



भारतीय स्टेट बँक
STATE BANK OF INDIA

F/SMECC/

DATE: 04-10-2021

To,

Vastukala Consultants (I) Pvt Ltd,
121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri East,
Mumbai 400093,

Dear Sir,

RE: VALUATION OF THE PROPERTY

In terms of 'Memorandum of Understanding' signed by you, kindly provide your Valuation Report for the property mentioned below.

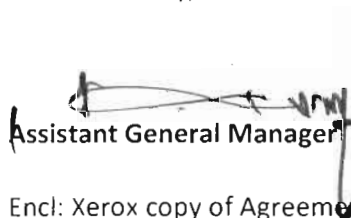

Name of the applicant	Particulars of the property
M/s. SOLANKI TEXTILES Contact Person Name and No. : MAHENDRA JAIN (9820561667) ()	UNIT NO 1101, 11TH FLOOR, WEST TOWER, LODHA VENEZIA, G D AMBEDKAR ROAD, MUMBAI 400033,

Please mention property PIN Code in the valuation report.

We solicit your co-operation in submission of the same at the earliest.

Thanking you,

Yours Sincerely,


Assistant General Manager


Encl: Xerox copy of Agreement for sale

एसएमईसीसी प्रभादेवी
चौथा मजला, रविंद्र नाट्य मंदिर,
सायनी मार्ग, प्रभादेवी, मुंबई- 400 025
दूरभाष- 022-24216301/02/03
फैक्स-022-24318021
email- sbi.21013@sbi.co.in

एसएमईसीसी प्रभादेवी
चौथी मंजिल, रविंद्र नाट्य मंदिर,
सायनी मार्ग, प्रभादेवी, मुंबई- 400 025
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फैक्स-022-24318021

SMECC PRABHADEVI -(21013),
4th Floor, Ravindra Natya Mandir,
Sayani Road, Prabhadevi, Mumbai-400025,
Tel-022-24216301/02/03.
Fax - 022-24318021

Value

Token No: **537**

Document Type REGISTERED
Nature of Document Property Document

ROI SHAREHOLDING LTD.
DELIVERED IN ORIGINAL DOCUMENTS

FOR ROI SHAREHOLDING LTD.
ES/CHEN/BL/ST/AR/4
Authorised Signatory

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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai on 24th day of Jan 2013.

BETWEEN:

KRONA REALITIES PRIVATE LIMITED, Company registered and incorporated under the Companies Act, 1956 and having its registered office at Bushy Hill Apartment, Flat No 1002, 10th Floor, Dr. Parekh Street, Prathana Samar Hospital, Mumbai - 400004, hereinafter referred to as the "DEVELOPER/PROMOTER" (which expression shall unless contrary to the context or meaning thereof, mean and include their successors in title and assigns) of the One Part;



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Mr. VAIBHAV SINGH residing / having its address at D-6/21, VASANT VIHAR, NEW DELHI- 110067 and assessed to Income Tax under Permanent Account Number (PAN) AAAP62288N 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 and administrators and assigns; (b) in case of a Partnership Firm, for the time being survivors or the last survivors 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 Developer/Promoter and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties").

WHEREAS:-

- A. The Developer/Promoter is in its own right seized, possessed and otherwise, subject to the disclosures herein, entitled to the said Property described in the Schedule.
- B. The Developer/Promoter is inter alia developing and constructing the Project (as defined herein) including the Building on the said Property (as defined herein). The brief chain of title of the Developer/Promoter in respect of the Property is set out in the Schedule of Property hereto.
- C. By a Letter bearing Serial No. SRA/ENG/2690/FS/PL/AP dated 7th November 2012, the Executive Engineer, the Slum Rehabilitation Authority, Mumbai inter alia granted Intimation of Approval to the Developer/Promoter and has inter alia approved the plans of the Project subject to the compliance of the terms and conditions stated in the said Letter and the Developer/Promoter has accordingly commenced construction of the Buildings in accordance with the said plans as amended from time to time. The said Intimation of Approval is amended from time to time. Hereto annexed and marked as Annexure 4 is the copy of the said Intimation of Approval dated 7th November 2012.



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By a Letter bearing Serial No. SRA/ENG/2793/FS/PL/AP dated 13th June 2012, the Executive Engineer, Slum Rehabilitation Authority, Mumbai inter alia granted Commencement Certificate to the Developer/Promoter and has inter alia granted development and building permission for the Project subject to the compliance of the terms and conditions stated in the said Letter and the Developer/Promoter has accordingly commenced construction of the Buildings in accordance with the said plans. The said Commencement Certificate is amended from time to time. Hereto annexed and marked as Annexure 5 is the copy of the said Commencement Certificate.

The Developer/Promoter has engaged the services of architects and structural engineers for the preparation of the Structural design and drawings thereof and the construction of the Building/Project shall be under the professional supervision of the said architect and the structural engineer as required under the bye-laws of the local

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authorities, for the time being in force. Till the completion of the Building.

F. The copy of the Certificate of Title showing the nature of the title of the Developer/Promoter to the said Property on which the Building is to be constructed, Copies of Plans and Specifications of the Building and the Unit agreed to be purchased by the Purchaser and approved by the concerned local authority are hereto annexed and marked as Annexure "6" collectively. The Purchaser is aware that the Project will consist of a Government Car Park, a slum rehabilitation building and a dispensary as per the terms and conditions specified by the competent authority.

G. The Purchaser has approached the Developer/Promoter and applied for allotment of the Unit (as defined herein) in the Building. The Purchaser has also demanded from the Developer/Promoter and the Developer/Promoter has furnished/given to the Purchaser inspection and wherever applicable, copies of documents relating to the title, the tentative location and building plans and the Purchaser has confirmed that the Purchaser is satisfied in all respects with regard to the title of the Developer/Promoter in respect of the said Property as well as any encumbrances if any and further in respect of the Unit. The Purchaser confirms that the Purchaser waives his right to further investigate or raise any objection to the title of the Developer/Promoter to the said Property and the competency of the Developer/Promoter to enter into this Agreement.

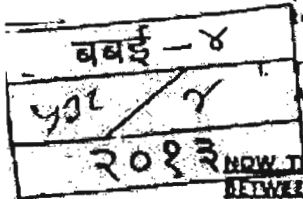
H. Relying upon the said application and the representations and declarations made by the Purchaser, the Developer/Promoter has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Developer/Promoter the Unit at the price and on the terms and conditions hereinafter appearing.

I. The Parties hereto are desirous of recording in writing the terms of this Agreement.

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

1. DEFINITION AND INTERPRETATION:-

- 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 hereof.
- 1.2 "Approvals" shall mean and include all licenses, permits, approvals, sanctions and consents obtained/to be obtained from granted/to be granted by the competent authorities to develop the Property and/or the Project and/or sale/transfer of the Unit/Building and shall mean and include but not be limited to the plans, IOD and CC and OC, CC and licenses, permits and consents as mentioned hereto.



1.3 "Building" shall mean the multi-storied building as defined in Annexure "2" to be/ being constructed by the Developer/Promoter on a portion of the said Property.

1.4 "Buildings" shall mean several multistoried buildings having several wings either residential or commercial, being or proposed to be constructed on the said property including the Building. Several multistoried buildings having several wings each to be constructed on the said Property and any other or further buildings either residential and/or commercial being or proposed to be constructed or developed on the portion of the said Property including the Building. The term Buildings shall also include the amenity or service or such other building or structures or otherwise required to be constructed by the Developer/Promoter.

1.5 "Building Protection Deposit" shall mean an undated cheque for the amounts specified in the Annexure 2.

1.6 "CAM Charges" shall mean the CAM Charges payable by the Purchaser Inter alia for the maintenance of the Unit/Building/Project, and its immediate periphery within 6 metres thereof, but shall not include the Property Taxes, sinking fund, HVAC, Diesel and water charges.

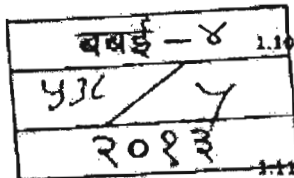
1.7 "CAM Commencement Date" shall mean 15 (fifteen) days after the date of offer of the Unit for fit outs, regardless of whether the Purchaser takes such Unit, or not.

"Carpet Area" shall mean the carpet area of the Unit including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.

1.9 "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Unit/Building/Project, as the case may be and more particularly described in the Annexure "3" hereto.

"Federation" means a federation of the ultimate organization to be/ may be formed under clause 14 hereto. The nominees to the Federation shall be the chairman and/or secretary (or equivalent) of each ultimate organization.

"Fit out Date" shall mean the date as specified in Annexure 2 herein on which the Developer/Promoter shall endeavor to make available to the Purchaser the Unit for fit outs subject to the receipt by the Promoter of the Total consideration and all other taxes and charges as mentioned in Annexure "2" payable in terms of this Agreement



- 1.12 "Liquidated Damages" shall mean an amount equivalent to 10% of the Total Consideration as defined under this Agreement plus applicable tax.
- 1.13 "Project" shall mean the construction and development of one or several buildings consisting of Inter alia residential and/or commercial buildings on the said Property to be known as "Lodha Venezia".
- 1.14 "Refund Amount" shall mean the Total Consideration or part thereof paid by the Purchaser hereunder after deducting therefrom the Liquidated Damages and any other amount and dues payable by the Purchaser to the Developer/Promoter.
- 1.15 "Society and Other Charges" shall mean the Society and Other Charges payable by the Purchaser in respect of the Unit/Property set out in Annexure "2" hereto towards and including layout deposits, IOB deposits or permanent deposits, water connection charges, electricity charges, betterment charges, development charges, gas connections charges, internet connection deposits, Telephone connection deposits, MVAT, Service Tax Charges, GST, VAT charges, sinking fund charges, etc cess, levies and charges etc. but shall not include CAM Charges and Property Taxes.
- 1.16 "The said Property" or "the Property" shall mean the lands more particularly described in the Schedule hereto.
- 1.17 "Transfer of the Unit" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of (i) the Unit or the interest therein and/or (ii) the benefit of this Agreement and/or (iii) (a) in case the Purchaser is a Company, directly or indirectly, (i) the change in control and/or (ii) Management and/or (iii) shareholding of not less than 25% of the Company or its holding (b) in case the Purchaser is a Partnership Firm or an LLP, the change in constitution thereof. The term "Transfer" in respect of the Unit shall be constituted liberally. It is however, clarified that the Transfer in favour of (i) a Relative (as defined under the Companies Act, 1956) or (ii) a holding/subsidiary Company (subject to (iii) (a) above) shall not constitute Transfer of the Unit.
- 1.18 "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit as set out in clause 5.1 below and in Annexure "2" hereto.
- 1.19 "Ultimate Organization" shall mean the Ultimate Organization to be formed in the manner contemplated herein.
- 1.20 "Unit" shall mean a Unit in the Building and the details thereof are given in Annexure "2" hereto.

2. **RULES FOR INTERPRETATION**

In this Agreement where the context admits:-

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

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Any reference to the masculine, the feminine and the neutral shall include each other.

In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.



- 2.10 The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Developer/Promoter 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 Developer/Promoter, the ability or inability of the Developer/Promoter 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.

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2.11 The Developer/Promoter and the Purchaser are referred to herein individually as a "Party" and collectively as the "Parties".

3. The recitals above shall form part and parcel of this Agreement and shall be read in conjunction with this Agreement.

4. **DISCLOSURES AND TITLE**

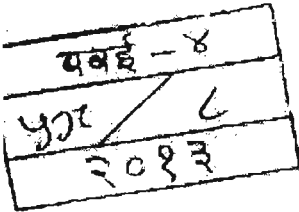
4.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Developer/Promoter has made full and complete disclosure of the title to said Property and the Purchaser has taken full, free and complete disclosure of the title to the said Property and the Purchaser has taken full, free and complete inspection of all the relevant documents and satisfied himself/herself/themselves of the particulars and disclosures of the following:-

- a) Nature of the Developer/Promoter's title to the said Property, the development thereof and all encumbrances, if any, thereto, along with all the relevant documents.
- b) The drawings, plans and specifications in respect of the Building.
- c) Nature and particulars of fixtures, fittings and amenities to be provided in the Unit.
- d) All particulars of designs and materials to be used in construction of the Unit and the Building.
- e) The Approvals obtained and yet to be obtained in relation to the Property and/or the development thereof.

4.2 The Purchaser further confirms and warrants that the Purchaser has satisfied himself in respect of the title of the said Property as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the said Property and waives his right to raise any queries or objections in that regard. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser further confirms that the queries raised by him with regard to the Unit, the Building, the Project and the terms hereof have been responded to by the Developer/Promoter. The Purchaser confirms that the Purchaser has been suitably advised by his advisors and well wishers and that after fully understanding and accepting the terms hereof, the Purchaser has decided and agreed to enter into this Agreement.

5. **AGREEMENT TO SELL AND CONSIDERATION**

5.1 The Purchaser hereby agrees to purchase/acquire from the Developer/Promoter and the Developer/Promoter hereby agrees to sell to the Purchaser, the Unit together with proportionate share in the Common Areas and Amenities at and for an aggregate lump sum consideration of the Total Consideration set out in Annexure "Z" hereto and subject to terms and conditions mentioned herein or in the Approvals issued/granted by the relevant authorities. The Total Consideration is exclusive of any sums or amounts including contribution, cess, levies, fees, deposits, CAM charges, taxes or



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premiums of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the Unit or otherwise, now or in future. The Purchaser confirms and agrees that all sums, contribution, taxes, cess, levies, fees, premiums, deposits and CAM charges shall be solely borne and paid by the Purchaser and the Purchaser agrees to pay the same when due or demanded, without any demur, objection or set off.

5.2 The said Total Consideration shall be paid in installments to the Developer/Promoter from time to time and in the manner more particularly described in Annexure "2" hereto, time being of the essence. It is specifically agreed that the Developer/Promoter has agreed to accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser shall:-

- (i) Make payment of the installments as stated in Annexure "2" hereto, without any delay or demur for any reason whatsoever and
- (ii) Observe all the covenants, obligations and restrictions stated in this agreement in letter and spirit and
- (iii) Any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this agreement by the Purchaser.

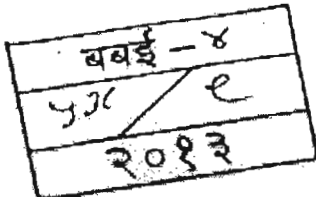
5.3 It is specifically agreed that the apportionment of the proportionate price of the common areas and amenities is notional and save as stated herein the said composite purchase price is not subject to change under any circumstance whatsoever.

5.4 It is clarified and the Purchaser records his irrevocable consent that any payment made by the Purchaser to the Developer/Promoter hereunder shall, notwithstanding any communication to the contrary, be appropriated in the manner below:



- a) Firstly towards any cheque bounce charges in case of dishonour of cheque or any other administrative expense incurred by us towards your booking (do note that such expenses will also attract service tax w.e.f 1st July, 2012)
- b) Secondly, towards interest as on date of delayed payments
- c) 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;
- d) 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 Developer/Promoter.



6. **CONSTRUCTION AND DEVELOPMENT**

6.1 The Developer/Promoter shall, subject to the terms hereof and the Purchaser not being in breach of any of the terms hereof, construct the Building in accordance with the approvals and/or plans, designs and specifications as approved by the concerned local authority and observe, perform and comply with all the terms, conditions, stipulations and restrictions imposed by the concerned local authority while sanctioning plans in the matter of construction of the additional floors over and above existing. The Purchaser is aware that while the Developer/Promoter has obtained some of the Approvals certain other Approvals are awaited. 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 such objection, in that regard. The Parties hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and the Developer/Promoter shall, obtain from the concerned local authority occupation and/or completion certificates in respect thereof. The Purchaser is aware and understands that the approvals have been granted in respect of some of the Buildings of the Project. The Purchaser acknowledges and agrees that the Developer/Promoter shall be entitled to apply for and obtain approvals for construction and development of other Buildings for which the Purchaser unconditionally accords his irrevocable consent and waives his right to raise any objection in that regard. Without prejudice to the aforesaid, the Purchaser hereby confirms that the Developer/Promoter shall be entitled to amend and modify the plans of the Building or the Unit, provided that such amendment/modification shall not result in reduction in the area thereof. It is clarified that in the event, the final area of the Unit is more than the area agreed to be provided, the Purchaser agrees and undertakes to pay additional consideration to the Developer/Promoter for such excess area on pro rata basis, based on the Total Consideration stated in Annexure 2 hereinabove.

