

508/18128

Friday, October 20, 2023
3:16 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: लोअर परेल

दस्तावेजाचा अनुक्रमांक: बबई4-18128-2023

दस्तावेजाचा प्रकार : करारनामा

सादर करपाऱ्याचे नाव: रेणू सिन्हा - -

पावती क्र.: 19477

दिनांक: 20/10/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

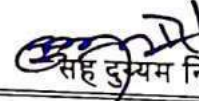
रु. 31500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:33 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.57887537.532 /-

मोबदला रु.67893379/-

भरलेले मुद्रांक शुल्क : रु. 4074000/-


सह दुय्यम निबंधक, मुंबई-4

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023209004923 दिनांक: 20/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009567945202324E दिनांक: 20/10/2023

बँकेचे नाव व पत्ता:

Renu Sinha



सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. मुंबई शहर 4

दस्त क्रमांक : 18128/2023

नोंदणी :

Regn 63m

गावाचे नाव : म्हाअर पोल

(1) निवेद्याचा प्रकार	कारनामा
(2) मीटरसंख्या	67893379
(3) बाजारभाव (गावेपट्टेबाबतचा बाबतीत पट्टेदार आकारणी देतो की पट्टेदार ते नगूद करावे)	57887537.532
(4) मूल्यापन, फोटोसिमा व धरक्यांक (कमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 5502, माळा नं: 55वा मजला, इमारतीचे नाव: अँड्रीना (टॉवर 6), बी-विंग, लोडा पार्क, ब्लॉक नं: हार्ड रॉक कॅफे समोर, पी. बी. मार्ग, वरळी, मुंबई, इतर माहिती: सोबत दोन कार पार्किंग ((C.T.S. Number : 464 व दस्तात नगूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 123 93 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करण देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:- मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु. सु. सुरेन्द्रन नायर तर्फे कु. सु. पंढरी केसरकर -- वय:-50; पत्ता:- प्लॉट नं - , माळा नं:- , इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल फोर्ट, मुंबई, ब्लॉक नं:- , रोड नं:- , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL1490J
(8) दस्तऐवज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:- रेणू सिन्हा -- वय:-55; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव: अपोलो, ए-104 हिरानंदानी इस्टेट, पातलीपाडा घोडबंदर रोड, ठाणे पश्चिम, ठाणे, ब्लॉक नं:- , रोड नं:- , महाराष्ट्र, ठाणे. पिन कोड:-40060/ पॅन नं:-ADGPR1888J 2): नाव:- राजीव सिन्हा -- वय:-58; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव: अपोलो, ए-104 हिरानंदानी इस्टेट, पातलीपाडा घोडबंदर रोड, ठाणे पश्चिम, ठाणे, ब्लॉक नं:- , रोड नं:- , महाराष्ट्र, ठाणे. पिन कोड:-40060/ पॅन नं:-ADGPR1891R
(9) दस्तऐवज करण दिव्याचा दिनांक	20/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	18128/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4074000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर:	



मुंबई न्यायालयातील विवादात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 23/10/2023) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20231020134

20 October 2023,08:31:08 AM

मूल्यांकनाचे वर्ष	2023
जिल्हा	मुंबई(मेन)
मूल्या विभाग	12-लोअर परेल डिव्हीजन
उप मूल्या विभाग	भूभाग :पूर्वेस ना म जोशी मार्ग, पश्चिमेस शिवराम शेठ अमृतवार मार्ग, उत्तरेस पांडूरंग बुधकर मार्ग व दक्षिणेस गणपतराव कदम मार्ग
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#464

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
126110	323420	374860	439100	327610	चौरस मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	136.323चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्घवाहन सुविधा-	आहे	मजला -	31st floor And Above	कार्पेट क्षेत्र-	123.93चौरस मीटर

प्रकल्पाचे क्षेत्र- Above 2 hector रस्ता सन्मुख -
 Sale Type - First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर = ((मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)

प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.339591/-

मजला निहाय घट/वाढ = 120% apply to rate= Rs.407509/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((407509-126110) * (100 / 100)) + 126110)
 = Rs.407509/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 407509 * 136.323
 = Rs.55552849.407/-

E) बंदिस्त वाहन तळाचे क्षेत्र 27.5चौरस मीटर
 बंदिस्त वाहन तळाचे मूल्य = 27.5 * (339591 * 25/100)
 = Rs.2334688.125/-

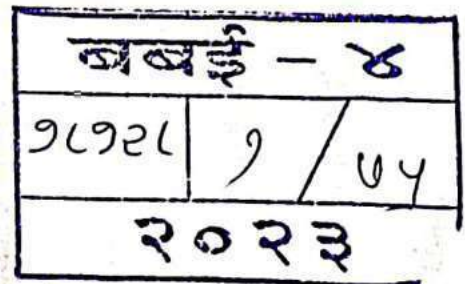
Applicable Rules = ,5 अ,10,4,16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 55552849.407 + 0 + 0 + 0 + 2334688.125 + 0 + 0 + 0 + 0 + 0
 = Rs.57887537.532/-

