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Loan account statement of MUMHL18003134 for the period 07-APR-2022 to 12-Feb-2025 Dated 13-Feb-2025

Customer Name & Contact Details	Product & Property Details
<p>NITIN ARJUN SHELKE ROOM NO 72 1 2 RAHUL NAGAR ROOM NO 72 1 2 RAHUL NAGAR MUMBAI, MAHARASHTRA, 400074</p> <p>Phone No.: 976xxxxx84 Mobile No.: 976xxxxx84 Email: nitin.shelke190@gmail.com</p>	<p>Product: HOME LOAN Property Address: Flat no: 1006, 10th Floor, C1 Wing,Casa ,Treetops, Upper Thane,</p>

[Click here To Update Contact Details](#)

Customer & Bank Details	Loan Details	Instalment and Payment Details
<p>Applicant name: NITIN ARJUN SHELKE Agreement No: MUMHL18003134 Customer ID: 23954692 Central KYC: 40041724987063 CKYC Id Branch: MUMBAI KALINA CITY 2 154 Co-Applicant Name(s): CHAITALI K SARKAR Bank Name: STATE BANK OF INDIA Bank Account: xxxxxxxx799 Mandate Status: REGISTERED</p>	<p>Disbursement Date 07-APR-2022 Amount Sanctioned (Rs) 4,434,390.00 Amount Disbursed (Rs) 4,434,390.00 Annualised Interest Rate % 11.35 Interest Rate Type Floating Loan Tenure (Months) 250 Balance Tenure (Months) 216 Subvention NA Subvention Period(Months) 0 Loan Status Active Currency INR Moratorium: N</p>	<p>EMI Amount (Rs) 45,914.00 Instalment start date 07-MAY-2022 Instalment End date 07-FEB-2043 Frequency MONTHLY EMI Due Date 7th of Every Month Repayment Mode NACH Principal Paid (Rs) 217654.18 Interest Paid (Rs) 1343421.82 Instalment overdue (Rs) 0.00 Late Payment Charges (Rs) 6,229.05 Excess amount 0.00 Amount Under Clearance 0.00</p>

[Click here to pay overdue](#)

Loan Finance Summary as on 13-Feb-2025

Particulars	Instalments / Pre-payments		Late Payment Charges	Misc. Charges*	Total
	PRIN	INT			
Op.Bal	.00	.00	.00	.00	.00
Debits	217,654.18	1,343,421.82	7,151.05	20,000.00	1,588,227.05
Credits	217,654.18	1,343,421.82	922.00	.00	1,561,998.00
Cl.Bal.	.00	.00	6,229.05	20,000.00	26,229.05

Current OS	Excess	Receivable	Accrued Interest	Future Principal	Total Receivable
29,229.05	.00	29,229.05	7,976.66	4,216,735.82	4,253,941.53

DISBURSEMENT SUMMARY

Disbursal No	Disbursal Date	Disbursal Amount	Particulars
1	07-APR-2022	4,434,390.00	FIRST DISBURSMENT

L&T Finance Limited
(formerly known as L&T Finance Holdings Limited),
Registered Office
Brindavan, Plot No. 177,
C.S.T Road, Kalina,
Santacruz (East), Mumbai,
Maharashtra - 400098, India

Contact No.: 1800-268-0000
Email: customercare@ltps.com
Website: www.ltps.com
CIN: L67120MH2008PLC181833

*All loans originated and serviced by and at the discretion of L&T Finance Limited



22/05/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. भिवंडी 2

दम्त क्रमांक : 3972/2018

नोंदणी :