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6.2 The Developer/Promoter reserves to itself, without any demur or objection of the Purchaser, the right to lay out further additional construction on the said Property. The Purchaser is aware that the Developer/Promoter is developing and constructing the Building on the said Property and may construct further upper floors on the Building and/or the buildings on the said Property, as aforesaid, by using the available and/or acquired FSI/TDR/any other available means of development. The Purchaser is also aware that the Developer/Promoter is/shall be constructing a Government Car Park, a slum rehabilitation building and a dispensary on a portion of the said Property and the FSI/TDR/any other available means of development may be used by the Developer/Promoter on the Property. The Purchaser hereby accords his unconditional and irrevocable consent to the Developer/Promoter for the construction of the buildings (including the Government Car Park, slum rehabilitation building and a dispensary) and additional upper floors on the Building. The Purchaser has no objection and undertakes not to raise any objection and the rights of the Purchaser to make any such claims and the rights if any in this regard shall be deemed to have been waived. The Developer/Promoter shall, however, ensure that the free ingress to and egress of the Purchaser from the Unit is not



materially adversely affected. It is further agreed that in the event the Purchaser disputes the rights of the Developer/Promoter and/or objects to construction of such additional floors on the Building or the Buildings, then it shall constitute a breach of the terms hereof and the Developer/Promoter shall have right to terminate this Agreement, notwithstanding the fact that the Purchaser has paid the said Total Consideration amount and/or has been provided the Unit for fit outs.

6.3 The Developer/Promoter, if permitted by the appropriate authorities, reserves to itself the right to transfer the construction permissible on the said Property or transfer to the said Property for construction permissible on any other property and lay out such construction accordingly at any time. The Purchaser hereby accords his irrevocable consent to the same and undertakes not to raise any objection to such construction by the Developer/Promoter and waives his rights in that regard.

6.4 The Developer/Promoter shall be at liberty and is entitled to complete any portion/floor/wing/part of the Building and apply for and obtain Part Occupation Certificate therefor. When obtained, the Purchaser shall be obliged and undertakes to take Unit for fit out on the basis of such Part Occupation Certificate which relates to the UNIT. In such an event, the Developer/Promoter shall, without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its Contractors or otherwise the remaining work in respect of the Building and/or the project even if the same causes any nuisance and annoyance to the Purchaser.

6.5 The Purchaser agrees that till such time the Conveyance of the said Property in favour of the Ultimate Organization is executed, the Developer/Promoter shall retain with itself all the rights on the terrace, in the compound and on the Building either by themselves or through their nominee(s) or assignees as the case may be. Subject to the aforesaid, the Developer/Promoter shall be at absolute liberty to allot/assign the said right to such person/s in the manner as they may deem fit and proper. Unless specifically provided herein or by a separate agreement, deed and/or writing in favour of the Purchaser, the Purchaser shall not be entitled to the benefit of such rights. Subject to the aforesaid, the Purchaser further agrees that the Developer/Promoter shall be entitled to exclusively exploit commercially the restricted amenities including but not limited to installing of the terraces of the Building and/or on the Said Property antennae of various telecom and other service providers and 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. Provided that after execution of Conveyance in favour of the Ultimate Organization, the Developer/Promoter shall transfer/assign the benefit of revenue arising from commercial exploitation of such common amenities.

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SECURITIZATION OF THE TOTAL CONSIDERATION

The Purchaser hereby accords/grants his irrevocable consent to the Developer/Promoter to securitize the Total Consideration and/or part, thereof and the amounts receivable by the Developer/Promoter hereunder and to assign to the Banks / Financial Institutions the right to directly receive from the Purchaser the Total consideration / or part

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thereof hereunder. The Purchaser upon receipt of any such intimation in writing by the Developer/Promoter agrees and undertakes, to pay without any delay, demur, deduction or objection to such Bank / Financial Institutions, the Total Consideration or part thereof and/or the amounts payable herein. The Developer/Promoter covenants that the payment of such balance Total Consideration or part thereof in accordance with the terms hereof, by the Purchaser to the Bank / Financial Institutions, shall be a valid payment of consideration or part thereof and discharge of his/her/its obligations hereunder.

8. LOANS AGAINST THE UNIT:

8.1 It is hereby expressly agreed that notwithstanding that the Purchaser approaches/has approached any Banks/Financial Institutions for availing of a loan in order to enable the Purchaser to make payment of the Total Consideration or part thereof in respect of the Unit to the Developer/Promoter and/or mortgaged/mortgage the Unit with such Banks/Financial Institutions (which is to be subject to issuance by the Developer/Promoter of a No-Objection Letter in favour of such Banks/Financial Institutions) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure that the timely payment of the Total Consideration or the part thereof and/or the amounts payable hereunder. Further, the Developer/Promoter shall not be liable or responsible for the repayment to such Banks/Financial Institutions of any such loan amount or any part thereof taken by the Purchaser. All costs in connection with the procurement of such loan and mortgage of the Unit and payment of charges to banks, institutions shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts (including total consideration, contribution, CAM Charges and Property Tax) payable hereunder have not been paid, the Developer/Promoter 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.

8.2 The Purchaser hereby expressly agrees that so long as the aforesaid loan remains unpaid/outstanding, the Purchaser, subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Developer/Promoter and/or such Banks/Financial Institutions. The Developer/Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such Banks/Financial Institutions and the Developer/Promoter shall not be liable or responsible for the same in any manner whatsoever.

8.3 The Purchaser shall indemnify and keep indemnified the Developer/Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Developer/Promoter and its successors and assigns may suffer or incur by reason of any action that such Banks/Financial Institutions may



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initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Unit. Notwithstanding the provisions hereof, the Purchaser hereby agrees that in the event that any amounts/consideration/charges of any nature whatsoever payable to the Developer/Promoter are not paid within the time periods as demanded, the Developer/Promoter shall have a lien on the Premises and the Purchaser hereby waives his rights in this regard. Further, the Purchaser agrees that the Purchaser shall not be allowed to utilize the common areas and amenities if the aforesaid amounts are not paid to the Developer/Promoter.

9. **CAR PARKING**

The Purchaser is aware that as a part of the Building and a common amenity, the Developer/Promoter is constructing multiple basement and multiple podiums which consist of several car parking spaces to be used by the Purchasers of the Units of the Building. At the request of the Purchaser, the Developer/Promoter hereby allocates to the Purchaser car parking space/s as set out in Annexure "2" hereto. The exact location of the Car Parking Spaces allocated to the Purchaser shall be finalized by the Promoter at the time of handing the Unit for fit out (hereinafter referred to as "the Said Car Parking Spaces"). The Purchaser is aware that the Developer/Promoter has in the like manner allocated and shall be allocating other car parking space/s to several purchasers of the units in the Building 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 accords his irrevocable and unconditional consent to the Promoter to allocating the other car parking spaces to the Purchasers of the respective Units in the Building. The Purchaser hereby confirms warrants and undertakes to use the car parking spaces so allocated to him for the purpose of the parking of car only, and not otherwise. The Purchaser hereby further warrants and confirms that the Purchaser shall upon formation of the Ultimate Organization and/or execution of the conveyance, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not and/or shall cause the Ultimate Organization not to alter or change the allocation of car parking spaces in the manner allocated by the Developer/Promoter to the various purchasers (including the Purchaser herein) of the Units in the Building.



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10. **REGISTRATION**

It shall be the responsibility of the Purchaser to immediately after execution of this Agreement, at his/her/its own cost and expenses, lodge the same for the registration with the Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Developer/Promoter the serial number under which the same is lodged so as to enable the representative of the Developer/Promoter to attend the office of the Sub Registrar of Assurances and admit execution thereof. The Developer/Promoter may extend assistance/co-operation for the registration of this agreement, at the cost and expense of the

Purchaser. However, the Developer/Promotor shall not be responsible or liable for any delay or default in such registration.

11. FIT OUTS AND POSSESSION

11.1 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 Developer/Promotor shall endeavor to provide the Unit to the Purchaser for fit outs on or before the Fit Out Date as set out in Annexure "2" hereto. The Developer/Promotor shall endeavor to obtain the occupation certificate in respect of the Unit of the Building and make available the key Common Areas and Amenities and obtain the occupation certificate in respect of the Building within a period of 1 (One) year from the Fit Out Date as set out in Annexure "2" hereto and this shall be deemed to be the final possession of the Unit.

11.2 The Developer/Promotor shall without being liable to the Purchaser, be entitled to a grace period of (1) One year beyond the aforesaid dates mentioned in the Clause 11.1 above Developer/Promotor.

11.3 Subject to the provisions of clause 11.5. In the event, the Developer/Promotor fails to make available the Unit to the Purchaser for fit-outs or obtain the occupation certificate, as the case may be, beyond the expiry of the aforesaid grace period of 1 (one) Year, the Purchaser may, by giving notice in writing to the Developer/Promotor elect to terminate this Agreement and in such event, the Developer/Promotor shall be liable to refund to the Purchaser the Total Consideration or part thereof paid by the Purchaser in respect of the Unit with simple interest at 9% p.a. from the date of payment of each installment out of the Total Consideration or part thereof till the date of such termination. The repayment of such amounts shall be made by the Developer/Promotor in 12 equal monthly installments and the first of such installment shall commence from the expiry of the 18th month in which the cancellation/termination takes place. In the event of such termination under clause 21 neither Party shall have any other claim, against the other, in respect of the Unit or arising out of this Agreement and the Developer/Promotor shall be at liberty to sell and/or dispose off the Unit to any other person in the manner, at such price and upon such terms and conditions as the Developer/Promotor may deem fit and proper.

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11.4 If as a result of any legislative order or regulation or direction or the delay in respect or non-receipt of the relevant approvals from the Government or Public authorities, the Developer/Promotor is unable to provide the Unit for fit-outs and/or give Unit to the Purchaser within the time as prescribed in clause 11.1 and clause 11.2 above, the Developer/Promotor may by notice in writing terminate this Agreement and the only responsibility and liability of the Developer/Promotor in such an event will be to pay over to the Purchaser such Consideration as may have been paid by the Purchaser with simple interest at 9% p.a. from the date of payment of each installment to the date of notice of termination by the

Developer/Promoter. The repayment of such amounts shall be made by the /Promoter in 12 equal monthly installments and the first of such installment shall commence from the expiry of the 13th month in which the cancellation/termination takes place.

11.5 Notwithstanding the provisions hereof, the Developer/Promoter shall without being liable to the Purchaser be entitled to reasonable extension of time for making available the Unit for fit out or completion of said building beyond the aforesaid dates mentioned in clause 11.1, if the same is delayed for reasons beyond the control of the Developer/Promoter including on account of-

- (i) Non-availability of steel, cement, other said building material, water or electric supply.
- (ii) Labour problems, shortage of water supply or electric power or by reason of any act of God if non delivery of the Unit is as a result of any notice, order, rule or notification of the Government and/or any other public or Competent authority or of the court or on account of delay in issuance of NOC's, Licenses, Occupation Certificate etc. or non availability of essential amenities, services and facilities such as lift, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of the Developer/Promoter.
- (iii) Economic Hardship.
- (iv) Delay in receipt of documents and/or Approvals.

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The Purchaser shall take the Unit within 15(fifteen) days of the Developer /Promoter giving written notice to the Purchaser intimating that the Unit is ready for fit out. In the event the Purchaser fails and /or neglects to take the Unit within the said period, the Purchaser shall in addition to the CAM Charges, be liable to pay the Developer/Promoter compensation calculated at the rate of Rs. 10/- per sq. ft. of the carpet area per month or part thereof from the Fit-Out Date till such time the Purchaser acquires the Unit. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken the Unit from the expiry of the 15th day of the date of the said written notice. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Unit from the expiry of 15 days from the Fit Out Date.

12. **DEFECT LIABILITY**

If within a period of 12 months from Fit Out Date the Purchaser brings to the notice of the Developer/Promoter any defect in workmanship of the Unit or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Developer/Promoter at their own costs. In case it is not possible to rectify such defects, the Purchaser shall be entitled to receive from the Developer/Promoter reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as may be determined by the Project Architect of the Developer/Promoter. Provided that the liability of the Developer/Promoter under this clause shall not exceed Rs. 5,00,000/- (Rupees Five Lakhs Only).



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13. **SET OFF / ADJUSTMENT**

The Purchaser hereby grants to the Developer/Promoter the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Developer/Promoter including the Total Consideration, the said Charges, interest and/or Liquidated Damages from the amounts if any, payable by the Developer /Promoter to the Purchaser. The Purchaser agrees and undertakes not to 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.

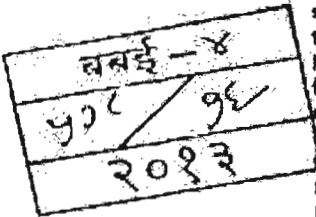
14. **ULTIMATE ORGANIZATION**

14.1 The Purchaser along with other purchasers of Units in the Building shall upon completion of the Project, join in forming and registering the Ultimate Organization in relation to the Building to be known by such name as the Developer/Promoter may in its sole discretion decide for this purpose and from time to time sign and execute the application for registration and other papers and documents necessary for the formation and the registration of the Ultimate Organization and duly fill in, sign and return to the Developer/Promoter within 7 (seven) days of the same being forwarded by the Developer/Promoter to the purchasers, so as to enable the Developer/Promoter to register the Ultimate Organization of the Unit purchasers.



14.2 The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building/ and/or Ultimate Organization shall not be changed without the prior written consent of the Developer/Promoter. The Purchaser is also aware for various other buildings to be constructed on the said property; various such ultimate organizations may be formed as per the terms decided between the Developer/Promoter and the purchasers in the said buildings.

14.3 Unless it is otherwise agreed to by and between the Parties hereto and subject to the provisions hereof, the Developer/Promoter shall upon the completion of the entire development convey, transfer the said Property to the Ultimate Organization formed as per Clause 14.2. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization, no other rights are contemplated or intended to be conferred upon the Purchaser or the Ultimate Organization, in respect of the Said Building or the said Property and in this regard the Purchaser for himself and/or the Ultimate Organization, waives all his rights and claims and undertakes not to claim and cause the Ultimate Organization not to claim any such right in respect of the Building or the said Property.



14.4 It is clarified and the Purchaser agrees and understands that irrespective of the Unit being given to the Purchaser and/or the Management being given to the ad-hoc committee of the Unit purchasers and/or conveyance of the said Property being conveyed to the Ultimate Organization, as the case may be, the rights under this

Agreement reserved for the Developer/Promoter including for exploiting the potentiality of the said Property shall be subsisting and shall continue to vest in the Developer/Promoter and the Purchaser in this regard for himself and the Ultimate Organization waives all his rights in that regard and undertakes and/or cause the Ultimate Organization not to claim any such rights.

14.5 The Developer/Promoter hereby agrees that they shall, before handing over the Unit for Fit Outs to the Purchaser and in any event before execution of a Deed of Conveyance in favour of the Ultimate Organization, as contemplated herein, make full and true disclosure of the nature of the title to the said Property as well as encumbrances and/or claims, if any in/over the said Property. The Developer/Promoter shall, as far as practicable, ensure that upon such Conveyance favour of the Ultimate Organization is as far as practicable free from encumbrances. The Ultimate Organization shall bear and pay all out of pocket expenses including Stamp Duty and Registration Charges, if any and the professional fees of the advocates engaged for the aforesaid purpose.