Home

Print





CHALLAN
MTR Form Number-6



GRN	MH009567945202324E	BARCODE			Date	16/10/2023-16:29:51	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAACL1490J			
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			Full Name	Macrotech Developers Limited			
Location	MUMBAI			Flat/Block No.	B 5502 Lodha Adrina Lodha Park			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Opp Hard Rock Cafe P. B. Marg Worli			
0030045501	Stamp Duty	4074000.00		Area/Locality	Mumbai			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	0	0	0
				PIN			1	3
				Remarks (If Any)	PAN2=ADGPR1888J-SecondPartyName=Renu Sinha-CA=67893379			
				Amount In	Forty One Lakh Four Thousand Rupees Only			
Total			41,04,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023101913709	733219699			
Cheque/DD No.		Bank Date	RBI Date	19/10/2023-16:02:01	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

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

Mobile No. : 8108086106

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Rajiv Sinha

Renu Sinha



वर्क - ४	
१८९२८	३ / ०५
२०२३	

Print Date 19-10-2023 04:02:12



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023209004923

Receipt Date 20/10/2023

Received from MDL, Mobile number 0000000000, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 18128 dated 20/10/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 1500

DEFACED

Payment Details

Bank Name SBIN

Payment Date 20/10/2023

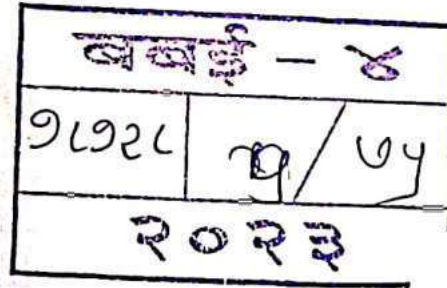
Bank CIN 10004152023102004628

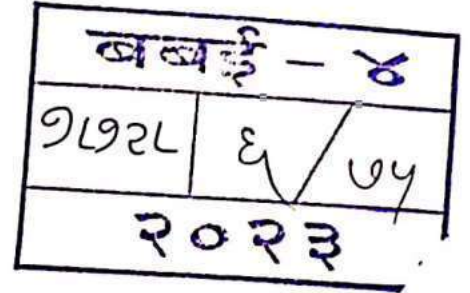
REF No. 329377401285

Deface No 1023209004923D

Deface Date 20/10/2023

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





AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 20th day of Oct. 2023

BETWEEN:

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

AND

Renu Sinha and Rajiv Sinha residing / having its address at Apollo, A-104 Hiranandani Estate, Patlipada Ghodbunder Road, Thane West, Thane - 400607 Maharashtra India and assessed to income tax under permanent account number (PAN) ADGPR1888J , ADGPR1891R 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"

Renu Sinha

Rajiv Sinha

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WHEREAS:

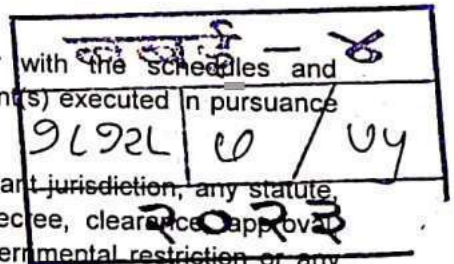
- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at Annexure 2 (Chain of Title).
- C. A copy of the Report on Title in respect 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.



Kenu Sinha

Rajiv Sinha

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- 1.5. "Attorney" shall have the meaning ascribed to it in Clause 11.4.2 (b) below.
- 1.6. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.7. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Unit/ Building, but shall not include FCAM Charges.
- 1.8. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
- 1.9. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3. below.
- 1.10. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A (Other Amounts Payable before DOP).
- 1.11. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.
- 1.12. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the

1.13. "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.4.2(a) below.

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

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

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

Renu Sinha

Rajiv Sinha

Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.

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



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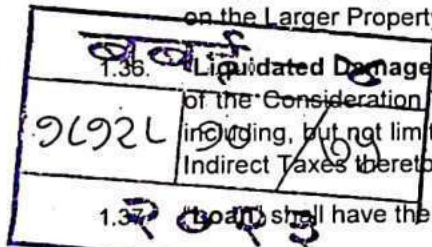
ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.

- 1.28. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.29. "FEMA" shall have the meaning ascribed to it in Clause 20.1cc below.
- 1.30. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.31. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals.
- 1.32. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.14 below.
- 1.33. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.



"Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) 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.

"Larger Property" means the land with details as described in **Annexure 1** (Description of Larger Property). For clarity, there may be land parcels which may be added to/ be reduced from the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.



- 1.36. "Liquidated Damages" shall mean an amount equivalent to 20% (twenty per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereon.
- 1.37. "Board" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.38. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at **Annexure 6A**.
- 1.39. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.40. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.41. "Other Charges" shall include all expenses related to government, utility and Infrastructure charges, more particularly stated in **Annexure 6A**.
- 1.42. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.

Renu Sinha

Rajiv Sinha