

391/14632

पावती

Original/Duplicate

Thursday, December 31, 2020

नोंदणी क्र. :39म

6:56 PM

Regn.:39M

पावती क्र.: 15736 दिनांक: 31/12/2020

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल4-14632-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: एल टी सागर कोस्टल ट्रान्सपोर्ट प्रा. लि. चे संचालक वनिता मल्होत्रा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

DELIVERED

एकूण:

रु. 31700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

7:16 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.245630942.88 /-

मोवदला रु.242453750/-

भरलेले मुद्रांक शुल्क : रु. 4913000/-

सह दु.निबंधक कुर्ला - 4

सह. दुय्यम निबंधक कुर्ला-४

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2912202000775 दिनांक: 31/12/2020

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009391022202021S दिनांक: 31/12/2020

वॅकेचे नाव व पत्ता:

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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग



मुल्यांकन अहवाल सन २०२०-२०२१.

A-1) महानगर पालिका - मुंबई म. न. पा.

- दस्ताचा प्रकार :- करारनामा :- अनुच्छेद क्रमांक :- २५
- सादरकर्त्याचे नाव :- मिफ्टेनॉर स्टागर कोस्टल इन्व्हेस्टमेंट प्रा. लि.
- तालुका :- कुर्ला
- गावाचे नाव :- भांडूप
- नगरभुमापन क्रमांक/सर्वे क्र./अंतिम भूखंड क्रमांक :- ३५८ (पार्श्व)
- मूल्य दरविभाग (झोन) :- १२१ :- उपविभाग :- ५५५
- मिळकतीचा प्रकार :- खुलीजमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर :- ५८०५०/- १५१०००/-
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- १९६६.५ कार्ग्रेट / बिल अप चौ. मीटर / चौ. फुट
- कारपार्किंग :- — :- गच्ची :- — :- पोटमाळा :- —
- मजला क्रमांक :- चौथा उदवाहन सुविधा :- — आहे नाही
- बांधकाम वर्ष :- १२/०२/१८ घसारा :- ५%
- बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्ध पक्के / कच्चे
- बाजारमूल्यदर तक्त्यातील मार्गदर्शन सुचना क्र. :- ३३ ज्यान्वये दिलेली घट / वाढ
- लिव्ह अॅन्ड लायसन्सचा दस्त
निवासी / अनिवासी
- निर्धारित केलेले बाजारमूल्य :- २४,५६,३०,९४२.८८/-
- दस्तामध्ये दर्शविलेला मोबदला :- २४,२४,५३,७५०/-
- देय मुद्रांक शुल्क :- ४९,१२,६२०/- भरलेले मुद्रांक शुल्क :- ४९,१३,०००/-
- देय नोंदणी फी :- ३०,०००/-
- प्रतिमाह भाडे रक्कम :- —
- अनामत रक्कम/आगाऊ भाडे :- —
- कालावधी :- —



लिपीक

सह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

* १५१००० - १५% - ५८०५० - ५% + ५८०५० x १९६६.५ = २४,५६,३०,९४२.८८/-

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2912202000775	Date 29/12/2020
Received from LT sagar coastal transport p. l. tarfe -, Mobile number 9326361842, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 29/12/2020
Bank CIN 10004152021122900736	REF No. 000286142
This is computer generated receipt, hence no signature is required.	

S/K



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/FORESHORE RD NARIMAN
POINT (1232)
Pmt Txn id : 301220M1077149
Pmt DtTime : 30-12-2020@03:22:50
ChallanIdNo: 03006172020123050348
District : 7101/MUMBAI

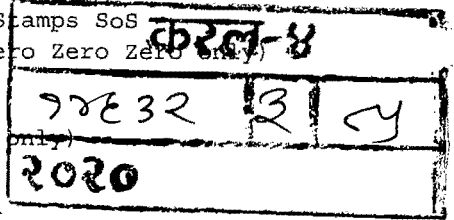
18325611824386



Stationery No: 18325611824386
Print DtTime: 30-12-2020@16:21:19
GRAS GRN : MH009391022202021S
Office Name : IGR197/KRL1_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS करल-४
StDuty Amt : R 49,13,000/- (Rs Four Nine, One Three, Zero Zero Zero only)

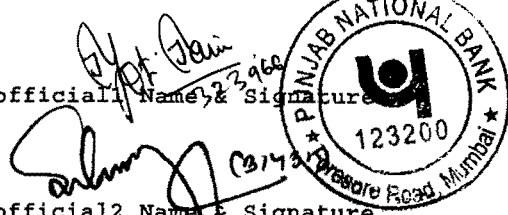
RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)



Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 24,56,31,000/-
Prop Descr : Unit No 42,4thFl,Der Deutsche Par,Subhash Nagar Rd,Nahur Stn WestBh
andup WestMUMBAI,MUMBAI,Maharashtra

Duty Payer: (PAN-AADCR7724A) RAYCON INFRASTRUCTURE PRIVATE LIMITED
Other Party: (PAN-AABCL8942Q) LT SAGAR COASTAL TRANSPORT PRIVATE LIMITED

Bank official1 Name & Signature



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

S. Kajaria

M. Malhotra



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai this 31st day of December 2020;

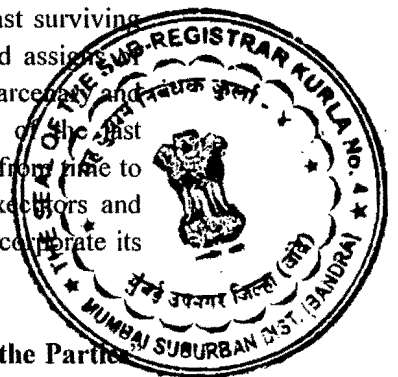
[Signature]
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BETWEEN

RAYCON INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at B-804/1, Fairdeal House, Swastik Cross Road, C. G. Road, Ahmedabad Gujarat 380009 and presenting from the Office at Subhash Nagar Road, Next to Classic Marble, Bhandup (W), Mumbai – 400 078 (hereinafter referred to as '**the Promoter**') (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors-in-title) of the **ONE PART**;

AND

LT SAGAR COASTAL TRANSPORT PVT. LTD., Adult/s / Minor, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having their address for the purpose of these presents at A-418, Aurus Chambers, S. S. Amrutwar Lane, Near Mahindra Tower, Worli, Mumbai - 400013, hereinafter referred to as "**Allottee/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s (his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparceners and the survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **OTHER PART**.



The Promoter and the Allottee/s are hereinafter collectively referred to as "**the Parties**" and individually as "**Party**".

WHEREAS:-

- A. By and under a Deed of Assignment dated 18th March, 2008 annexed to the Deed of Confirmation dated 22nd March, 2011 registered with the office of the Sub Registrar of Assurances under Serial No. BDR-3/3313/2011, M/s. Raycon Infrastructures (previously known as M/s. Swehan Enterprises) did thereby assign its business to the Promoter together with all the rights, benefits and interests of the said M/s. Raycon Infrastructures in the business and its assets including infrastructure under development, work in progress, goodwill of the business, etc. subject to the liabilities including the secured and unsecured

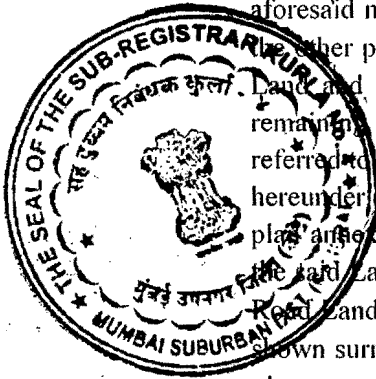
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borrowings and free from all encumbrances and reasonable doubts as a going concern to have effect from 19th March, 2008 on the other terms and conditions therein mentioned. The ongoing concern of M/s. Raycon Infrastructures *inter-alia* included all that sub-divided piece or parcel of land or ground situate, lying and being at Mouje Bhandup, Taluka South Salsette, Bombay Suburban District in the Registration Sub-District of Bandra, admeasuring approximately 13,204.6 square meters or thereabouts being Plot Y-1 bearing Old Survey Nos. 81(part), 82(part) 83(part) and 84(part) corresponding to Collector's New Survey Nos. 74(part), 218(part) and 219(part) corresponding to C.T.S No. 358/A/1/A/1 located in Industrial Zone as per DP remarks dated 16th February, 2016 (hereinafter referred to as "**the said Larger Land**") and shown surrounded by green colored boundary line on the plan annexed and marked as **Annexure "1"** hereto.

- B. In view of the aforesaid, the Promoter became entitled to the said Larger Land.
- C. The Brihanmumbai Mahanagarपालिका had prescribed a new road line admeasuring approximately 3,869.69 square meters being access to the Nahur Railway Station on the said Larger Land ("**RL Land**"). A part of the road line runs over the amenity space due to which the approval for condonation of amenity space may be required. There is also railway reservation which is now declared as a D.P. road under the new Development Plan on the said Larger Land to the aggregate extent of about 2126.10 square meters ("**DP Road Land**") comprising of (i) area admeasuring approximately 1,426.10 square meters as shown in the initial sanctioned plan and (ii) further additional area of approximately 700 square meters by which the said area would stand expanded which would also form part of D.P. road as per the new Development Plan. The aforesaid new D.P. road runs partly over the railway reservation and partly over other part of the said Larger Land. Thus, after deducting the areas of the RL Land and the DP Road Land from the area of the said Larger Land, the net remaining area admeasures approximately 7208.81 square meters (hereinafter referred to as "**the said Land**") more particularly described in the **First Schedule** hereunder written and shown surrounded by red colored boundary line on the plan annexed and marked as **Annexure "1"** hereto. However, the exact area of the said Land will be determined only after the demarcation of RL Land and DP Road Land by the relevant authorities. The RL Land and the DP Road Land are shown surrounded by brown and grey colored boundary line respectively on the plan annexed and marked as **Annexure "1"** hereto and are required to be handed over and conveyed in favour of the concerned authorities.



- D. The RL Land abuts to the public road known as Subhash Nagar Road. The predecessors in title of the Promoter have permitted the owner/occupants of the premises situated on Plot Y2 known as IOT Building and Plot Y3 known as Tapovan to access their respective premises by using the access from the aforesaid public road through the portion of RL Land shown hatched in brown a color on the plan annexed and marked as **Annexure "1"** hereto, on a non-exclusive basis.
- E. By and under an Indenture of Mortgage dated 22nd December 2017 registered with the office of the Sub-Registrar of Assurances, bearing Serial No. KRL-3-11430 of 2017 executed by and between the Promoter (therein referred to as the 'Borrower') of the first part and Piramal Trusteeship Services Private Limited (therein referred to as the 'Security Trustee') of the second part, a first and exclusive charge was created in favor of Piramal Trusteeship Services Private

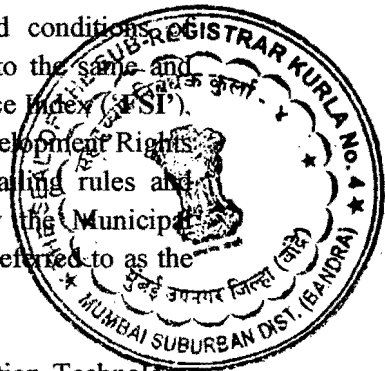
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Limitedon *inter-alia* the said Land together with the said Building (as defined below) as security for repayment of a loan of Rs. 100,00,00,000/- (Rupees One Hundred Crore Only) sanctioned by Piramal Finance Limited which was merged with Piramal Housing Finance Ltd. (now known as Piramal Capital and Housing Finance Ltd.) to the Promoter subject to the terms and conditions mentioned therein. Subsequently all right, title and interest in the said Facility were assigned to PHL Fininvest Pvt. Ltd.

- F. By a Leave and License Agreement dated 30th September 2019 registered with the Sub-Registrar of Assurances bearing Serial No. KRL-4-12433 of 2019 executed between the Promoter (therein referred to as 'the Licensor') of the one part and GTS E-Services Private Limited ("said Licensee") (therein referred to as 'the Licensee') of the other part, the Promoter granted a license in respect of the said Unit (defined hereafter) in favour of the Licensee therein ("said License") for the term, license fee and on the terms and conditions more particularly set out therein ("the said Leave and License Agreement"). Accordingly, the said Unit is currently occupied by the said Licensee for IT/ ITES use in terms of the said Leave and License Agreement and the Allottees herein ensures that the said Unit shall be used by the Allottees only for the purpose of IT/ITES user at all times and the Allottees shall indemnify the Promoter against any breach thereof.
- G. The Promoter is fully entitled to develop the said Larger Land in accordance with the Recitals hereinabove, in accordance with the terms and conditions, sanctions and approvals obtained / being obtained in relation to the same and construct building/s thereon, by utilizing the inherent Floor Space Index (FSI), Fungible FSI, additional FSI and by obtaining Transferable Development Rights ('TDR') or any other development potential as per the prevailing rules and regulations and in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai, from time to time hereinafter referred to as the "MCGM".
- H. The Promoter decided to develop the Industrial Park /Information Technology ("IT Park") on a portion of the said Larger Land being the said Land. The Promoter commenced construction of a building by the name of "Raycon Industrial Park/ Raycon IT Park / Der Deutsche Parkz" in 2 (two) phases as stated hereunder ("said Building") and has completed Phase 1 (as defined below) thereof as mentioned below:
- 'Raycon Industrial Park/ Raycon IT Park- Phase 1' consisting of ground + 6 upper floors in accordance with the plans and specifications sanctioned by MCGM. The plans with respect to the said Real Estate Project (defined hereafter) have already been sanctioned and a part occupation certificate has been issued by MCGM in respect thereof. The completed 'Raycon IT Park - Phase 1' is known as the "Real Estate Project".
 - 'Raycon Industrial Park/ Raycon IT Park- Phase 2' consisting of upto 7th to 11th upper floors or such other upper floors as may be sanctioned by MCGM in accordance with the plans and specifications that shall be sanctioned by MCGM ("Phase 2 Project"). The plans with respect to the Phase 2 Project have been sanctioned for 7th floor (part) and the plans with respect to the balance floors will be submitted in due course and need to be sanctioned.



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The principal and material aspects of the development of the Real Estate Project, are briefly stated below:

- i. The said Building shall be known as "Raycon Industrial Park/ Raycon IT Park / Der Deutsche Parkz" and shall comprise of ground plus 11 upper floors or such other upper floors as may be sanctioned by MCGM or such other concerned planning authority, as the case may be and the same is a Private Information Technology Park and the use of the units therein is restricted to IT and ITES;
- ii. The Real Estate Project comprises of ground + 6 upper floors;
- iii. The Promoter is undertaking the development of the said Building in a phase-wise manner.
- iv. The Government of Maharashtra, Directorate of Industries by its Letter bearing No. DI/IT/LOI/Raycon IT Park/268/2009/B-33301 dated 17th November, 2009 issued a Letter of Intent (hereinafter referred to as the "LOI") for *inter-alia* construction of a Private Information Technology Park on the said Larger Land on the terms and conditions therein mentioned and the same has been revalidated / renewed by the Promoter from time to time and all terms and conditions mentioned therein have been adhered to by the Promoter and the Promoter hereby confirms and assures that they are not in breach of any terms and conditions imposed by the Directorate of Industries;



- v. MCGM sanctioned the building plans on 4th February, 2010 for *inter-alia* construction of an IT Park on the said Larger Land and issued the Commencement Certificate bearing No. CE/1065/BPES/AS on 12th August, 2011 which was renewed from time to time. The aforesaid building plans were also amended from time to time by MCGM and the last amendment was sanctioned on 14th January, 2016 for construction of a multistoried building for Industrial Park consisting of 'Information Technology and Information Technology Enabled Services' on the terms, conditions mentioned therein;
- vi. The Government of Maharashtra, Environment Department, by its Letter bearing No. SEAC 2010/CR.438/TC.2 dated 3rd December, 2010 accorded Environmental Clearance to the said Building under category 8 (a) of EIA notification of 2006 on the terms and conditions mentioned therein;
- vii. The Promoter has also obtained NOC from the Chief Fire Officer vide its letter bearing Reference No FB/HR/R-VI/176 on the terms and conditions mentioned therein;
- viii. The Promoter has obtained Occupation Certificate bearing No. CE/1065/BPES/AS dated 12th February, 2018 from MCGM in respect of the Real Estate Project i.e. comprising of ground + 6 upper floors;
- ix. The total FSI including fungible FSI, TDR, etc. proposed to be consumed in the construction of the said Building is about 33,913.70 square meters ("Total FSI"), out of which FSI of 21,200.32 square meters is presently

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sanctioned ("Sanctioned FSI") and FSI of about 12,713.32 square meters remains to be sanctioned ("Balance FSI").

- x. FSI of 19,096.88 square meters out of the Sanctioned FSI has been consumed for the construction and development of the Real Estate Project ("Real Estate Project FSI").
- xi. FSI of about 14,816.82 square meters is proposed to be consumed for the construction and development of the Phase 2 Project ("Phase 2 FSI"). FSI 2103.44 square meters has been presently sanctioned from the entire Phase 2 FSI.
- xii. The Real Estate Project shall comprise of Industrial/IT and ITES units as per Central and State Government policies;
- xiii. The facilities and amenities in the said Real Estate Project that may be usable by the Allottee/s of the units are listed in the **Second Schedule** hereunder written ("Real Estate Project Amenities");
- xiv. The Promoter shall be entitled to put hoarding / boards / logo of their Brand Name, in a form of Neon Signs, MS Letters, Vinyl and Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding / board sites.
- J. While sanctioning the said plans for the construction of the said Building known as "Raycon Industrial Park / Raycon IT Park / Der Deutsche Park" on the portion of the said Larger Land, the concerned local authority and the Government have laid down various terms, conditions, stipulations and restrictions and in particular restrictions with regards to the user of the premises namely for Industrial Activity / Information Technology and Information Technology Enabled Services only which are to be strictly observed and performed by the allottees including their licensees / transferees while using the said Unit (as defined below) and there are certain terms, conditions, stipulations and restrictions which are to be strictly observed and performed by the Promoter while developing the said Larger Land and constructing the buildings. The Allottee is fully aware of the terms of the existing IT Policy of Government of Maharashtra and hereby agrees to abide by the same as well as any amendment, changes or substitution thereto;
- K. The Allottee/s is/are desirous of purchasing the Unit bearing No. 42 (IT office no. 2) on the 4th floor of the Real Estate Project ("the said Unit") has / have approached the Promoter and requested to allot to him/her/them the said Unit in the said Building more particularly described in 'Part C' of the **First Schedule** hereunder written.
- L. The Promoter has obtained a no objection certificate from Piramal Trusteeship Services Pvt. Ltd. dated 24th December, 2020 for the allotment, sale and transfer of the said Unit to the Allottee/s, copies whereof are annexed hereto and marked as **Annexure "2"**. The carpet area of the said Unit is 17,633 square feet and "carpet area" is defined under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("RERA") and the rules and regulations made thereunder ("RERA Rules") and is calculated as per Circular No. 4 of 2017



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bearing Ref. No. MahaRera Secy/File No. 27/84/2017 dated 4th June, 2017 issued by the Authority.

- M. The Allottee/s acknowledges and confirms that the Promoter proposes to further construct the said Building by utilization of the entire Total FSI in accordance with approvals and permissions obtained / to be obtained from time to time and as disclosed in the Disclosed Layout. The proposed layout plan being Disclosed Layout (“**Disclosed Layout**”), annexed to this Agreement as **Annexure “3”**, specifies the proposed total FSI proposed to be utilized on the said Land (“**Proposed Future and Further Development**”). The Promoter reserves its rights and are and shall continue to be entitled to amend, modify and/or substitute the Disclosed Layout including any future and further development of the said Land, in full or in part, as may be required by the Promoter from time to time or due to planning constraints which *inter alia* may include construction of building with such permutations and combinations of users as may be permissible, in a phase-wise manner as may be deemed fit and proper by the Promoter including by implementing various schemes as mentioned in DCR 1991 / DCPR 2034 or based on expectation of increased FSI / development potential which may be available in future on modification of DCR 1991 / DCPR 2034, which are applicable to the development of the said Larger Land *inter alia* in consonance with revised DCR 1991 / DCPR 2034.
- N. By virtue of the recitals above, the Promoter has sole and exclusive rights to sell the said Unit in the Real Estate Project constructed by the Promoter on the said Land and to enter into Agreement/s with the Allottee/s of the units comprised therein to receive the sale consideration in respect thereof.



In demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the Real Estate Project, and the plans, designs and specifications prepared by the Promoter's Architects specified herein including *inter-alia* the following:

- All title documents by which the Promoter has acquired right, title and interest to develop the said Larger Land;
- All the approvals and sanctions of all relevant authorities for the development of the said Larger Land, Real Estate Project including layout plans, building plans, floor plan, change of user permissions, CCs, Traffic NOC, MOEF EC, etc. and such other documents as required under the applicable laws;
 - All the documents mentioned in the Recitals hereinabove;
 - Certificate of Title dated 30th October, 2018 issued by M/s. Gordhandas and Fozdar (Regd), Advocates and Solicitors for the said Larger Land (“**the Title Certificate**”), copy whereof is annexed hereto at **Annexure “4”**;
 - Authenticated copies of the Property Register Cards for the said Larger Land, copy whereof is annexed and marked as **Annexure “5”**;

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- f. Authenticated copies of the layout and building plans, as approved by the MCGM with respect to *inter-alia* the said Larger Land, copy whereof has been annexed hereto and marked as Annexure "6".
- g. Authenticated copies of the plans and specifications of said Unit agreed to be purchased by the Allottee/s, as sanctioned and approved by the MCGM, copy whereof is annexed and marked as Annexure "7";
- h. The copy of the Commencement Certificate bearing No. CE/1065/BPES/AS dated 12th August, 2011 issued by MCGM which was renewed from time to time with respect to the Real Estate Project is hereto annexed and marked as Annexure "8";
- i. The copy of part Occupation Certificate bearing No. CE/1065/BPES/AS dated 12th February, 2018 issued by MCGM in respect of ground + 6 upper floors in the Real Estate Project. A copy of the part Occupation Certificate is annexed and marked as Annexure "9".
- ii. The copy of LOI dated 17th November, 2009 bearing No. DI/IT/LOI/Raycon IT Park/268/2009/B-33301 issued by the Government of Maharashtra, Directorate of Industries. A copy of LOI is annexed and marked as Annexure "10".
- P. Further, (i) the requisite approvals and sanctions, for the further development of the Real Estate Project from the competent authorities are being obtained, (ii) approvals and sanctions from other relevant statutory authorities are in process of being obtained and/or obtained by the Promoter.
- Q. Prior to execution of this Agreement, the Allottee/s has obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Unit, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop / construct the Real Estate Project on the said Larger Land, and such title being clear and marketable; (ii) the approvals and permissions (including CC) obtained till date and (iii) the Promoter's entitlement to develop the said Larger Land and construct the Real Estate Project under various provisions of the Development Control Regulations for Greater Mumbai, ("DCR") and applicable law and sell the premises therein. The Allottee/s hereby undertake not to hereafter raise any objection and/or make any requisitions with respect to the title of the Promoter to the said Larger Land and/or the said Unit. The Allottee/s undertake that they have verified with their financial advisor and confirm that the Allottee/s has the financial capability to consummate the transaction contemplated in these presents.
- R. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to purchase and acquire from the Promoter, the said Unit upon the terms and conditions mentioned in this Agreement at Total Consideration of Rs. 24,24,53,750/- (Rupees Twenty Four Crores Twenty Four Lacs Fifty Three Thousand Seven Hundred and Fifty Only) ("**Sale Consideration**"). Prior to the execution of these presents, the Allottee/s has / have paid to the Promoter the entire Sale Consideration of the said Unit agreed to be sold by the Promoter to the Allottee/s (the payment and receipt whereof the Promoter hereby admits and acknowledges) subject to deduction of tax at source in accordance with the provisions of the Income-tax Act, 1961.