14.6 It is agreed that in the event that the Ultimate Organization or the Ultimate Organization has been formed but there is/are unit/s in the Project that are not sold by the Developer/Promoter, the Developer/Promoter shall not be liable to pay maintenance charges, property taxes or any other charges/expenses of any nature whatsoever for the unsold units till such time that the sale of the said units occurs.



FACILITY MANAGEMENT COMPANY

The Purchaser is aware that the Buildings including the Building and maintenance of the common areas and amenities of the Building/Project/Property the provision of services shall be managed by a Facility Management Company (FMC) appointed by the Developer/Promoter for a period ending upto 60 months, from the date of offer of the unit for fit outs or any period thereafter, which may be decided by the Ultimate Organization. The Purchaser alongwith the other purchasers of the Units shall be entitled to avail of the services to be provided or arranged by or through the FMC at a cost or charges that may be fixed by the FMC. All common costs, charges and expenses that may be claimed by the FMC shall be to the account of and borne by the purchasers of the Units and/or units in the Building/Project. These common costs shall be shared by all such purchasers on a pro-rata basis determined by the Developer/Promoter and/or FMC which determination shall be binding on the Purchaser.

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The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC from time to time. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid; The Purchaser is aware that the Developer/Promoter is not in the business of providing services proposed to be provided by the FMC or through

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the FMC. The Developer/Promoter 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 Developer/Promoter 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. COMMON AREAS AND AMENITIES, RESTRICTED AREAS AND AMENITIES

16.1 The Developer/Promoter shall make available the Common Areas and Amenities. The Purchaser shall, subject to the terms hereof, have a proportionate share in the Common Areas and Amenities. The Common Areas and Amenities are as set out in Annexure "3" hereto.

16.2 Restricted Areas and Amenities

Upon making full payment of all amounts due under this Agreement and completion of the Building, the Purchaser shall be entitled to use the facilities of the "CLUB", which is proposed to be constructed on the portion of the said Property under the control of FMC or any other person nominated by the FMC. The number of club members permitted to use the Club is as stated in Annexure 2 hereto. Additional memberships would be available on request on a chargeable basis. For any additional members, the same shall be permitted only if they are full-time members of the unit and on payment of fee as may be decided by the FMC from time to time. Similarly, charges for any guests shall be determined by the FMC. The membership will be subject to the terms and conditions, rules and charges, as may be framed /levied from time to time by the operator(s) of "the CLUB". The right to use the facilities at the Club shall be personal to the Purchaser being owners of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Unit in the Building is sold/transferred by the Purchaser then the Purchaser shall be deemed to have transferred the right to utilize the said facilities as well as Chief Membership to the then Purchaser/Transferee of the Unit. It is, however, clarified that the Developer/Promoter/Operator shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Purchaser shall not be entitled to object to the same. The Purchaser shall be obliged to pay the charges, if any, levied by the operator of the Club for specific service(s) availed of by the Purchaser. The Purchaser shall, in addition to the Total Consideration and other amounts payable hereunder, at the time the Unit is made available to the Purchaser for fit-outs, be obliged to and agree to pay to the Developer/Promoter towards non-refundable club membership admission service/user fees the amount as set in Annexure "2" hereto in respect of the "Club" for a period of 18 months from the month the services of the Club are made available to the purchasers of the Units in the Building. The membership to the Club shall be renewal on such the terms, conditions and charges may be imposed by the Operator of the Club. It is clarified that certain facilities shall have usage charges in addition to the said club membership charges and same shall be payable on or before the fit out date, as

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specified by the Builder/Developer, along with applicable VAT and Service Tax

- 16.3 The Developer/Promoter does not warrant or guarantee the use, performance or otherwise of these services. The Parties hereto agree that the Developer/Promoter shall not be responsible and/or liable in connection with any deficiency or the performance/non performance of the services or otherwise provided to the Purchaser.

17. **CHARGES, PROPERTY TAXES AND EXPENSES:**

17.1 **SOCIETY AND OTHER CHARGES:**

The Purchaser shall on or before the Fit Out Date, in addition to the Total Consideration, pay to the Developer/Promoter the Society and Other Charges set out in Annexure 2 hereto, CAM Charges and Property Tax, MVAT and Service Tax shall be extra as applicable on the same and Building Protection Deposit.

17.2 **CAM CHARGES:**

- 17.2.1 The maintenance of the common areas of the building / development shall be handled by a facilities management company (FMC), which shall initially be appointed by the Developer/Promoter for a period upto 60 months starting from the date of offer of the Unit for fit outs and thereafter, may be decided by the Ultimate Organization, if applicable.

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- 17.2.2 The Purchaser shall pay the CAM Charges at the rate as specified in Annexure 2. These CAM Charges shall be estimated/calculated on the basis of the basis of 'costs incurred by the FMC' + 20% margin (excluding utility costs). The 'costs incurred by FMC' shall include all direct costs and indirect costs / overheads allocable to the providing of the CAM services for the said Building/Project. However, the said CAM charges shall not include the cost associated with Diesel (or any other fuel) consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals. Further, Property Taxes shall not form part of the CAM charges and same shall be dealt with as per the Clause 17.3.



- 17.2.3 The Purchaser shall be obliged to pay the same in advance on/before the 1st day of each quarter. The Purchaser shall be liable to pay interest at 18% p.a., quarterly compounded, for any delayed payment.

- 17.2.4 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.

- 17.2.5 The Purchaser agrees to be bound by the rules and regulations that may be framed by the FMC, from time to time, for the conduct and maintenance of the building.

- 17.2.6 The Purchaser is aware that the Developer/Promoter is not in the business of or providing services proposed to be provided by the FMC or through the FMC. The Developer/Promoter does not warrant or

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guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Developer/Promoter 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.

17.2.7 It is clarified that in such cases that the Unit is sold after CAM Commencement Date, the CAM for that unit shall commence from the date on which the last installment of the consideration amount (excluding society, maintenance & equivalent charges) is payable as per the agreed terms of allotment.

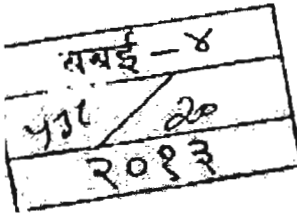
17.2.8 The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5%-10% p.a.). Further, these charges are subject to the revision every 12 months after the Fit Out Date by 7.5%-10% p.a. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.



17.2.9 The Purchaser undertakes to make payment of the estimated CAM charges for the first 18 (eighteen) months within 15 (fifteen) days from the date of offer of the Unit for Fit Outs.

17.3 PROPERTY TAXES:

17.3.1 The property tax, as may be determined from time to time, shall be borne and paid by the Purchaser, separately from any of other consideration / levy / charge / CAM Charges, etc. The said amount shall be paid by the Purchaser on/before 30th April of each financial year, based on the estimate provided by the FMC, which shall provide the said estimate on/before 15th April of the said financial year. The Purchaser shall be liable to pay interest at 18% p.a., quarterly compounded, for any delayed payment. The actual amount paid for the property tax shall be reconciled and paid back / balance paid in the month of March of the said Financial year.



17.3.2 For the purposes of this document, the Financial Year is assumed to be from April to March.

17.3.3 The Property tax shall be collected on the basis of applicability from CAM Commencement Date (as defined herein). The actual amount of Property Tax payable shall be as per the demand(s) raised by the concerned authorities and at upon receipt of such demand, the Developer/Promoter shall pay the amount collected from all the Purchasers of the said wing directly to the authorities and provide the receipt for the same to the Ultimate Organization. If there is any shortfall between the amount deposited with the Developer/Promoter by the Purchasers towards 'Property Tax' and the demand raised by the authorities ("Shortfall amount"), the Developer/Promoter shall inform the Purchasers of such shortfall and the Purchasers shall be liable to ensure that the same to the Developer/Promoter is paid within 7 days

- e. To carry at his own cost, all internal repairs and maintain the Unit in the same condition, state and order in which it was delivered by the Developer/Promoter to the Purchaser and shall not do or suffer to be done anything in or to the Building in which the Unit is situated which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- f. Not to make any changes whatsoever which would cause any change to the external façade of the Unit/ Building, including but not limited to not making any change or to alter the windows and/or grills provided by the Developer/Promoter.
- g. Not to make any changes to the common area/lobby and structural changes in the Building. The Purchaser shall not relocate brick walls onto any location which does not have a beam to support the brick wall. The Purchaser shall not change the location of the plumbing or electrical lines (except internal extensions). Further, the Purchaser shall not change the location of the wet/waterproofed areas. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Developer/Promoter as amended from time to time.
- h. Not to demolish or cause to be demolished the Unit or any part thereof, nor at any time make or cause to be made any structural additions or alterations of whatsoever nature in or to the Unit or any part thereof, nor any alteration in the elevation and outside color scheme of the Building in which the Unit is situated and shall keep the portion, sewers, drains pipes in the Unit and appurtenances thereto in good tenable repair and condition, and in particular so as to support, shelter and protect the other parts of the Said Building in which the Unit is situated and shall not chisel or in any other manner damage or cause damage to the columns, beams, walls, slabs or RCC, Partis or other structural members in the Unit without the prior written permission of the Developer/Promoter and/or the Ultimate Organization.
- i. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the portion of the said Property and the Building in which the Unit is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- j. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Unit in the compound or any portion of the said Property and/or the Said Building in which the Unit is situated.
- k. Ensure and cause the Ultimate Organization that the Building is painted once every 5 years and kept in good and proper condition.
- l. Not to put any wire, pipe, grill, plant, outside the Unit and not to dry any clothes and not to put any articles outside the Unit or the windows of the Unit.



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of such intimation. The Developer/Promoter shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the Purchasers. 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 Organization at time of handover of the affairs of the Ultimate Organization to the Purchasers.

17.3.4 The Purchaser undertakes to make payment of the estimated property tax for the first 18 months simultaneously with the CAM Charges amount becoming payable as per the terms stated herein below.

17.4. BUILDING PROTECTION DEPOSIT:

17.4.1 The Purchaser shall within 15 (fifteen) days from the date of offer of the Unit for fit outs, pay to the Developer/Promoter, the Building Protection Deposit set out in Annexure 2 hereto.

17.4.2 Building Protection Deposit shall be returned to the Purchaser after completion of fit-out work by the Purchaser and subject to the possession policy and permissible changes policy of the Developer/Promoter. In the event that the Purchaser violates/fails to comply with the possession policy and permissible changes policy of the Developer/Promoter, then the Purchaser undertakes to rectify/restore the Unit within 15 (fifteen) days at his costs, expenses and risk. In the event that the Purchaser fails to rectify/restore the Unit within the time period stated hereinabove, the Developer/Promoter /FMC shall be entitled to rectify/restore the Unit at the costs and risk of the Purchaser. The costs and expenses incurred by the Developer/Promoter /FMC in this regard shall be recovered from the Building Protection Deposit. The Developer/Promoter /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. Further, in case any excess amounts are to be recovered from the Purchaser, the Developer/Promoter /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 extra 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 Organization, at the time same is formed.



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

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17.4.4 In the event the of any violations are observed by the Developer/Promoter's representatives/nominees then same will be intimated to the Purchaser and the Purchaser shall get the same rectified within 30 days from the date of at the said intimation at his / her/its cost and risk. In the event the Purchaser fails to do the same, then Developer/Promoter's 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 - these costs, shall be recovered from the aforesaid 'building protection' deposit.

17.4.5 Notwithstanding anything contained herein, in case of cheque being dishonored, an extra penalty of 36% pa on the amount of Building Protection Deposit will be payable by the Purchaser .

17.5 Any delay or default in payment of the said amounts under this Clause 17 shall constitute a breach of the terms of this Agreement and the Purchaser shall also be liable to pay interest thereon calculated at 18% per annum compounded on a quarterly basis.

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The Developer/Promoter shall maintain a separate account in respect of sums received by the Developer/Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Ultimate Organization towards the outgoings, legal charges and shall utilize the amount only for the purposes for which they have been received

18. TAXES AND LEVIES

18.1 The Purchaser agrees that all levies and/or of taxes and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited to Service Tax and Value Added Tax (VAT), Stamp Duty, Registration Charges as are or may be applicable and/or payable hereunder or in respect of the Unit or otherwise shall:-

- i. be solely and exclusively borne and paid by the Purchaser, and
- ii. shall be exclusive of and in addition to the Total Consideration and Society and Other Charges.



18.2 It is, however, clarified that the property taxes in respect of the Unit shall be borne and paid by the Purchaser only after the Developer/Promoter makes available the Unit for fit-outs.

18.3 The Purchaser confirms and agrees that the Purchaser alone shall and undertakes to bear and pay on demand all sums, taxes, levies, charges, deposits, duties, fees and premium.

19. INTEREST

The Purchaser agrees to pay to the Developer/Promoter interest @ 18 percent per annum, quarterly compounded, on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Purchaser to the Developer/Promoter under the terms of this Agreement from the date the said amount becoming

due and payable by the Purchaser to the Developer/Promoter, till the date of realization of such payment. The Purchaser confirms and accepts that the rate of interest prescribed in this Clause 19 is just and reasonable having regard to the huge costs involved in the procurement of the rights in respect of the Property, the development of the Project, the cost of the funds procured for the aforesaid purpose and the loss or damage likely to be caused on account of default/delay in payment of the amounts by the Purchaser hereunder. The Purchaser also confirms and agrees that the rate of interest payable by the Developer/Promoter upon refund of the Total Consideration or part thereof under Clauses 11.3 and 11.4 is just and proper having regard to the rate of interest at which the loans are made available by the Bank and Home Finance Companies to the individual purchasers for purchase of the Units and the Purchaser waives his right to raise any objection or make claims to the contrary, in that regard.

20. **PURCHASER'S COVENANTS:**

The Purchaser for himself with intention to bring all persons into whose hands the Unit may come, doth hereby covenant with the Developer/Promoter as follows herein below.

- a. To maintain the Unit at the Purchaser's own cost in good tenable repair and proper condition from the Fit Out Date and shall not do or suffer to be done anything in or to the Building in which the Unit is situated, or to the staircase or any passages in which Unit may be situated against the rules, regulations or bye-laws or concerned local or any other authority or change / alter or make addition in or to the Building in which the Unit is situated and the Unit itself or any part thereof.
- b. The Project and the Building name shall not be changed at any time by the Purchaser or the Ultimate Organization without the prior written consent of the Developer/Promoter.
- c. The Purchaser shall only upon obtaining and after receipt of the Occupation Certificate, use the Unit or any part thereof or permit the same to be used for purpose of residence and not for commercial use or as a guest house by whatsoever name and shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle.
- d. Not to store in the Unit any goods which are of hazardous, combustible or of dangerous nature so as to damage the construction or structure of the Building in which the Unit is situated or storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Unit is situated, including entrances of the Building in which the Unit is situated and in case any damage is caused to the Building in which the Unit is situated or the Unit on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the Breach.

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m. Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other Units or terraces and the same are retained by the Developer/Promoter 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.

n. To pay to the Developer/Promoter, within 7 (seven) days of demand by the Developer/Promoter, its share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the Building in which the Unit is situated. To pay to the Developer/Promoter within 7 (seven) days of demand by the Developer/Promoter, his share of HVAC and Diesel consumptions charges in the Unit which will be calculated on a prorate basis.

o. The Purchaser is aware that (i) a slum re-development; (ii) a Government Car Park; and (iii) a dispensary will be the part of this Project and it has no objection to the same and waives its right hereto to raise any objection to the same.

p. The Purchaser is aware that brickwork, plaster, flooring and painting, whether internal or external, may be initiated and demanded by the Developer/Promoter at any stage during the construction cycle. The Purchaser undertakes to make payment of the same as and when demanded.

q. To clear and pay increase in local taxes, development charges, water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority, on account of change of user of the Unit by the Purchaser viz user for any purposes other than for residential or otherwise.

r. Purchaser shall not 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 the possession of the Unit is handed over to the Purchaser. Any transfer of the Unit shall be subject to the prior written consent of the Developer/Promoter (which consent may not be unreasonably withheld). Any application for such transfer shall be considered only if (i) the Purchaser has paid to the Developer/Promoter all amounts (including Total Consideration) payable in respect of the Unit and (ii) the Applicant is not in breach of any of the terms and conditions of the Agreement to Sell.

s. The Purchaser shall observe and perform all the rules and regulations or bye-laws which the Ultimate Transferee of the said Property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for the protection and maintenance of the Building and the Unit therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all



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the stipulations and conditions laid down by the Ultimate Organization regarding the occupation and use of the Unit in the Building in accordance with the terms of this Agreement.

