debt

87. Details of the Issue: Equity Debt

88. Details of the Issue: Equity Debt

89. Details of the Issue: Equity Debt

90. Details of the Issue: Equity Debt

91. Details of the Issue: Equity Debt

92. Details of the Issue: Equity Debt

93. Details of the Issue: Equity Debt

94. Details of the Issue: Equity Debt

95. Details of the Issue: Equity Debt

96. Details of the Issue: Equity Debt

97. Details of the Issue: Equity Debt

98. Details of the Issue: Equity Debt

99. Details of the Issue: Equity Debt

100. Details of the Issue: Equity Debt

BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED THE COMPANY AT ITS MEETING HELD ON 24th OCTOBER 2020 AT 11th FLOOR, LOCAL EXHIBITION, ANAND WALKER COMPOUND, KEMDIEVA MARG, MUMBAI - 400 011

RESOLVED THAT members of the Board be and is hereby authorized to execute Special Power of Attorney in favor of M/s. Registrar of Companies for the purpose of the above mentioned share transfer to be all or any of the said, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPA), be placed before the meeting, be and is hereby approved and the, Executive Director and Mr. Sankar Mehta, Director of the Company be and is hereby authorized to sign, execute and execute the SPA on behalf of the Board and to do all such acts, deeds and things, as may be required in this regard.

RESOLVED FURTHER THAT Mr. Sureshwar Mehta and Mr. Manoj Kumar, authorized signatories be and is hereby authorized to execute and sign the SPA on behalf of the Company or the group companies or any other person as may be required.

RESOLVED FURTHER THAT any and Director of the Company along with any one of the Director, Authorized Signatory of the Company or Company Secretary of the Company, be and is hereby authorized to sign a true copy of the resolution in the concerned matter and to do all such acts, deeds and things as may be required in this regard.

Director of the Copy
 For Brillissimo Mahavir Associates Dwellers Private Limited
 Sankar Mehta
 Director
 DPO: 97711916
 24/10/2020

BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED
 2020

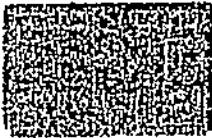
Joint Sub-Registrar, Kalyan-S
 निबंधक कल्याण क्र. ९, बाईल बुध्दि
 नि.ठाणे
 नि.ठाणे
 DIST. THANE

BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED
 2020

BRILLISSIMO MAHAVIR ASSOCIATES DWELLERS PRIVATE LIMITED
 2020

क.ल.क.	
दस्ता क्र. ५४३८	२०१८
६६	१०६

Handwritten mark



Handwritten mark

व्यक्ति	१२
२०१८	

संख्या	१२
२०१८	
व्यक्ति	१२
२०१८	
व्यक्ति	१२
२०१८	

Handwritten signature

Handwritten signature

Official text in Hindi

व्यक्ति	१२
२०१८	

Handwritten mark



संख्या	१२
२०१८	
व्यक्ति	१२
२०१८	
व्यक्ति	१२
२०१८	

संख्या	१२
२०१८	
व्यक्ति	१२
२०१८	
व्यक्ति	१२
२०१८	

DELIVERED

DELIVERED



SHALLAN
MTR Form 2000/01

NAME	SHALLAN	REGISTRATION NO.	MTR/2000/01
ADDRESS	MTR/2000/01		
DATE OF ISSUE	MTR/2000/01		
ISSUED BY	MTR/2000/01		
REMARKS	MTR/2000/01		
APPROVED BY	MTR/2000/01		
DATE	MTR/2000/01		

क.ल.न.-७

४३८ २०९

६८ ९०५

SHALLAN
MTR Form 2000/01

NAME	SHALLAN	REGISTRATION NO.	MTR/2000/01
ADDRESS	MTR/2000/01		
DATE OF ISSUE	MTR/2000/01		
ISSUED BY	MTR/2000/01		
REMARKS	MTR/2000/01		
APPROVED BY	MTR/2000/01		
DATE	MTR/2000/01		

शुद्ध

२०००

२०००

शुद्ध

२०००

२०००

MUTUAL BENEFIT OF MEMBERS

TO ALL TO WHOM THESE PRESENTS SHALL COME, We the Members of the said Company, do hereby certify that the said Company was formed for the purpose of... (text continues)

२०००

By the said Special Power of Attorney dated 27.02.2007 & 27.12.2017, the said Companies who authorized us to negotiate and appear in our place and on our behalf on the terms as we shall hereinafter set forth for the purpose of... (text continues)

JOINT SUB-REGISTRAR, KALYAN'S

जि.ठाणे

DIST. THANE

क. ल. ल. ग.
 दस्त क्र. ५०३७ २०१६
 ee

भारतीय मुद्रा संकेत
 भारतीय मुद्रा संकेत

THE POWER OF ATTORNEY shall extend and be valid for the term specified herein and shall terminate on the expiry of the term specified herein and shall be subject to the conditions specified herein and shall be subject to the conditions specified herein...