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- S. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- T. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the said Unit on the terms and conditions and in the manner hereinafter appearing.

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

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience.
- The Promoter has completed the construction of the Real Estate Project being a Phase 1 of the said Building known as "Raycon Industrial Park / Raycon IT Park / Der Deutsche Parkz" *inter alia* consisting of comprising of 2 basements and Ground + 6 upper floors in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. However, the Promoter shall also undertake further and future development of the said Larger Land. The Real Estate Project shall have the common areas, facilities and amenities for the use of Allottee(s) of the units of the Real Estate Project. The facilities and amenities as listed in the Second Schedule shall be common between the allottee/s of the Real Estate Project and the allottee/s of the units that are proposed to be constructed by the Promoter as future and further development of the said Building.

Purchase of the said Unit and Sale Consideration:



The Allottee/s hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee/s, the said Unit being Unit No. 42 (IT office no. 2) on the 4th Floor of the said Building admeasuring 17,633 square feet carpet area (as defined under the provisions of RERA and as calculated as per Circular No. 4 of 2017 bearing Ref. No. MahaRera/Secy/File No. 27/84/2017 dated 4th June, 2017 issued by the Authority), as more particularly described in the Part 'C' of the **First Schedule** and as shown in the floor plan annexed and marked **Annexure - "7"** hereto, at and for the Sale Consideration of Rs. 24,24,53,750/- (Rupees Twenty Four Crores Twenty Four Lacs Fifty Three Thousand Seven Hundred and Fifty Only) ("the Sale Consideration"). The said Unit shall be bare shell (with windows and entrance door) and shall not contain any amenities within it. The Allottee/s shall ingress, egress, and regress to the said Unit through the passage/s and lobby on the 4th Floor of the said Building via elevators and staircase of the said Building.

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The Allottee/s has paid on or before execution of this Agreement, the entire Sale Consideration i.e. a sum of Rs. Rs. 24,24,53,750/- (Rupees Twenty Four Crores Twenty Four Lacs Fifty Three Thousand Seven Hundred and Fifty Only) in the following manner:

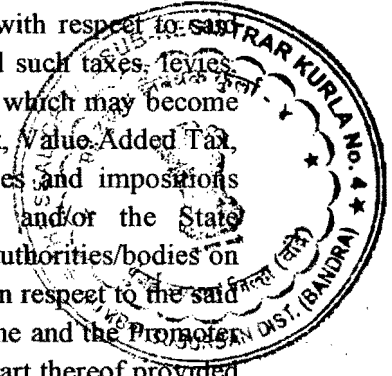
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- a. An amount of Rs. 24,06,35,347/(Rupees Twenty Four Crores Six Lacs Thirty Five Thousand Three Hundred and Forty Seven Only) has been paid by the Allottees to the PHL Fininvest Pvt. Ltd. vide demand drafts / pay orders No. 010004 dated 29.12.2020 drawn on Axis Bank in accordance with the No Objection Certificate dated 24.12.2020 (the payment and receipt whereof the Promoter doth hereby admits and acknowledges and of and from the same and every part thereof do hereby acquit, release and discharge the Allottee/s forever);
- b. a sum of Rs. 18,18,403/- (Rupees Eighteen Lacs Eighteen Thousand Four Hundred and Three Only), being 0.75% tax deducted at source on the Sale Consideration, shall be deposited by the Allottees with the income tax authorities under Section 194A of the Income Tax Act, 1961 read with the applicable rules there under.
- (iii) Presently, no Value Added Tax, Service Tax or GST is required to be paid on the Sale Consideration and/or this Agreement and/or the said Unit as per applicable laws. It is clarified that the Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes, if any, which may be levied with respect to said Unit and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including Service Tax, Value Added Tax, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or in respect to the said Unit, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof provided that such liability pertains to the period subsequent to the date of execution hereof. It is clarified and agreed that in the event such liability pertains to the period prior to the execution hereof, then the same shall be borne and paid by the Promoter alone.
- (iv) The Sale Consideration includes applicable stamp duty and registration charges and excludes all costs, charges and expenses including but not limited to out-of-pocket expenses and/or incidental charges in connection with the documents to be executed for the sale of the said Unit including on this Agreement and expenses on all documents for sale and/or transfer of the said Unit.
- (v) The facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and other Allottee/s of the Real Estate Project are listed in the **Second Schedule** hereunder written. However, the Promoter shall be entitled to grant exclusivity of any particular common areas, facilities and amenities in the Real Estate Project to any of the unit / premises holders as the Promoter may be deem fit provided further that the facilities and amenities mentioned in the Second Schedule remain unchanged.
- (vi) The facilities and amenities in the Real Estate Project that may be usable



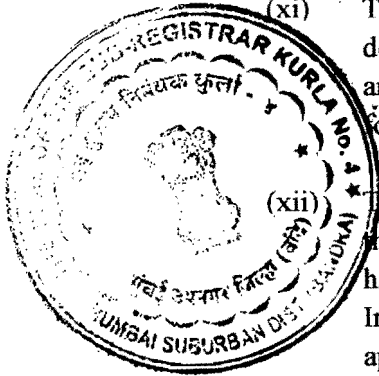
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by the Allottee/s and other allottee/s of the Real Estate Project are listed in the **Second Schedule** hereunder written.

- (vii) If the Allottee/s enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause 3 (which will not absolve Allottee/s of its responsibilities under this Agreement).
- (viii) The Promoter has agreed to sell to the Allottee/s and the Allottee/s has / have agreed to acquire from the Promoter the said Unit on the basis of the carpet area only and the Sale Consideration agreed to be paid by the Allottee/s to the Promoter is agreed on the basis of the carpet area of the said Unit. The Sale Consideration is only in respect of the said Unit and the Promoter has neither charged nor recovered from the Allottee/s any price or consideration for any additional areas (over and above carpet area of the said Unit) and/or the common areas.
- (ix) The Allottee/s is / are aware that the Allottee/s is / are required to deduct tax at source in accordance with the applicable rates as per the Income Tax Act, 1961 and the Allottee/s shall comply with the same.
- (x) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the MCGM at the time of sanctioning the said plans or thereafter.
- (xi) The Allottee/s shall use the said Unit for IT/ITES related activities as defined by Government of Maharashtra's IT Policy from time to time and shall not use the said Unit for any purpose other than the purpose for which the plans are sanctioned.



- (xii) The Allottee/s hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Government of Maharashtra, Directorate of Industries with respect to the IT/ITES use of the said Unit and all the approvals granted in respect thereof.
- (xiii) This is a LEED certified Gold rated Grade A Building. All necessary compliance required in terms of LEED certified building i.e. of Energy Savings, etc. have to be strictly complied with by the Allottee.

4. **FSI, TDR and development potentiality with respect to the Real Estate Project on the said Land:**

The Allottee/s hereby agree, accept and confirm that the Promoter proposes to develop the Real Estate Project / the Said Building (including by utilization of the full development potential) as depicted in the building / layout plans, proformas and specifications at **Annexures "3"** hereto and Allottee/s have agreed to purchase the said Unit based on the unfettered and vested rights of the Promoter in this regard.

5. **FSI, TDR and development potentiality with respect to the Proposed**

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Future and Further Development of the said Land:

- (i) The Allottee/s hereby agree, accept and confirm that the Promoter has developed the Real Estate Project and proposes to construct further floors on the said Building (by utilization of the full development potential of the Larger Land) and develop the same in a phase-wise manner in the manner more particularly detailed in the Recitals above constituting the Disclosed Layout and the Proposed Future and Further Development and Allottee/s have agreed to purchase the said Unit based on the unfettered and vested rights of the Promoter in this regard.
- (ii) The Allottee/s hereby further agree to sign and execute consent letters to accord their consent to modify the presently sanctioned building plans, if required, enabling the Promoter to construct additional floors as aforesaid. The Allottees further agree and consent to sharing the facilities and amenities, as specified in the **Second Schedule**, with the allottees of the units proposed to be constructed by the Promoter, as part of the proposed future and further development of the said Land, as if the Allottees of the units are allottee/s under the said Real Estate Project.

6. **Procedure for taking possession:**

- (i) Simultaneously with the execution and registration of this Agreement, subject to the occupation of the said Licensee as mentioned above under the said Leave and License Agreement, the Promoter has handed over the quiet, vacant and peaceful possession of the said Unit to the Allottees and the Allottees confirm the same.
- (ii) Simultaneously with the execution of this Agreement, the Allottee/s shall be liable to bear and pay their proportionate share i.e. in proportion to the carpet area of the said Unit, of outgoings in respect of the Real Estate Project including *inter-alia*, property taxes, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, electricity charges, insurance, common lights, repairs and salaries of clerks, bill collectors, security agency, house keeping, sweepers, AMC and maintenance of elevators and fire safety system, power and power back up, façade cleaning and maintenance, maintenance of water tanks, fire tanks and STP, maintenance of parking areas, maintenance of pump room, AMC and maintenance of HVAC system, AMC and maintenance of MEP system, maintenance of landscapes, maintenance of compound, general repairs and maintenance and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project Until the MAO Declaration (as defined below) / Society Conveyance (as defined below) is duly executed and registered. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and shall remain with the Promoter until the MAO Declaration / Society Conveyance is duly executed and registered. On execution of the MAO Declaration/ Society Conveyance, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Condominium / Society.



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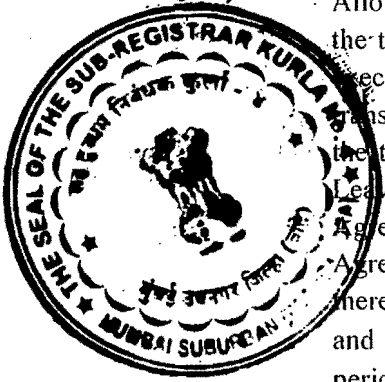
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7. If within a period of 5 (five) years from the date of handing over the said Unit to the Allottee/s, the Allottee/s bring to the notice of the Promoter any structural defect in the said Unit or in the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the provisions of the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee/s and/or any other Allottee/s in the Real Estate Project.

8. The Allottee/s shall use the said Unit or any part thereof and/or permit the same to be used by a third party for IT/ITES purpose only subject to obtaining requisite permissions from the Directorate of Industries as per applicable laws. It is agreed and clarified that the Promoter shall apply for and obtain permanent registration of the Real Estate Project with the Directorate of Industries as is mandatorily required to be done in accordance with the permissions and approvals granted for the Real Estate Project.

9. The Allottee/s shall on and from the date hereof, be entitled to all the rights and benefits including the right to receive the License Fee from the said Licensee from the date of execution and registration hereof, as per the terms of the said Leave and License Agreement as if the Allottees were a party thereto in place of the Promoter. Simultaneously with the execution and registration hereof, the Promoter has transferred the Security Deposit to the Allottee/s and hereafter the Allottee/s shall be liable to repay the Security Deposit to the Licensee as per the terms of the said Leave and License Agreement. Further, the Parties shall execute and register a Deed of Adherence with the said Licensee to record the transfer of ownership of the said Unit in favour of the Allottee/s and to confirm the terms and conditions of the said Leave and License Agreement. The said Leave and License Agreement is valid and subsisting as on the date of this Agreement and the terms and conditions of the said Leave and License Agreement shall be binding on the Allottee/s as if the Allottee/s is the licensor herein. Also, the Promoter shall ensure that a Deed of Adherence is executed and registered between the Promoter, Allottee/s and the said Licensee within a period of 60 (sixty) days from the date of execution hereof. The stamp duty and registration charges on the Deed of Adherence shall be borne and paid by the Allottee/s solely.



10. **Facility Manager:**

(i) The Promoter has the right to enter into contract with any third party / agency for the purpose of maintenance and upkeep (including security, access control, health protocols, signages) of the said Larger Land / the said Land / the said Building, such decision shall be final and binding. The Promoter may also formulate the rules, regulations and bye-laws for the maintenance and upkeep (including security, access control, health protocols, signages) of the said Building and/or the said Larger Land / the said Land and the Allottee/s hereby agree and undertake to abide and follow and not to deviate from any of the provisions of such rules, regulations and bye-laws.

(ii) The Promoter shall have the right to designate any space on the said

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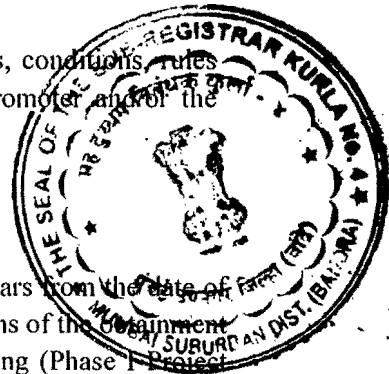
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Larger Land / the said Land and/or the said Building or any part thereof to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the said Building. The Promoter shall also be entitled to designate any space on the said Larger Land / the said Land and/or in the terrace / basement / any other service areas of the said Building to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the said Building and/or in any other buildings.

- (iii) Notwithstanding any other provision of this Agreement, the Promoter has right to and shall be entitled to nominate any person ("Facility Manager") to manage the operation and maintenance of the said Building, common amenities and facilities on the said Larger Land / the said Land after the completion of the development of the said Larger Land / the said Land. The Promoter has the authority and discretion to negotiate with such Facility Manager and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them.
- (iv) The Allottee/s agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the Facility Manager.

11. **Formation of Condominium/ Society:**

- (i) On or before the expiry of the period of 7 (seven) years from the date of execution of this Agreement or within 3 (three) months of the date of the full Occupation Certificate of the said Building (Phase I Project and Phase II Project), whichever is later, the Promoter and the Allottee/s may (i) form a condominium for the apartment holders of the Building ("said Condominium") as per the provisions of the Maharashtra Apartment Ownership Act, 1970 ("MAO Act") and the rules and regulations framed thereunder from time to time, (ii) in such case, the Promoter shall execute a Declaration in respect of the Real Estate Project in accordance with the provisions of the MAO Act ("MAO Declaration") for the formation of, *inter alia*, the Condominium and shall ensure that MAO Declaration is duly registered with the concerned office of the Sub-Registrar of Assurances, and (iii) also enter into a Deed of Apartment under which the Promoter shall sell the said Unit to the Allottee/s (herein referred to as the "Deed of Apartment") and submit the said Building and the said Land to the said Condominium, grant the undivided share and interest in the said Land and undivided right in the Real Estate Project Amenities, proportionate to the said Unit being conveyed to the Allottee/s therein. The format of the Deed of Apartment will be prepared by the Promoter. The said Condominium shall have such name as may be decided by the Promoter.
- (ii) The Allottee/s herein along with the other allottee/s of premises/units in the said Building, including the units to be constructed as a part of the future and further development thereof, shall be admitted as members of the said Condominium and for the Allottee/s herein and



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other allottee/s, said Condominium shall be the organisation / condominium for the purposes of the provisions of the RERA and RERA Rules.

- (iii) The Allottee/s shall from time to time sign and execute the application for membership of new members and all other papers, forms, writings and documents necessary to admit new members to the said Condominium, including the bye-laws of the said Condominium and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the said Condominium, as may be required to update the records of the said Condominium.
- (iv) The promoter shall be at a liberty to change the name of the said Condominium, if necessitated.
- (v) In the event of any Condominium being formed and registered before the sale and disposal by the Promoter of all the premises in the said Building, the Promoter shall have absolute authority to deal with and dispose of the unsold premises, in such manner as it deems fit and to receive the consideration in respect thereof. Provided the Allottee/s hereby agrees and confirms that in the event of the Condominium being formed before the Promoter deals with or disposes of all the premises in the said Building or in additional floors of the said Building then an allottee or purchaser/s of premises from the Promoter shall be admitted to the membership of such Condominium on being called upon by the Allottee/s without payment of premium or any additional charges save and except Rs. 1,000/- as entrance fee and such allottee, purchaser or transferee thereof shall not be discriminated against or treated prejudicially by the Condominium.
- (vi) The Promoter shall be entitled to, join as a member of the said Condominium in respect of unsold premises in the Real Estate Project including the units to be constructed as a part of the future and further development of the said Land, if any.
- (vii) The Promoter shall be liable to pay only the proportionate Municipal rates and taxes, at actuals, in respect of the unsold premises in the said Building. The Promoter shall be entitled to sell the unsold premises as and when deemed expedient by the Promoter.
- (viii) The Promoter shall be entitled to alter the terms and conditions of the agreement relating to the unsold premises in the said Building of which the said Unit forms part and the Allottee/s shall have no right to object to the same.
- (ix) All costs, charges and expenses in connection with the preparation of any other documents required to be executed by the Promoter, or by the Allottee/s, including stamp duty and registration charges, in respect of such documents, shall be paid by the Allottee/s proportionately with the Allottee/s of the other premises in the said Building, as well as the entire professional costs of the Advocates of the Promoter in preparing and/or approving all such documents shall be borne and paid by the



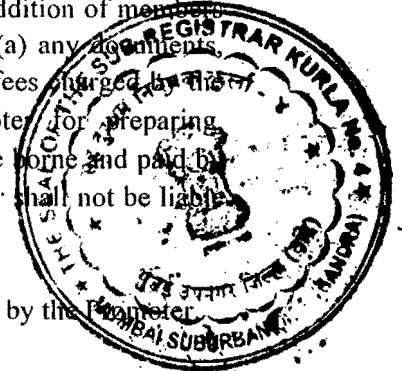
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Allottee/s proportionately. Such amount if required by the Promoter shall be kept deposited by the Allottee/s with the Promoter at the time of taking possession of the said Unit and shall, until utilization, remain with the Promoter free of interest or as may be provided in law.

- (x) Post handing over of the charge, the said Condominium / Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- (xi) The Promoter shall always and even after handing over of the charge continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the said Condominium for the sale / allotment or transfer of the unsold premises in the Real Estate Project, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs. 500/- (Rupees Five Hundred only) per month in respect of each unsold and unoccupied premises towards the outgoings.
- (xii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the addition of members to the said Condominium, including in respect of (a) any agreements, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Allottee/s and other allottee/s, and the Promoter shall not be liable toward the same.
- (xiii) The bye-laws of the Condominium will be prepared by the Promoter.
- (xiv) Notwithstanding anything stated in this Agreement, the MAO Declaration shall be subject to the Promoter's right, and entitlement to the following:
- Sell, transfer, deal with and/or dispose of the unsold units and common areas and facilities, car parks, etc., appurtenant thereto;
 - All the right, title, interest, entitlements, benefits, advantages, FSI, TDR, and all other FSI, etc., with respect to and/or in relation to the said Larger Land / the said Land.
- (xv) The Promoter at its sole discretion, instead of the Condominium and the MAO Declaration as aforesaid, may form a society of the owners of the units in the said Building ("Society") under the provisions of the Maharashtra Co-operative Societies Act, 1960 and may convey the said Land and the said Building within the time as stipulated herein above ("Society Conveyance") as may be permissible under the applicable laws. In case of formation of the said Society instead of Condominium as aforesaid, all the provisions and terms and conditions as provided herein viz-a-viz the Condominium and MAO Declaration



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shall be read and construed as applicable to the Society and the Society Conveyance accordingly.

12. **Loan and Mortgage:**

- (i) The Allottee/s shall be entitled to avail loan from a bank / financial institution and to mortgage the said Unit as by way of security for repayment of the said loan to such bank / financial institution, with the prior written consent of the Promoter until the Condominium / Society is formed for the said Building.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Unit, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Unit, shall be solely and exclusively borne and incurred by the Allottee/s. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner.
- (iv) In the event of any enforcement of security / mortgage by any bank / financial institution, the Promoter shall be entitled to extend the necessary assistance / support as may be required under applicable law.

13. **Representations and Warranties of the Promoter:**

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexures, subject to what is stated in the Title Certificate:

- (i) The Promoter has clear and marketable title to the said Larger Land and has the requisite rights to carry out development upon the said Larger Land and for the implementation of the Real Estate Project;
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities in respect of the development of the Real Estate Project;
- (iii) There are no encumbrances including but not limited to any mortgage, charge, lien, etc. upon the Real Estate Project and/or the said Unit except as stated in these presents;
- (iv) Save and except as disclosed herein, there is no litigation pending in any Court of law or before any authority or authorities concerned pertaining to the said Unit nor has the Promoter received or been served with any order, decree, order of attachment before or after judgment, writ of summons from any Court of law or other judicial authorities nor has the Promoter received or been or served with any notice, circular, notification or otherwise from any person or persons, authority or authorities of Government, Semi-Government, public or local bodies whereby or by reason whereof the Promoter is prevented



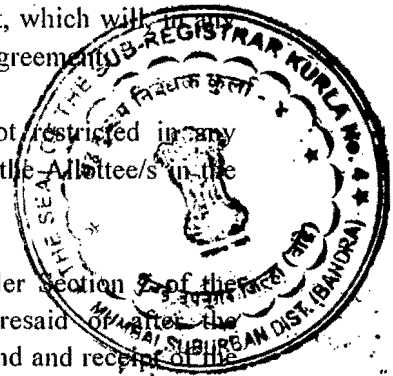
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from selling and transferring the said Unit;

- (v) There are no encumbrances upon the Real Estate Project save and except those disclosed herein;
- (vi) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting and have been obtained by following due process of law;
- (vii) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- (viii) As mentioned above, the Promoter has by and under the said Leave and License Agreement granted a license to use and occupy the said Unit in favor of the said Licensee.
- (ix) Save and except as disclosed herein, the Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Larger Land / the said Land and the said Unit, which will in any manner, affect the rights of Allottee/s under this Agreement;
- (x) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee/s in the manner contemplated in this Agreement;
- (xi) At the time of execution of the Declaration under Section 2 of the MAO Act or the Society Conveyance as aforesaid, after the completion of the full development of the said Land and receipt of the full occupation and completion certificate of the said Building, whichever is later, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the said Building to the said Condominium / Society;
- (xii) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the handing over of charge of the said the said Land to the said Condominium / Society and thereupon shall be proportionately borne by the said Condominium / Society;
- (xiii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Land) has been received or served upon the Promoter in respect of the said Land and/or the Real Estate Project.
- (xiv) The Promoter has informed the Allottee/s and the Allottee/s are aware that the Brihanmumbai Mahanagarपालिका had prescribed a new road line being the RL Land shown by brown colour boundary line on the plan annexed hereto as Annexure "1" being access to the Nahur

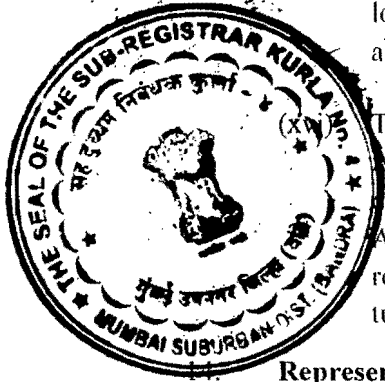


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Railway Station on the said Larger Land. A part of the road line runs over the amenity space due to which the approval for condonation of amenity space may be required. There is also Railway Reservation (which is now declared as a D.P. road under the new Development Plan) on the said Larger Land to the extent of the DP Road Land shown by grey colour boundary line on the plan annexed hereto as **Annexure "1"**. The Promoter are required to handover the RL Land and the DP Land to the concerned authorities and the Promoter alone shall be entitled to all the benefits including either by way of compensation or FSI or TDR arising out of or in relation thereto and neither the Allottee/s nor the said Condominium / Society when formed shall have any claim, right, title or interest thereto. The Allottee/s hereby confirms that they will not raise any objections or obstructions in handing over possession of the same and receiving any compensation from the concerned authorities either in cash or TDR / FSI or any other benefit arising out of such handover which shall absolutely belong to the Promoter alone.