- t. The Purchaser agrees and acknowledges that the sample Unit constructed by the Developer/Promoter and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of showing casing the Unit and the Developer/Promoter is not liable/required to provide any furniture, items, electronic goods amenities etc. as displayed in the sample Unit, other than as expressly agreed by the Developer/Promoter under this Agreement.
- u. Until a Deed of Conveyance in favour of the Ultimate Organization is executed and the entire Project is declared by the Developer/Promoter as completed, the Purchaser shall permit the Developer/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit, Building and Buildings or any part thereof to view and examine the state and condition thereof.
- v. The Purchaser shall be free to fit out the unit and complete all works required to make the Unit habitable/usable during the period after the fit out date.
- w. In the event the electric meter of the Unit has not been installed by the Fit Out Date, the Developer/Promoter shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electric distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum to the Developer/Promoter for providing this supply, which shall be made known to the Purchaser prior to the handover of the Unit for fit outs.
- x. The Developer/Promoter agrees to provide certain facilities in the Club and that shall have usage charges in addition to the said club membership fees or club charges as provided herein. The Purchaser shall have no objection to the same and shall pay the same without any delay or demur.
- y. Notwithstanding anything contained herein, the Purchaser is aware that the Application Money I and the Application Money II duly paid by the Purchaser, is a guarantee/security for the due performance of his/her contractual obligations under this Agreement and the Developer/Promoter is entitled to forfeit the full or part of the said the Application Money I and the Application Money II in terms of this Agreement and the Purchaser has no objection to the same and it waives its/his/her right to raise any objection with respect to the same.
- z. The Purchaser is aware that the Developer/Promoters shall avail of finance for the construction of the Project and shall execute mortgage of the said Property in favour of various bankers/financers from time to time and the Purchaser hereby accords his irrevocable and unconditional consent to the same. The Purchaser acknowledges that he has been informed by the Developer/Promoters that upon creation of such mortgage the Copies of such Deed of Mortgage shall be available for inspection at the office of the Developer/Promoters.

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21. DEFAULT, TERMINATION AND LIQUIDATED DAMAGES

21.1 In the event the Purchaser commits:-

- (a) default in payment of any amount due and payable under this Agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoings) and/or
- (b) material breach of any of the terms and conditions herein contained, the Developer/Promoter may at its own option and without prejudice to the other rights and remedies available hereunder or otherwise by a notice in writing:-
 - I) require the Purchaser to specifically perform this Agreement or
 - II) terminate this Agreement.

Provided however, always that the power of termination herein before contained shall not be exercised by the Developer/Promoter unless and until the Developer/Promoter shall have given to the Purchaser 15 (fifteen) days prior notice in writing of its intention to terminate this Agreement and of the breach of terms and conditions in respect of which it is intended to terminate the Agreement and the default shall have been made by the Purchaser in remedying such breach or breaches within a period of 30 (thirty) days from the date such notice. Provided further that upon termination of this Agreement as aforesaid, the Developer/Promoter shall refund to the Purchaser the Refund Amount in 12 equal monthly installments and the first such installment shall commence from the expiry of the 15th month of the month in which the termination takes place. The Developer/Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded upon such termination.

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21.2 Upon such breach or default, the Purchaser shall be liable and agrees and undertakes to forthwith pay to the Developer/Promoter the Liquidated Damages. It is clarified that the liabilities to pay Liquidated Damages shall be without prejudice to any other rights and remedies available to the Developer/Promoter hereunder or otherwise.

21.3 In the event this Agreement is terminated, the Purchaser shall cease to have right of any nature whatsoever either in respect of the Unit or against the Developer/Promoter, and the Developer/Promoter shall be entitled to deal with and/or dispose of the Unit in the manner it deems fit and proper.



MISCELLANEOUS

Subject to the terms hereof, the said Property shall be transferred by the Developer/Promoter by causing to execute a Deed of Conveyance/Assignment. In the event of the transfer of the said Property being effected earlier for any reason whatsoever, then in such case, all the rights of the Developer/Promoter in respect of the said property and the Units in the Building shall be in full force and binding upon the transferees and all its members and such transfer shall always be deemed to be subject to the provisions of this Agreement and the

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transferees shall not have any better right than the right intended to be granted under this Agreement.

- 22.2 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Unit or of the said Property and Building or any part thereof. The Purchaser shall have no claim with regards to all the open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to the other Units recreation spaces etc., save and except in respect of the Unit hereby agreed to be sold to him/her/them as set out herein.
- 22.3 The Purchaser hereby declares that he has read and understood the Agreement and all the documents related to the said Property and the Unit purchased by the Purchaser and has expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Developer/Promoter as aforesaid, after being fully satisfied the Purchaser has entered into this Agreement.
- 22.4 All Notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post A.D. / Under Certification of Posting at the address specified in Annexure "2" hereto.

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 clause 23.1 above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India 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. The Arbitration shall be conducted by a Sole Arbitrator who shall be appointed by the Developer/Promoter.

23.3 The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The 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

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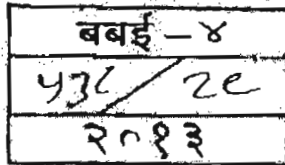
have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. **SEVERABILITY**

- 24.1 If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality, validity or enforceability in that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.
- 24.2 In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:
- 24.3 Such enforceability shall not affect any other provision of this Agreement. This Agreement shall be construed as if the unenforceable provision had not been contained therein; and
- 24.4 The Parties shall negotiate in good faith to replace such unenforceable provision so as to give effect nearest the provision being replaced, and that preserves the party's commercial interests under this Agreement.

25. **WAIVER:**

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



26. **ENTIRE AGREEMENT**

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and 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 Developer/Promoter in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Developer/Promoter 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 Purchaser 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

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("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Developer/Promoter. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Purchaser and shall always be in full force and effect.

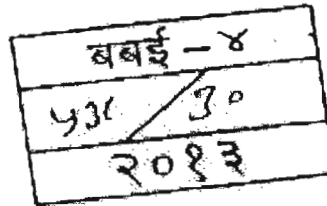
- 27.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Developer/ Promoter.
- 27.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-
- such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or
 - such disclosure is required in connection with any litigation; or
 - such information has entered the public domain other than by a breach of the Agreement.

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

Schedule of Property

All that pieces and parcels of land and structures standing thereon lying being and situated at Parel Tank Road, Mumbai - 400 012 of Parel Sewree Division and having Cadastral Survey Numbers as follows :-

Cadastral Survey Number	Area (In sq. mtrs.)
12/124	10593.88
13/124	1638.77
14/124	647.13
Total	12857.78





SIGNED AND DELIVERED
KRONA REALTIES PRIVATE LIMITED

The Developer/Promoter abovenamed *P. C. A. J.*
is hereby attested pursuant to *Section 17*
through the hands of Constituted Attorney
of Developer/Promoter vide Power of Attorney
dated *04th* day of January 2013

In the presence of:

1. *Shankar Wadga* *Shankar*
2. *Pratik Gawde* *Pratik*

SIGNED AND DELIVERED
By the within named Purchaser
Mr. VANDAV SINGH

Vandav Singh

In the presence of:

1. *Sohil Chand* *Sohil*
2. *Nimra M. George* *Nimra*



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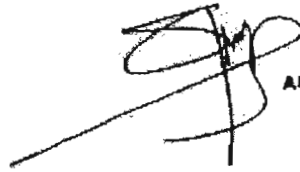


RECEIVED on the day and year first
hereinabove written of and from the
WithInnamed Purchaser the sum of
Rs.5711420.00/- Rupees Fifty Seven Lakhs Eleven
Thousand Four Hundred Twenty Only
Being the amount to be paid by the
Purchaser on execution of these
Presents to us by Cheque No. 247898,029082,029083
Dated 16.10.2012,01.11.2012,16.11.2012
Drawn on HDFC BANK LTD Bank
_____ Branch

Rs.5711420.00/-

WE SAY RECEIVED

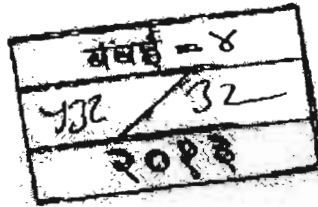
FOR KROMA REALTIES PRIVATE LIMITED



AUTHORIZED SIGNATORY

WITNESSES:-

Charal
23/10/12



Annexure "1"

- (a) By an indenture dated 14th August 2002 registered under No BBE-2/3098 of 2002 with the Sub-Registrar of Assurances at Mumbai on 14th August 2012 executed by and between the Provident Investment Company Limited ("PICL") of the one part and Esque Finmark Private Limited ("Esque") of the other part, the said PICL inter alia sold and conveyed to and unto Esque the land bearing part of Old Survey No 124 of Parel-Sewree Division admeasuring 38,750 sq. yards i.e. 32411.71 sq. mtrs (hereinafter referred to as the "Larger Property") for valuable consideration and on the terms, covenants and conditions stated therein.
- (b) Sometime around 2003, the said Cadastral Survey No. 124 of Parel Sewree Division was sub divided into various plots and assigned various Cadastral Survey Numbers.

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- (c) By a Grant of Development Rights Agreement dated 9th December 2010 registered under No BBE-3/11723 of 2010 with the Sub-Registrar of Assurances at Mumbai on 10th December 2010 as amended from time to time ("GDR") executed by and between Esque of the one part and the Developer/Promoter of the other part, the said Esque granted development rights to and unto the said Developers in respect of the part of the Larger Property bearing New Cadastral Survey No. 12/124 admeasuring 10593.88 sq mtrs, New Cadastral Survey No. 13/124 admeasuring 1636.77 sq mtrs and New Cadastral Survey No. 14/124 admeasuring 647.13 sq mtrs of Parel-Sewree Division in aggregate admeasuring 12857.78 sq. mtrs (hereinafter referred to as the "said Property") more particularly described in the Schedule hereinabove, for consideration and on terms and conditions stated therein.

- (d) In furtherance to the above and as per the terms and conditions of the GDR, Esque has executed and registered a Power of Attorney dated 25th May 2012 under No.BBE1-04544/2012 with the Sub-Registrar of Assurances at Mumbai in favour of the Developer/Promoter and/or their nominee Padmavati Buildtech and Farms Private Ltd., conferring upon them powers and authorities to carry out development and other acts, deeds, matters and things in connection with the said Property.



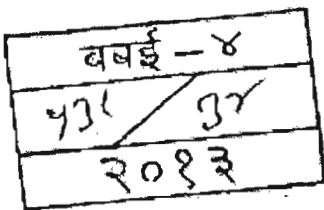
A part of the said Property has been declared as a slum pursuant to the notification issued by Slum Rehabilitation Authority (SRA).

Prior to the execution of the GDR, Esque intended to develop the said Larger Property by constructing a building by name Shanti Darshan on a portion thereof. Between 2003 and 2009 Esque issued letters to various persons (hereinafter referred to as "Allottees") allotting to them the flats in the said proposed building Shanti Darshan. Sometime in the month of October 2010, the Allotment Letters issued to the Allottees were revised/cancelled with mutual consent and replaced by Revised Letters of Allotment wherein the

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Allottees were allotted flats in buildings proposed to be constructed on the balance portion of the Larger Property, excluding the said Property. In terms of the said GDR, claims, if any, in relation to the said Allottees are to be solely handled and settled by Esque and the Developer/Promoter shall not be responsible for the same in any manner whatsoever. Further, the Developer/Promoter has filed a Suit bearing Lodging No. 2600 of 2012 in the Hon'ble Bombay High Court against Esque and one Mr. Mahesh Kumar Kothari (for himself and on behalf of the pre-2010 Allottees) *inter alia* for a declaration that the Allottees have no rights in relation to the said Property and various other reliefs therein. By an *ad-interim* Order dated 18th October, 2012 passed in Notice of Motion (Lodging) No.3043 of 2012, the Hon'ble Bombay High Court has *inter alia* restrained the Defendants from issuing any advertisements/notices in respect of the Property. The said Suit is pending disposal.

- (g) By the relevant permissions and approvals disclosed herein, the SRA has *inter alia* approved the plans of the Project proposed to be constructed on the said Property and a Dispensary proposed to be constructed on the said Property. In accordance with the plans so approved, the free sale buildings shall be constructed on Cadastral Survey No 12/124(part), 13/124 and 14/124.
- (h) The Developer/Promoters shall avail of finance for the construction of the project and shall execute mortgage of the said property in favour of various bankers/financiers from time to time. Copies of such Deed of Mortgage shall be available for inspection at the office of the Developer/Promoters.



Annexure "2"

- (I) Flat Details
(i) Flat No : 1101
(ii) Floor : 11th FLOOR
(iii) Tower : WEST TOWER
(iv) Carpet Area : 834 sq. ft.
(v) Car Parking Spaces : 1 (One)

(II) "Building" shall mean the multi-storied building known as WEST TOWER constructed by the Developer/Promoter on a portion of the said Property.

(III) (A) Total Consideration shall be Rs. 28700004.00/- (Rupees Two Crores Eighty Seven Lakhs Six Hundred Four Only).

(B) Payment Schedule

At the time of Booking	Rs.900000.00/-
Within 21 days from Booking	Rs.1941360.00/-
Within 41 days from Booking	Rs.2870060.00/-
On Initiation of RCC works for Raft	Rs.1894240.00/-
On Initiation of RCC works for B2	Rs.1865539.00/-
On Initiation of RCC works for Plinth	Rs.2009042.00/-
On Initiation of RCC works for Level 1	Rs.1435030.00/-
On Initiation of RCC works for Level 8	Rs.1435030.00/-
On Initiation of RCC works for Level 15	Rs.1435030.00/-
On Initiation of RCC works for Level 22	Rs.1435030.00/-
On Initiation of RCC works for Level 29	Rs.1435030.00/-
On Initiation of RCC works for Level 36	Rs.1435030.00/-
On Initiation of RCC works for Level 43	Rs.1435030.00/-
On Initiation of RCC works for Level 50	Rs.1435030.00/-
On Initiation of RCC works for Level 59	Rs.1438030.00/-
On Initiation of RCC works for Level 63	Rs.1435030.00/-
On Initiation of Brickwork	Rs.717515.00/-
On Initiation of Plastering	Rs.717515.00/-
On Initiation of Fit-outs	Rs.1435033.00/-

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For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded

(IV) Flt Due Date : 31.MARCH.2017

(V) Address of Purchaser for Notices : D-6/21, VASANT VIHAR, NEW DELHI-110057.

Handwritten initials and a signature.

(VI) **SOCIETY AND OTHER CHARGES:-**

1. Payment towards cost of shares in the Ultimate Organization which shall be specified and payable on or before the Fit Out Date. .
2. Rs. 25,600/- (Rupees Twenty Five Thousand Six Hundred only) are being the expenses for formation and registration of the Ultimate Organization.
3. Rs. 25,000/- (Rupees Twenty Five Thousand only) towards Legal Charges, MVAT and Service Tax shall be extra as applicable.
4. Rs. 50,000/- (Rupees Fifty Thousand only) towards electric connection, water connection, transformer, cable, laying, and other related charges, MVAT and Service Tax shall be extra as applicable.
5. Rs. 9,000/- (Rupees Nine Thousand only) towards pipe laying charges/pipe gas connection charges, MVAT and Service Tax shall be extra as applicable.
6. Rs. Nil/- (Rupees Nil only) per sq. ft carpet area of the Unit towards Infrastructure Charges, MVAT and Service Tax shall be extra as applicable.