Regn 63m

गावाचे नाव : 1) अंजुर

(1) विवेखाचा प्रकार	करारनामा
(2) मोबदला	4842812
(3) बाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	1294341.93
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मदतिका नं: 1006, माळा नं: 10वा मजला, इमागतीचे नाव: कामा ट्रीटोम मी1-विंग, ब्लॉक नं: अण्णर ठाणे, अंजुर, मुंबई, माणकोली, रोड नं: ना. भिवंडी, जि ठाणे., इतर माहिती: मोबत एक कार पार्किंग((Survey Number : 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298, 12, 14, 15, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 व दम्तान नमूद केल्याप्रमाणे. :))
(5) क्षेत्रफळ	1) 486 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अजितनाथ हायटेक विल्डर्म प्रा लि तर्फे डायरेक्टर कुणाल मोदी यांचे तर्फे कु. मु. म्हणून सुरेंद्रन नायर तर्फे कु. मु. प्रताप मातवेकर वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: 4था मजला, इमागतीचे नाव: 412, 17जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन मर्कल, फोर्ट, मुंबई, रोड नं: कावमजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAGCA1122Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-चैताली नितीन शेळके - - वय:-30; पत्ता:-, -, रूम नं. 72, राहुल नगर, वाशीनाका, चेंबर, मुंबई, -, -, चेंबर एश्टेण्मीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400074 पॅन नं:-BUBPS6974F 2): नाव:-नितीन अर्जुन शेळके - - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: रूम नं. 72, राहुल नगर, वाशीनाका, चेंबर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-BNEPS2841D
(9) दस्तऐवज करून दिल्याचा दिनांक	22/05/2018
(10) दम्त नोंदणी केल्याचा दिनांक	22/05/2018
(11) अनुक्रमांक, खंड व पृष्ठ	3972/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	169500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह, दुय्यम निबंधक वर्ग-२
भिवंडी-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



पावती

Original/Duplicate

Tuesday, May 22, 2018
9:20 AM

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 5374 दिनांक: 22/05/2018

गावाचे नाव: अंजुर
दम्तपत्रजाचा अनुक्रमांक: बवड2-3972-2018
दम्तपत्रजाचा प्रकार : करारनामा
मादर करणाऱ्याचे नाव: चैताली नितीन शेळके - -

नोंदणी फी ₹. 30000.00
दम्त हाताळणी फी ₹. 1600.00
पृष्ठांची संख्या: 80

एकूण: ₹. 31600.00

आपणाम मूळ दम्त ,थंबनेल प्रिंट,मूची-२ अंदाजे
9:28 AM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹. 1294341.93 /-
मोबदला ₹. 4842812/-
भरलेले मुद्रांक शुल्क : ₹. 169500/-

मह. दुय्यम निबंधक वर्ग-२
भिवंडी-२

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011743479201718R दिनांक: 08/03/2018
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 1600/-

Chaitali

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द. क्र. ३२५५ / २०१८
पाने. ३ / ८०

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 22nd day of May, 2018

BETWEEN:

AJITNATH HI-TECH BUILDERS PRIVATE 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, 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

Chaitali Nitin Shelke and Nitin Arjun Shelke residing / having its address at **Room No. 72, rahul nagar, Vashinaka, Chembur, Mumbai : 400074** and assessed to income tax under permanent account number (PAN) **BUBPS6974F / _____**, 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**".



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पाने. ४१/८०

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 signatures]



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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.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. 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.

AGREEMENT TO SELL AND CONSIDERATION

The Purchaser hereby agrees to purchase/acquire from the Company and the Company 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.

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.

- 4.3. 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 signatures]

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पाने १०/१०

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 intimation or communication by the Purchaser, with regard to appropriation/application of the payments 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 Authorities.

 Chaitali S.



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पाने १५/८०

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 admit execution thereof. The Company may extend assistance/co-operation for the registration of this Agreement, at the cost and expense of the Purchaser. However, the Company shall not be responsible or liable for any delay or default in such registration.

10. **POSSESSION**

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including 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 18 (eighteen) months and any further extension as may be applicable pursuant to Clause 10.4 (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





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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.

27. **CONFIDENTIALITY**

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

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

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

- 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
- such disclosure is required in connection with any litigation; or
- such information has entered the public domain other than by a breach of the Agreement.