- (xv) The Promoter may be required to modify and amend the plans in respect of the said Building for the purpose of obtaining necessary approvals in respect of construction and completion of Phase 2 Project. Also, there may be certain modifications and amendments in the plans in respect of the Real Estate Project due to architectural, structural and/or any other reasons, which may include variations in certain area and services as may be required under the applicable laws. Certain other modifications may include splitting / combining of certain areas without affecting the said Unit. The Promoter has also informed the Allottees that a separate car parking tower will be constructed as part of the Phase 2 Project, the location whereof is shown in Green colored boundary line on the plan annexed and marked as **Annexure "3"** hereto.



The Promoter does hereby indemnify and shall keep indemnified the Allottee/s from and against any actual loss, damage, litigations, claims, demands, costs and charges that may be suffered and/or incurred by the Allottee/s consequent upon any of the statements, declarations, representations and assurances made and contained in this Agreement turning out to be wrong, false or inaccurate.

Representations and Covenants by the Allottee/s

The Allottee/s, with intention to bring all persons into whosoever hands the said Unit and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows:

- (i) To maintain the said Unit at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Unit is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Real Estate Project in which the said Unit is situated and the said Unit itself or any part thereof without the consent of the local authorities and Promoter and/or the Condominium / Society.
- (ii) Not to store in the said Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the

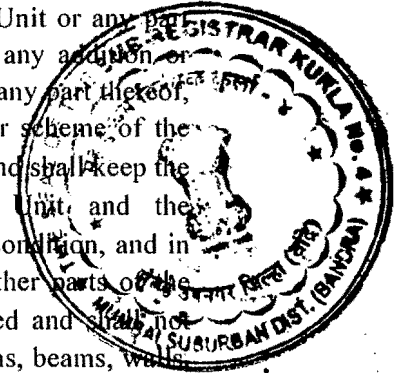
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construction or structure of the Real Estate Project in which the said Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said Unit is situated, including entrances of the Real Estate Project in which the said Unit is situated and in case any damage is caused to the Real Estate Project in which the said Unit is situated or the said Unit on account of negligence or default of the Allottee/s in this behalf, the Allottee(s) shall be liable for the consequences of the breach.

- (iii) To carry out at his own cost all internal repairs to the said Unit and maintain the said Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Unit is situated or the said Unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of committing any act in contravention of the above provision in and from the said Unit, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the said Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Unit is situated and shall keep the portion, sewers, drains and pipes in the said Unit, and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which the said Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said Unit without the prior written permission of the Promoter and/or the said Condominium / Society;
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Real Estate Project in which the said Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said Larger Land / the said Land and/or the Real Estate Project in which the said Unit is situated.
- (vii) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, its share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the Real Estate Project in which the said Unit is situated and it is clarified and agreed that the Allottee/s alone shall be entitled to the refund of such deposit/s in the future and the Promoter shall not claim any amounts therefrom for any reason whatsoever.



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(viii) Not to change the user of the said Unit without the prior written permission of the Promoter and/or the said Condominium / Society;

(ix) The Allottee/s shall be unconditionally allowed to let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Unit or dispose of or alienate otherwise howsoever, the said Unit and/or its rights, entitlements and obligations under this Agreement, provided that the prospective buyer / lessee / licensee, etc. shall at all times use the said Unit (or part thereof) only for IT/ITES related activities as per the Government Policy declared from time to time and the Allottee/s shall ensure that a certified true copy of all such requisite permissions and approvals relating to IT/ITES are submitted to the Promoter / Condominium / Society prior to such transfer. In the case of any legally permissible change of user other than IT/ITES related activities, the same shall only be with the prior written approval of the Promoter and/or the Condominium / Society and on payment of such premium as may be decided by the Promoter and/or the Condominium / Society / any appropriate authority.

(x) The Allottee/s shall observe and perform all the rules and regulations which the said Condominium / Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said 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 Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Condominium / Society regarding the occupancy and use of the said Unit in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Unit and the Real Estate Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Unit or any part thereof with prior written intimation of 24 (twenty four) hours and undertake the necessary works. Such intimation will not be required to be given in case of urgency.

(xii) The Allottee/s shall be permitted to put up its signage / hoardings only at such designated place of the Real Estate Project as may be permitted and provided by the Promoter in writing. In the event, the Allottee/s intent to use its signage / hoardings on any other portion of the Real Estate Project, the prior permission of the Promoter will be required to

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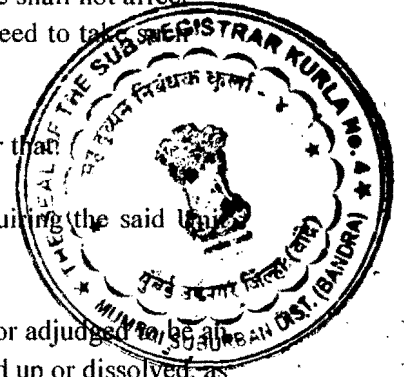
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be obtained.

15. The Promoter shall maintain a separate account in respect of sums received from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the said Condominium / Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the Real Estate Project or the said Larger Land / the said Land or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Unit hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the MAO Declaration or the Society Conveyance.
17. **Promoter shall not mortgage or create a charge:**

After the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the said Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take the said Unit.

18. The Allottee/s hereby represents and warrants to the Promoter that:
- he / she / they / it is / are not prohibited from acquiring the said Unit under any applicable law or otherwise;
 - he / she / they / it has / have not been declared and / or adjudged as insolvent, bankrupt, etc., and / or ordered to be wound up or dissolved, as the case may be;
 - no receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his / her / their / its assets and/or properties;
 - none of his / her / their / its assets / properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute, etc.;
 - no notice is received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his / her / their / its involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her / them;
 - no execution or other similar process is issued and/or levied against him / her / them and/or against any of his / her / their / its assets and properties;
 - he / she / they has / have not compounded payment with his / her / their / its creditors;



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- i. he / she / it / they is / are not an undesirable element and will not cause nuisance and / or cause hindrances in the completion of the project and/or anytime thereafter and will not default in making payment of the amounts mentioned in this Agreement; he / she / it / they shall use the said Unit for IT/ITES purpose only as defined by Government of Maharashtra's IT Policy from time to time and shall not use the said Unit for any purpose other than the purpose for which the plans are sanctioned.

19. It is abundantly made clear to the Allottee/s who are a non-resident / foreign national of Indian Origin, that in respect of all remittances, acquisitions / transfer of the said Unit, it shall be his/her/their/its sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. The Allottee/s understands and agrees that in the event of any failure on his/her/their/its part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India he/she/they/it alone shall be liable for any action under the Foreign Exchange Management Act, 1999, or any other statutory modifications or re-enactments thereto. The Promoter accepts no responsibility in this regard and the Allottee/s agrees to indemnify and keep the Promoter indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.



Entire Agreement:

This Agreement, along with its schedules and annexures, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supercedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit/plot/building, as the case may be.

21. **Right to Amend:**

This Agreement may only be amended through written consent of the Parties.

22. **Provisions of this Agreement applicable to Allottee/s / Subsequent Allottee/s:**

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

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23. **Severability:**

If any provision of this Agreement shall be determined to be void or unenforceable under other applicable laws, such provisions of this Agreement, shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

24. **Method of calculation of proportionate share:**

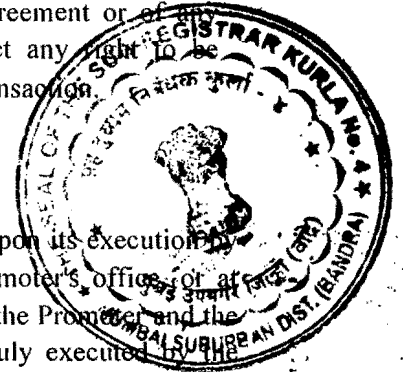
Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottee/s in Real Estate Project, the same shall be in proportion to the carpet area of the said Unit to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project.

25. **Further Assurances:**

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

26. **Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, in City of Mumbai, after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence, this Agreement shall be deemed to have been executed at Mumbai



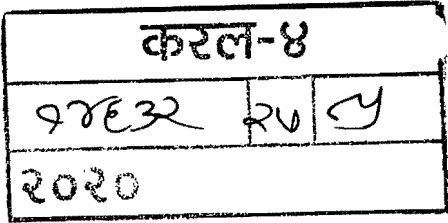
27. The Allottee/s and/or Promoter shall present and lodge this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and shall admit execution thereof.

28. All notices to be served on the Allottee(s) and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

LT SAGAR COASTAL TRANSPORT PVT. LTD.
A-418, Aurus Chambers, S. S. Amrutwar Lane, Near Mahindra Tower, Worli,
Mumbai - 400013
Notified Email ID: ltsagaremail@gmail.com

RAYCON INFRASTRUCTURE PRIVATE LIMITED
Subhash Nagar Road, Next to Classic Marble, Bhandup (West),
Mumbai 400 078. Notified Email ID: raycon@rayconindia.com

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29. It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee/s, as the case may be.

30. **Joint Allottee/s:**

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

31. **Stamp Duty and Registration Charges:**

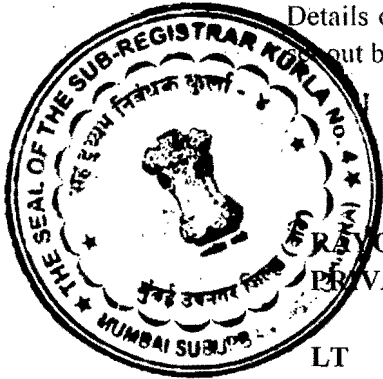
The charges towards stamp duty fees and registration charges of this Agreement shall be borne by the Promoter.

32. **Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

33. **Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter and Allottee/s are set out below, -



<u>Party</u>	<u>PAN</u>
RAVICON INFRASTRUCTURE PRIVATE LIMITED	AADCR7724A
LT SAGAR COASTAL TRANSPORT PVT. LTD.	AABCL8942Q

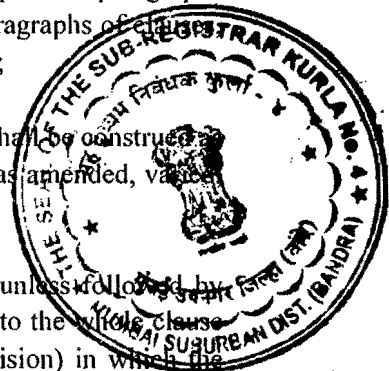
34. **INTERPRETATION:**

- In this Agreement where the context admits:
- any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time

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- to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;
- iii. any reference to the singular shall include the plural and vice-versa;
 - iv. any references to the masculine, the feminine and the neuter shall include each other;
 - v. any references to a "company" shall include a body corporate;
 - vi. the word "Business Day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed;
 - vii. the schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it. Any references to clauses, sections and schedules are to clauses, sections of and schedules to this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of sections and schedules in which the reference appears;
 - viii. references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
 - ix. the expression "the Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;
 - x. each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
 - xi. 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 Business Day, then the period shall include the next following Business Day;
 - xii. the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
 - xiii. references to a person (or to a word importing a person) shall be construed so as to include:
 - a. an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a



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government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);

- b. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and
- c. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives.
- xiv. where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

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

FIRST SCHEDULE ABOVE REFERRED TO

PART 'A'

(Description of the said Larger Land)

All that piece or parcel of land admeasuring 13,204.6 square meters situate, lying and being at Mouje Bhandup, Taluka South Salsette, Bombay Suburban District in the Registration Sub-District of Bandra bearing Old Survey Nos. 81(part), 82(part), 83(part) and 84(part) and Collector's New Survey Nos. 74(part), 218(part) and 219(part) corresponding to C.T.S No. 358/A/1/A/1.

On or towards the West	: By 44' D.P. Road
On or towards the East	: By Railway Line
On or towards the North	: By the property belonging to Ceat Tyre Limited
On or towards the South	: By the Plot X, Plot Y2, Plot Y3 and the property belonging to WMI Crane



PART 'B'

(Description of the said Land)

All that piece or parcel of land admeasuring 7,208.81 square meters approximately situate, lying and being at Mouje Bhandup, Taluka South Salsette, Bombay Suburban District in the Registration Sub-District of Bandra bearing Old Survey Nos. 81(part), 82(part), 83(part) and 84(part) and Collector's New Survey Nos. 74(part), 218(part) and 219(part) corresponding to C.T.S No. 358/A/1/A/1 (part) forming part of the said Larger Land.

On or towards the West	: By Plot belonging to Classic Marble, CTS No. 358/B
On or towards the East	: By Railway Reservation Plot/D P Road (Proposed) ("DP Road Land")
On or towards the North	: By Property belonging to Ceat Tyres Ltd.
On or towards the South	: By Internal Layout Road / Road Line ("RL Land").

PART 'C'

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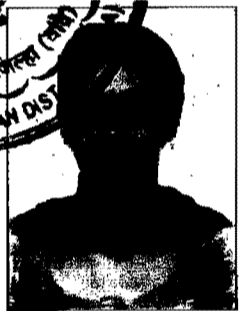
(Description of the said Unit)

A Unit being Unit No. 42 (IT office no. 2), admeasuring 17,633 square feet equivalent to approximately 1638.15 square meters carpet area, on the 4th floor, of the building to be known as "Raycon Industrial Park/ Raycon IT Park Raycon IT Park / Der Deutsche Parkz" standing on all those pieces and parcels of lands described in the Part 'A' & Part 'B' above.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of facilities and amenities of the Real Estate Project for the Allottee/s of the Units)

Sr. No.	Description
1.	Water Supply
2.	Sewerage
3.	Storm Water Drains
4.	Fire Protection and Fire Safety Requirements
5.	Electrical Meter Room.



SIGNED AND DELIVERED
 within named "PROMOTER"
**RAYCON INFRASTRUCTURE
 PRIVATE LIMITED**
 through the hands of its Director
 Mr. / Ms. Sharmistha Kajaria
 authorised to sign these presents vide Board
 resolution passed at the meeting of the board
 of Directors of the Promoter held on
 29th December 2020,
 in the presence of ...



For Raycon Infrastructure Pvt. Ltd.

S. Kajaria

Authorised Signatory / Director.

SIGNED AND DELIVERED BY THE
 within named "ALLOTTEE/S"
**LT SAGAR COASTAL TRANSPORT
 PVT. LTD.**
 through the hands of its Director
 Mr. / Mrs. Vanitha Malhotra
 authorised to sign these presents vide Board
 resolution passed at the meeting of the board
 of Directors of the Allottee/s held on
 21st December 2020,
 in the presence of ...

For LT SAGAR COASTAL TRANSPORT PVT. LTD.

Malhotra

Director

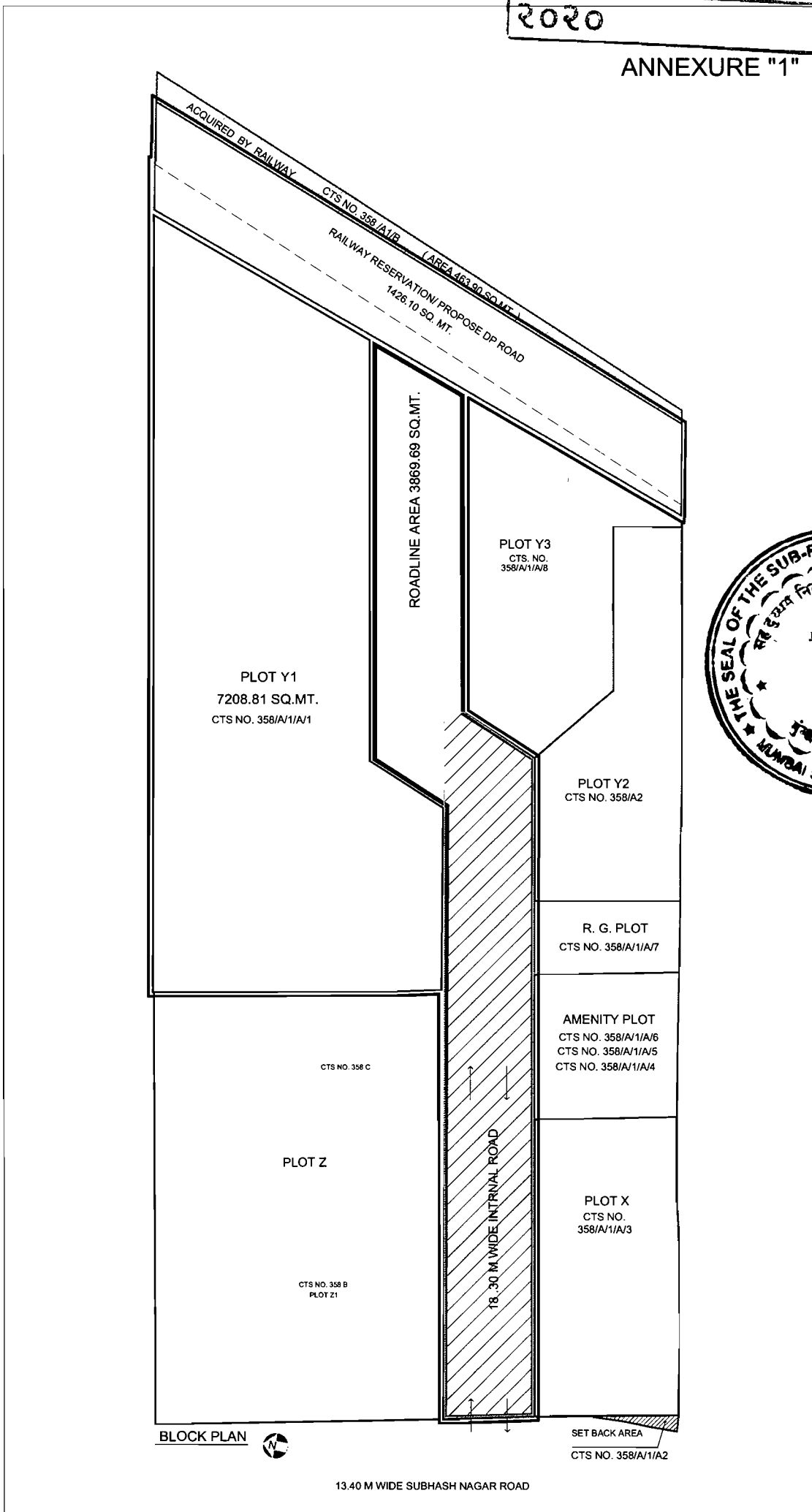


1) S. Kajaria
 2) P. J.



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ANNEXURE "1"



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Handwritten signature or initials.

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Piramal
Trusteeship Services

Date: December 24, 2020

Ref: PTSP/LNOC/202021/Raycon/03

Raycon Infrastructure Private Limited
Subhash Nagar Road,
Next to Classic Marble,
Bhandup (W), Mumbai – 400 078
Kind Attention: **Mr. Nilesh Parekh**



Dear Sir,

Sub: No objection certificate for sale of Unit no 42 (IT Office no 2) bearing chargeable area 29,643 square feet" (carpet area 17633 square feet) located at business park being "Der Deutsche Parkz", Bhandup, Mumbai, Maharashtra ("the said Property").

Ref: Request email dated December 22, 2020 from Raycon Infrastructure Private Limited.

This is in relation to the term loan facility of INR 100,00,00,000.00 (Rupees One Hundred Crores only) ("Facility") availed by Raycon Infrastructure Private Limited ("Borrower") from Piramal Capital & Housing Finance Limited (further assigned to PHL Fininvest Pvt Ltd) ("Lender"). The Borrower has, vide deed of mortgage dated December 22, 2017 (as amended from time to time), created exclusive charge over, *inter alia*, business park being "Der Deutsche Parkz", located at Bhandup, Mumbai, Maharashtra ("Mortgaged Property") in favour of Piramal Trusteeship Services Private Limited ("Security Trustee") for the benefit of the Lender.

The Borrower has, vide an email dated December 22, 2020 requested a No Objection Certificate to enable sale of the said Property for a total sale consideration of INR 24,24,53,750 (Rupees Twenty Four Crores Twenty Four Lakhs Fifty Three Thousand Seven Hundred & Fifty only) ("Sale Consideration") to LT SAGAR COASTAL TRANSPORT PVT LTD ("Proposed Purchaser").

In this connection, we hereby agree and confirm that we have no objection to sale of the said Property to the Proposed Purchaser and the consent is hereby accorded to the release of charge by Piramal Trusteeship Services Private Limited over the said Property and that Piramal Trusteeship Services Private Limited shall have no claim, right, title or interest in respect of the said Property any more whatsoever subject to the following conditions:

- (i) This consent hereby granted is restricted to release of mortgage over the said Property as described above in order to enable sale of the said Property to the Proposed Purchaser. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize Raycon Infrastructure Private Limited to sell any other unit in the Mortgaged Property without applying to Piramal Trusteeship Services Private Limited for a fresh consent letter.

Piramal Trusteeship Services Private Limited

CIN : U67200MH2017PTC294979

Registered Office: 4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 Maharashtra, India

T +91 22 6230 9529 F + 91 22 2490 2363

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[Handwritten Signature]

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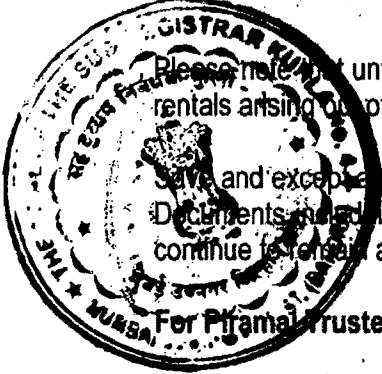
(ii) The consent hereby granted is subject to the Purchaser depositing all the Sale Consideration in the bank account bearing no. 57500000348684 held with HDFC Bank Limited, Kamala Mills Compound, Lower Parel branch, Mumbai ("**Escrow Account**");

If the Purchaser/s fail to deposit such Sale Consideration in the said Escrow Account **within 30 (Thirty) days from the date of this letter**, this NOC shall stand revoked/ cancelled.

(iii) In the event the sale of the said Property to the Purchaser is cancelled for any reason, the consent above accorded shall stand revoked forthwith and the Borrower shall have to apply for a fresh consent in relation to sale of the said Property to any other person.

(iv) Please note that Security Trustee will continue to hold charge on behalf of the Lender, over the Mortgaged Property except for the said Property till the loan availed by the Borrower is fully repaid.

(v) This certificate is being given without any prejudice or liabilities of any nature on part of the Lender/Security Trustee or its officer.



Please note that until entire Sale Consideration is transferred in the Escrow Account, the proportionate rentals arising out of the said Property shall be continued to be deposited in the Escrow Account.

Save and except as specifically and expressly permitted by this letter, all other provisions of the Facility Documents including Deed of Mortgage shall remain unchanged and in full force and effect and shall continue to remain applicable and binding on the Parties.