(VII) **CAM CHARGES:**

Rs. 270216.00/- (Rupees Two Lakhs Seventy Thousand Two Hundred Sixteen Only) towards provisional CAM Charges (calculated at Rs. 18/- per sq. ft carpet area of the Unit per month) for the period of 18 months from the Fit Out Date.

(IX) **PROPERTY TAX:**

Rs. 78946.00/- (Rupees Seventy Eight Thousand Nine Hundred Forty Six Only) towards provisional Property Tax in respect of the Unit for a period of 18 months from the Fit Out Date.

(X) **BUILDING PROTECTION DEPOSIT:**

Undated cheque of Rs. 1,00,000 (Rupees One Lakh only) towards Building Protection Deposit, which shall be returned subject to compliance with the terms of clause 17.4.

(XII) **CLUB MEMBERSHIP:**

Rs. 5,00,000/- (Rupees Five Lakhs only) only) towards Club Membership Charges, on or before the Fit Out date and the number members eligible for same shall be as under and MVAT and Service Tax shall be extra as applicable.

	No. of club members covered by the standard charges
2 BHK	5
3 BHK	5
4 BHK or larger	6

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ANNEXURE - 3

Common Area and Amenities

Amenities

- Italian marble flooring in living/dining, puja and passage
- Bamboo flooring for all bedrooms
- German Duravit® / American Kohler® sanitary ware and German Grohe®/ Hansgrohe® CP fittings in all toilets.
- Grand Sundeck in living room with French windows. Decks fitted with high-end glass railing.
- Fully air conditioned homes (kitchen, store, toilets and service areas are excluded) with split AC's.
- All Master toilets finished in Italian marble dado and antiskid designer vitrified tile flooring. All other toilets finished in agglomerated marbles / designer vitrified tiles.
- Motion sensors for automated lighting in bathrooms and passage.
- Vitrified tiles in kitchen and service areas.
- Multi-level security with swipe card access to lobby, video door phone, CCTV monitoring of elevators and key common areas. Gas detector in kitchen and emergency alarm in homes and controlled access to parking areas.
- Provision for Cable, Telephone and Internet connectivity.
- 4 hi-speed passenger lifts with designer interiors by Otis®/Schindler®
- Separate service elevator.
- Servant's toilet / shower on mid-landing.
- International Premium Quality Modular Kitchen®

Complex Facilities:

- Temple
- Over 60,000 sq. ft. of open space
- Covered car parking
- Luxury clubhouse with best-in-class facilities including:
 - Lounge café
 - Fully equipped Gymnasium
 - Steam
 - Business Centre & Library
 - Theatre for private movie screenings
 - Party Hall
 - KidzFun - Indoor kid's play area / crèche
 - Indoor Games - Table tennis, Snooker/Pool, Carrom, Chess
 - Air-conditioned squash Court
 - Tennis Court
- Heated Swimming Pool
- Covered Ladies pool
- Kids Pool

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- Or equivalent brand
- Select Residences only

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

(Handwritten signature and initials)

.....
DATED THIS 04th day of January 2013
.....

KRONA REALITIES PRIVATE LIMITED

.. Developer/Promoter

AND
Mr.VAIBHAV SINGH

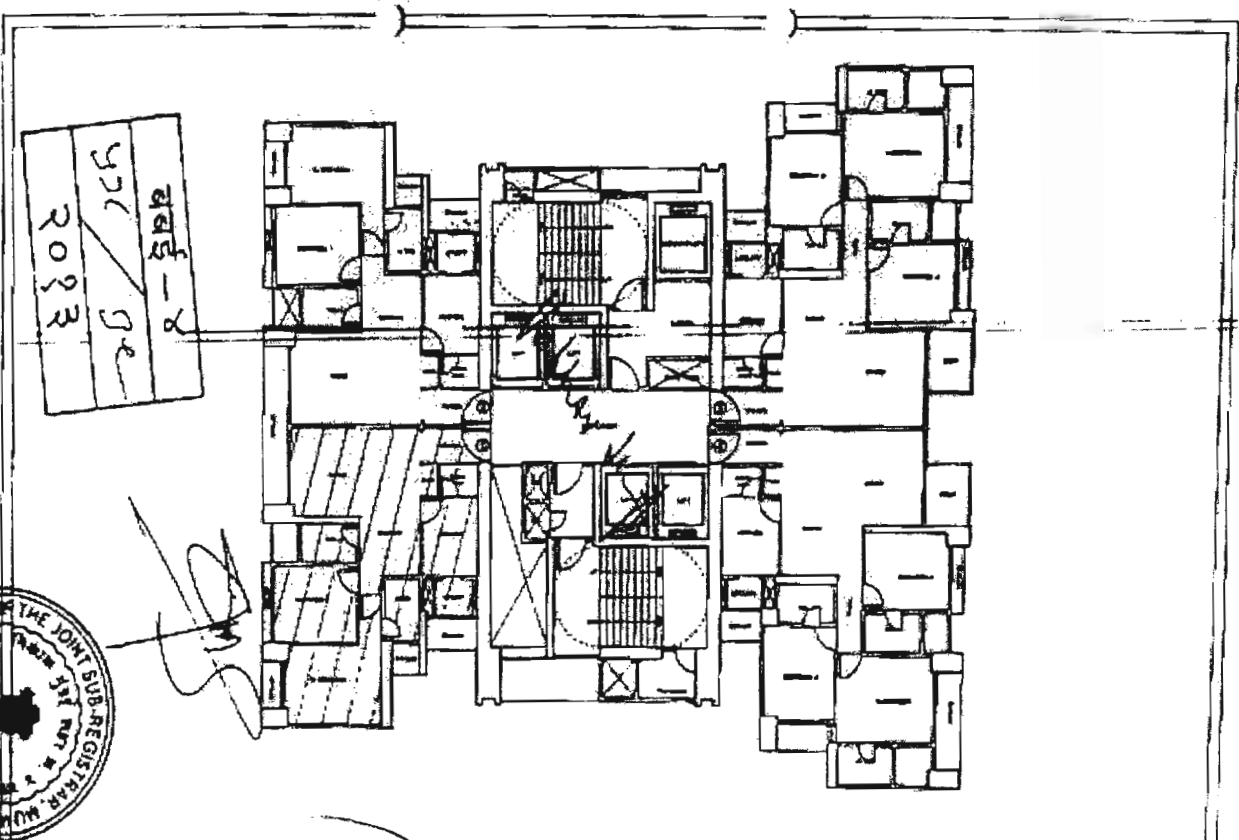
.. PURCHASER

AGREEMENT TO SELL of
Residential Flat No. 1101 on 11th FLOOR
In WEST TOWER Wing in the Project
known as "Lodha Venezia"

5



बवई - ४
५३८ / ७८
२०१३



VENEZIA, PAREL	WEST TOWER	FLOOR <u>11</u>	FLAT NO. <u>101</u>
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101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 323-324, 325-326, 327-328, 329-330, 331-332, 333-334, 335-336, 337-338, 339-340, 341-342, 343-344, 345-346, 347-348, 349-350, 351-352, 353-354, 355-356, 357-358, 359-360, 361-362, 363-364, 365-366, 367-368, 369-370, 371-372, 373-374, 375-376, 377-378, 379-380, 381-382, 383-384, 385-386, 387-388, 389-390, 391-392, 393-394, 395-396, 397-398, 399-400, 401-402, 403-404, 405-406, 407-408, 409-410, 411-412, 413-414, 415-416, 417-418, 419-420, 421-422, 423-424, 425-426, 427-428, 429-430, 431-432, 433-434, 435-436, 437-438, 439-440, 441-442, 443-444, 445-446, 447-448, 449-450, 451-452, 453-454, 455-456, 457-458, 459-460, 461-462, 463-464, 465-466, 467-468, 469-470, 471-472, 473-474, 475-476, 477-478, 479-480, 481-482, 483-484, 485-486, 487-488, 489-490, 491-492, 493-494, 495-496, 497-498, 499-500, 501-502, 503-504, 505-506, 507-508, 509-510, 511-512, 513-514, 515-516, 517-518, 519-520, 521-522, 523-524, 525-526, 527-528, 529-530, 531-532, 533-534, 535-536, 537-538, 539-540, 541-542, 543-544, 545-546, 547-548, 549-550, 551-552, 553-554, 555-556, 557-558, 559-560, 561-562, 563-564, 565-566, 567-568, 569-570, 571-572, 573-574, 575-576, 577-578, 579-580, 581-582, 583-584, 585-586, 587-588, 589-590, 591-592, 593-594, 595-596, 597-598, 599-600, 601-602, 603-604, 605-606, 607-608, 609-610, 611-612, 613-614, 615-616, 617-618, 619-620, 621-622, 623-624, 625-626, 627-628, 629-630, 631-632, 633-634, 635-636, 637-638, 639-640, 641-642, 643-644, 645-646, 647-648, 649-650, 651-652, 653-654, 655-656, 657-658, 659-660, 661-662, 663-664, 665-666, 667-668, 669-670, 671-672, 673-674, 675-676, 677-678, 679-680, 681-682, 683-684, 685-686, 687-688, 689-690, 691-692, 693-694, 695-696, 697-698, 699-700, 701-702, 703-704, 705-706, 707-708, 709-710, 711-712, 713-714, 715-716, 717-718, 719-720, 721-722, 723-724, 725-726, 727-728, 729-730, 731-732, 733-734, 735-736, 737-738, 739-740, 741-742, 743-744, 745-746, 747-748, 749-750, 751-752, 753-754, 755-756, 757-758, 759-760, 761-762, 763-764, 765-766, 767-768, 769-770, 771-772, 773-774, 775-776, 777-778, 779-780, 781-782, 783-784, 785-786, 787-788, 789-790, 791-792, 793-794, 795-796, 797-798, 799-800, 801-802, 803-804, 805-806, 807-808, 809-810, 811-812, 813-814, 815-816, 817-818, 819-820, 821-822, 823-824, 825-826, 827-828, 829-830, 831-832, 833-834, 835-836, 837-838, 839-840, 841-842, 843-844, 845-846, 847-848, 849-850, 851-852, 853-854, 855-856, 857-858, 859-860, 861-862, 863-864, 865-866, 867-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 883-884, 885-886, 887-888, 889-890, 891-892, 893-894, 895-896, 897-898, 899-900, 901-902, 903-904, 905-906, 907-908, 909-910, 911-912, 913-914, 915-916, 917-918, 919-920, 921-922, 923-924, 925-926, 927-928, 929-930, 931-932, 933-934, 935-936, 937-938, 939-940, 941-942, 943-944, 945-946, 947-948, 949-950, 951-952, 953-954, 955-956, 957-958, 959-960, 961-962, 963-964, 965-966, 967-968, 969-970, 971-972, 973-974, 975-976, 977-978, 979-980, 981-982, 983-984, 985-986, 987-988, 989-990, 991-992, 993-994, 995-996, 997-998, 999-1000

LODHA

KRONA REALTIES PRIVATE LIMITED

FLAT SHOWING PLOTT BEARING
 C.E. No. 375234/45 & 13524 (p. 1), along
 with supplementary plan bearing
 C.E. No. 12724/44, 12724 (p. 1), 13524 (p. 1)
 & VIDE of Part Survey Division, Maharashtra at
 G.D. Authority in the name of KRONA, Mumbai
 Maharashtra, India. This is a copy of the original.



PLAN NOT TO BE REPRODUCED
 WITHOUT THE WRITTEN
 PERMISSION OF THE
 DEVELOPER
 For Plan, 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

***** Thumbnail After Upload (IGR, Pune) ***** | Sarita v2.0 *****

बवई - ४
५३६ / १०
२०१३



IN THE CITY OF MUMBAI, DISTRICT OF MUMBAI - 400 001



This C.C. is further re-endorsed as per left amended plans issued on 31/07/2012

[Signature]
Sub-Registrar

SR/LEMS/279915/PL/AP 17 NOV 2012

This C.C. is further re-endorsed as per approved Amended plans issued on 07/11/2012.

[Signature]
Sub-Registrar

बवई - ४
५०८ / २७
२०१३

13 JUN 2012

M/s. Bango Floorart Pvt. Ltd.,
W/A Chinnaija Gardens, Petal, Tantt Rd,
Kandivali, S.E. Chhtry, Mumbai 400 052.

13 JUN 2012

The Joint Sub-Registrar, Mumbai
has examined the application for
re-endorsement of the C.C. and
is pleased to grant the same as
per the following conditions:

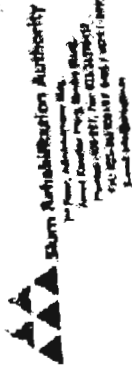
1. The plan submitted in accordance with the conditions of the original plan shall be accepted as part of the plan.
2. The plan shall be subject to the conditions of the original plan and shall be subject to the conditions of the original plan.
3. The plan shall be subject to the conditions of the original plan and shall be subject to the conditions of the original plan.
4. The plan shall be subject to the conditions of the original plan and shall be subject to the conditions of the original plan.
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6. The plan shall be subject to the conditions of the original plan and shall be subject to the conditions of the original plan.

The C.C. shall be valid for a period of 10 years from the date of issue of the C.C. and shall be subject to the conditions of the original plan.

[Signature]

बवई - ४
५३८ / ४२
२०१३





Storm Rehabilitation Authority
 For Storm Rehabilitation Works
 M/s. Synovate Consultants,
 Plot No. 10, Sector 10, Gurgaon
 Haryana - 122002, India
 Tel: 0122-2610018/2610019/2610020
 Email: info@synovate.com

SRM/ET/03/5990/PB/PL/AP

Date: 07 NOV 2012

To, Licensed Surveyor Shri. Bhaskarprasad Joshi at
 M/s. Synovate Consultants,
 B/100, Kurla Bldg. Murchand (M),
 Mumbai-400 080.

Re: Approved IOA for rehab bldg. in S. R. Scheme known as "Vashodhan" Or
 under Approved Society (S.R.) on plot bearing C. S. Nos. 11, 124 (a) & 124 (b) (a)
 ex. Illustrative Society (S.R.) on plot bearing C. S. Nos. 12, 124 (a) & 124 (b) (a)
 along with contiguous rear plot bearing C. S. Nos. 12, 124 (a) & 124 (b) (a)
 of ward 19, Kurla West, Mumbai, Maharashtra at G. D. Ambekar Road in E/W Ward of
 MCGM, Mumbai under provisions of Reg. 33 (1) of M.C.G.M. Act, 1948.

Re: Your letter dated 28/09/2012.

Gentlemen,

With reference to above, this office hereby appraises the amended plans
 submitted by you for said building in above referred S. R. Scheme subject to
 following conditions:

1. That condition of IOA under no. SRM/ENG/2590/PB/PL/AP dated
 30/05/2012 shall be complied with.
2. That additional & modified condition of Revised LOI under no.
 SRM/ENG/1201/PB/PL/LOI dated 01/13/2012 shall be complied with.
3. That condition of Revised LOI under no. SRM/ENG/1201/PB/PL/LOI
 dated 23/05/2012 shall be complied with.
4. That the revised drainage approval shall be obtained for proposed
 amended plans.
5. That the revised R.C.C. design, calculation & certificate from licensed
 Structural Engineer shall be submitted.



2012
 421 / 20
 2012

6. That the drawings proposed shall be shown on cinema plan to
 submitted at office of U.C.C.
7. That the C.C. shall be got endorsed as per the amended plans.
8. That you shall submit revised NOC from CPO as per the amended plans
9. That you shall submit Registered Undertaking against the issuance of il
 part/pocket terrace from society before grant of further C.C. to the Bldg
 bldg.

One set of plan is returned herewith in token of approval.

Yours Faithfully
 ———
 Executive Engineer-II
 Storm Rehabilitation Authority.

- Copy to:
1. Developer: M/s. Raque Promart Pvt. Ltd.
 2. Asst. Municipal Commissioner (P/S Ward of M. C. G. M.)
 3. A. B. (M. W. 1, P/S Ward
 4. A. A. & C. (P/S Ward

Yours Faithfully

 Executive Engineer-II
 Storm Rehabilitation Authority.