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

SIGNED AND DELIVERED)

By the Company within named)

AJITNATH HI-TECH BUILDERS PRIVATE LIMITED)

through the hands of Constituted Attorney)

Mr. Surendran Nair)

authorised vide Power of Attorney)

dated _____)

In the presence of:)

1.  _____)

2.  _____)





SIGNED AND DELIVERED)

By the within named Purchaser)

Chaitali Nitin Shelke)

Nitin Arjun Shelke)

In the presence of:)

1.  _____)

2.  _____)













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Annexure 1

(Description of Larger Property)

All that pieces and parcels of land lying being and situate at Villages Anjur, Surai and Mankoli, Taluka Bhiwandi, District Thane admeasuring in aggregate 449965 sq. meters and comprised in the following survey numbers and hissa numbers:

Sr. No.	Survey No.	Hissa No.	Area (in sq. meters)	Village
1.	239	0	2320	Anjur
2.	253	PT	2660	Anjur
3.	254	PT	5000	Anjur
4.	254	PT	2800	Anjur
5.	254	PT	2400	Anjur
6.	254	PT	4250	Anjur
7.	254	PT	1080	Anjur
8.	255	1A	1300	Anjur
9.	255	1B	1410	Anjur
10.	255	2	1290	Anjur
11.	255	3Pt	4180	Anjur
12.	255	3Pt	6540	Anjur
13.	256	0	2840	Anjur
14.	263	0	16690	Anjur
15.	265	2	10300	Anjur
16.	265	3	2500	Anjur
17.	265	4Pt	2800	Anjur
18.	266	0	7010	Anjur
19.	269	3	3530	Anjur
20.	270	Pt	4650	Anjur
21.	270	Pt	2050	Anjur
22.	270	Pt	6150	Anjur
23.	271	Pt	8550	Anjur
24.	272	Pt	2000	Anjur
25.	272	Pt	2600	Anjur
26.	272	Pt	6480	Anjur
27.	275	Pt	1070	Anjur
28.	276	Pt	2000	Anjur
29.	276	Pt	10000	Anjur



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30.	276	Pt	3080	Anjur
31.	291	Pt	3300	Anjur
32.	293	1	18600	Anjur
33.	298	3	9640	Anjur
34.	12	1	1570	Surai
35.	12	3	2710	Surai
36.	12	4	2760	Surai
37.	12	15	200	Surai
38.	14	5	510	Surai
39.	14	6	610	Surai
40.	14	7	1020	Surai
41.	14	8	1630	Surai
42.	14	10	165	Surai
43.	14	13	85	Surai
44.	14	11	300	Surai
45.	14	12	300	Surai
46.	14	14	300	Surai
47.	14	15	400	Surai
48.	14	16	800	Surai
49.	14	17	200	Surai
50.	15	3	2820	Surai
51.	15	4Pt	660	Surai
52.	15	4Pt	1510	Surai
53.	15	7	100	Surai
54.	15	8	2080	Surai
55.	15	9	610	Surai
56.	15	11	200	Surai
57.	15	12	250	Surai
58.	17	1	1000	Surai
59.	17	2	600	Surai
60.	19	1	200	Surai
61.	19	2	600	Surai
62.	19	3	800	Surai
63.	19	4	700	Surai
64.	21	0	16640	Surai



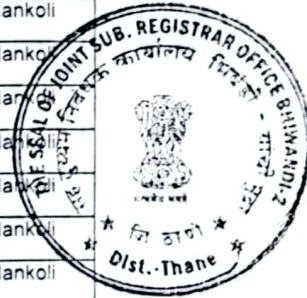
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65	22	1	360	Surai
66	23	0	12600	Surai
67	24	0	4450	Surai
68	25	1/2	1210	Surai
69	25	2	7550	Surai
70	26	1	2320	Surai
71	27	2	1640	Surai
72	28	14Pt	5800	Surai
73	34	1	2980	Surai
74	34	2	1135	Surai
75	35	1Pt	13200	Surai
76	35	1Pt	8600	Surai
77	35	2	3690	Surai
78	37	3	7290	Surai
79	39	0Pt	800	Surai
80	39	0 Pt	11900	Surai
81	39	0 Pt	3000	Surai
82	39	0 Pt	3000	Surai
83	40	7	1200	Surai
84	40	8	1250	Surai
85	41	6	2500	Mankoli
86	41	7	1000	Mankoli
87	41	9	750	Mankoli
88	41	10	5120	Mankoli
89	45	3	1640	Mankoli
90	45	4	1010	Mankoli
91	45	5	1800	Mankoli
92	45	7 Pt	3000	Mankoli
93	45	7 Pt	4890	Mankoli
94	47	3	1600	Mankoli
95	47	4	1930	Mankoli
96	47	5	2600	Mankoli
97	48	1Pt	2600	Mankoli
98	49	1	1900	Mankoli
99	51	1	2730	Mankoli