For Piramal Trusteeship Services Private Limited


 Authorised Signatory

CC:
 PHL Fininvest Pvt Ltd

Piramal Trusteeship Services Private Limited

CIN : U67200MH2017PTC294979

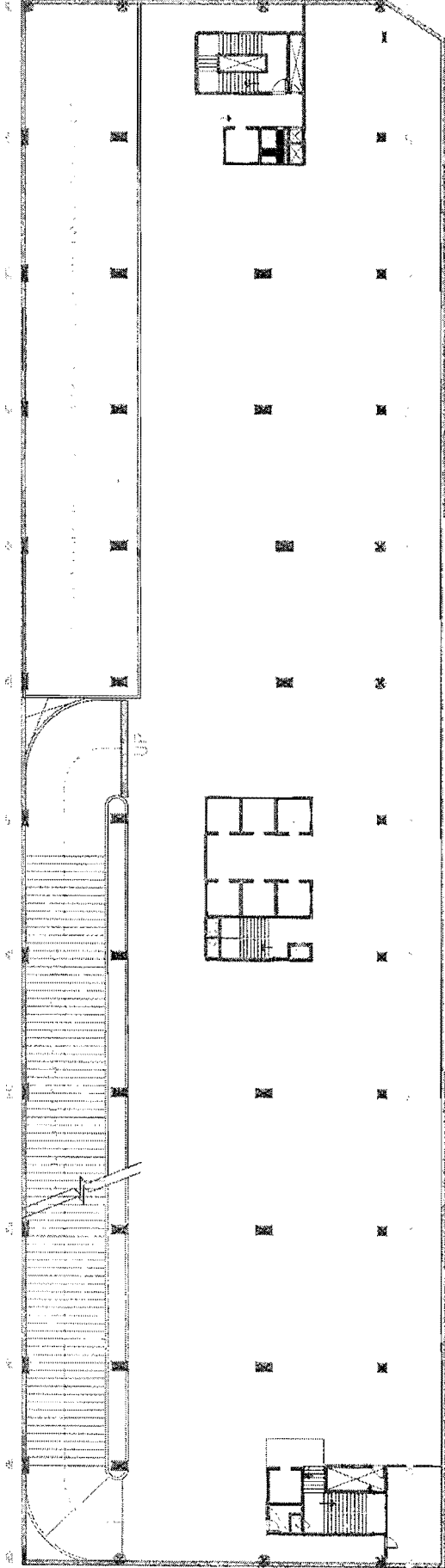
Registered Office: 4th Floor, Piramal Tower Annexe, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 Maharashtra, India

T +91 22 6230 9529 F + 91 22 2490 2363

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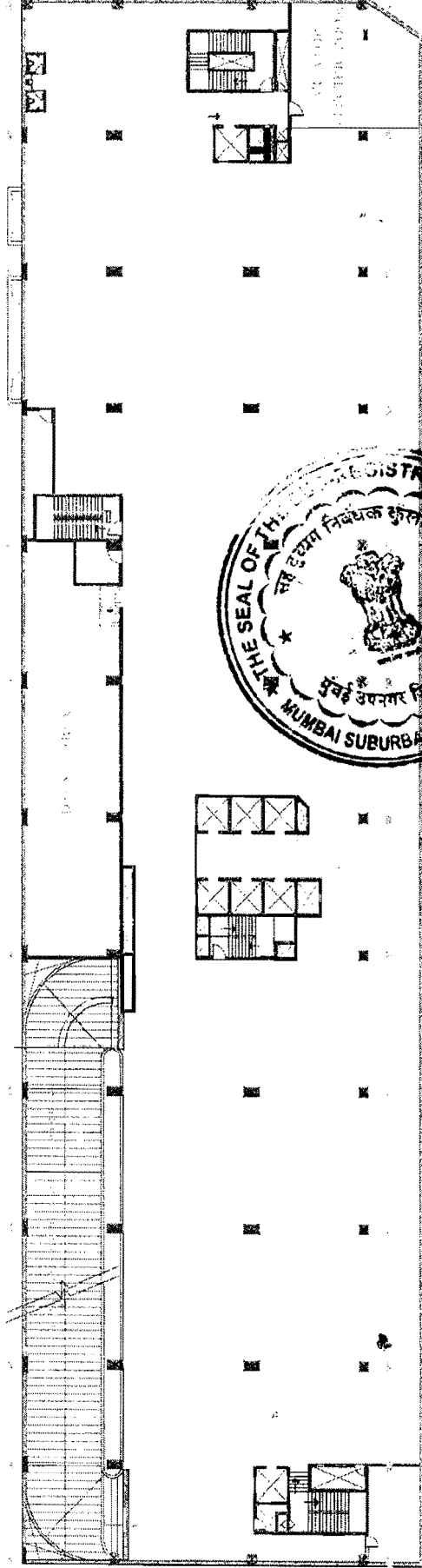


ANNEXURE " 3 " (COLLY)



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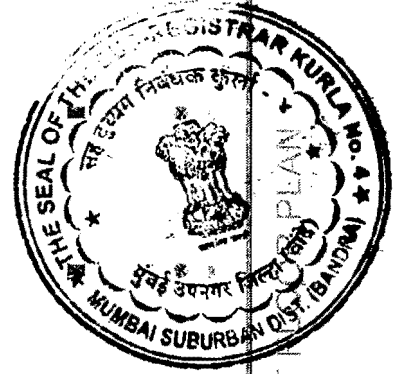
LOWER BASEMENT FLOOR PLAN



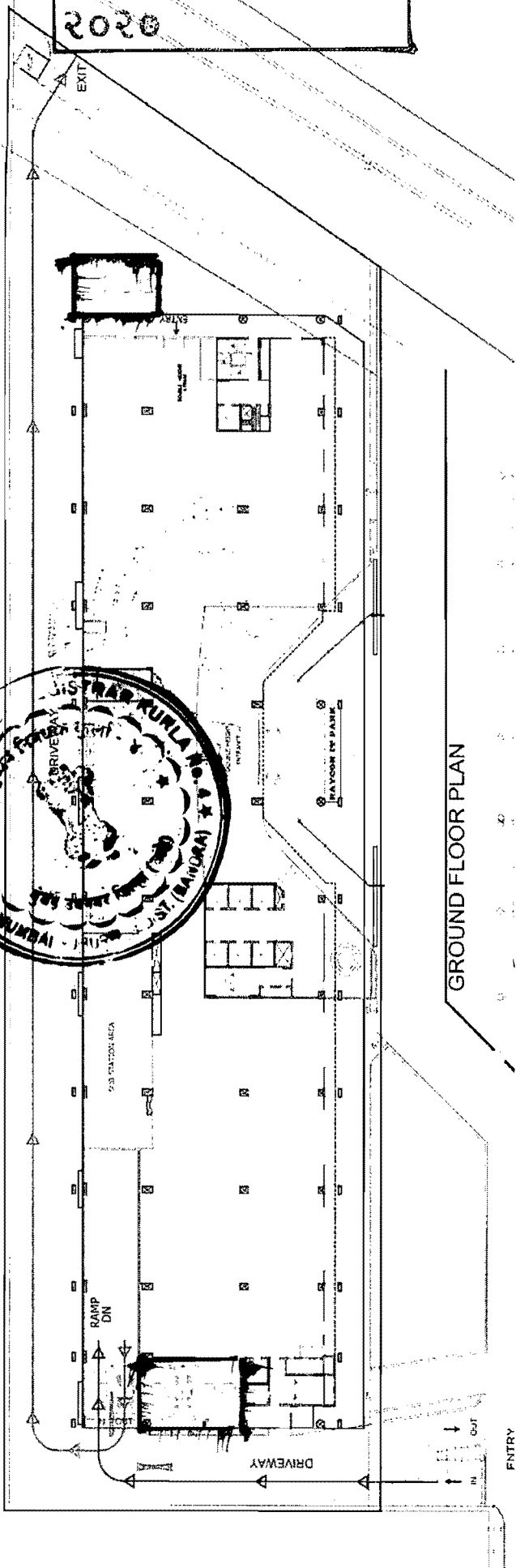
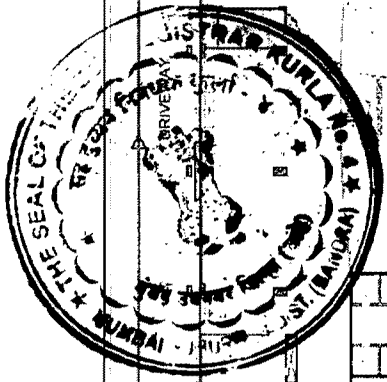
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UPPER BASEMENT

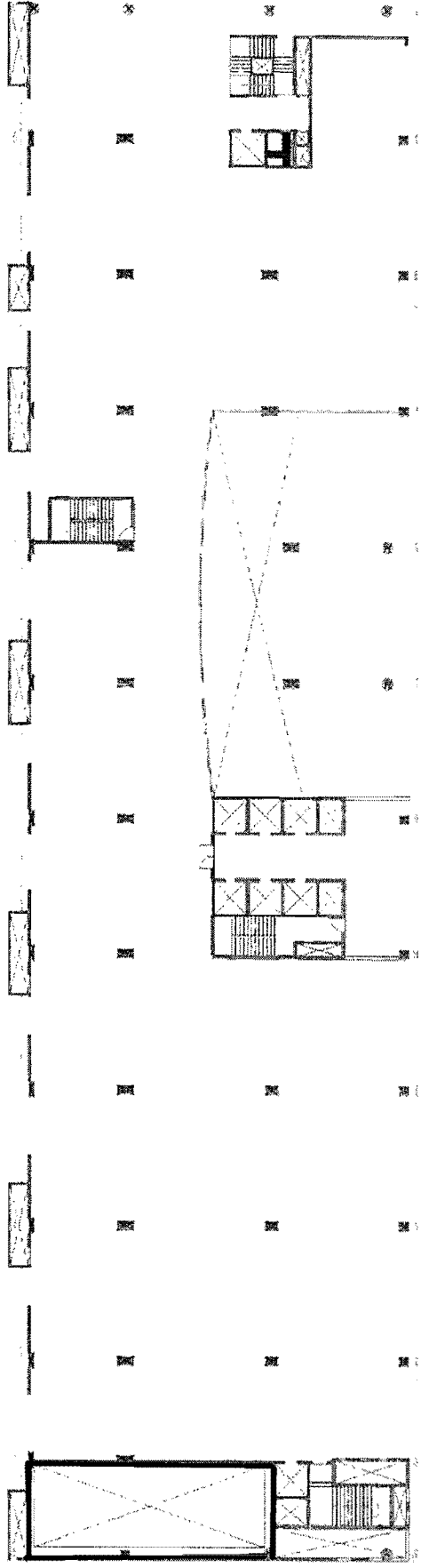
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GROUND FLOOR PLAN

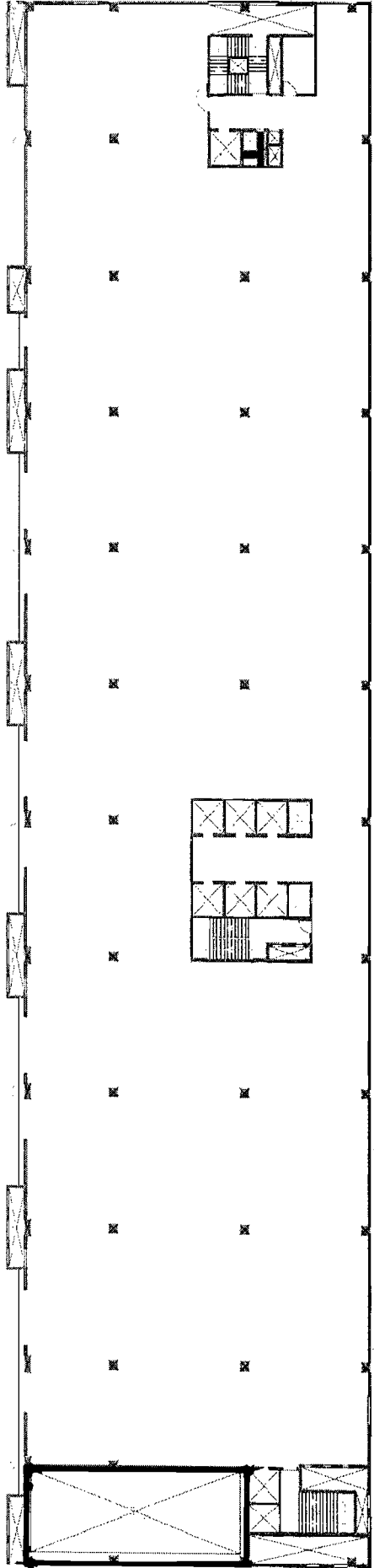


FIRST FLOOR PLAN

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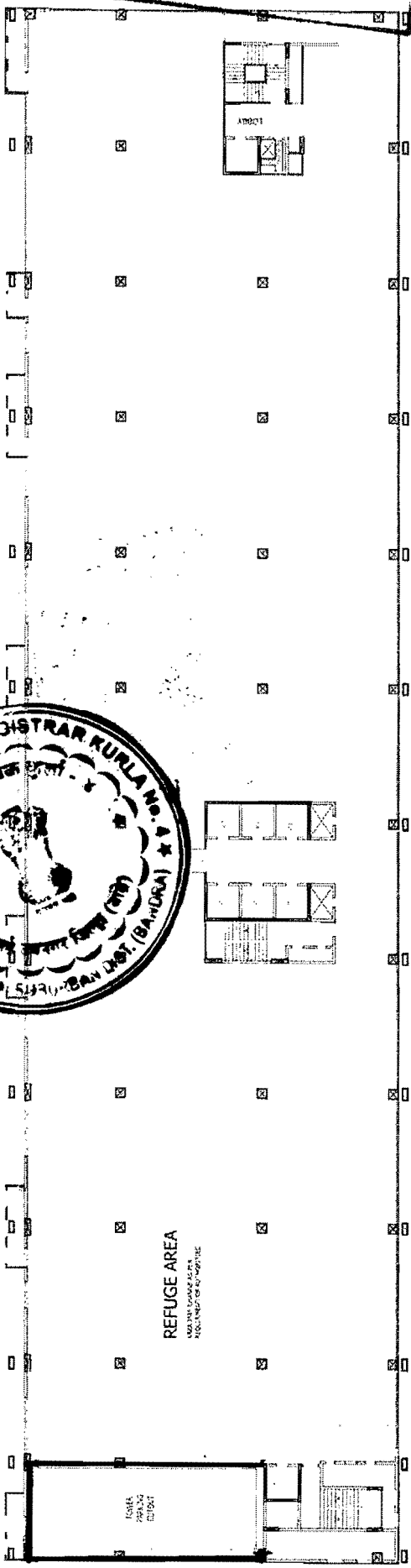
2ND - 5TH FLOOR PLAN



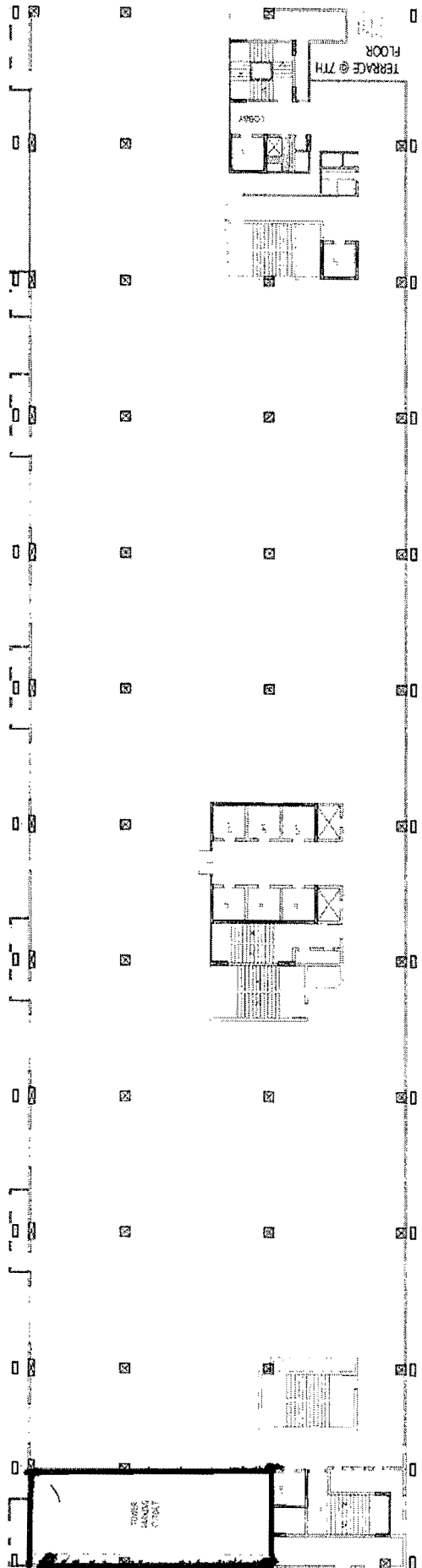
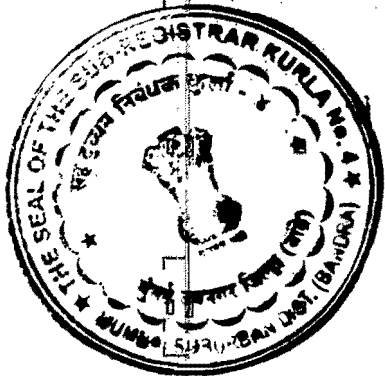
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6TH FLOOR PLAN

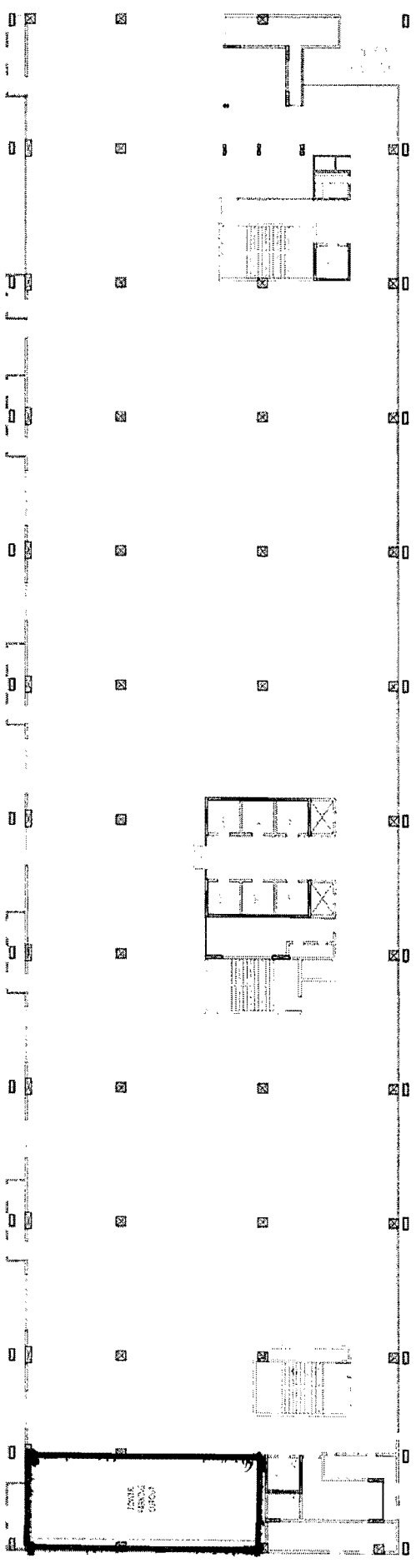


7TH FLOOR PLAN

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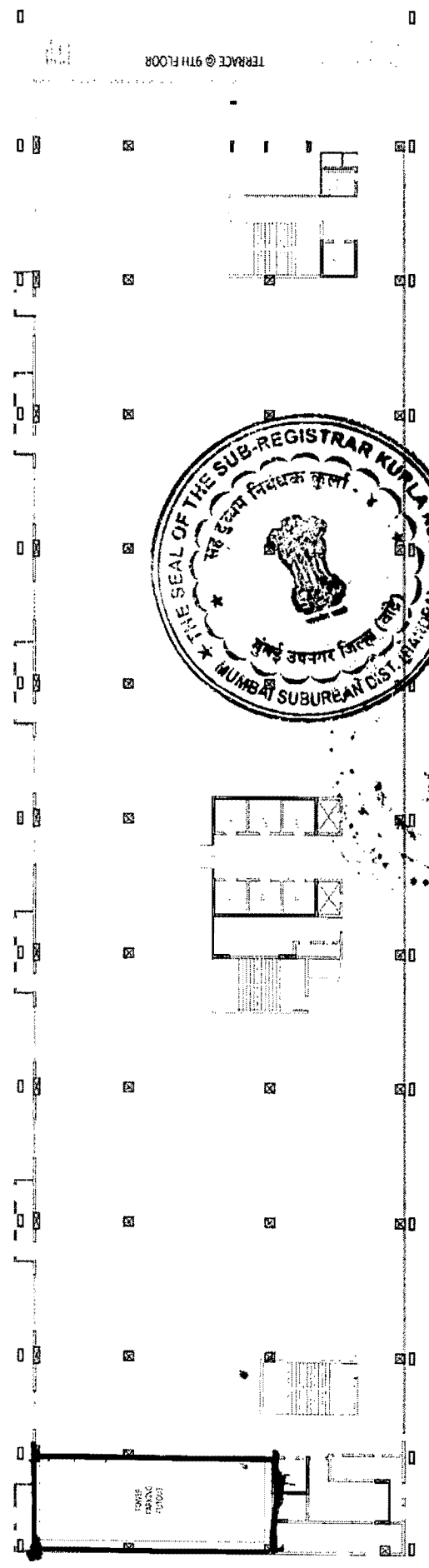
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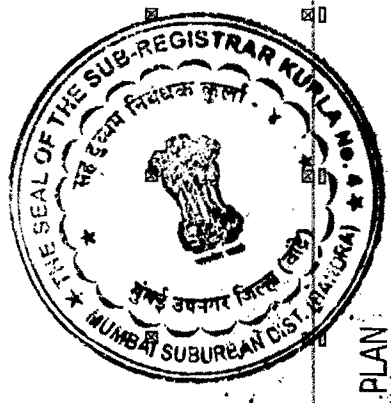
8TH FLOOR PLAN

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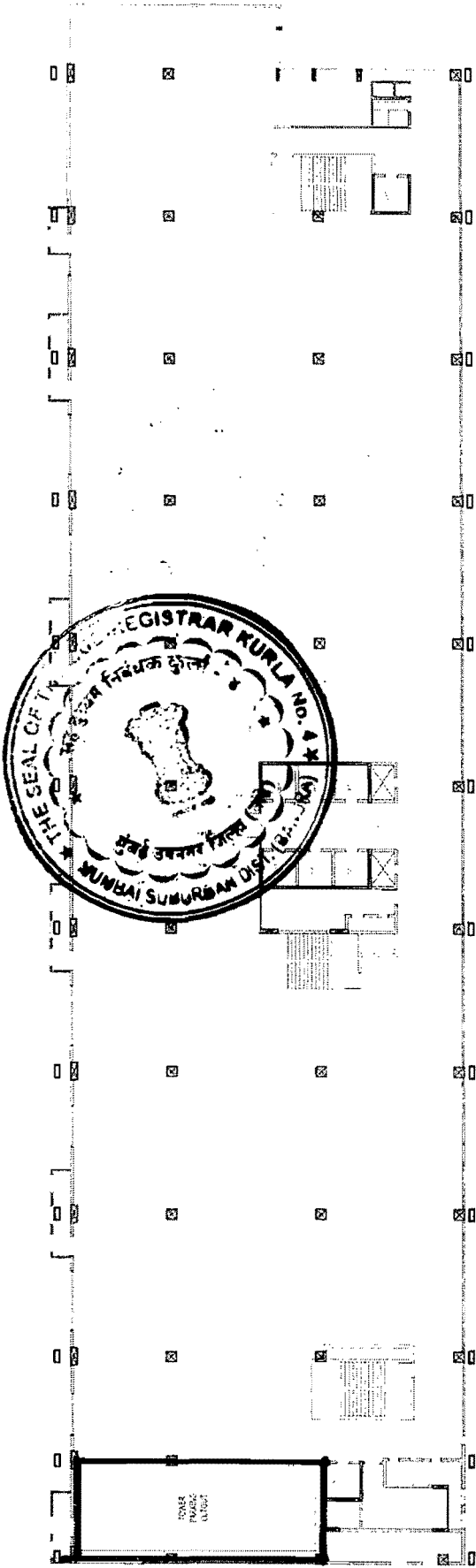