५०३७ २०१६

FORM NO. INC-22
 PART 1 of Form No. INC-22
 Date of incorporation of company

2. Name of the company
 3. Nature of business
 4. Registered office
 5. Principal office
 6. State
 7. District
 8. City
 9. Pin Code
 10. Telephone No.

५०३७ २०१६

५०३७ २०१६

GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 Central Register of Companies
Certificate of Incorporation

1. Name of the company as entered in the Register of Companies
 2. Nature of business as entered in the Register of Companies
 3. Registered office as entered in the Register of Companies
 4. Principal office as entered in the Register of Companies
 5. State as entered in the Register of Companies
 6. District as entered in the Register of Companies
 7. City as entered in the Register of Companies
 8. Pin Code as entered in the Register of Companies
 9. Telephone No. as entered in the Register of Companies

FORM NO. INC-22
 PART 1 of Form No. INC-22
 Date of incorporation of company

2. Name of the company
 3. Nature of business
 4. Registered office
 5. Principal office
 6. State
 7. District
 8. City
 9. Pin Code
 10. Telephone No.

५०३७ २०१६



क.ल.न.-६
 दस्त क्र. ५०३८ २०१८
 १०१ १०६



१०२२ १०२४
 १०

१०२२ १०२४
 १०

१०२२ १०२४
 १०



१०२२ १०२४
 १०



१०२२ १०२४
 १०



१०२२ १०२४
 १०



१०२२ १०२४
 १०

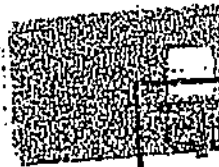
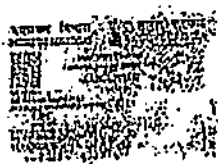
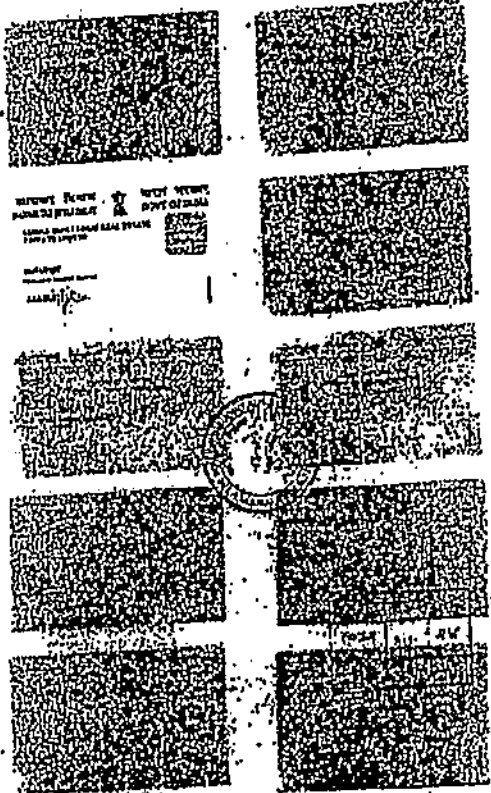
१०२२ १०२४
 १०

१०२२ १०२४
 १०

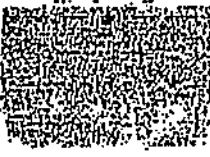
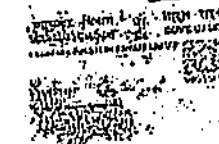
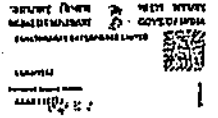
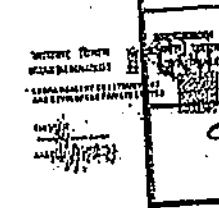
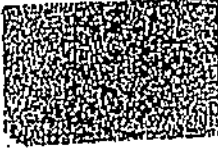


१०२२ १०२४
 १०

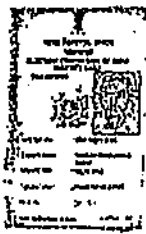
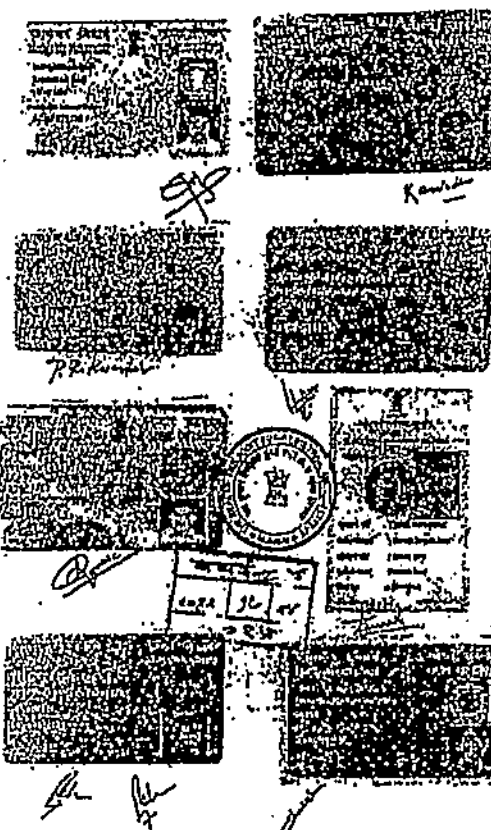