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***** ISarIita v2.0 *****



2023 NOV 2023

Minister of Health and Family Welfare
Government of India
New Delhi



Subject: [Illegible text]

Date: 27/10/2023

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For Official Use

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बवई - ४
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The Joint Registrar, Mumbai City - IV
 The Joint Registrar, Mumbai City - IV
 The Joint Registrar, Mumbai City - IV
 The Joint Registrar, Mumbai City - IV
 The Joint Registrar, Mumbai City - IV

All the above mentioned particulars of land and other information appearing in this Register being not available in the said books, the said information is being furnished in this form for the purpose of the said Act.

Category	Area in Hectares
Waste Land	100.00
Barren Land	100.00
Other Land	100.00
Total	300.00

Signed and sealed by me, Registrar
 Registrar, Mumbai City - IV

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CASHEMED
JAI JAWAN SHALL & XEROX CENTRE
 TYPING · CYCLOSTYLING · XEROX & OFFSET
 INSTANT COPYING ON AUTOMATIC MACHINE
 Old Custom House, W. E. Salga Road,
 Fort, Mumbai - 400 002

No. _____ Date _____ 2012

Qty.	PARTICULARS	Amount Rs. P.
	CANON XEROX	
	30 GSM	
	BUTTER PAPER	
	OFFSET	90
	DOUBLE P/C COPY	
	TOTAL	90

Labour Charge Only.

Thank you For JAI JAWAN SHALL & XEROX CENTRE



बवई - ४
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25 MAY 2012

बवई - ४
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Original
 Date: 25/5/12

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25 MAY 2012

बवई - ४
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Joint Department, J.P. and another
Muz. No. 100/2013
23 MAY 2013

23 MAY 2013

Joint Department, J.P. and another
Muz. No. 100/2013
23 MAY 2013



Joint Department, J.P. and another
Muz. No. 100/2013
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Joint Department, J.P. and another
Muz. No. 100/2013
23 MAY 2013



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Joint Department, J.P. and another
Muz. No. 100/2013
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बवई - ४
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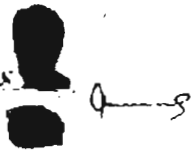
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<p>THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI</p> <p>2003-04</p> <p>2003</p>	<p>THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI</p> <p>2003-04</p> <p>2003</p>
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

2003-04

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

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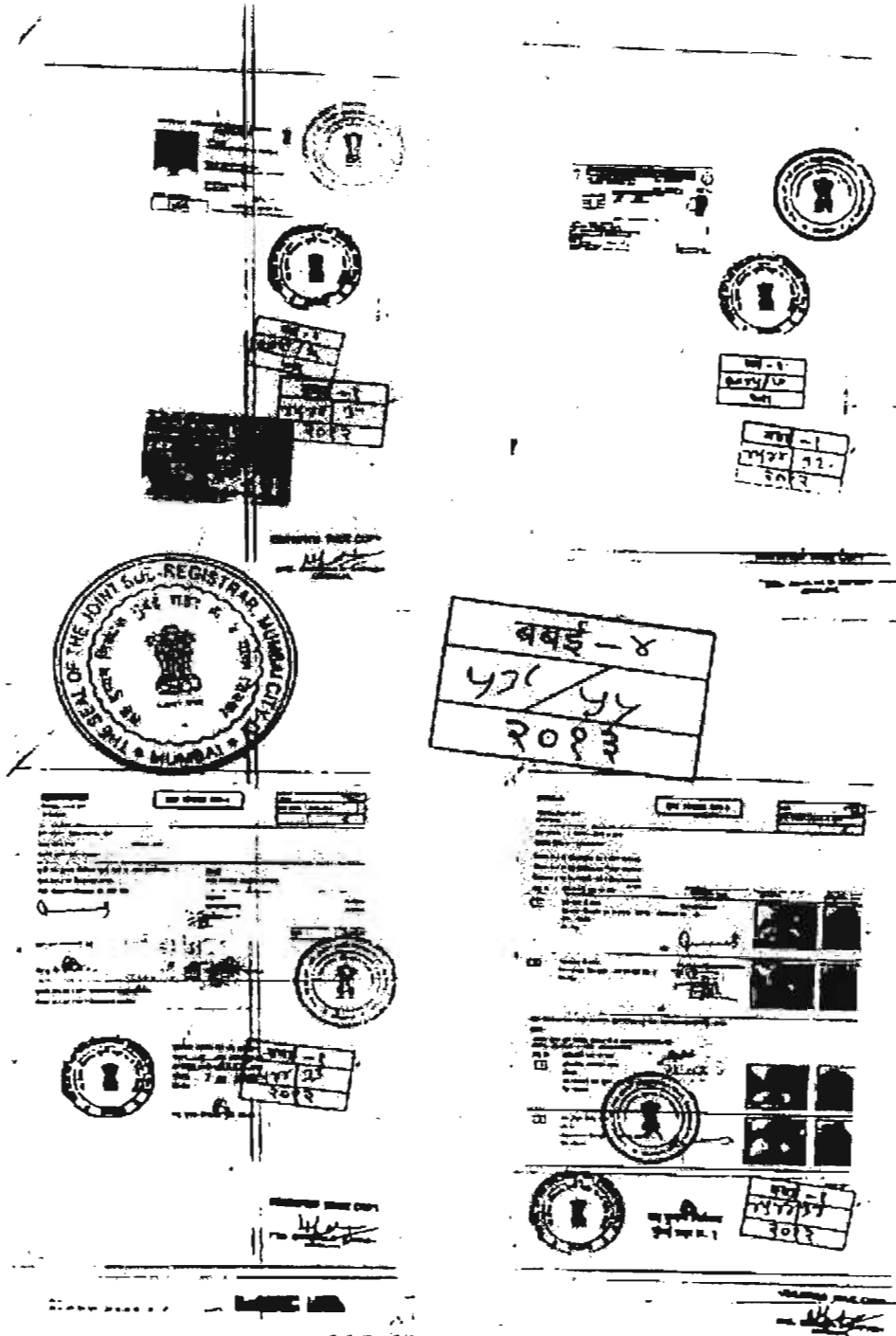


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Joint Sub-Registrar, Mumbai City



17/04/23

Joint Sub-Registrar, Mumbai City



17/04/23

Joint Sub-Registrar, Mumbai City



17/04/23



बबई - ४
५३८ / ५६
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Joint Sub-Registrar, Mumbai City



Joint Sub-Registrar, Mumbai City

Joint Sub-Registrar, Mumbai City

Joint Sub-Registrar, Mumbai City



17/04/23

Joint Sub-Registrar, Mumbai City



17/04/23



17/04/23

Form with text and two circular stamps. The stamps contain the number '1' and some illegible text.

Form with text and multiple stamps. Includes a circular stamp with the number '1' and several rectangular stamps with illegible text.

Signature and name of the official.



PADMAVATI BUILDERS & FINANCIAL PVT. LTD.

बवई - ४
५३८ / ५३०
२०१३

Contract No. 1000 of 1992, Government of Maharashtra, dated 10th March 1992.

Whereas, the said contract was awarded to the said company for the construction of the said building and the said company has submitted the plan for the same to the said Registrar for the purpose of registration of the said plan.

And whereas, the said plan has been approved by the said Registrar.

And whereas, the said company has submitted the application for the registration of the said plan.

And whereas, the said Registrar has approved the said application.

And whereas, the said Registrar has issued the certificate of registration.

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INDIA REALTY PRIVATE LIMITED

Contract No. 1000 of 1992, Government of Maharashtra, dated 10th March 1992.

Whereas, the said contract was awarded to the said company for the construction of the said building and the said company has submitted the plan for the same to the said Registrar for the purpose of registration of the said plan.

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And whereas, the said Registrar has issued the certificate of registration.

And whereas, the said Registrar has issued the certificate of registration.

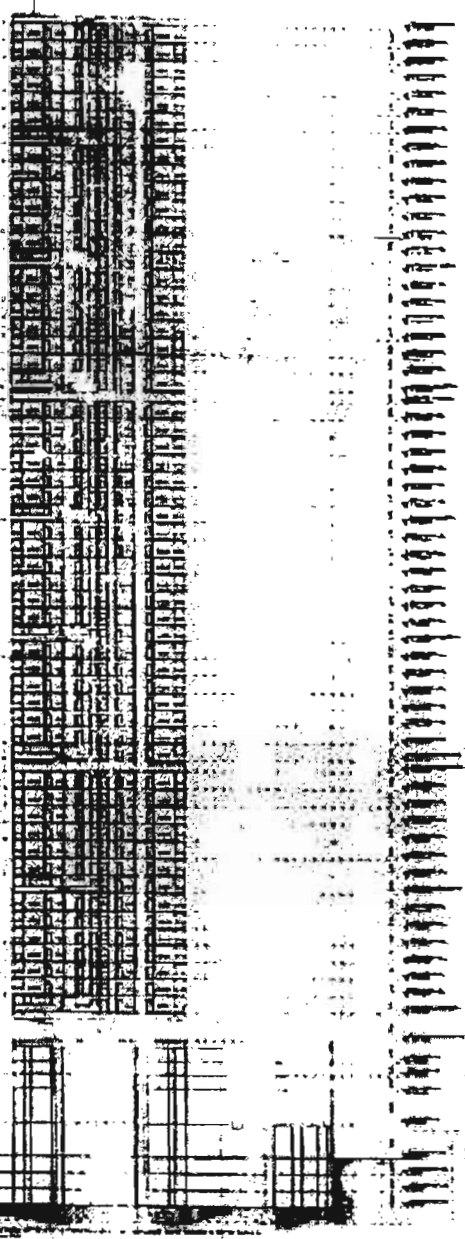
बवई - १
५३८ / ५३०
२०१३

बवई - १
५३८ / ५३०
२०१३





बखड - ४
५३८ / ५९
२०१३



बबई - ४
५३८ / ६०
२०१३

5008 adlonk

<p>1. Name of the person or firm who has applied for the registration of the instrument.</p>		<p>2. Name of the person or firm who has executed the instrument.</p>		<p>3. Name of the person or firm who has witnessed the instrument.</p>	
<p>4. Name of the person or firm who has presented the instrument for registration.</p>		<p>5. Name of the person or firm who has received the instrument for registration.</p>		<p>6. Name of the person or firm who has paid the registration fee.</p>	
<p>7. Name of the person or firm who has received the instrument for registration.</p>		<p>8. Name of the person or firm who has received the instrument for registration.</p>		<p>9. Name of the person or firm who has received the instrument for registration.</p>	
<p>10. Name of the person or firm who has received the instrument for registration.</p>		<p>11. Name of the person or firm who has received the instrument for registration.</p>		<p>12. Name of the person or firm who has received the instrument for registration.</p>	

बब - ४
 ५०८
 २०१३



NOT TO BE USED FOR THE REGISTRATION OF INSTRUMENTS WHICH ARE NOT SUBJECT TO REGISTRATION UNDER THE REGISTRATION ACT, 1908.

REGISTRATION FEE TO BE PAID IN FULL AT THE TIME OF PRESENTATION OF THE INSTRUMENT FOR REGISTRATION.

DATE OF PRESENTATION: 11 MAY 2013

208 Sadome

Not for
 Issued by 11/08/2012

Prescribed under Section 20 of the Stamp Duty (Amendment) Act, 1994

Stamp Duty
 Section 20, 1994
 Part II, 1994

Sl. No.	Name of the Person	Address	Occupation	Signature	Date
1	M. S. Sadome	11/11, Sadome Street, Madurai	Business	[Signature]	11/08/2012
2	M. S. Sadome	11/11, Sadome Street, Madurai	Business	[Signature]	11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012



2083
 82
 8



1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

1. Name of the Person: M. S. Sadome
 2. Address: 11/11, Sadome Street, Madurai
 3. Occupation: Business
 4. Signature: [Signature]
 5. Date: 11/08/2012

File No: S-0-Badami

Registered by: S. S. S. S.

Subscribed by: S. S. S. S.

Page No. 10

Sl. No.	Name of the Debtor	Address	Particulars	Amount	Remarks
1	S. S. S. S.	...	...	...	...
2	S. S. S. S.	...	...	...	...
3	S. S. S. S.	...	...	...	...
4	S. S. S. S.	...	...	...	...
5	S. S. S. S.	...	...	...	...
6	S. S. S. S.	...	...	...	...
7	S. S. S. S.	...	...	...	...
8	S. S. S. S.	...	...	...	...
9	S. S. S. S.	...	...	...	...
10	S. S. S. S.	...	...	...	...

11 MAY 1951



(Not to be filled up by the Debtor)

Signature of the Debtor

Subscribed by: S. S. S. S.

Page No. 10

(काढा-घाँकी)

नगर रचना आणि मूलनिर्धारण विभाग
मुंबई प्रवेश (मुम्बायन), मुंबई

वा.क्र. उम्मेर/मुम्ब(घी)/पु/शेरा/ 3eL

भुने जफला गड, डी.डी.स्मारत
१ ला पयल्या, राष्ट्रीय प्रकल्पिता मार्ग,
फोर्ट, मुंबई - ४०००२३.
दिनांक - २४/११/२०१२

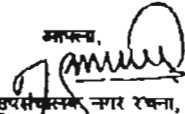
प्रति,

एक मुख्य निबंधक,
मुंबई शहर क्र.२

विषय - मुख्यदर विभाग विरुद्ध करून मिळवणेबाबत

संदर्भ - अपत्येकडील पत्र वा. क्र.समुनिर/अपसंखनक/०७७-७७८/१२
दि. ०६/०७/२०१२

विषयवर्तीत प्रकरणी जायत्या संबंधित वनाच्या अनुक्रमेने काढविल्लत केते घेी, सि.स.क्र.
११/१२४ (फोर्ट), परळ सिव्ही, मुंबई शहर दि पिडविल्लत या करपसिन्धस प्रपरा प्रकल्पेन्या कागदघानुसार
सन २०१२ च्या काळारमुक्त्य तक्तपरीस परळ सिव्ही विभागान्त मुख्यदर विभाग क्र ११/८३ मध्ये
संतपुन प्रेत अद्ये हे अपिप्रान फक्त याच प्रकरणाही संबधीत अद्येत. तरी त्वानुसार या प्रकरणी
अपेवयक्त ती कार्यवाही करपयता यावी.

आपल्या,

उपसंखनक, नगर रचना,
मुंबई प्रवेश (मुम्बायन), मुंबई

बबई - ४
५३८ / ६७
२०१३



कुलमुखत्यार पत्राचे घोषणापत्र

मा. श्री. श्री. वी.पी. श्री मुंबई ११२५ या
द्वारे घोषित करतो की, दुय्यम निबंधक श्री. व. यांचे कार्यालयात
करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यांत आला
आहे. श्री. वी.पी. श्री विजय शिर्षे या
द्वारे यांनी दिनांक ०९/११/१२ रोजी मला दिलेल्या
कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे /
निष्पादीत करून कम्प्लीशनवाच दिला आहे. सादर कुलमुखत्यारपत्र लिहून
देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्य कोणत्याही
कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सादरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त पूर्वी करण्यास मी पूर्णवः
सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम
१९०८ चे कलम ८२ अन्वये शिर्षेस मी पाठ शहीन याची मला आणीत
आहे.

ठिकाण : मुंबई

दिनांक : ०९/११/२०१३

सही


कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



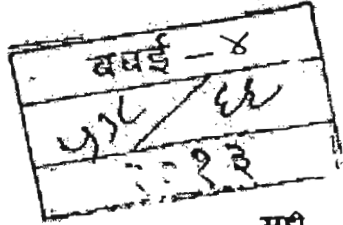
बबई - ४
५३६ / ६५
२०१३

कुलमुखत्यार पत्राचे घोषणापत्र

मी. मा. व. पत्नी/श्री मोहि द. लख या
द्वारे घोषित करतो की, दुय्यम निबंधक श्री व. व. यांचे कार्यालयात
केंद्रातील या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे. श्री/श्रीमती/श्री सुरेश ०१३५ व
दत्त यांनी दिनांक १२/१२/१२ रोजी मला दिलेल्या
कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे /
निष्पादीत करून कबूलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून
देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही
कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सादरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः
सक्षम आहे. सादरचे कवन चुकीचे आढळून आल्यास, नोंदणी अधिनियम
१९०८ चे कालम ८२ अन्वये शिष्टेस मी पात्र राहिन याची मला जाणीव
आहे.