9TH FLOOR PLAN

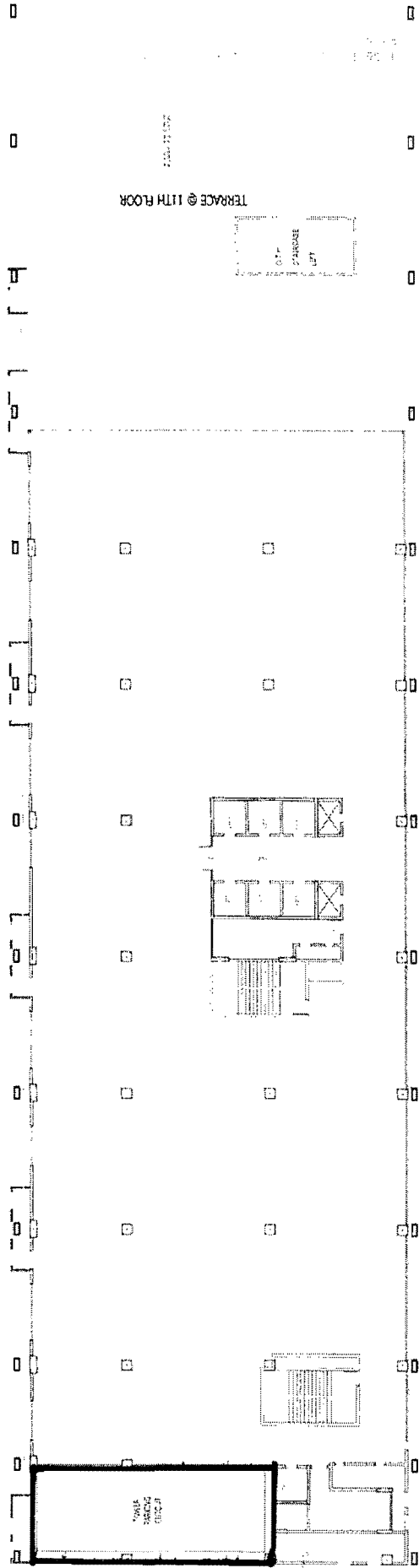
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10TH FLOOR PLAN

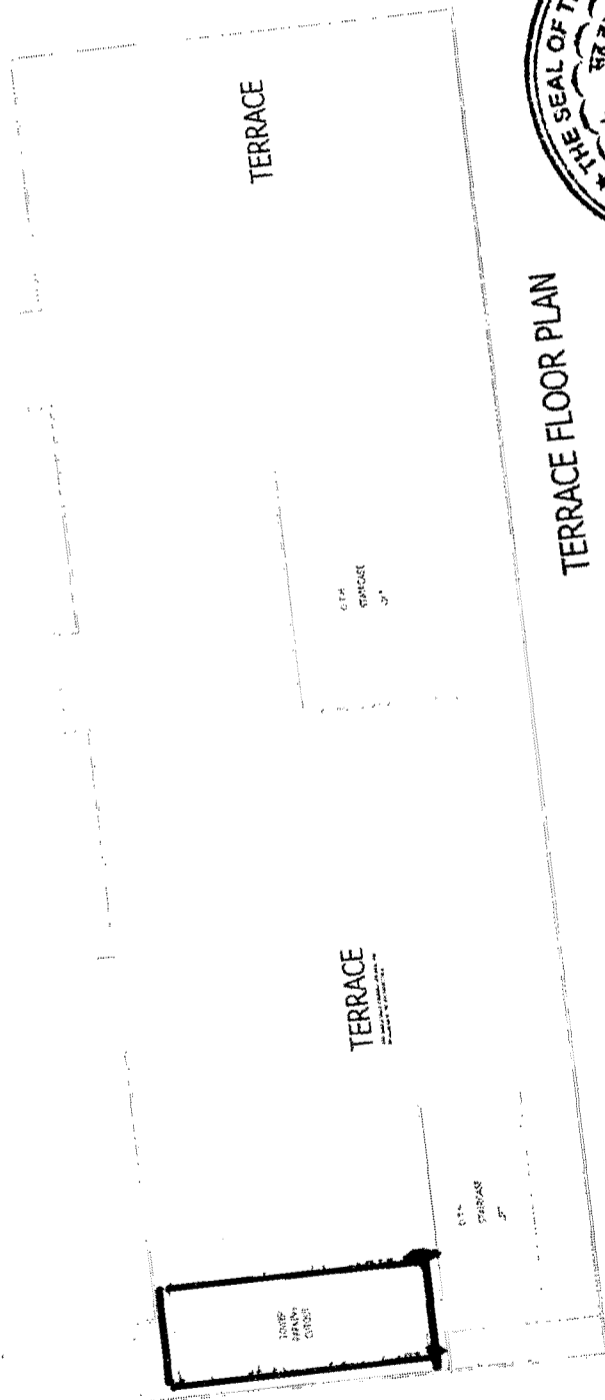


11TH FLOOR PLAN

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TERRACE FLOOR PLAN

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78E32 ANNEXURE 4" (COLLY)
2020



GORDHANDAS & FOZDAR (REGD)

ADVOCATES & SOLICITORS

Hemang J. Engineer
B. Com., LL.B
Advocate, High Court

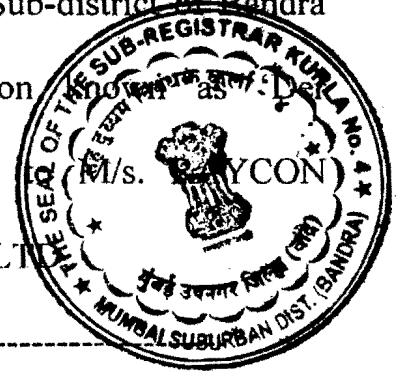
Examiner Press Building,
35, Dalal Street
Mumbai - 400 023.
Office : 022 - 2269 3971
: 022 - 2267 6722
Email : gordnfoz@gmail.com

Date : 30th October, 2018

No. : 207/2018

TO WHOMSOEVER IT MAY CONCERN

Re : Land admeasuring 7908.81 sq.mtrs. (approx.)
bearing old Survey Nos. 81 (p), 82 (p), 83 (p) and
84 (p) and Collector's New Survey Nos. 74 (p),
218 (p) and 219 (p) and bearing CTS No.
358/A/1/A/1 (part), being, lying and situate at
Mouje, Bhandup, Taluka, Salsette, Bombay
District in the Registration Sub-district of Bandra
and the Building thereupon known as 'De
Deutsche Parkz' belonging
M/s. RAYCON
INFRASTRUCTURE PVT. LTD.



We are concerned for M/s.RAYCON INFRASTRUCTURE
PVT.LTD. a private limited company having its office at Subhash
Nagar Road, Next to Classic Marble, Bhandup (W), Mumbai -
400 078.

Res: 12/13 Maharaj Mansion, 298, S. V. P. Road, Mumbai - 400 004, ☎ 022-2382 2518, 022-3290 9864

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We have investigated the title of M/s. Raycon Infrastructure Pvt. Ltd. with regard to the above mentioned property and have to state as under :-

1. Prior to 31st July, 1996 one M/s. Westerwork Engineers Ltd., a deemed Public Limited Company registered under the provisions of Companies Act, 1956 having its registered office at 5 D, Vulcan Insurance Building, Veer Nariman Road, Mumbai - 400 020, was the owners of all those pieces or parcels of lands or grounds or hereditaments situate lying and being at Mauje: Bhandup, Taluka South Salsatte, Bombay Suburban District in the registration sub-district of Bandra, admeasuring 30,000 sq.yds. (approx.) of land equivalent to 25,084 sq.mts. bearing Old Survey No. 81 (P), 82 (P), 83 (P) and 84 (P) and Collector's New Survey Nos. 74 (P), 218 (P) and 219 (P) bearing C.T.S.Nos. 358, 358 (1) to 358 (10) and more particularly described in the Schedule I hereunder written together with all structures standing thereon (hereinafter referred to as "the said larger property").

2. In or about year 1987, the said Westerwork Engineers Ltd. (hereinafter referred to as said Westerwork Engineer) became a sick unit and on or about 25th September, 1987, the said Westerwork

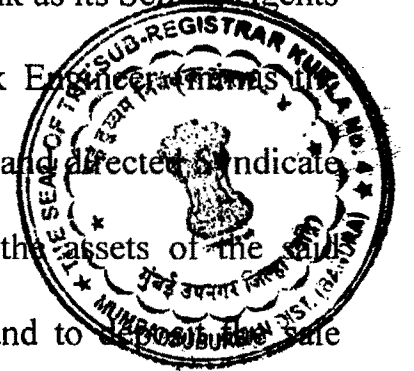
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Engineer filed a reference under section 15 (1) of the Sick Industrial Companies (Special Provisions) Act, 1985 (hereinafter referred to as "the said Act"), for determining various measures to be adopted for rehabilitation of the said Company and as per Order dated 24th February, 1988, passed by the Board for Industrial and Financial Reconstruction (BIFR), the said Company was declared as 'Sick' under the said Act and as per further Order dated 1st October, 1993, the Bench constituted under the said Act declared that it was just and equitable to wind up the said Westerwork Engineer under section 20 (1) of the said Act and appointed Syndicate Bank as its Selling Agents for sale of the assets of the said Westerwork Engineer (minus its liabilities) under Section 20 (4) of the said Act and directed Syndicate Bank to advertise and complete the sale of the assets of the said Westerwork Engineer (minus the liabilities) and to deposit the sale proceeds with the Hon'ble High Court of Judicature at Bombay, for distribution in accordance with the provisions of Section 529-A and the other relevant provisions of the Companies Act, 1956 and accordingly the said larger property was advertised for sale in the newspapers by Syndicate Bank pursuant to the direction given by BIFR. Pursuant to the advertisement for sale of the said property and the negotiations held between Syndicate Bank and then partnership firm of M/s. Swehan Enterprises, the said larger property alongwith



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Plant and Machinery, stocks, stores, furnitures and fixtures was conveyed by Syndicate Bank as the Selling Agents appointed by BIFR, of the said Westerwork Engineer to M/s. Swehan Enterprises, a partnership firm as per the registered Deed of Conveyance dated 31st July, 1996.

3. At the time of the purchase of the said larger property, M/s. Swehan Enterprises was a Partnership firm formed on or about 6th January, 1986 between Mr. Sandeep Shah and Mr. Nilesh Parkeh, on the terms and conditions mentioned in the Deed of Partnership dated 6th January, 1996.



The said firm of M/s. Swehan Enterprises by a Deed of Lease dated 11th August, 1997, leased out to Mr. Amit Mafatlal Shah of the said larger property, a part of the property admeasuring 2466.55 sq.mtrs. or thereabout equivalent to 2466.55 sq.mtrs. being part of the Collector's New Survey No. 218 (P) and part of the land bearing C.T.S.No. 358 for a period of 99 years with effect from 11th August, 1997 with an option to renew the same for a further period of 99 years after the expiry of the initial period of 99 years as per the terms and conditions recorded therein.

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5. The said firm of M/s. Swehan Enterprises by a Deed of Lease dated 11th August, 1997, leased out to Mr. Subodhkumar Popatlal Shah, out of the said larger property, another portion of the property admeasuring 2878.71 sq.yds or thereabout equivalent to 2406.95 sq. mtrs. being part of the Collector's New Survey No. 218 (P) and part of the land bearing C.T.S. No. 358 for a period of 99 years with effect from 11th August, 1997 with an option to renew the same for a further period of 99 years after the expiry of the initial period of 99 years as per the terms and conditions recorded therein.

6. One of the conditions contained in both the aforesaid Deeds of Lease being that the said Amit Mafatlal Shah and Mr. Subodhkumar Popatlal Shah as the Lessees would not be entitled to exercise the development rights (TDR) allowed/permitted by B.M.C. as per the then existing policy and the Development Control Rules and the said firm of M/s. Swehan Enterprises as the Lessors only will be entitled to the same with regard to the said respective portions of land mentioned in the said Deeds of Lease.



7. Thereafter, as per the Deed of Partnership dated 1st April, 1998, the one M/s. Rubaina Properties Pvt. Ltd. a private limited company was admitted as Partner in the said Partnership firm of M/s.

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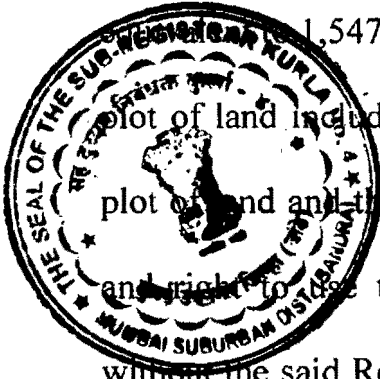
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Swehan Enterprises, by the said Sandeep Shah and the said Nilesh Parekh. Immediately thereafter it was mutually agreed that the said Sandeep Shah would retire from the said partnership firm of M/s. Swehan Enterprises with effect from 2nd April, 1998 and the said Nilesh Parekh and M/s. Rubaina Properties Pvt. Ltd. would continue as Continuing Partners and it was agreed between the said partners that on the said Mr. Sandeep Shah retiring, as retiring partner he should receive from the said partnership firm as under:-

- (i) a portion of open land admeasuring 1,851 sq.yds. equivalent to 1,547.66 sq.mtrs, to be sub-divided from and out of the said larger property as the said sub-divided plot, admeasuring 1,851 sq.yards

1,547.66 sq.mtrs, with all exclusive rights of the said plot of land including the right to utilise or development of the said plot of land and the said Retired Partner would have common access and right to use the internal road for going to the said property, without the said Retired Partner having right of F.S.I. or T.D.R. to be granted by B.M.C. in respect of the said internal road and it was specifically agreed that the Continuing Partners only will be entitled to the F.S.I. or T.D.R. granted by B.M.C. with regard to the 60 ft. internal road.



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(ii) The entire second floor premises of the Administrative Building with vacant possession admeasuring 5424.41 sq.ft. of the said building constructed on the portion of the said larger property admeasuring 2089.68 sq.yards equivalent to 1747.20 sq.mtrs. with 1/3rd undivided right in the portion of the said property admeasuring 1,747.20 sq.mtrs equivalent to 2089.68 sq.yds. and allotment of 6 number of parking spaces in the compound of the portion of the said property and to form a Condominium of the said premises and declared the portion of the said property in favour of the Transferees under the provisions of the Apartment Act. It was agreed between the parties that the continuing partners would execute a separate Deed of Transfer in favour of the said Retiring partner for transfer of the two empanelled two properties coming to the share of the Retiring partner.



8. Thereafter, by a Deed of Conveyance dated 11th May, 1999, the said M/s. Swehan Enterprises as transferors conveyed and transferred and assigned all their right in reversion in the said portions of land leased to Mr. Amit Mafatlal Shah and Mr. Subodhkumar Popatlal Shah except the transferable development right in the said two portions of land to one M/s. Balaji Marble, a partnership firm registered under the provisions of the Partnership Act, 1932, having their office at 99/103, Tamba Katha, Mumbadevi Road, 1st floor, Mumbai - 400 003, as per the terms and conditions mentioned therein.

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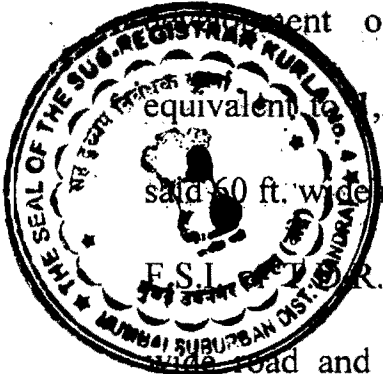
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9. By a Deed of Conveyance dated 11th May, 1999, the partners of the said firm of M/s. Swehan Enterprises as transferors conveyed, transferred, assigned and released to the said Sandeep Shah as transferee ALL THAT the portion of open plot of land to be subdivided admeasuring 1,851 sq.yds equivalent to 1,547.66 sq.mtrs out of the balance larger plot of land bearing Old Survey Nos. 81 (P), 82 (P), 83 (P) and 84 (P) bearing Collectors New Survey Nos. 74 (P), 218 (P) and 219 (P) and bearing C.T.S. Nos. 358 and 358/1 to 358/10 situated at Bhandup in the Registration District and Sub-district of Bandra (hereinafter referred to as "the said premises") with all the exclusive rights of the said premises including right to utilise the F.S.I./T.D.R. available for the said premises for construction or



ment of the said premises admeasuring 1,851 sq.yds equivalent to 1,547.66 sq.mtrs and having common access from the said 60 ft. wide road without however transferee having any right of F.S.I. and T.D.R. to be granted by BMC in respect of the said 60 ft. wide road and it was specifically agreed that the transferor alone would be entitled to F.S.I. and T.D.R. to be granted with regard to the said 60 ft. wide road.


10. By another registered Deed of Conveyance dated 11th May, 1999, the Continuing Partners of the said firm of M/s. Swehan Enterprises as transferors assigned, transferred and conveyed to the

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said Mr. Sandeep Shah as transferee the entire second floor premises with vacant possession admeasuring 5,424.41 sq.ft. equivalent to 503.93 sq.mtrs. of the building constructed on the portion of the said balance larger plot of land bearing old Survey No. 81 (P), 82 (P), 83 (P) and 84 (P), bearing the Collector's New Survey Nos. 74 (P), 218 (P), 219 (P) and bearing C.T.S. Nos. 358 and 358/1 to 358/10, admeasuring 2089.68 sq.yards equivalent to 1747.20 sq.mtrs. (which is already sub-divided) known as administrative building situate at Bhandup in the Registration District and sub-district of Bandra, together with 1/3rd undivided rights in the said sub-divided plot admeasuring 2089.68 sq.yds. equivalent to 1747.20 sq.mts. and allotment of six numbers of parking spaces for exclusive use of the Transferees as also their nominees, servants and agents, situated in the compound of the property and to form condominium and declared that the said portion of the sub-divided plot admeasuring 2089.68 sq.yds. equivalent to 1747.20 sq.mts. together with the  standing thereon under the Apartment Act .

11. At the time of the purchase of the said larger property, the partnership firm of M/s. Swehan Enterprises had approached the JanataSahakari Bank Ltd., Pune, for the purpose of loan to be advanced to the said firm certain amount to enable the said firm of

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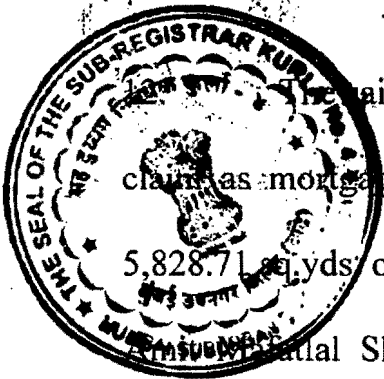
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M/s. Swehan Enterprises to make the payment to purchase the said larger property and the said JanataSahakari Bank Ltd., Pune, had advanced certain amount to the said firm of M/s. Swehan Enterprises, on the terms and conditions agreed upon between them . At the time of grant of the said loan amount, the said firm of M/s. Swehan Enterprises deposited the original title deed of the said larger property with the said Bank by way of equitable mortgage. Since the date of the said equitable mortgage, the said firm of M/s. Swehan Enterprises paid various amounts towards the principal and interest to the said bank .



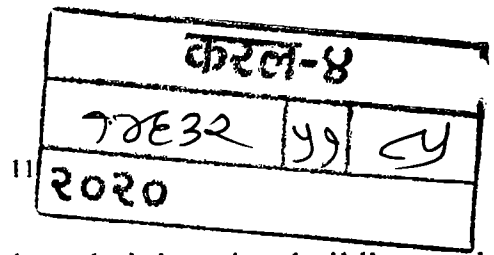
The said JanataSahakari Bank Ltd., Pune, had released their claim as mortgagee in respect of the portion of land admeasuring 5,828.71 sq.yds out of the larger property which was leased out to Popatlal Shah and SubodhkumarPopatlal Shah as per Lease Deeds both dated 11-8-1997 .

13. Thereafter at the time of retirement of the said partner Sandeep Shah the said JanataSahakari Bank had released further two portions of land out of the balance of the said larger property i.e. (i) portion of open plot of land to be sub-divided admeasuring 1,851 sq.yds. equivalent to 1,541 sq.mtrs. and (ii) entire second floor premises

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admeasuring 5,424.41 sq.mt. in the administrative building and the plot of land thereunder while conveying the said properties in favour of the said Sandeep Shah by the said firm.

14. From and out of the said larger property admeasuring 30000 sq.yds equivalent to 25084 sq.mtrs. after deductions of

(i) subdivided portions of land admeasuring 5828.71 sq. yards equivalent to 4873.50 sq. mtrs. leased to Mr. Amit Mafatlal Shah and Mr. Subodh Poptalal Shah and subsequently conveyed, to M/s. Balaji Marble.

AND

(ii) subdivided plot of land admeasuring 20820 sq.yds equivalent to 1747.20 sq. mtrs., wherein entire second floor premises of building constructed thereon conveyed to Mr. Sandeep Shah



AND

(iii) plot of land to be subdivided admeasuring 1851 sq. yards equivalent to 1547.66 sq. mtrs. conveyed to Mr. Sandeep Shah.

(iv) the balance property remaining admeasures 20231 sq.yds equivalent to 16915.64 sq.mtrs. (hereinafter referred to as "the said balance property").

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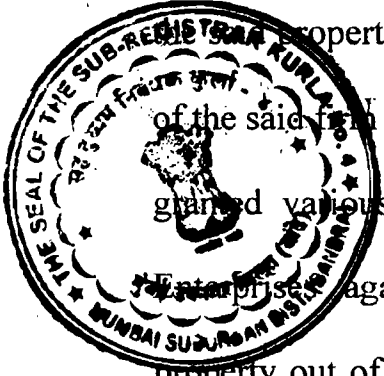
15. The said firm of M/s. Swehan Enterprises as Mortgagees had executed a Memorandum of Deposit of Title Deeds dated 21-6-2000 in favour of the said Janata Sahakari Bank Ltd., Pune, in respect of the said balance property described in para 14 above out of the larger property admeasuring approx. 20,231 sq.yds i.e. equivalent to 16,915.64 sq.mtrs., bearing Old Survey No. 81 (P), 82 (P), 83 (P) and 84 (P) and the Collector's New Survey Nos. 74, 218 (P) and 219 (P) bearing C.T.S. No. 358, 358/1 to 358/10 part and the proposed constructions thereon. As per said Memorandum of Deposit of Title Deed dated 21-6-2000, the said firm of M/s. Swehan Enterprises had

created a security of Equitable Mortgage by Deposit of Title Deed of said balance property with the said Bank and the said Bank, at the request

of the said firm of M/s. Swehan Enterprises had sanctioned and granted various credit facilities to the said firm of M/s. Swehan Enterprises against the equitable mortgage of the said balance property out of the said larger property belonging to the said firm of

M/s. Swehan Enterprises to be secured by way of Equitable Mortgage by deposit of title deeds described in Schedule III to the said Memorandum of Deposit of Title Deeds.

16. Thereafter the Constitution of the said partnership firm of M/s. Swehan Enterprises went on changing from time to time and



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ultimately as per Deed of Retirement dated 29th June, 2000, the said Shri Nilesh Parekh retired from the said firm of M/s. Swehan Enterprises and the said M/s. Rubaina Properties Pvt Ltd. and one Raycon Infrastructure (India) Pvt. Ltd. (formerly known as M/s. Sheetal Communication Pvt. Ltd.) as continuing partners continued the said firm of M/s. Swehan Enterprises. The said M/s. Rubaina Properties Pvt. Ltd. is a private limited company incorporated under the provisions of Companies Act, 1956 as on 4th day of April, 1997 and the said Raycon Infrastructure (India) Pvt. Ltd. (formerly known as M/s. Sheetal Communication Pvt. Ltd.) is also a private limited company incorporated under the provisions of Companies Act, 1956 as on 9th April, 1997. The said firm of M/s. Swehan Enterprises is a registered partnership firm under the Indian Partnership Act and the changes in the said firm are lodged from time to time with the Office of Registrar of Firms, Mumbai. The name of M/s. Swehan Enterprises referred to hereinafter will mean and include the partners existing at the relevant time referred to therein.