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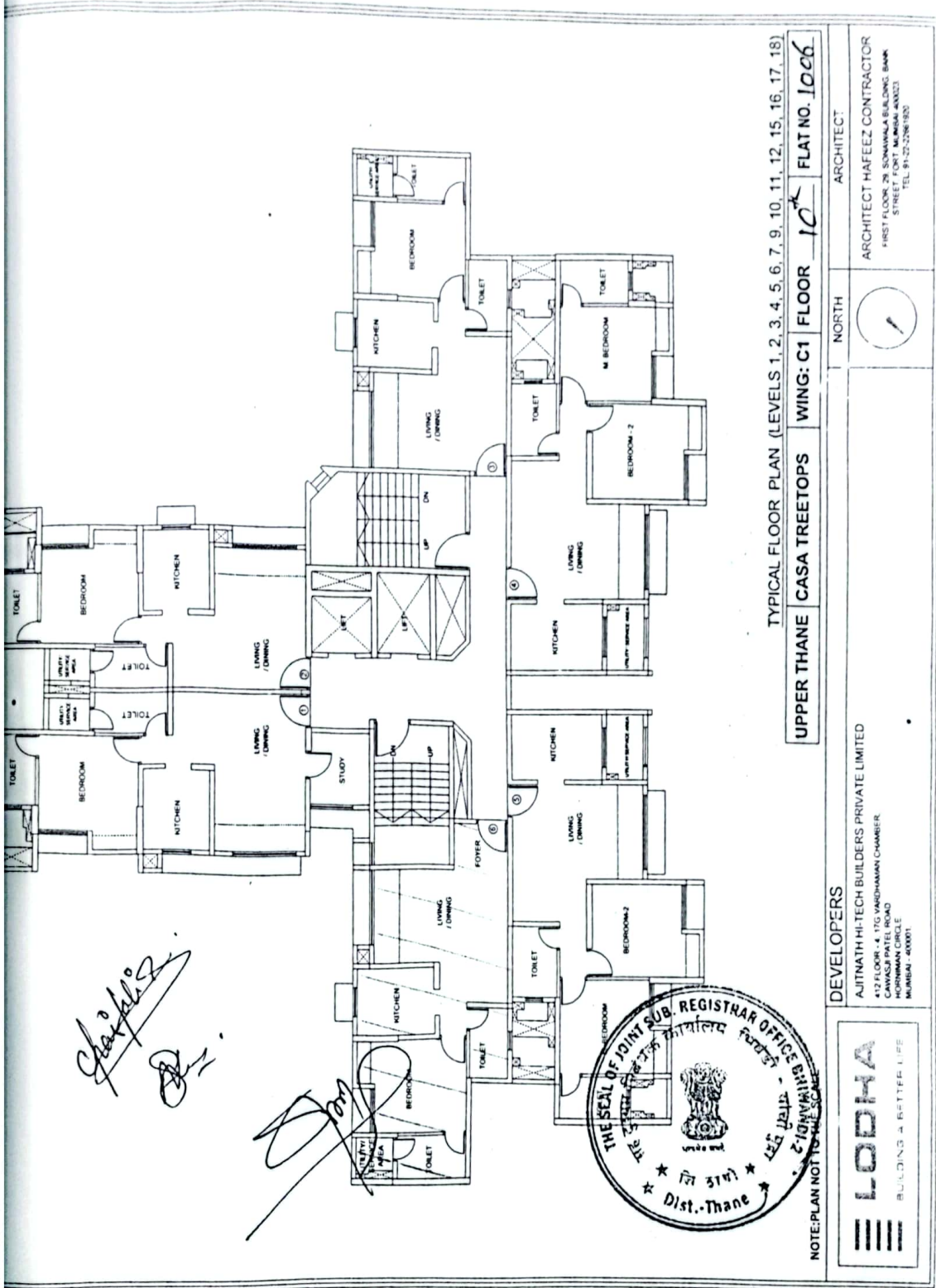
100	51	2	3850	Mankoli
101	52	1	8220	Mankoli
102	52	2	1310	Mankoli
103	53	K	3690	Mankoli
104	53	Pt	3740	Mankoli
105	53	Pt	5000	Mankoli
106	54	4	1690	Mankoli
107	54	5Pt	5600	Mankoli
108	54	5Pt	700	Mankoli
109	54	5Pt	920	Mankoli
110	55	10	2100	Mankoli
111	55	11	1400	Mankoli
112	55	14	8700	Mankoli
113	55	15	7600	Mankoli
114	56	1Pt	500	Mankoli
115	56	1Pt	3000	Mankoli
116	56	1Pt	1630	Mankoli
117	56	1Pt	2900	Mankoli
118	57	Pt	1000	Mankoli
119	57	Pt	1000	Mankoli
120	57	Pt	1000	Mankoli
121	58	Pt	12580	Mankoli
122	60	2	4400	Mankoli
123	62	Pt	3000	Mankoli
124	62	Pt	1500	Mankoli
125	63	0 Pt	4610	Mankoli
126	63	0 Pt	5710	Mankoli
127	65	1	6680	Mankoli
128	66	2	2350	Mankoli
129	66	3	2070	Mankoli
130	66	4	1090	Mankoli
131	67	11	6690	Mankoli
132	68	2	1260	Mankoli