ठिकाण : मुंबई

दिनांक : ०१/०२/२०१३



सही

P. R. K...

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



पं. नारायण गिरी - २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

भारत 56271
 166922
 DEC 19 2012
 16:56
 R.0000500A-P865DE
 STAMP DUTY MAHARASHTRA

58-241

SURENDRAN NAIR

500/-

THE HUDA MUMBAI

IDENTIFIER COPY
 THE HUDA MUMBAI CO-OP AMIC (UNLTD)
 BRANCH: JAL. N. JODHA MARG, MUMBAI 400004

0034

ISSUE NO	DATE	AMOUNT
1	15/10	500
2		10
3		10
4		10
5		10
6		10
7		10
8		10
9		10
10		10

NO. OF DOCUMENTS: _____

NAME AND ADDRESS OF STAMP DUTY PAYING PARTY:
 MR. SURENDRAN NAIR
 LODHA PAVILION, APOLLO MILLS
 COMPOUNDING, JODHA MARG,
 MUMBAI - 400004

AMOUNT PAID: 500/-

FOR BANK USE ONLY

Stamp: _____
 Signature: _____

उक्त शुल्क देविये करणु सुविकसित होय
 वसुधै कुर्वतु कुर्यात्

श्री. नारायण गिरी - २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

बबई - ५

ery / 9

२०१२

SPECIAL POWER OF ATTORNEY



to whom this present shall come, Krone Realities Private Limited,
 is a company registered and incorporated under the Companies Act, 1956 and
 its registered office at Nishabh Apartment, Flat No1007, 10th Floor, Dr.
 Amal Street, Prathana Samaj, Opp N H Road, Mumbai - 400004 and sales
 office at Lodha Pavilion, Apollo Mills, Jodha Marg, Maharashtra -
 400004 (hereinafter referred to as "Krone Realities") (whom expression
 shall be construed to mean its successors
 and assigns)



बबई - ४

500 / 10

२०१२



- A. WHEREAS we, the said Company are engaged in business of real estate and property development and constructing various Buildings comprised of Units, and such other premises and selling such Units and such other premises in Mumbai and elsewhere in India.
- B. WHEREAS said Company in process of executing Agreements to Sell with the prospective Purchasers and the Company is required from time to time sign, execute, admit, lodge and register the Agreements to Sell before the concerned Sub-Registrar of Assurances, and in order to facilitate the same the Company is desirous of appointing Shri Surendran Nair Indian Inhabitant age 47 residing at Ambika Tower, Ayodhya Nagar, Dombivli East as our Constituted Attorney with following powers and authorities.
- C. WHEREAS Shri Surendran Nair (Vice President - Lodha Group) is authorized by the board of Directors of the above Company to sign and execute any documents.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT, Krona Realities Private Limited, Company registered and incorporated under the Companies Act, 1956 and having its registered office at Kishish Apartment, Flat No1002, 10th floor, Dr. Parash Street, Prathana Samaj, Opp H N Hospital, Mumbai - 400004 and sales office at Lodha Pavilion, Apollo Mills Compound, N.M Joshi Marg, Mahalaxmi - 400 011 both hereby appoint nominate and constitute the said Shri Surendran Nair Indian Inhabitant age 47 residing at Ambika Tower, Ayodhya Nagar, Dombivli East as our Constituted Attorney or agent with full powers and authority to do and execute all act, matters, deeds and things as hereafter mentioned on its behalf and on its name

1. TO SIGN AND EXECUTE Letter of Allotment approved by the Company for the purpose of sale and allotment of Units and such other premises in buildings constructed by the Company on the properties in different development projects in terms of Allotment letter

TO ENTER INTO, SIGN AND EXECUTE Agreements to Sell in connection with the Units approved by the Company and such other premises in buildings constructed by the Company on the properties in different development projects and incidental thereto sign necessary forms and papers for the purpose of effective registration of such Agreements.

बवई
०७
२०१३

Subject to our prior approval TO SIGN AND EXECUTE all forms, writing, affidavits and other ancillary papers and documents approved by the Company, as may be required to enable the prospective Purchasers of the Units and such other premises to secure loans and financial assistance from the bankers and financial institutions for the purpose of the payment of the consideration payable by such prospective Purchasers to the Company without making any monetary or others commitment or any other liabilities of whatsoever nature thereto on its behalf or against the Company to or by the banker or financial institution.



बवई
५१६
२०१३

TO APPEAR BEFORE AND ATTEND TO the concerned Sub-Registrar TO LODGE AND PRESENT before him AND TO ADMIT the Agreements to Sell executed by the Constituted Attorney with the prospective Purchasers lodged for registration in connection with the Units and such other premises in the building constructed by the Company.



७ ०

Company and to do all necessary acts deeds matters and things for effectively registering the said Agreement to Sell.

- 5. TO SIGN AND EXECUTE Deed of Rectification or Cancellations or confirmation or any other documents approved the Company as may be required, in connection with the Agreement to Sell of Units, and such other premises and transactions in connection therewith and lodge for registration with the concerned Sub-Registrar and admit execution thereof.
- 6. For the better doing, performing and executing all the matters and things aforesaid, the Company hereby further grants into the said Constituted Attorney full power and absolute authority to substitute and appoint in our place one or more substitutes on such terms as he shall think fit and to exercise all or any of the powers and authorities and to do all acts, deeds and things under this Special Power of Attorney which includes execution of Agreement to Sell and admit execution thereof before concerned Sub Registrar of Assurance for effective, registration of such document and to revoke any such appointment from time to time and to substitute or appoint any others in their place as the said Constituted Attorney from time to time as he thinks fit and / or proper subject to terms stated therein.
- 7. Provided that notwithstanding anything herein before contained, the said Constituted Attorney shall always act within and not outside the instructions or directions received by him from the Company and the Company hereby agree to ratify and confirm all acts and things lawfully done by the said Constituted Attorney, pursuant to the powers hereinbefore contained.

The Power of Attorney shall remain valid and in force till same is revoked or cancelled by the Company and/or so far as the said Constituted Attorney is in our employment.

WITNESS WHEREOF the Company has put its ~~mark~~ on this

2012



SEAL SEALED AND DELIVERED
 by and with named
 Krodia Realities Private Limited
 by and through their one of the authorized signatory
 Pooresh Shah
 Pursuant to the resolution of the Board
 of Directors dated 10th Dec 2012
 in the presence of R. Kappari - *RK*

बबई - ४
436 / ६६
२०१३

P. R. Shah



Signature and Photograph of Constituted Attorney



SURENDRAN NAIR

[Signature]

Dated this Day of 19 December 2012

Krbna Realities Private Limited



SPECIAL POWER OF ATTORNEY

बवई - 4
2012 / 16
2012

CUSTOMER COPY
THE STATE BANK OF INDIA
BRANCH - M. S. JOSEPH MANE, DEWANI
DATE: 19 DEC 2012

TRANSACTION VALUE IN RS.					500
DEPOSIT CHARGES IN RS.					10
TOTAL IN RS.					510

NO. OF DOCUMENTS: 01
NAME AND ADDRESS OF STAMPEE: MR. SURYAKANT K. LOHAR, SAHAYAN, MIDLAND COLONY, N. WEST, THE STATE BANK OF INDIA
CHECK NO. 240001
DRAWN ON BANK: THE STATE BANK OF INDIA
AMOUNT IN RS. 500/-
FOR: [Signature]



बवई - 8
2012 / 16
2012

KRONA REALTIES PRIVATE LIMITED

Plot No. 1052, 10th Floor, Dr. Parash Pathak, Opp. H. K. Hospital Mumbai - 400004

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY ON 10th DECEMBER 2012

RESOLVED THAT the Company do hereby nominate and appoint Mr. Surendran Nair, Authorized Signatory as its true and lawful Attorney for signing and executing the Letters of Allotment / Agreements for Sale / other relevant documents and writings ("the Documents") in relation to the sale of units of the Company in its Project "Lodhia Venezia" and for registration of the Documents before the concerned Sub-Registrar of Assurances.

RESOLVED FURTHER THAT the draft Power of Attorney ("PoA"), as placed before the meeting, be and is hereby approved and Mr. Mohesh Shah and Mr. Kuntipalakash Inani, authorized signatories of the Company be and are hereby severally authorized to sign, execute and complete the registration of the PoA and to do all such acts, deeds and things, as may be required in this regard.

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed on the Documents in presence of Mr. Surendran Nair, Authorized Signatory who shall sign the same in token thereof.

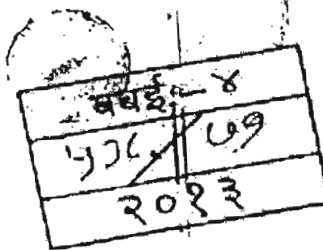
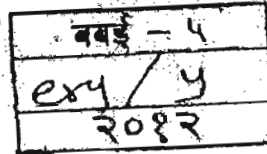
RESOLVED FURTHER THAT the directors of the Company, be and are hereby severally authorized to issue a 'true copy' of this resolution to the concerned authorities / parties as may be necessary and they be requested to act thereon."

For Krona Realities Private Limited



Mohesh Mehra
Director

Date: 10th December, 2012





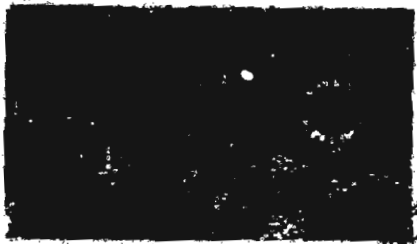
बवई - ५
००५ / ०
२०१२

~~००५~~

०

बवई - ५
५२६ / ०
२०१२





PERMANENT ACCOUNT NUMBER
ASAPSTER
 PERSON'S NAME
PROFESSOR KONTI BHAI
 THE PERIOD OF validity
 07-05-1978
 P. R. Chak
 DIRECTOR OF SOCIAL REGISTRATION

बवई - ५
 एच / ७
 २०१२

JOINT SUB-REGISTRAR MUMBAI
 THE PERIOD OF validity
 07-05-1978
 P. R. Chak
 DIRECTOR OF SOCIAL REGISTRATION



बवई - ४
 HJL / ७
 २०१३



बवई - 4
०५/८
२०१२



~~०५/८~~ ②

बवई - ५
५३०/६७
२०१३

मुंबई 19 डिसेंबर 2012 8:53 प.प.

दस्तावेजाचा क्रमांक

क्रमांक: 845/2012 JE

दस्तावेजाचा क्रमांक: 845/2012

सामान्य शुल्क: ₹. 00/-

संपादन शुल्क: ₹. 00/-

संपादन शुल्क: ₹. 500/-

ड. वि. व्हा. टु. वि. व्हाईड अर्थी संपादन शुल्क
क्र. क्र. 845 वर दि. 19-12-2012
दस्तावेजाचा क्रमांक: 845/2012

सामान्य शुल्क: 000
संपादन शुल्काचा वेळ: सुट्टीचा दिवस

संपादन शुल्क	₹. 100.00
सामान्य शुल्क	₹. 200.00
संपादन शुल्क	10
एकूण:	300.00

दस्तावेजाचा क्रमांक

दस्तावेजाचा क्रमांक

दस्तावेजाचा क्रमांक

दस्तावेजाचा क्रमांक
मुंबई 19 डिसेंबर 2012 8:53 : 19 PM वी वेळ: (सामान्य शुल्क)
मुंबई 20 डिसेंबर 2012 8:53 : 46 PM वी वेळ: (संपादन शुल्क)

संपादन शुल्क
दस्तावेजाचा क्रमांक



संपादन शुल्क
दस्तावेजाचा क्रमांक

Summary-2(दस्त गोपबारा भाग - २)

19/12/2012 8:56:42 PM

दस्त गोपबारा भाग-2

दस्तावेज क्रमांक: 945/2012

दस्त क्रमांक: दस्तावेज/945/2012

दस्तावेजा प्रकार: -संवैधानिक बांधकाम वीटली

क्र.सं.	संस्था/व्यक्तिचे नाव व पत्ता	संस्था/व्यक्तिचा प्रकार	कार्यालय	संस्था/व्यक्तिचा ठेका
1	नाम: सुप्रिया . रावकर पत्ता: मीठ म. , दस्तावेज नं. , इमारतीचे नाव: मीठा इतिहास, कार्यालय नं. अशोक विंग कम्प्लेक्स, रोड नं. म. व. बोली मार्ग, बहादुर, मुंबई पिन कोड: 400018	वीटली बांधकाम वीटली दस्तावेज नं. -46 संस्था/व्यक्ति		
2	नाम: ज्योतिषा रिजिस्ट्रार वीटली पत्ता: मीठ म. , दस्तावेज नं. 1002, इमारतीचे नाव: मीठा इतिहास, कार्यालय नं. अशोक विंग कम्प्लेक्स, रोड नं. म. व. बोली मार्ग, बहादुर, मुंबई पिन कोड: 400018	संवैधानिक बांधकाम वीटली दस्तावेज नं. -37 संस्था/व्यक्ति		

दस्तावेजा प्रकार: -संवैधानिक बांधकाम वीटली चा दस्त देवत दस्त दिव्याने कर्तव्य करावा.
दिवा 3 ची वेळ: 19 / 12 / 2012 08 : 54 : 39 PM

संस्था: -
कार्यालय इतर आहे तिथेहीच करावा की ते दस्त देवत दस्त देवा. याचा अर्थ: संस्था/व्यक्ति, व त्यांची संस्था/व्यक्ति

क्र.सं.	संस्था/व्यक्तिचे नाव व पत्ता	संस्था/व्यक्तिचा प्रकार	कार्यालय	संस्था/व्यक्तिचा ठेका
1	नाम: सुप्रिया . रावकर पत्ता: 31 पत्ता: 31, राहु अग्नि ताहूर वीटली मुंबई पिन कोड: 400018	वीटली बांधकाम वीटली दस्तावेज नं. -31 संस्था/व्यक्ति		

संस्था/व्यक्तिचे नाव व पत्ता
संस्था/व्यक्तिचे नाव व पत्ता
2013

दस्तावेजा प्रकार: -संवैधानिक बांधकाम वीटली चा दस्त देवत दस्त दिव्याने कर्तव्य करावा.
दिवा 4 ची वेळ: 19 / 12 / 2012 08 : 55 : 00 PM
दिवा 5 ची वेळ: 19 / 12 / 2012 08 : 55 : 00 PM
दस्तावेजा प्रकार: -संवैधानिक बांधकाम वीटली



श्री. सुरेंद्र नारayan नायर, ए. ए. ए. मुंबई

THE HINDIA BANK LTD
LONDON
MUMBAI - 400 004

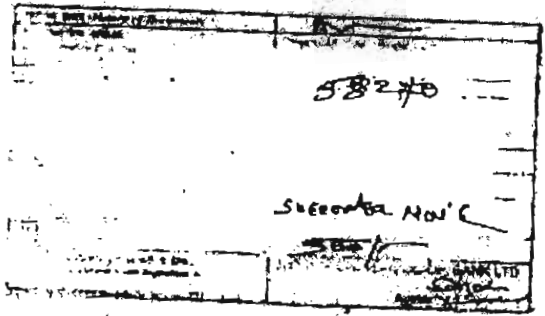
आदेश क्र ११२७०
१९९२१

RECEIVED
DEC 18 2012
10:36

SDO

0000500- P86508

INDIA STAMP DUTY MAHARASHTRA



एक रुपय की मूल्य का स्टैम्प ड्युटी
आवक्य है।

श्री. सुरेंद्र नारayan नायर, ए. ए. ए. मुंबई

SPECIAL POWER OF ATTORNEY

To all to whom this presents shall come, I Mr. SURENDRAN NAIR both of Mumbai, Indian Inhabitants having our address at _____ and Constituted Attorneys of Krona Realities Private Limited, Company registered and incorporated under the Companies Act, 1956 and having its registered office at Rushabh Apartment, Flat No1002, 10th Floor, Dr. Parekh Street, Prathana Sama, Opp H N Hospital, Mumbai - 400004 and sales office at Lodha Pavilion, Apollo Mills Compound, N.M Jodhi Marg, Mahalaxmi - 400 011 (hereinafter for the sake of brevity referred to as "the said Company"). SEND GREETINGS



बवई - ५
२०१२/१९
२०१२

बवई - ४
५१६/६५
२०१३

WHEREAS:

(a) The said Company is engaged in the business of real estate and property development and constructing various Buildings comprised of Units, and such other premises and selling such Units and such other premises in Mumbai and elsewhere in India.