17. Thereafter a portion of land admeasuring 463.90 sq. mtrs. (approx.) was acquired for Nahur Railway Station by an order of Special Land Acquisition Officer dated 9th November, 2005.

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18. Out of Plot "X" admeasuring 1,813.40 sq.mtrs. (approx) and building standing thereon M/s. Raycon Infrastructure (previously known as M/s. Swehan Enterprises) conveyed 2nd floor being 1/3rd share to Mr. Sandeep Shah vide Indenture dated 11th May 1999, another portion on the 1st floor being 1/3rd share was conveyed to M/s. Indian Oiltanking Ltd. vide Indenture dated 27th March, 2006 and the balance portion on the ground floor being 1/3rd share was conveyed to M/s. Techstar Infotech (I) Pvt. Ltd. vide Indenture dated 26th December, 2007.

19. Thereafter Brihanmumbai Mahanagarपालिका approved the sub-division, as per Approval No. CE/94/BSI/LOS dated 14th Septemebr, 2007 and they are as under:-

(i) Plot of land admeasuring 1,426.10 sq.mtrs. (i.e. 1,890.00 sq.mtrs. less 463.90 sq.mtrs. acquired by Railways for Nahur Station) having railway reservation.

(ii) Plot of land admeasuring 412.50 sq.mtrs. being R. G. reservation.

(iii) Plot of land admeasuring 472.50 sq.mtrs. being 10% Amenities Space reservation.

(iv) Plot of land admeasuring 118.00 sq.mtrs. being 2.5% Amenities Space reservation.

(v) Plot of land admeasuring 236.40 sq.mtrs. being 5% Amenities Space reservation.

(vi) A portion admeasuring 1,768.00 sq.mtrs. as "Plot X".

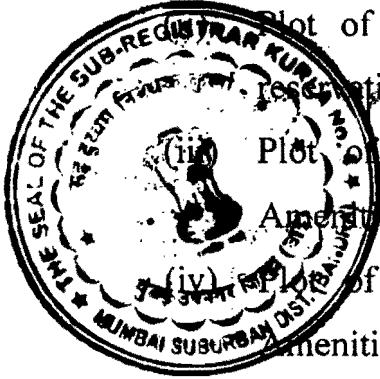
(vii) A portion admeasuring 45.40 sq.mtrs. as "Set Back Area".

(viii) A portion admeasuring 4,873.40 sq.mtrs. as "Plot Z".

(ix) A portion admeasuring 1,547.70 sq.mtrs. as "Plot Y-2".

(x) A portion admeasuring 1,938.20 sq.mtrs. as "Plot Y-3".

(xi) A portion admeasuring 13,204.60 sq.mtrs. as "Plot Y-1".



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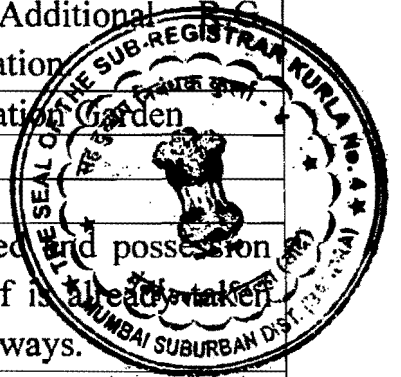
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As per the final Property Cards the areas of each of the aforesaid sub-divided plots is as follows:-

Sr. No.	C T. S. No.	Area (sq. Mtrs.)	Sub-divided Plot No.
1.	358/A/1/A/3	1,813.40	Plot X (which includes 45.4 sq. mtrs. being the road set back for which separate Property Card No. 358/A/1/A/2 issued)
2.	358/A/1/A/4	236.40	5% Additional Amenity Space Reservation.
3.	358/A/1/A/5	118.00	2.5% Amenity Space Reservation.
4.	358/A/1/A/6	472.50	10% Additional Reservation
5.	358/A/1/A/7	412.50	Reservation Garden
6.	358/A/1/A/8	1,938.20	Plot Y3
7.	358 C	4,873.40	Plot Z
8.	358/A/1B	463.90	Acquired and possession whereof is already taken by Railways.
9.	358/A/2	1,547.70	Plot Y2
10	358/A/1/A/1	13,204.60	Plot Y1, which included the Balance Area reserved for Railways, admeasuring 1426.10 sq. mtrs. and area under New Road Line (as prescribed by Municipal Corporation of Greater Mumbai) admeasuring 3869.69 sq. mtrs. (approx) Net Plot area 7,908.81 sq.mtrs. (approx)
		25,080.60	



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20. Thereafter M/s. Raycon Infrastructure Private Limited acquired the business of M/s. Raycon Infrastructure (previously known as M/s. Swehan Enterprises) vide Deed of Assignment dated 18th March, 2008 on a "going concern basis" together with all the rights, benefits and interests of M/s. Raycon Infrastructure located on property being all that sub-divided piece or parcel of land or ground or hereditaments situate, lying and being at Mouje Bhandup, Taluka South Salsette, Bombay Suburban District in the Registration Sub-District of Bandra, admeasuring approximately 13,204.60 sq. mtrs. being Old Survey Nos. 81 (p), 82 (p), 83 (p) and 84 (p) and Collector's New Survey Nos. 74(p), 218(p) and 219(p) bearing C.T.S. No. 358/A/1/A/1 being Plot Y-1.



Thereafter, the Mumbai Mahanagarपालिका prescribed new Road Line being access to Nahur Railway Station on Plot Y-1 admeasuring 3,869.69 sq. mtrs. (approx). After deducting the Railway Reservation area admeasuring 1,426.10 sq. mtrs. (approx) the net area is as follows:-

Sr. No.	C T. S. No.	Area (sq. Mtrs.)	Sub-divided Plot No.
1.	358/A/1/A/1	13,204.60	Plot Y1,
	Less:	1,426.10	Area reserved for Railway

	Less:	11,778.50	
		3,869.69	New Roadline by MCGM

		7,908.81	Net Plot area of Y1

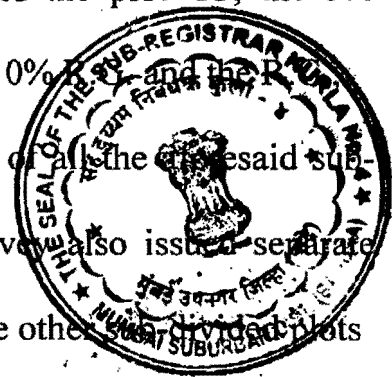
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21. The aforesaid order of the Collector was sent to the office of City Survey for the purpose of recording the sub-divisions mentioned therein. However, the office of the City Survey normally does not record the sub-divisions as approved by the Collector unless and until they physically measure the Larger Property. In view of the above, in the present case also the office of the City Survey actually and physically measured the different sub-divided plots and after doing the aforesaid exercise, recorded the various sub-divisions in record maintained by them and in respect of the plot Y3, the 5% Amenity space, 2.5% Amenity space, 10% and the P giving the complete details in respect of all the aforesaid sub-divisions. The office of the City Survey also issued separate Property Cards in respect of each of the other sub-divided plots as aforesaid.



22. On 23-12-2009, Deed of Release was made and executed by and between Janata Sahakari Bank Ltd. Pune, as THE MORTGAGEE and M/s. Swehan Enterprises, as THE MORTGAGOR. By the said Deed of Release the document which was mortgaged by M/s. Swehan Enterprises, were released and hand over to M/s. Swehan Enterprises.

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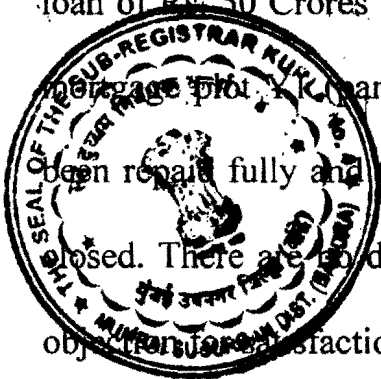
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As regards Plot Y1, M/s. Raycon Infrastructure Pvt. Ltd. had approached Central Bank of India for credit facility and mortgaged the said plot and the building constructed thereupon namely 'Der Deutsche Parkz' admeasuring 3,07,380 sq.ft. to the said Central Bank of India by Indenture of Mortgage dated 28th February, 2013. Thereafter, M/s. Raycon Infrastructure Pvt. Ltd. requested Central Bank of India to release charge on first floor of the building admeasuring 41,317 sq.ft. (approx.). Central Bank of India vide their letter bearing No. CFB/CR/CA/2016-17/1797 dated 07-03-2017 conveyed their no objection for release of charge on first floor. Central Bank of India vide their letter bearing No. CFB/CR/RI/RS/2017-18/1083 dated 12-1-2018, informed that Term loan of Rs. 50 Crores sanctioned to the Company in connection with mortgage plot (part) admeasuring 7908.81 sq.mtrs. (approx.) has been repaid fully and the Term loan account No. 3245646330 stands closed. There are no dues in the said account and conveyed their no objection for satisfaction of ROC charges ID 10416879.

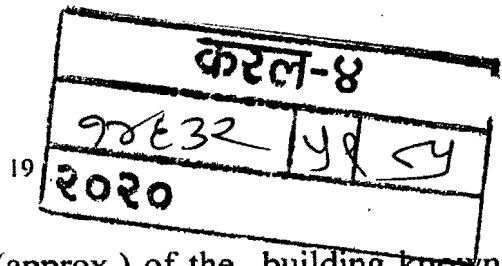


M/s. Raycon Infrastructure Pvt. Ltd. entered into an agreement with IDBI TRUSTEESHIP SERVICES LTD. dated 5th April, 2017. The said agreement is Debenture cum Mortgage Deed. By the said agreement, M/s. Raycon Infrastructure Pvt. Ltd. mortgaged first floor

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(area admeasuring 41,317 sq.ft. (approx.) of the building known as 'Der Deutsche Parkz' for issuance of Debentures. IDBI Trusteeship Services Ltd. vide their letter bearing No. 8166/ITSL/OPR/2017-18 dated 5-1-2018 conveyed their No objection for release of charge on 1st floor.

M/s. Raycon Infrastructure Pvt. Ltd. entered into an agreement with PIRAMAL TRUSTEESHIP SERVICES PVT. LTD. dated 22nd December, 2017. The said agreement is for credit facility and M/s. Raycon Infrastructure Pvt. Ltd. mortgaged "Plot Y1" (part) admeasuring 7,908.81 sq.mtrs. (approx.) along with building known as 'Der Deutsche Parkz'.



In view of what is stated hereinabove, M/s. Raycon Infrastructure Pvt. Ltd. are the owner of the "Plot Y1" (part) admeasuring 7,908.81 sq. mtrs. (approx.) more particularly described in **Schedule II** hereunder written and shown surrounded by the red colour boundary line on the plan annexed hereto and marked **Annexure "A"** and the Building thereupon known as 'Der Deutsche Parkz' and it is clear and marketable subject to mortgage of Piramal Trusteeship Services Pvt. Ltd.

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SCHEDULE I

ALL THOSE pieces or parcels of lands or grounds or hereditaments situate, lying and being at Mouje Bhandup, Taluka South Salsette, Bombay Suburban District in the Registration Sub-District of Bandra, admeasuring approximately 30,000 sq. yards equivalent to 25,080.60 sq.mtrs. of lands, being Old Survey Nos. 81 (P), 82 (P), 83 (P) and 84 (P) and Collector's New Survey Nos. 71 (P), 218(P), 219 (P) and bearing CTS Nos. 358 and 358/1 to 358/10 and bounded as follows:-

- On or towards the East : By Central Railway Line
- On or towards the West : By Road
- On or towards the North : Partly by Plots No. 218 (P)
And 219 (P)
- On or towards the South : Partly by Plot No. 74 (P)



SCHEDULE II

ALL THAT piece or parcel of "Plot Y1" admeasuring 7908.81 sq.mtrs. bearing old Survey Nos. 81 (p), 82 (p), 83 (p) and 84 (p) and Collector's New Survey Nos. 74 (p), 218 (p) and 219 (p) and

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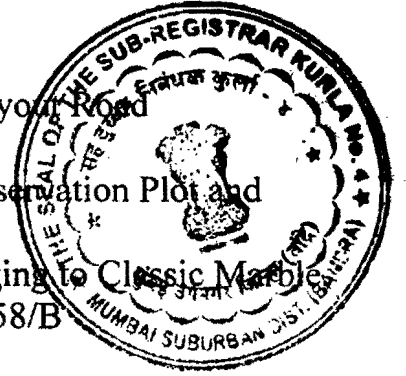
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bearing CTS No. 358/A/1/A/1 (part) and the building structure standing thereupon namely "Der Deutsche Parkz" being lying and situate at Mouje, Bhandup, Taluka, Salsette, Bombay District in the Registration Sub-district of Bandra (as per attached Land Survey drawing) bound as follows:-

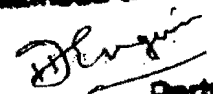
- On or towards North by : The property belonging to Ceat Tyres Ltd.
- On or towards South by : Internal Layout Road
- On or towards East by : Railway reservation Plot and
- On or towards West by : Plot belonging to Classic Marble
CTS No. 358/B



Dated this 30th day of October, 2018.

Encl: as above.

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Yours truly,
For M/s. Gordhadas & Fozdar

Partner



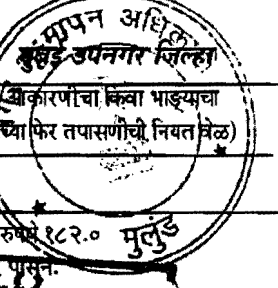
मालमत्ता पत्रक

ANNEXURE " 5 " (COLLY)

विभाग/मौजे -- भांडूप

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा --

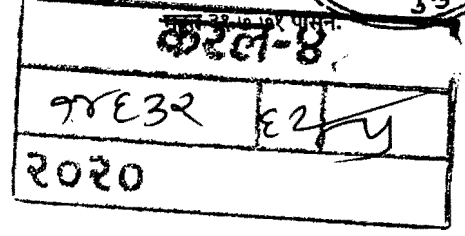


नगर भूमापन क्रमांक / पत्र. पत्ता. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या/अधिकारणांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
३५८/अ/१/अ/१	३५८				

२१८९७.२
[२०१०२.८]
+ ३१८३.४ न.भू.क्र.
३५८/१ ते १० चे क्षेत्र
----- सामील.
[२४०८६.२]
२५०८०.६
- ४८७३.४ न.भू.क्र.
३५८ब व ३५८क च्या
----- मि.प.उघडलेने.
[१९.२२२.८]
२०२१७.२
१५४७.७ न.भू.क्र.
३५८अ/२ ची मिळकत
----- पत्रीका उघडल्याने.
[१७६६५.१]
१८६५९.५
- ४६३.९ न.भू.क्र.
----- ३५८/अ१/ब कडे.
[१७२०१.२]
१८१९५.६
४९९१.० न.भू.क्र.
३५८/अ/१/अ/२ ते ८
----- कडे वार्ग.
[१२२१०.२]
१३२०४.६

[क-१]
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बिनशेती सारा द.सा.रुपये १८२.० मुलुंड



सुविधाधिकार ---

हक्काचा मुळ धारक वर्ष १९६८

[मेसर्स वेस्टर्न वर्क इंजिनियर प्रा.लि.] /

पट्टेदार ---

इतर भार ---

इतर शेर ---

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०७/०४/१९७९	मा.अॅडि.रजिस्टर ऑफ कं. महाराष्ट्र प्रमाणपत्र क्र. ११९३०/- ६०, ६१ दि. ७.२.६२ प्रमाणे नांवात दुरुस्ती सा.स.नं. ३५८/१ ते १०	S.I.	(H) मेसर्स वेस्टर्न वर्क इंजिनियर लिमिटेड.	सही - १९७९-०४-०७ न.भू.अ. मुलुंड
०१/०३/१९८०	मा.न.भू.अ.क्र.१ यांचा आदेश क्र.न.भू.भांडूप/३५८/८० दि.११.३.८० ने नांव २ वरून बिनशेती आदेशाची नोंद घेतली. यांत सामिल नं. ३५८/१ ते १०	S.I.	मा. अप्पर उप जिल्हाधिकारी मुंबई उप. अंधेरी यांचा बिनशेती आदेश क्र.ADC/LND/C-१२८६, दि.३१.१.७२ व आदेश क्र.ADC/LND/C-२९३ दि.२५.६.६९ व दि. १८.६.७३ अन्वये सारा नोंद घेतली.	सही - १९८०-०३-१२ न.भू.अ. मुलुंड

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(पान नं.- 1)

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२०२०		

मालमत्ता पत्रक

विभाग/मौजे भांडूप

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन
क्रमांक / फा. प्लॉ. न.

शिट नंबर

प्लॉट नंबर

क्षेत्र

चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

३५८/अ/१/अ/१

३५८

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
३१/१०/२०००	खरेदीने संपूर्ण मिळकत	S.I. र.नो.क्र.बबज २८५२/९६ दि. ८.८.९६	धारक [मे.स्वेहान इंटरप्रायझेज तर्फे] [१] संदिप शाह] [२] निलेश ललित पारेख]	सही - २०००-१०-३१ न.भू.अ. मुलुंड
३०/११/२०००	भाडेपट्टयाने क्षेत्र २४६६.५ चौ.मी.	S.I. र.बो.क्रमांक बबज २७३८/९९ दि. २१.१२.९९	भाडेपट्टेदार १) अमित मफतलाल शाह	सही - २०००-११-३० न.भू.अ. मुलुंड
३०/११/२०००	भाडेपट्टयाने क्षेत्र २४०६.९ चौ.मी.इकडील आदेश क्रमांक न. भू. भांडूप / न.भू.क्र. ३५८ / फे. फा. १४६/२००० दि. ३०.११.२०००	S.I. र.नो.क्र.बबज २७३७/९९ दि. २१.१२.९९	भाडेपट्टेदार १) सुबोधकुमार प्री.शाह.	सही - २०००-११-३० न.भू.अ. मुलुंड
२९/१०/२००४	खरेदीने पैकी क्षेत्र १५४७.६६ चौ.मी. सामिल न. भू. क्र. ३५८/१ ते १०	S.I. नोंदणी क्रमांक बबज २८७२/९९ दिनांक २५/५/९९	धारक संदिप बिपीन शाह.	फेरफार क्र. २८५ प्रमाणे सही - २९/१०/२००४ न.भू.अ.मुलुंड
२६/१२/२००४	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल आदेश क्र. कार्या-२६ / एकत्रिकरण/पोटविभाजन/एस्. आर - ४२२ दि. ४/१२/०३ व आदेश क्र. सी/कार्या- २६/क्षेत्र दुरुस्ती/एस्.आर. २०९० दि. १९/१२/०५ व इकडिल दि. २६/१२/०५ चे आदेशाने भांडूप न.भू.क्र. ३५८ चे २०९०२.८ चौ.मी. क्षेत्रामध्ये न.भू.क्र. ३५८/ १ ते १० चे ३१८३.४ चौ. मी. क्षेत्र सामील करून न. भू.क्र. ३५८ चे २४०६.२ चौ.मी. क्षेत्र कायम केले.			फेरफार क्र. ३४४ प्रमाणे सही - २६/१२/२००४ न.भू.अ.मुलुंड
२६/१२/२००४	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल आदेश क्र. कार्या-२६ / एकत्रिकरण/पोटविभाजन/एस्. आर - ४२२ दि. ४/१२/०३ व आदेश क्र. सी/कार्या- २६/क्षेत्र दुरुस्ती/एस्.आर. २०९० दि. १९/१२/०५ व इकडिल दि. २६/१२/०५ चे आदेशाने भांडूप न.भू.क्र. ३५८ चे २०९०२.८ चौ.मी. क्षेत्रामध्ये न.भू.क्र. ३५८/ १ ते १० चे ३१८३.४ चौ. मी. क्षेत्र सामील करून न. भू.क्र. ३५८ चे २४०६.२ चौ.मी. क्षेत्र कायम केले.			फेरफार क्र. ३४५ प्रमाणे सही - २६/१२/२००४ न.भू.अ.मुलुंड



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मालमत्ता पत्रक

विभाग/मौजे -- **भांडुप**

तालुका/न. भू. मा. का. -- **न. भू. अ. मुलुंड**

जिल्हा -- **मुंबई उपनगर जिल्हा**

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकरणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
३५८/अ/१/अ/१	३५८				

करल-४

नविन धारक (शी)	६०	दाक्ष कंन
२०२०		

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (शी) किंवा भार (सी)
२६/१२/२००५	<p>मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल आदेश क्र.कार्या-२ड/एकत्रिकरण/पोटविभाजन/एस. आर.-४२२ दि. ४/१२/०३ व आदेश क्र. सी./कार्या-२क/क्षेत्र दुरुस्ती/एस.आर.-२०९० दि.१९/१२/०५ व इकडील दि.२६/१२/०५ चे आदेशाने भांडुप न.भू. क्र.३५८ चे क्षेत्रातून २४०६.९ चौ.मी. क्षेत्राची न.भू. क्र. ३५८ब व २४६६.५ चौ.मी. क्षेत्राची न. भू. क्र. ३५८क अशा स्वतंत्र मिळकत पत्रिका उघडून न.भू.क्र. ३५८ चे १९,२१२.८ चौ.मी. क्षेत्र कायम केले व न.भू.क्र.३५८ ला न.भू.क्र. ३५८अ हा शेज दिला व फेरफार क्र. १४५, १४६ दि. ३०/११/२००० च्या नोंदी रद्द केल्या.</p>		<p>फेरफार क्र.३४६ प्रमाणे सहा - २६/१२/२००५ न.भू.अ.मुलुंड</p>
२६/१२/२००५	<p>मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी. /कार्या - २ डी / पो. वि. /एस. आर. के. ६०५ दि. २६/४/२००५ व सी /कार्या- २क /क्षेत्र दुरुस्ती /एस.आर.-२०९० दि. १९/१२/२००५ व इकडील आदेश क्र.न. भू. अ. मु. /भांडुप न. भू. क्र. ३५८/अ/०५ दि. २७/१२/२००५ चे आदेशाने न.भू.क्र. ३५८अ चे १९२१२.८ चौ. मी. क्षेत्रातून १५४७.७ चौ. मी. क्षेत्र वजा करून त्यांची न. भू. क्र. ३५८/अ/२ अशी स्वतंत्र मिळकत पत्रिका उघडली. तसेच मिळकत पत्रिके वरील दि. २९/१०/२००४ ची धारकांचे नावांची नोंद रद्द करून न.भू.क्र. ३५८अ/२ यांस धारकांचे नांव दाखल केले. सत्ता प्रकार 'क' दाखल करून बिनशेती सारा दाखल केला व मुळ न.भू.क्र.३५८/अ यांस न.भू.क्र. ३५८/अ/१ असा शेज देऊन १७६६५.१ चौ. मी. क्षेत्र कायम केले.</p>		<p>फेरफार क्र.३४९ प्रमाणे सहा - २६/१२/२००५ न.भू.अ.मुलुंड</p>
२५/०७/२००६	<p>मा. विशेष भूसंपादन अधिकारी (३) मुंबई व मुंबई उपनगर जिल्हा यांचेकडील निवाडा क्र. LAQ / ४१४ / भांडुप दि. २६/१०/२००५ दि. २९/१०/०५ रोजीची ताबापावती व सारा कमी केले बाबतचे आदेश क्र.LAQ/४१४/भांडुप/RLR/ KJP-१२६८दि. ९/११/०५ आणि इकडील कजाप क्र. २०/२५/७/२००६ चे लागत न.भू.क्र.मुलुंड यांचे दि.२५/७/००६ चे आदेशान्वये न.भू.क्र. ३५८/अ/१ पैकी ४६३.९ चौ.मी. क्षेत्र नाहूर रेल्वे स्टेशनसाठी संपादन झालेने मुळ न. भू. क्र. ३५८/अ/१ मधून ४६३.९ चौ. मी. वजा करून शिल्लक क्षेत्र १७२०१.२ चौ.मी.कायम केले न.भू.क्र. ३५८/अ/१ ला ३५८/अ/१अ असा शेज दिला व ३५८/अ/१ब क्षेत्र ४६३.९ चौ.मी.ची स्वतंत्र मिळकत पत्रिका उघडली.</p>		<p>फेरफार क्र.३९४ प्रमाणे सहा - २५/०७/२००६ न.भू.अ.मुलुंड</p>