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Annexure 5

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TYPICAL FLOOR PLAN (LEVELS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 15, 16, 17, 18)

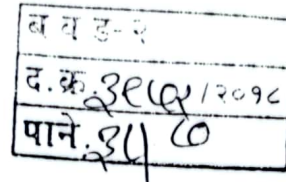
UPPER THANE CASA TREETOPS WING: C1 FLOOR 10 FLAT NO. 1006

DEVELOPERS AJITNATH HI-TECH BUILDERS PRIVATE LIMITED 412 FLOOR - 4, 17/5 VARDHAMAN CHAMBER, CAWASJI PATEL ROAD HORMIRAN CIRCLE MUMBAI - 40001	NORTH 	ARCHITECT ARCHITECT HAFEZ CONTRACTOR FIRST FLOOR, 29, SOMAWALA BUILDING, BANK STREET, FORT, MUMBAI-400023 TEL: 91-22-23671920
		NOTE: PLAN NOT TO SCALE

LODHA
 BUILDING 4 BETTER LIFE

Annexure 6

(Unit and Project Details)



- (I) **CUSTOMER ID: 1273222**
 (II) **Correspondence Address of Purchaser: Room No. 72, rahul nagar, Vashinaka, Chembur, Mumbai : 400074**
 (III) **Email ID of Purchaser: chaitali.shelke506@gmail.com**

(IV) **Unit Details:**

- (i) Development/Project : **Upper Thane Treetops A - C, C1, C2, D - F**
 (ii) Building Name : **Treetops**
 (iii) Wing : **C-1**
 (iv) Unit No. : **1006**
 (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	444	41.25
EBVT Area	42	3.90
Net Area (Carpet Area +EBVT Area)	486	45.15

- (vi) Car Parking Space allotted: **1 nos.**

- (V) **Consideration Value (CV): Rs. 4,842,812/- (Rupees Forty Eight Lakhs Forty Two Thousand Eight Hundred Twelve Only)**