(b) The Company has vide Power of Attorney dated 1st December 2012 registered under No 8824/366 of 2012 with the Sub-Registrar of Assurances at Worli authorized me to sign and execute Agreements for Sale, Sale Deed, Agreement To Sell, Deed of Cancellation, Deed of

Rectification and Incidental documents in respect of the Units with respect to the property located as Kalachowki on behalf of the Company as constituted attorney holder of said Company and exercise powers and authorities for an on behalf of the said Company.

(c) In order to facilitate the registration before the office of Sub-Registrar of Mumbai and for admitting the execution of Agreements for Sale, Sale Deed, Agreement To Sell, Deed of Cancellation, Deed of Rectification and Incidental documents in respect of the Units and such other premises constructed/to be constructed on the said Property, we are desirous of appointing (1) Mr. Pandhari Kesarkar (2) Mr. Rahul Wandeekar (3) Mr. Ramesh Rawal (4) Mr. Pramod Kamble and (5) Mr. Anil Palande, ("Attorneys") to act on our behalf in the manner hereinafter appearing.

बबई - 436
2012

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I, Mr. SURENDRAN NAIR of Mumbai, Indian Inhabitant as Constituted Attorney of KRONA REALTIES PRIVATE LIMITED, (hereinafter for the sake of brevity referred to as "the said Company") do hereby nominate, constitute and appoint (1) MR. PANDHARI KESARKAR of Mumbai, Indian Inhabitant, Residing at Gafurkhan Chawl, Room No.7, New Mill Road, Sambhoji Chowk, Kuria (West), Mumbai-400 070, (2) MR. RAHUL WANDEKAR of Mumbai, Indian Inhabitant, residing at Room No. 7, Athawale Building, Chhale Path, Bhavani Shankar Road, Dadar (West), Mumbai 400 028, (3) Mr. Ramesh Rawal Residing of Mumbai, Indian Inhabitant, Residing at Januman Nagar, Pragasu Rahvasi Sewa Sangh, Room No. 4, Motilal Nagar, M.G.Road, Goregaon (West), Mumbai 400 090, (4) Mr. Pramod Kamble of Mumbai, Indian Inhabitant, Residing at B/15, Mata Ramabai Ambedkar Nagar, Dr. E. Moses Road, Worli, Mumbai - 400 018, (5) Mr. Anil Palande of Mumbai, Indian Inhabitant residing at A - 202 Chandresh Enclave, M.D. Nagar, Achole Road, Nallasopara (East), to be my true and lawful substituted Attorneys, hereinafter referred to as "the said Attorneys" jointly and/or severally to do all and every of the following acts, deeds, matters and things for the said Company and in the name and on behalf of the said Company that is to say:

Signature box with handwritten initials and a date stamp.



To lodge for registration, to sign and appear for registration and to admit execution of the Agreements for Sale, Sale Deed, Agreement To Sell, Deed of Cancellation, Deed of Rectification and Incidental documents in respect of the Units and such other premises constructed/to be constructed on the said Property, executed by us and to do all or any other acts, deeds, matter and things for the purpose of effectually getting such Agreements for Sale, Sale Deed, Agreement To Sell, Deed of Cancellation, Deed of Rectification and Incidental documents in respect of the Units and such other premises constructed/to be constructed on the said Property registered with the Sub-Registrar of Assurances at Mumbai

Handwritten initials and a signature.

This Power of Attorney is still valid and subsisting till the same is revoked or cancelled by me and / or I ceased to be constituted attorneys holder of the said Company under the Power of Attorney dated 19-12-2012.

AND we hereby agree to ratify and confirm in capacity as Power of Attorney Holders of the said Company whatever the said Attorneys shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF We, Mr. SURENDRAN NAIR Constituted Attorney of the said Company have put our hands to these presents on

SIGNED SEALED AND DELIVERED

पत्र - 4
८२८ / ३
२०१२

BY and within named

KRONA REALTIES PRIVATE LIMITED, By and through its Constituted Attorney

Mr. SURENDRAN NAIR

In the presence of
R. Pappu - P/M

Signature and Photograph of Constituted Attorney

Dated this Day of 19th Dec. 2012

(1) Mr. Pandhari Kesarkar

P.R. Kesarkar

(2) Mr. Rahul Wandekar

Rahul Wandekar

(3) Mr. Ramesh Rawal

Ramesh Rawal

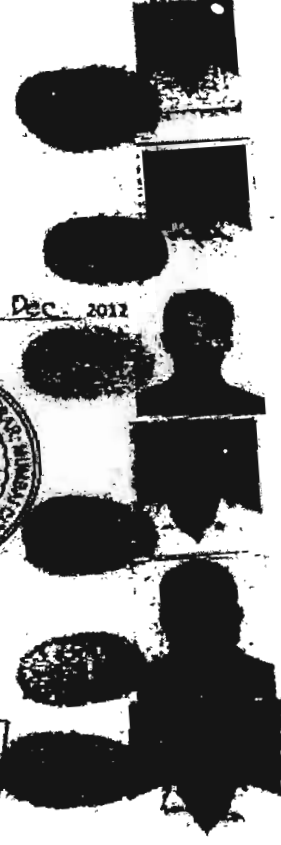
(4) Mr. Prateek Kamble

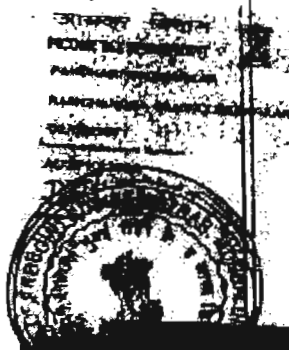
Prateek Kamble

(5) Mr. Anil Palande

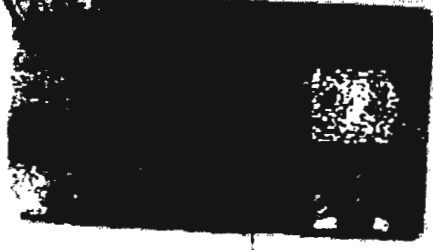
पत्र - ४
८२८ / ६६
२०१३

Power of attorney holder of -





भारतीय रिजर्व
भारतीय रिजर्व
भारतीय रिजर्व
भारतीय रिजर्व
भारतीय रिजर्व



वर्ष - ५
५३८ / ९
२०१२

भारतीय रिजर्व
भारतीय रिजर्व
भारतीय रिजर्व

वर्ष - ५
५३८ / ९
२०१२



नाम: प्रमोद यशवंत कार्के
पिता का नाम: यशवंत कार्के
पत्नी का नाम: यशवंत कार्के
पता: ...
दिनांक: ...

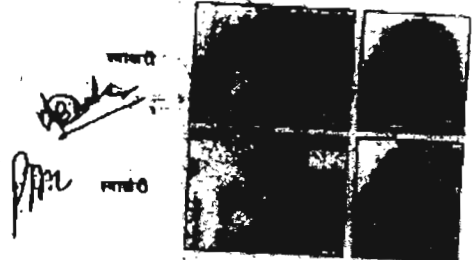
1/1/2008

20

Summary-2 (संक्षिप्त सारांश)

पत्र-27
पुणे जिल्हा न्यायालय, पुणे येथील न्यायाधीश
पत्र क्र. 100/2012

2. न्यायाधीश, पुणे
पुणे जिल्हा न्यायालय, पुणे येथील न्यायाधीश
पत्र क्र. 100/2012



दिनांक 12/12/2012 09:00:25 PM
दिनांक 19/12/2012 00:00:35 PM पोस्टी दुपल 4 वजे
पत्र क्र. 100/2012

वर्ग - 4
432/13
2012

948/2012



प्रमाणित करण्यात येते की
व्यक्तीचे नाव _____ आहे
पुणे जिल्हा न्यायालय, पुणे येथील न्यायाधीश
मोठ्या
दिनांक 19/12/2012
व. पुणे न्यायालय पुणे येथील

वर्ग - 4
432/13
368A



ISarita v1.0

18/12/2012 9:00:39 PM

સા.નં.શિવસેવા/સી.સી.2

સા.નં.શિવસેવા/સી.સી.2
સા.નં.શિવસેવા/સી.સી.2

સા.નં.શિવસેવા/સી.સી.2
સા.નં.શિવસેવા/સી.સી.2

સા.નં.	વર્ણન	પ્રકાર	મુદત	સ્થાન	સંસ્થા
1	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2
2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2
3	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2
4	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2
5	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2

સા.નં.શિવસેવા/સી.સી.2

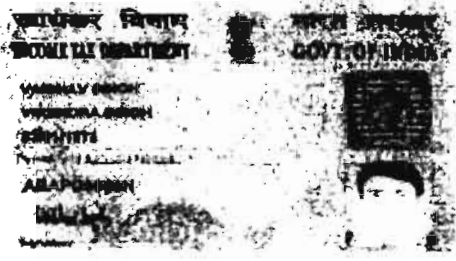
સા.નં.શિવસેવા/સી.સી.2

સા.નં.શિવસેવા/સી.સી.2

સા.નં.શિવસેવા/સી.સી.2



સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2
સા.નં.શિવસેવા/સી.સી.2	સા.નં.શિવસેવા/સી.સી.2



कवर्ड - ४
५२० / ८५
२०९ / ४३





PERMANENT ACCOUNT NUMBER
AFAP05705A

MR. NAME
MINNY BIRADHAN GEORGE

MR. MR. ADDRESS
MUNDHANAN GEORGE

MR. MR. DATE OF BIRTH
09-06-1979

[Signature]

Joint and Single Sex
Commission of Government/Revenue/Collection



बबई - ४
५३८ / ६६
२०१३

सुक्रवार, 01 फ़रवरी 2013 8:00 ब.पू.

सदर मौजब, 0 बाब-1

सर्वेस
सदर क्रमांक: 638/2013

सदर क्रमांक: सर्वेस/638/2013

बाजार मूल्य: ₹. 1,28,80,000/- बीबचपा: ₹. 2,87,00,804/-

भरतीचे मुद्रांक मूल्य: ₹. 1435.510/-

डु. नि. एडू. डु. नि. सर्वेस बाबे कार्यालयान
न. नं. 638 सर नि. 01-02-2013
रोजी 7:54 ब.पू. वा. हुबल शिवा.

पारणी: 605 पावडी दिनांक: 01/02/2013
कार्यकारणाचे नाव: बीबच - सिंधू

मोबिली ची ₹. 30000.00

सदर मुद्रांकाची ची ₹. 1760.00

पुढीची संख्या: 88

एकूण: 31760.00

Wibhans Singh
सदर हुबल कार्यालयाची मधील

[Signature]
सदर मुद्रांक विभाग, हुबल-4

[Signature]
सदर मुद्रांक विभाग, मुंबई-4

सदरचा पत्ता: कार्यालया

मुद्रांक मूल्य: (सदर) बीबचपाची मुद्रांककारणाविकेच्या हुबल शिवा त्यातूनच सध्याच्या बीबचपाची फटक संपादना हुबल शिवा
नव-सदर (सोप) मध्ये मजूर व केवळच्या बीबचपाची मागणी होवाल

दिनांक: 1 01 / 02 / 2013 07: 53 : 46 AM ची वेळ: (कार्यालय)

दिनांक: 2 01 / 02 / 2013 07: 54 : 32 AM ची वेळ: (घी)



प्रतिज्ञापत्र
"सदर कार्यालय हा सर्वोच्च न्यायालय (High Court) मधील सर्वोच्च न्यायालयामध्ये न्यायालयीन प्रकृत्य असून सर्व न्यायाधीश व न्यायाधीश्यांनी यातून प्रकृत्य करून घ्यावी. "सदर कार्यालय मध्ये न्यायाधीश व न्यायाधीश्यांनी यातून प्रकृत्य करून घ्यावी. "सदर कार्यालय मध्ये न्यायाधीश व न्यायाधीश्यांनी यातून प्रकृत्य करून घ्यावी."
P.R. Khande
निहाल देवगडे

Wibhans Singh
निहाल देवगडे

ISarita v1.0

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रस्त मोपबारा धाम-2

धाम-4
रस्त क्रमांक: 638/2013

रस्त क्रमांक: धाम-4/638/2013
रस्ताचा प्रकार: फटाक्याचा

क्र.सं.	फटाक्याचे नाव व पत्ता	फटाक्याचा प्रकार	छायाचित्र	संगठनाचा ठसा
1	नाम: श्रीमती विद्यादेवी दा.शि. लक्ष्मण पु. सुनेन्द नाम नं: 401/97, पत्ता नं: 18वा फटाका, इमारतीचे नाव: नारायण मंदिर, प्लॉट नं: 01, फाटका वॉर्ड: धाम-4, तालुका: धाम, जिल्हा: मुंबई. पिन नं: CAAM-CK0290K	विद्युत वेगार बळ: 42 स्वाचरी:		
2	नाम: वीरू - 1 प्लॉट नं: 4/31, फाटका नं: - इमारतीचे नाव: रुडकें विद्यापीठ, प्लॉट नं: 01, प्लॉट नं: 01, फाटका वॉर्ड: धाम-4, तालुका: धाम, जिल्हा: मुंबई. पिन नं: CAAM-GB558H	विद्युत वेगार बळ: 35 स्वाचरी:		

धरती वस्तुसंचयन कर्मचारी प्रशासकीय कार्यानामा चा रस्त क्षेत्र कर्मचारी विभागाचे कर्मचारी करतात.
दिनांक: 01/02/2013 07:58:12 AM

टीपणी:-
धरती वस्तुसंचयन कर्मचारी प्रशासकीय कार्यानामा चा रस्त क्षेत्र कर्मचारी विभागाचे कर्मचारी करतात, व त्यांची वेळापत्रक पटवितात

क्र.सं.	फटाक्याचे नाव व पत्ता	फटाक्याचा प्रकार	छायाचित्र	संगठनाचा ठसा
1	नाम: श्रीमती सुनेन्द वॉर्ड - 1 प्लॉट नं: 401/97, पत्ता नं: 18वा फटाका, इमारतीचे नाव: नारायण मंदिर, प्लॉट नं: 01, फाटका वॉर्ड: धाम-4, तालुका: धाम, जिल्हा: मुंबई. पिन नं: CAAM-CK0290K	विद्युत वेगार बळ: 42 स्वाचरी:		
	नाम: वीरू - 1 प्लॉट नं: 4/31, फाटका नं: - इमारतीचे नाव: रुडकें विद्यापीठ, प्लॉट नं: 01, प्लॉट नं: 01, फाटका वॉर्ड: धाम-4, तालुका: धाम, जिल्हा: मुंबई. पिन नं: CAAM-GB558H	विद्युत वेगार बळ: 35 स्वाचरी:		



दिनांक: 01/02/2013 07:59:45 AM

दिनांक: 01/02/2013 07:59:58 AM नोंदणी क्रमांक: 1

रस्त क्षेत्र कर्मचारी विभाग, धाम-4

प्रमाणित करण्यात येते की
वरतामची एकूण
पुस्तकक्रमांक: 1 धाम-4/638/2013
नोंदला
दिनांक: 01 FEB 2013

638/2013

रस्त क्षेत्र कर्मचारी विभाग, धाम-4