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(पान नं.- 3)

करल-४		
१४६३२	५	५
२०२०		

मालमत्ता पत्रक

विभाग/मौजे -- भांडूप	तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड	जिल्हा -- मुंबई उपनगर जिल्हा
नगर भुमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.	धारणाधिकार शासनाला दिलेल्या आकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
३५८/अ/१/अ/१	३५८	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
११/०९/२००६	मा.जिल्हाधिकारी मुं. उ. जि.यांचेकडील आदेश क्र.सी./कार्या-२डी/पो.वि./एस.आर.के.७४५ दि.३१/५/२००६ व इकडील आदेश क्र. न.भू.अ.मु. / भांडूप न. भू. क्र. ३५८/अ/१/अ दि. ११/९/२००६ चे आदेशाने न.भू.क्र. ३५८/अ/१/अ चे १७२०१.२ चौ.मी.क्षेत्रातून ४९९१.० चौ. मी. क्षेत्र वजा करून त्याच्या न. भू. क्र. ३५८/अ/१/अ/२ ते ३५८/अ/१/अ/८ अशा स्वतंत्र मिळकत पत्रिका उघडल्या. सत्ता प्रकार व आरक्षण दाखल केले व मुळ न. भू. क्र. ३५८/अ/१/अ यास ३५८/अ/१/अ असा शेज देऊन १२२१०.२ चौ.मी. क्षेत्र कायम केले.			फेरफार क्र.४०१ प्रमाणे सही - ११/०९/२००६ न.भू.अ.मुलुंड
२३/०२/२००७	मा.अपर आयुक्त कोंकण विभाग मुंबई यांचेकडील अपील आदेश क्र. अपील / डेस्क / एल. एन. डी. /१०५ / ०६ दि. १५/०२/०७ नुसार सदर न. भू. क्र.३५८/अ/१/अ/१ चे मुळ क्षेत्र पुनर्जिवीत केले क्षेत्र २०९०२.८ चौ.मी.कमी करून २१८१७.२ चौ.मी.चे मुळ क्षेत्र पुनर्जिवीत करून पुनर्जिवीत नुसार फेर क्षेत्राध्ये न. भू. क्र.३५८/१ ते १० चे ३१८.४ चौ.मी.सामील केले व न. भू. क्र. ३५८/अ/१/अ/१ चे मुळ क्षेत्र २५७८.७ चौ. मी. नमुद केले व सदर क्षेत्राच्या वेळीच्या विभाजनाने कमी झालेले अनुक्रमे ४६४३.८ चौ. मी. १५४७.७ चौ. मी. ४६३.९ चौ. मी. व २११.० चौ. मी. वजा करून सदर न. भू. क्र. ३५८/अ/१/अ/१ चे मुळ क्षेत्र १३२०४.६ चौ.मी.नमुद केले.			फेरफार क्र.४२८ प्रमाणे सही - २३/०२/२००७ न.भू.अ.मुलुंड
१७/०७/२०१५	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील अपील आदेश क्र. न.भू.सं.७/अपील एस आर ०९१/२०१५ दिनांक २६/६/२०१५ अन्वये अपीलदार रेयाँ इन्फ्रास्ट्रक्चर प्रा.लि. यांचे अपील विलंब माफ करून मान्य करणेत आले धारक सदरी दाखल मे. स्विहान इंटरप्रायजेस हे नांव रजिस्ट्रार ऑफ फर्मक्र. BA-६६७६८ चे प्रमाणपत्रान्वये बदलून त्याऐवजी मे.रेकॉन इन्फ्रास्ट्रक्चरस असे नांव करावे तदनंतर सदर नोंदणीकृत मान्यतापत्र क्र. BDR-३/३३१३/२०११ प्रमाणे महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम १४९,१५० अन्वये नियमानुसार कार्यवाही करून अपीलदार यांचे नांव दाखल करणेबाबतचे आदेशाची नोंद दाखल केली.			फेरफार क्र.८८२ प्रमाणे सही - १७/०७/२०१५ न.भू.अ.मुलुंड
१७/०७/२०१५	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर यांचेकडील अपील आदेश क्र. न.भू.सं.७/अपील एस आर ०९१/२०१५ दि.२६/६/२०१५ अन्वये स्विहान इंटरप्रायजेस हे नाव रजिस्ट्रार ऑफ फर्म क्र. BA-६६७६८ चे प्रमाणपत्रान्वये बदलून त्याऐवजी मे.रेकॉन इन्फ्रास्ट्रक्चरस असे नाव दाखल केले असून दि.३१/१०/२००० रोजीची दाखल केलेली नोंद कमी केली.		धारक रेकॉन इन्फ्रास्ट्रक्चरस	फेरफार क्र.८८५ प्रमाणे सही - १७/०७/२०१५ न.भू.अ.मुलुंड

करल-४

१०६३२

६६५

मालमत्ता पत्रक

२०२०

विभाग/मोजे -- भांडूप

तालुका/न.भु.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

३५८/अ/१/अ/१ ३५८

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१५/१२/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद /२०१५ दि. पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू/भांडूप/फे.फा. क्र. १११/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी तेरा हजार दोनशे चार पुण्यांक सहा दशांश चौ.मी. दाखल केले	फेरफार क्र.१११ प्रमाणे सही - १५/१२/२०१५ न.भू.अ.मुलुंड
१२/०१/२०१६	मा. जिल्हा अधिक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न.भू.स.७/अपील/एस.आर.०११/२०१५ दि. २६/६/२०१५ चे आदेशान्वये मा. सह जिल्हा निबंधक १/वर्ग-१/ मुंबई जिल्हा नोदणीकृत मान्यता पत्र क्र. BDR-३/३३१३/२०११ दि. २२/३/२०११ व हमीपत्र अन्वये न.भू.क्र. ३५८/अ/१/अ/१ या मिळकतीचे १३२०४.६ चौ.मी. क्षेत्रास दि. १७/७/२०१५ चे नोंदीने धारक सदरी दाखल असलेले रेकॉन इन्फ्रास्ट्रक्चर यांचे नांवात बदल करून मेसर्स रेकॉन इन्फ्रास्ट्रक्चर प्रा.लि. नोद दाखल केली.		धारक मेसर्स रेकॉन इन्फ्रास्ट्रक्चर प्रा. लि.	फेरफार क्र.१०७ प्रमाणे सही - १२/०१/२०१६ न.भू.अ.मुलुंड



मुंबई उपनगर जिल्हा

तपासणी करणारा -

खरी नक्कल -

१०/१२/२०१५

अर्ज क्रमांक	०४८	रक्कम शुल्क	३६०
अर्ज प्राप्त दिनांक	१५/१२/१५	बाणद फी	६
नक्कल तयार दिनांक	२७/१२/१६	रक्कम क्रमांक	३६६
नक्कल तयार करणारा			
खरी नक्कल	२१११६		
नगर भूमापन अधिकारी	मुलुंड	नगर भूमापन अधिकारी	मुलुंड

(पान न.-- 5)

SK

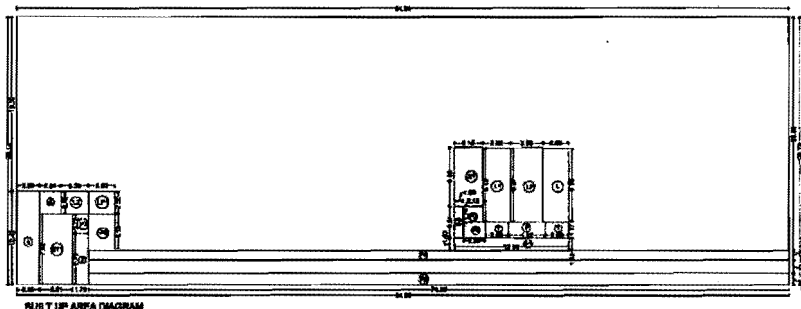
१०/१२/२०१५

करल-४
 १४६३२ ANNEXURE " 6 " (COLLY)
 २०२०

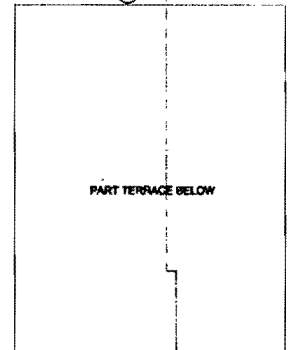
CE/1083/BPES/AS 5/8

BUILT UP AREA CALCULATION

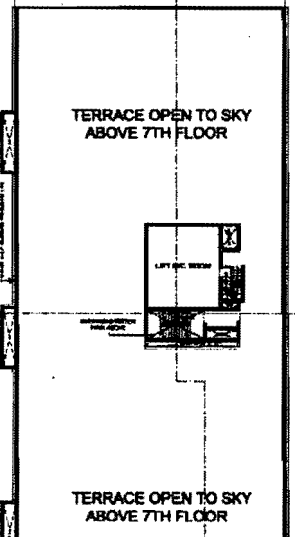
NO.	AREA	THICK	UNIT	AREA	THICK	UNIT	TOTAL AREA
GROUND FLOOR							
1	1.77	0.230	M ²	0.41	0.230	M ²	0.41
2	1.39	0.150	M ²	0.21	0.150	M ²	0.21
3	1.39	0.150	M ²	0.21	0.150	M ²	0.21
4	1.39	0.150	M ²	0.21	0.150	M ²	0.21
5	1.39	0.150	M ²	0.21	0.150	M ²	0.21
GROUND FLOOR PART							
6	1.77	0.230	M ²	0.41	0.230	M ²	0.41
7	1.39	0.150	M ²	0.21	0.150	M ²	0.21
8	1.39	0.150	M ²	0.21	0.150	M ²	0.21
9	1.39	0.150	M ²	0.21	0.150	M ²	0.21
10	1.39	0.150	M ²	0.21	0.150	M ²	0.21
11	1.39	0.150	M ²	0.21	0.150	M ²	0.21
12	1.39	0.150	M ²	0.21	0.150	M ²	0.21
13	1.39	0.150	M ²	0.21	0.150	M ²	0.21
14	1.39	0.150	M ²	0.21	0.150	M ²	0.21
15	1.39	0.150	M ²	0.21	0.150	M ²	0.21
16	1.39	0.150	M ²	0.21	0.150	M ²	0.21
17	1.39	0.150	M ²	0.21	0.150	M ²	0.21
18	1.39	0.150	M ²	0.21	0.150	M ²	0.21
19	1.39	0.150	M ²	0.21	0.150	M ²	0.21
20	1.39	0.150	M ²	0.21	0.150	M ²	0.21
21	1.39	0.150	M ²	0.21	0.150	M ²	0.21
22	1.39	0.150	M ²	0.21	0.150	M ²	0.21
23	1.39	0.150	M ²	0.21	0.150	M ²	0.21
24	1.39	0.150	M ²	0.21	0.150	M ²	0.21
25	1.39	0.150	M ²	0.21	0.150	M ²	0.21
26	1.39	0.150	M ²	0.21	0.150	M ²	0.21
27	1.39	0.150	M ²	0.21	0.150	M ²	0.21
28	1.39	0.150	M ²	0.21	0.150	M ²	0.21
29	1.39	0.150	M ²	0.21	0.150	M ²	0.21
30	1.39	0.150	M ²	0.21	0.150	M ²	0.21
31	1.39	0.150	M ²	0.21	0.150	M ²	0.21
32	1.39	0.150	M ²	0.21	0.150	M ²	0.21
33	1.39	0.150	M ²	0.21	0.150	M ²	0.21
34	1.39	0.150	M ²	0.21	0.150	M ²	0.21
35	1.39	0.150	M ²	0.21	0.150	M ²	0.21
36	1.39	0.150	M ²	0.21	0.150	M ²	0.21
37	1.39	0.150	M ²	0.21	0.150	M ²	0.21
38	1.39	0.150	M ²	0.21	0.150	M ²	0.21
39	1.39	0.150	M ²	0.21	0.150	M ²	0.21
40	1.39	0.150	M ²	0.21	0.150	M ²	0.21
41	1.39	0.150	M ²	0.21	0.150	M ²	0.21
42	1.39	0.150	M ²	0.21	0.150	M ²	0.21
43	1.39	0.150	M ²	0.21	0.150	M ²	0.21
44	1.39	0.150	M ²	0.21	0.150	M ²	0.21
45	1.39	0.150	M ²	0.21	0.150	M ²	0.21
46	1.39	0.150	M ²	0.21	0.150	M ²	0.21
47	1.39	0.150	M ²	0.21	0.150	M ²	0.21
48	1.39	0.150	M ²	0.21	0.150	M ²	0.21
49	1.39	0.150	M ²	0.21	0.150	M ²	0.21
50	1.39	0.150	M ²	0.21	0.150	M ²	0.21
51	1.39	0.150	M ²	0.21	0.150	M ²	0.21
52	1.39	0.150	M ²	0.21	0.150	M ²	0.21
53	1.39	0.150	M ²	0.21	0.150	M ²	0.21
54	1.39	0.150	M ²	0.21	0.150	M ²	0.21
55	1.39	0.150	M ²	0.21	0.150	M ²	0.21
56	1.39	0.150	M ²	0.21	0.150	M ²	0.21
57	1.39	0.150	M ²	0.21	0.150	M ²	0.21
58	1.39	0.150	M ²	0.21	0.150	M ²	0.21
59	1.39	0.150	M ²	0.21	0.150	M ²	0.21
60	1.39	0.150	M ²	0.21	0.150	M ²	0.21
61	1.39	0.150	M ²	0.21	0.150	M ²	0.21
62	1.39	0.150	M ²	0.21	0.150	M ²	0.21
63	1.39	0.150	M ²	0.21	0.150	M ²	0.21
64	1.39	0.150	M ²	0.21	0.150	M ²	0.21
65	1.39	0.150	M ²	0.21	0.150	M ²	0.21
66	1.39	0.150	M ²	0.21	0.150	M ²	0.21
67	1.39	0.150	M ²	0.21	0.150	M ²	0.21
68	1.39	0.150	M ²	0.21	0.150	M ²	0.21
69	1.39	0.150	M ²	0.21	0.150	M ²	0.21
70	1.39	0.150	M ²	0.21	0.150	M ²	0.21
71	1.39	0.150	M ²	0.21	0.150	M ²	0.21
72	1.39	0.150	M ²	0.21	0.150	M ²	0.21
73	1.39	0.150	M ²	0.21	0.150	M ²	0.21
74	1.39	0.150	M ²	0.21	0.150	M ²	0.21
75	1.39	0.150	M ²	0.21	0.150	M ²	0.21
76	1.39	0.150	M ²	0.21	0.150	M ²	0.21
77	1.39	0.150	M ²	0.21	0.150	M ²	0.21
78	1.39	0.150	M ²	0.21	0.150	M ²	0.21
79	1.39	0.150	M ²	0.21	0.150	M ²	0.21
80	1.39	0.150	M ²	0.21	0.150	M ²	0.21
81	1.39	0.150	M ²	0.21	0.150	M ²	0.21
82	1.39	0.150	M ²	0.21	0.150	M ²	0.21
83	1.39	0.150	M ²	0.21	0.150	M ²	0.21
84	1.39	0.150	M ²	0.21	0.150	M ²	0.21
85	1.39	0.150	M ²	0.21	0.150	M ²	0.21
86	1.39	0.150	M ²	0.21	0.150	M ²	0.21
87	1.39	0.150	M ²	0.21	0.150	M ²	0.21
88	1.39	0.150	M ²	0.21	0.150	M ²	0.21
89	1.39	0.150	M ²	0.21	0.150	M ²	0.21
90	1.39	0.150	M ²	0.21	0.150	M ²	0.21
91	1.39	0.150	M ²	0.21	0.150	M ²	0.21
92	1.39	0.150	M ²	0.21	0.150	M ²	0.21
93	1.39	0.150	M ²	0.21	0.150	M ²	0.21
94	1.39	0.150	M ²	0.21	0.150	M ²	0.21
95	1.39	0.150	M ²	0.21	0.150	M ²	0.21
96	1.39	0.150	M ²	0.21	0.150	M ²	0.21
97	1.39	0.150	M ²	0.21	0.150	M ²	0.21
98	1.39	0.150	M ²	0.21	0.150	M ²	0.21
99	1.39	0.150	M ²	0.21	0.150	M ²	0.21
100	1.39	0.150	M ²	0.21	0.150	M ²	0.21



BUILT UP AREA DIAGRAM
SCALE 1:200



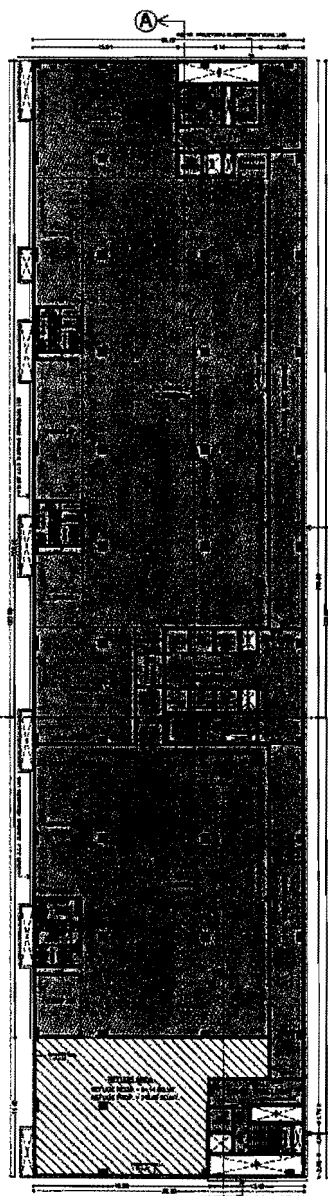
PART TERRACE BELOW



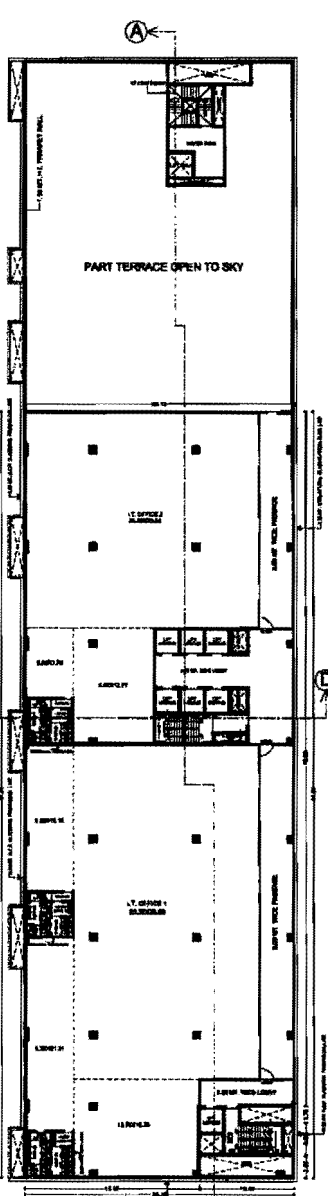
TERRACE OPEN TO SKY
ABOVE 7TH FLOOR



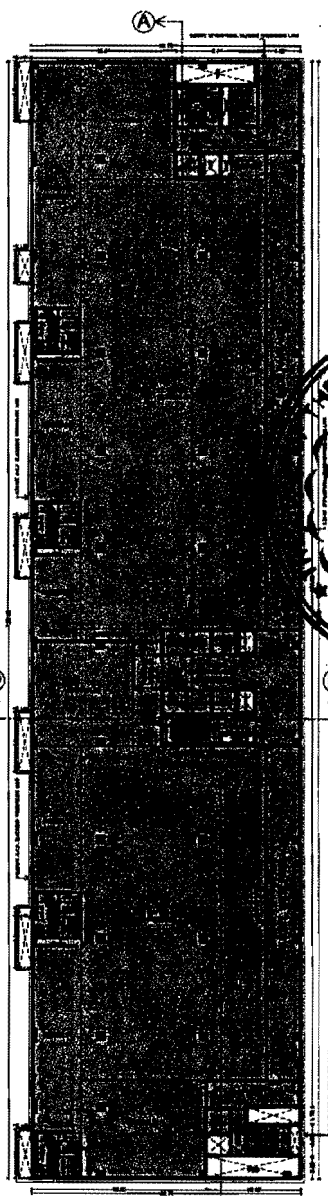
TERRACE OPEN TO SKY
ABOVE 7TH FLOOR



6TH FLOOR PLAN
SCALE 1:200



7TH PART FLOOR PLAN
SCALE 1:200



4TH & 5TH FLOOR PLAN
SCALE 1:200

PROFORMA

CONTRACT NO. 1083/BPES/AS/5/8

DESCRIPTION OF PROPERTY AND PROPERTY

NAME OF OWNER: Premanand B Telgote

NAME OF ARCHITECT: Premal Kantil Gogri

DATE: 20/08/2020

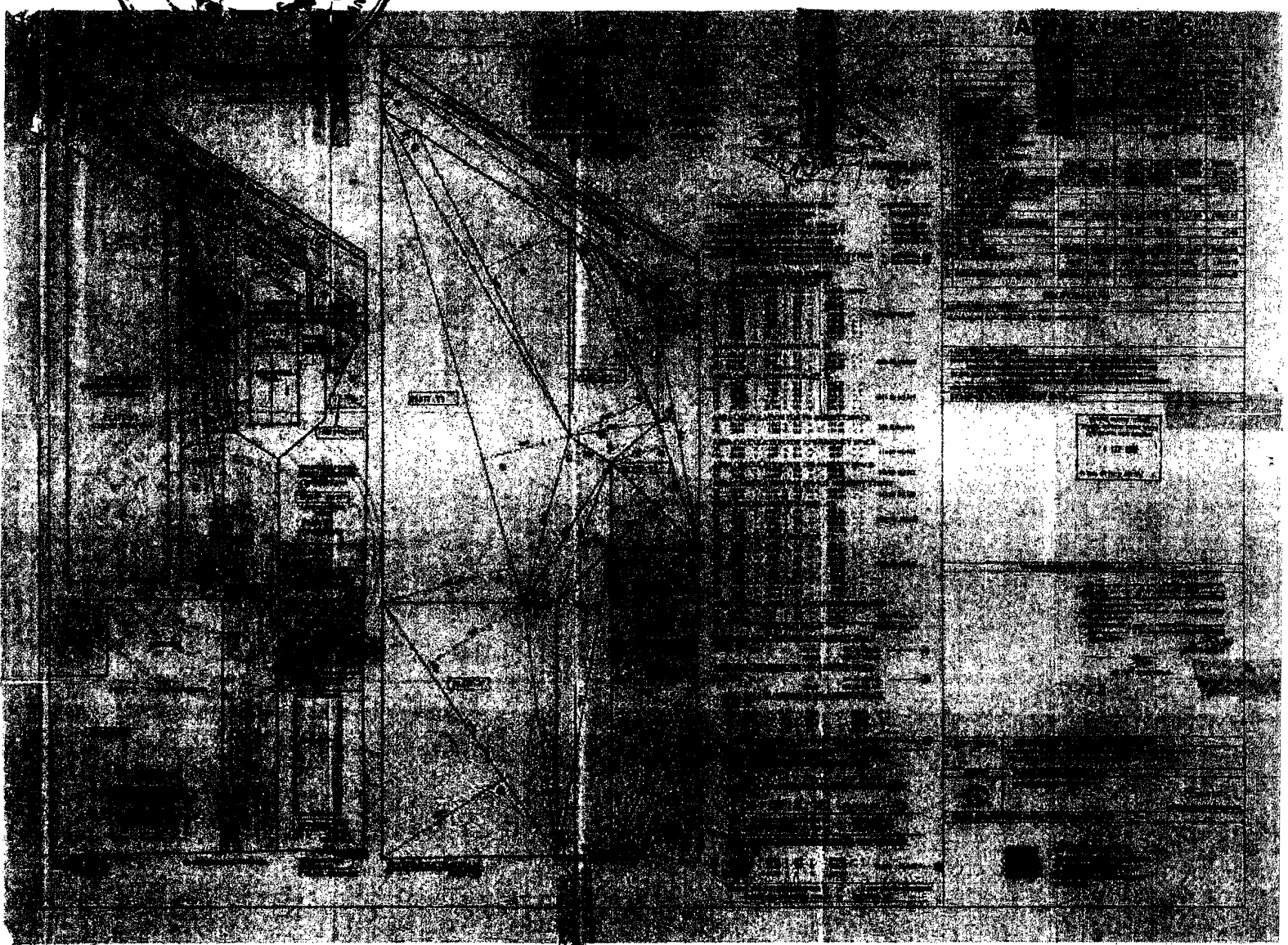
CHECKED BY: [Signature]