क.ल.न.-७	
५४३४	२०९
१०२	१०८



५४३४	२०९
१०२	१०८



५४३४	२०९
१०२	१०८



क. ल. नं. = ५

दस्ता क्र. ५०३ / २०१६

१०३ १०६

महाराष्ट्र राज्य न्यायपालिका
 न्यायाधीश (अधीनस्थ) यादवराव विठ्ठलराव शिंदे
 न्यायाधीश (अधीनस्थ) विठ्ठलराव शिंदे यांच्या न्यायाधीशपदावरून निवृत्ती होण्याबाबतचा आदेश

निवृत्तीपत्र
 या न्यायाधीशपदावरून निवृत्ती होण्याबाबतचा आदेश



Handwritten signatures and notes in the margin.

दस्ता क्र. ५०३ / २०१६

१०३ १०६

महाराष्ट्र राज्य न्यायपालिका
 न्यायाधीश (अधीनस्थ) यादवराव विठ्ठलराव शिंदे
 न्यायाधीश (अधीनस्थ) विठ्ठलराव शिंदे यांच्या न्यायाधीशपदावरून निवृत्ती होण्याबाबतचा आदेश

निवृत्तीपत्र
 या न्यायाधीशपदावरून निवृत्ती होण्याबाबतचा आदेश

Handwritten signatures and notes in the margin.

दस्ता क्र. ५०३ / २०१६

१०३ १०६

महाराष्ट्र राज्य न्यायपालिका
 न्यायाधीश (अधीनस्थ) यादवराव विठ्ठलराव शिंदे
 न्यायाधीश (अधीनस्थ) विठ्ठलराव शिंदे यांच्या न्यायाधीशपदावरून निवृत्ती होण्याबाबतचा आदेश

निवृत्तीपत्र
 या न्यायाधीशपदावरून निवृत्ती होण्याबाबतचा आदेश

Handwritten signatures and notes in the margin.



Mashelkar

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER:
AFAPM4539F

नाम / NAME:
KUNDA RAJAN MASHELKAR

पिता का नाम / FATHER'S NAME:
RAJAN MASHELKAR

जन्म तिथि / DATE OF BIRTH:
17-06-1966

हस्ताक्षर / SIGNATURE

Page

संख्या / No. - 63	
दस्तावेज क्र. / Doc. No. 5836	2096
908	906

Mashelkar

संघ / Govt. of India

कून्दा राजन माशेलकर
Kunda Rajan Mashelkar
जन्म वर्ष / YoB: 1966
महिला - Female

5047 1367 2365

आधार - सामान्य माणसाचा अधिकार

Mahavir Prasad

आयकर विभाग / INCOME DEPARTMENT
GOVT. OF INDIA

अश्विनी पुरोहित / AKHILESH PURKHIT
महावीर प्रसाद / MAHAVIR PRAESAD
17/06/1966
C/XPR/5665H





--	--

क.ल.न. - ९	
दस्ता क्र. ५४३८	२०१६
१०५	१०६



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH01 20150031329
 Valid Till: 18-09-2031 (HT)

DOI: 09-10-2015



AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	09-10-2015
MCWG	09-10-2015

FORM 7
 RULE 18 (7)

DOB: 19-09-1981 BG B+

Name: VIJAY GADE
 S/DAY of: MARUTI
 Add: R79 B D D CHAWL NO-17
 N M JOSHI RD,
 NR BAWLA MASJID MUMBAI
 PIN: 400013
 Signature & ID of
 Issuing Authority: MH01 2015192

Signature/Thumb
 Impression of Holder





Summary1 (GoshwaraBhag-1)

507/5438

मंगळवार, 22 मे 2018 1:09 म.नं.

दस्त गोषवारा भाग-1

कलन 5 906/1900

दस्त क्रमांक: 5438/2018

दस्त क्रमांक: कलन 5 /5438/2018

वाजार मूल्य: रु. 18,23,242/- मोवदला: रु. 47,75,905/-

भरलेले मुद्रांक शुल्क: रु. 1,67,500/-

दु. नि. सह. दु. नि. कलन 5 यांचे कार्यालयात

पावती: 5841

पावती दिनांक: 22/05/2018

अ. क्र. 5438 वर दि. 22-05-2018

सादरकरगाराचे नाव: कुंदा राजन माशेलकर --

रोजी 12:56 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2140.00

पृष्ठांची संख्या: 107

दस्त हजर करणाऱ्याची सही:

एकूण: 32140.00

Joint Sub Registrar, Kalyan 5

पुसह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

दस्ताचा प्रकार: करारनामा

Joint Sub Registrar, Kalyan 5

पुसह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक येथील किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकाऱ्यांच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई महानगर प्रदेश (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्राच्या प्रमाणानुसार प्रमाणित क्षेत्रात.

शिक्षा क्र. 1 22 / 05 / 2018 12 : 56 : 33 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 05 / 2018 12 : 57 : 24 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी यानुसार १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तानधील संपुर्ण मजदुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता कायदेशीर वावीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सादर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही