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

Sr No	Payment Milestone	Principal Amount
1	Booking Amount-1 (payable on Date of booking)	Rs.72,000/-
2	Booking Amount-2 (within 21 days)	Rs.412,281/-
3	On Registration	Rs.484,281/-
4	On Initiation of Footing	Rs.484,281/-
5	On Initiation of RCC works for Plinth	Rs.484,281/-
6	On Initiation of RCC work for Level 2	Rs.484,281/-
7	On Initiation of Internal Partitions/brickwork	Rs.193,712/-
8	On Initiation of RCC work for Level 7	Rs.484,281/-
9	On Initiation of RCC work for Level 10	Rs.484,281/-
10	On Initiation of Plumbing Work	Rs.193,712/-
11	On Initiation of RCC work for Level 14	Rs.484,281/-
12	On Initiation of RCC work for Level 18	Rs.435,853/-
13	On Intimation of Possession	Rs.145,287/-

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.7,171/- (Rupees Seven Thousand One Hundred Seventy One Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

- (2) **Electricity Deposit Reimbursement:**
Rs.5,000/- (Rupees Five 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.

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- (3) Provisional Electricity Charges (if applicable) Rs. N.A./- (Rupees N.A. Only) covering period of 4 months from DOP.
- (4) Administrative Expenses Rs. N.A./- (Rupees N.A. Only)
- (5) Legal Expenses : Rs. N.A./- (Rupees N.A. Only)
- (6) Utility connection and related expenses Rs. 90,750/- (Rupees Ninety Thousand Seven Hundred Fifty Only)
- (7) Pipes Gas connection and related expenses (if applicable): Rs. N.A./- (Rupees N.A. Only)
- (VIII) Maintenance Related Amounts: Provisional amounts (subject to actuals) payable on/before the Date of Offer of Possession:
- (1) BCAM Charges: Rs. 154,548/- (Rupees One Lakh Fifty Four Thousand Five Hundred Forty Eight Only) covering period of 60 months from DOP.
- (2) FCAM Charges (if applicable): Rs. 97,686/- (Rupees Two Lakhs Sixteen Thousand Seventy Five Only) covering period of 60 months from DOP.
- (3) Property Tax (Estimated): Rs. 17,596/- (Rupees Seventeen Thousand Five Hundred Ninety Six Only) covering period of 12 months from DOP.
- (4) Building Protection Deposit: Undated cheque of Rs. 24,000/- (Rupees Twenty Four Thousand 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.

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: 30th September 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: Upper Thane Treetops A - C, C1, C2, D - F
- 2) RERA Registration Number: P51700008449
- 3) Number of Buildings: 08

Annexure 7

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AGREEMENT AMENITY LIST

Key Amenities: Upper Thane, Phase I

Apartment:

1. Air-conditioned homes with split unit A/C (excluding kitchen, toilets and service areas)
2. Marbital[®] flooring** for living, dining, passage and bedrooms.
3. Kitchen with granite platform, stainless steel sink and premium vitrified tile flooring.
4. Toilets finished with CP fittings from Jaquar/Kohler/Isenberg** & sanitary ware from Kohler/Roca/Jaguar** and tile dado.
5. Separate utility area
6. Separate cupboard area in bedroom %%
7. Provision for telephone and TV connectivity^
8. Provision for Fibre optic (FTTH)/FTTX and Direct to Home TV (DTH) connectivity providing hi speed internet access^

Building:

1. Entrance lobby with high quality vitrified tiles.
2. Lift floor lobby with high quality vitrified tiles.
3. 2 hi-speed elevators (including one stretcher elevator)
4. Domestic help toilet / shower facilities.
5. DG power back for common area lighting, elevators and water supply system.
6. Best-in-class 3-tier security system with:
 - a. Intercom for each residence
 - b. Access controlled entry to entrance lobby
 - c. 24 x 7 CCTV monitoring of key areas

Community Amenities (shared between different buildings and neighborhoods):

1. School[%] with ICSE curriculum
2. Cricket ground
3. Football ground
4. Athletics track
5. Tennis Court
6. Basketball Court
7. Ganesha Temple
8. Clubhouse with:
 - a. Gymnasium
 - b. Indoor multipurpose sports Court
 - c. Indoor Games area
 - d. KidzFun –indoor children's play area and crèche
 - e. Cinema-cum-auditorium
 - f. Party Hall
 - g. Swimming Pool