SCALE: 1:200

SK

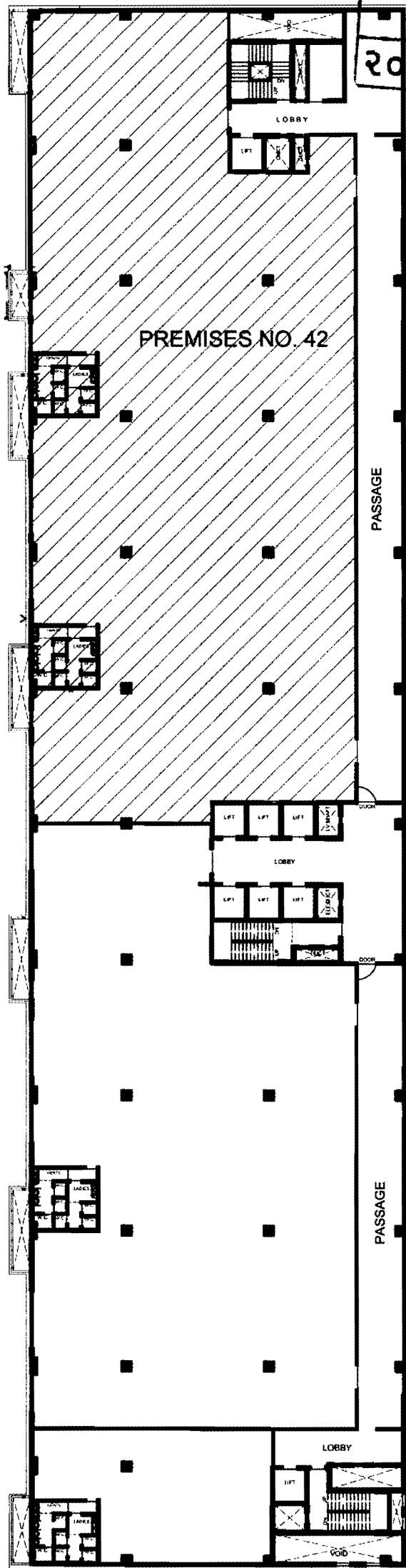
[Handwritten signature]

करल-४		
१४६३२	६८५	
२०२०		१



57

करल-४	
७४३२	६४
२०२०	८५



PREMISES NO. 42

PASSAGE

PASSAGE

4TH FLOOR PLAN



SK

[Handwritten signature]

करल-४		
१४६३२	००	८५
२०२०		

C - 3

ANNEXURE " 8 " (COLLY)



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/1065 /BPES/AS

COMMENCEMENT CERTIFICATE

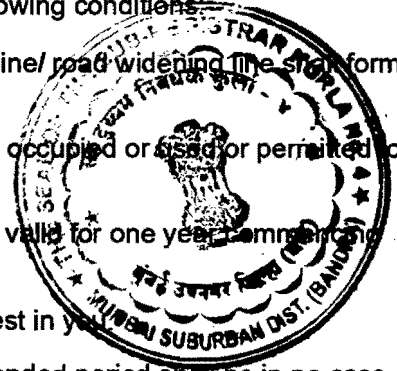
To.
Swehan Enterprises
swehan enterprises subhashnagar road next to
classic marble bhandup(w) mumbai 400078

Sir,

With reference to your application No. **CE/1065 /BPES/AS** Dated. **13/12/2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **13/12/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **358, 358/1 TO 10** Division / Village / Town Planning Scheme No. **BHANDUP-W** situated at **CEAT TYER ROAD** Road / Street in **S Ward** Ward .

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

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



The Municipal Commissioner has appointed Shri. **Assistant Engineer S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 3/6/2008

SK

(Handwritten signature)

करल-४		
१४६३२	७९	८५
२०२०		

Issue On : 4/6/2007 Valid Upto : 3/6/2008

Remark :

Plinth c.c. i.e. c.c. up to upper basement top slab.

Approved By
V.D.Ingavale
Executive Engineer

Issue On : Valid Upto : 3/6/2011

Remark :

c.c. upto basement top level as per amended plans approved on 04/02/2010



Approved By
P.P.Raut
Executive Engineer

Issue On : 12/8/2011 Valid Upto : 3/6/2012

Remark :

c. c. up to 7th upper floor as per approval amended plan's dtd. 04/02/2010.

Approved By
T.S. Talreja
Executive Engineer

Issue On : 1/2/2018 Valid Upto : 3/6/2018

SK

करल-४		
१४६३२	१२	८५
२०२०		

Remark :

C.C. re-endorsed as per approved amended plans dtd:14.01.2016



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

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward

Cc to :

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

SK

करल-४		
१४६३२	०३	८५
२०२०		ANNEXURE " 9 "



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
 [CE/1065 /BPES/AS of 12 February 2018]

To,
Swehan Enterprises
 swehan enterprises subhashnagar road next to classic marble bhandup(w) mumbai 400078.

Dear Applicant/Owners,

The **Part 6** development work of _____ building comprising of **2 level basement for parking + Ground for department store+ 1st for departmental store/office + 2nd to 6th upper floors for I.T. office/finical Institute** on plot bearing C.S.No./CTS No. **358, 358/1 TO 10** of village **BHANDUP-W** at **CEAT TYRE ROAD** is completed under the supervision of Shri. **PREMAL KANTILAL GOGRI , Architect** , Lic. No. **CA/01/28190** , Shri. **SHAILESH R Mahimtura** , RCC Consultant, Lic. No. **STR/39** and Shri. **GOPAL N. UTEKAR** , Site supervisor, Lic.No. **U/24/SS-II** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HRIR-VI/381** dated **08 October 2015**.

It can be occupied with the following condition/s.

It can be occupied with the following condition/s.

1. That the developer to obtain final registration from Directorate of Industries.
2. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by occupants of the building. Necessary condition in sale agreement with prospective buyer shall be incorporated to that effect by the Developer / Owner.

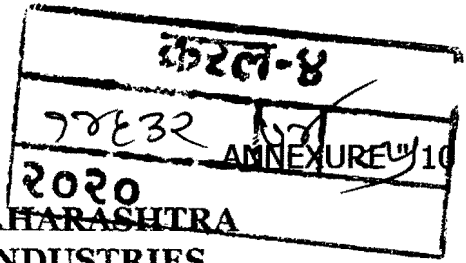


Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, **PREMAL KANTILAL GOGRI**, 2203, I wing, Agrawal Nimit tower, Shubh shanti complex Near kandivalli link road ,Kandivalli (West)
- For information please

Yours faithfully
 Executive Engineer (Building Proposals)
 Municipal Corporation of Greater Mumbai
 S Ward

SK



" (COLLY)

**GOVERNMENT OF MAHARASHTRA
DIRECTORATE OF INDUSTRIES**

No. DI/IT/LOI/Raycon IT Park/268/2009/B-33301

Date: 17 नवम्बर 2009
NOV 2009

To,
✓ M/s. Swehan Enterprises,
Subhas Nagar Road,
Next to Classic Marble, Bhandup (west),
Mumbai-400 078.

Sub: - Letter of Intent to Private Information Technology Park
"RAYCON IT PARK",

Ref: - 1) Your application letter dated 22/06/2009
2) Building Plans approved by MCGM dtd. 24/11/2008
3) UDD notification for additional FSI, dated 20/05/2004

With reference to your above application, Letter of Intent is hereby granted to you as private sector Information Technology Park as per details here under: -

- (1) Name of the applicant Company /Developer : M/s. Swehan Enterprises,
with full address. Subhas Nagar Road,
Next to Classic Marble, Bhandup
(west),
Mumbai-400 078
- (2) Name of the Information Technology Park : "RAYCON IT PARK"
- (3) Address of Information Technology Park
i] Survey Nos./Plot Nos. : C.T.S. No. 358
ii] Village/Town/ City : Village Bhandup
iii] Taluka/District : Mumbai
- (4) Total Area (Square Meter) : 13204.60
Area under ownership (Square Meter) : 13204.60
- (5) Details of Built up area as certified by Chartered Architect.



Total Area of Plot / Built up Area in Sq. meter	Built up area for IT unit in Sq. meter	Open Plot area for IT unit in Sq. meter	Built up area for support services in Sq. meter	Open Plot area for support services in Sq. meter	No. of Parking slots
13204.60 / 10595.21	8476.17	Nil	2119.04	Nil	220

New Administrative Building, 2nd Floor, Opp. Mantralaya, Madam Cama Road, Mumbai - 400 032.

SK

करल-४		
१४६३२	५५	८५
२०२०		

- (6) Feeder Line/ Sub-station provided : Independent power feeder line up to dedicated sub-station in the premises of the IT Park for power supply of 4.564 KVA. Power will be supplied to the IT Park as per under taking dated 27/02/2009 given by Applicant Company.
- (7) Stand by Power Generation : 1.396 KVA through power generator set in the premises of the Information Technology Park as per the Applicant Company 's undertaking dated 27/02/2009
- (8) Connectivity In Mbps : 2 Mbps, as per Applicant Company 's undertaking dated 27/02/2009

The Applicant Company shall be responsible for providing the infrastructure facilities as indicated at Point No. 6, 7 and 8 above, which have been claimed to be offered by the Applicant Company in this proposed IT Park. The Applicant Company has also submitted the relevant documents (Undertaking) to this office, in support of this claim. In case the Applicant Company in the parameters of these infrastructure facilities seeks any deviation, the Applicant Company shall get them specifically approved by the competent authority.

This Letter of Intent is valid for a period of "Three years" from the date of issue i.e. up to [redacted] and extension of its validity will be considered strictly on merit, upon receipt of such application at least three months prior to expiry of the validity period.

This Letter of Intent does not construe any Legal Permission / Approval for Construction / Built up area, title of the land, etc.

Applicant Company/IT Park shall always follows the provision of DC rules of respective Municipal Corporation/ Council/ Special planning Authority.

The Applicant Company is bound to submit up-to-date information every six month for the calendar period of 1st January to 30th June and 1st July to 31st December for each year, regarding management of IT Park, activities carried out in the IT Park, name of IT units with area occupied by each of them, investment made by IT units and number of employment generated etc.(As per enclosed proforma)

As per UDD notification No. TPS-2004/687/CR-26/04/UD-13, dated 20/05/2004, the applicant company is eligible for 100% additional FSI being a proposed IT Park.



Vikas Jain

(Vikas Jain)
Officer on Special Duty (IT)
For Development Commissioner (Industries)

Copy to: -

1. The Municipal Commissioner, Municipal Corporation Greater Mumbai, Mumbai
2. Joint Director of Industries, (MUMBAI), Mumbai
3. Select File, Information Technology Branch, Head Office, Mumbai - 400 032.

SK

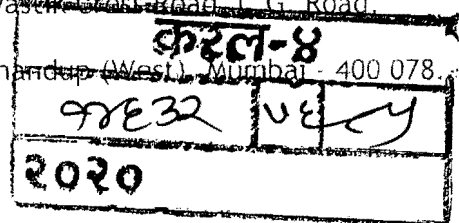
[Handwritten signature]

RAYCON INFRASTRUCTURE PRIVATE LIMITED

Regd. Off.: B-804/1, Fairdeal House, Opp. Jain Dairy, Swastik Cross Road, C. G. Road, Ahmedabad - 380 009

Site Off.: Subhash Nagar Road, Next to Classic Marble, Bhandup (West), Mumbai - 400 078.

CIN U45201GJ2004PTC044159



CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF RAYCON INFRASTRUCTURE PRIVATE LIMITED HELD ON TUESDAY, DECEMBER 29, 2020 AT 11:30 A.M. AT DER DEUTSCHE PARKZ, SUBHASH NAGAR ROAD, NEXT TO CLASSIC MARBLE, BHANDUP (WEST), MUMBAI - 400 078.

SALE OF UNIT SITUATED AT UNIT NO. 42, 4th FLOOR, DER DEUTSCHE PARKZ, SUBHASH NAGAR ROAD, NEXT TO CLASSIC MARBLE, BHANDUP (WEST), MUMBAI - 400 078 GIVEN ON LEAVE & LICENSE BASIS TO GTS E-SERVICES PVT. LTD.

"**RESOLVED THAT** the company do and is hereby authorised to sell the unit admeasuring (approximately) 17,633 sq. ft. carpet area /29,643 sq. ft. chargeable area situated at Unit No. 42, 4th Floor, Der Deutsche Parkz, Bhandup (West), Mumbai - 400078 for an approximate sale value of Rs. 242,453,750/-, which are given on leave & license basis to GTS E-Services Pvt. Ltd;

RESOLVED FURTHER THAT Mr. Nilesh Parekh or Ms. Sharmistha Kajaria, Directors of the Company be and are hereby severally authorized to sign and execute on behalf of the Company, the 'Agreement for Sale' and/or such other deeds, documents, declaration and affidavits in connection with such sale and to present the duly executed Agreement for Sale and other documents before the appropriate registering authorities and any other appropriate authority where necessary, admit the execution thereof and comply with other requisite formalities connected therewith for giving effect to this resolution;

RESOLVED FURTHER THAT any Directors of the Company be and are hereby severally authorized to furnish a certified true copy of the Resolution to any regulatory authorities as and when required."

Certified True Copy

FOR RAYCON INFRASTRUCTURE PRIVATE LIMITED

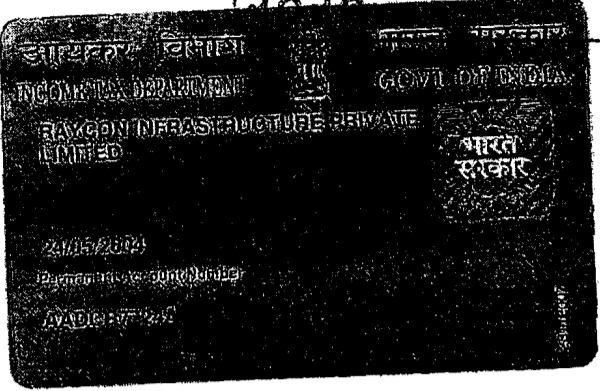
NILESH PAREKH
DIRECTOR
DIN: 01595571
Place: Mumbai

SHARMISTHA KAJARIA
DIRECTOR
DIN: 01629046

Date: 29th December, 2020



करल-४		
१४६३२	७५	८५
२०२०		



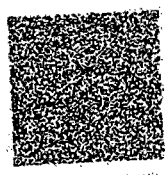
करल-४	
७४६३२	७६८५
२०२०	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AQXPK1924E



नाम/Name
SHARMISTHA HANSRAJ KAJARIA

पिता का नाम/Father's Name
HANSRAJ THAKARDAS KAJARIA

जन्म की तारीख/
Date of Birth
26/09/1986

S. KAJARIA
हस्ताक्षर/Signature

06022020

S. KAJARIA





भारत सरकार
Government of India

करल-४
आधार ९९६३२ ७९ ८
०००

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम / Enrollment No. : 0638/11006/28516

To
Sharmistha Hansraj Kajaria
शर्मिष्ठा हंसराज कजारिया
D/O Hansraj Kajaria,
2/12, Hem Kunj,
Vallabh Baug Lane,
Opposite Achija Hotel,
VTC: Ghaikopar East,
District: Mumbai,
State: Maharashtra, PIN Code: 400077,
Mobile: 9820328911

13/10/2011
03967432



KF039674326F1




आपका आधार क्रमांक / Your Aadhaar No. :

6908 2831 5182

मेरा आधार, मेरी पहचान

भारत सरकार Government of India आधार



शर्मिष्ठा हंसराज कजारिया
Sharmistha Hansraj Kajaria
जन्म तिथि / DOB: 28/09/1966
महिला / Female

6908 2831 5182

मेरा आधार, मेरी पहचान

SKajaria

LT SAGAR COASTAL TRANSPORT PRIVATE LIMITED

Reg. Add: A-418, Aurus Chamber, S S Amrutwar Lane, Nr. Mahindra Tower, Worli, Mumbai - 400705

CIN: U70100MH2010PTC209794

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED BY THE DIRECTORS AT THE MEETING OF THE COMPANY HELD ON MONDAY, 21ST DECEMBER, 2020 AT 11.30 A.M. AT THE CORPORATE OFFICE OF THE COMPANY SITUATED AT AURUS CHAMBER, A - 418, NEAR MAHINDRA TOWER, S S AMRUTWAR LANE, WORLI, MUMBAI - 400 013.

PURCHASE OF OFFICE PREMISES SITUATED AT OFFICE NO. 42, 4TH FLOOR, DER DEUTSCHE PARKZ, BHANDUP (WEST), MUMBAI - 400-078

“RESOLVED THAT the company do and is hereby authorised to Purchase the office premises situated at Office No. 42, 4th Floor, Der Deutsche Parkz, Bhandup (West) Mumbai - 400078.

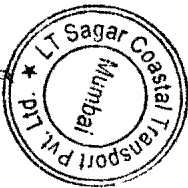
RESOLVED FURTHER THAT Mrs. Vanitha Malhotra, Director of the Company be and hereby authorized to sign and execute on behalf of the Company, the ‘Agreement for Sale’ and/or such other deeds, documents, declaration and affidavits in connection with such purchase and to present the duly executed Agreement for Sale and other documents before the appropriate registering authorities and any other appropriate authority where necessary, admit the execution thereof and comply with other requisite formalities connected therewith for giving effect to this resolution;

RESOLVED FURTHER THAT any Directors of the Company be and are hereby severally authorized to furnish a certified true copy of the Resolution to any regulatory authorities as and when required.”


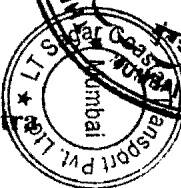
CERTIFIED TRUE COPY

For, LT SAGAR COASTAL TRANSPORT PRIVATE LIMITED

Kusum Malhotra
Kusum Malhotra
(Director)
(00214508)



Vanitha Malhotra
Vanitha Malhotra
(Director)
(01892157)



Date : 21.12.2020

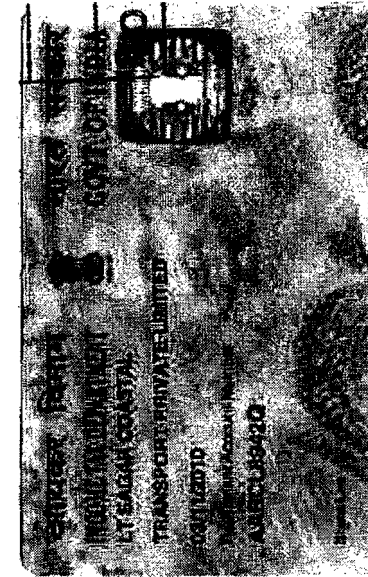
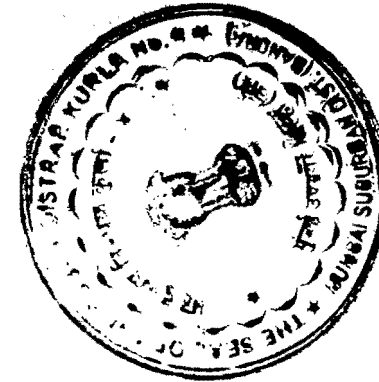
Place : Mumbai

आयकर विभाग
 INCOME TAX DEPARTMENT
 VANITHA MALHOTRA
 MADANLAL GROVER
 23/11/1978
 Permanent Account Number
 AJJPM0661K
 Signature

भारत सरकार
 GOVT. OF INDIA




करल-8
 2832
 2020





सत्यमेव जयते



करल-४

३४६३२

८५

भारतीय विशिष्ट शीलख प्राधिकरण
भारत सरकार २०२०
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 1104/20663/03755

To
वनीता मल्होत्रा
Vanitha Malhotra
W/O: Saurabh Malhotra
Flat No.2502, RNA Mirage Sudam Kelu Ahire Marg
Worli
Mumbai
Worli Colony
Mumbai Mumbai
Maharashtra 400030
9819722719

07/07/2014

154890820



ML548908204FT



आपला आधार क्रमांक / Your Aadhaar No.

3425 3389 2314

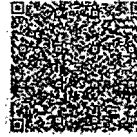
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



वनीता मल्होत्रा
Vanitha Malhotra
जन्म तारीख / DOB : 23/11/1978
स्त्री / Female



3425 3389 2314

आधार - सामान्य माणसाचा अधिकार

3078 92369040

आधार सामान्य माणसाचा अधिकार

भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61040/82190

To,
शमल बाबू जाधव
Shamal Babu Jadhav
19, Sudama Chawl
Chinch Pada
New Land Road, Kalyan (E)
Kalyan
Dist. Thane, Maharashtra
421305
982779308

फरल-४
३२ ३४ ३५



भारत सरकार

रविंद्र शिवराम पाटणे
Ravindra Shivram Patne
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male

2130 2424 9060

आधार — सामान्य माणसाचा अधिकार



नोंदविण्याचा क्रमांक / Enrollment No 1104/20169/03633

To,
रविंद्र शिवराम पाटणे
Ravindra Shivram Patne
S/O Shivram Patne
Pratap Nagar Road Hanuman Nagar Room no 3 Sulochana
Mhesker Chawl No2
Bhandup West, S.O
Mumbai
Maharashtra 400078
9869876884

Ref: 28 / 10E / 54365 / 55860 / P



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

391/14632

गुरुवार, 31 डिसेंबर 2020 6:56 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 14632/2020

दस्त क्रमांक: करल4 /14632/2020

बाजार मुल्य: रु. 24,56,30,943/- मोबदला: रु. 24,24,53,750/-

भरलेले मुद्रांक शुल्क: रु.49,13,000/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:15736

पावती दिनांक: 31/12/2020

अ. क्रं. 14632 वर दि.31-12-2020

सादरकरणाराचे नाव: एल टी सागर कोस्टल ट्रान्सपोर्ट प्रा. लि. चे संचालक वनिता मल्होत्रा

रोजी 6:54 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1700.00

पृष्ठांची संख्या: 85

Mulhopta

दस्त हजर करणाऱ्याची सही:

एकुण: 31700.00

सह दु.निबंधक कुर्ला - 4

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 31 / 12 / 2020 06 : 54 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 12 / 2020 06 : 56 : 21 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



31/12/2020 6 59:51 PM

दस्त गोषवारा भाग-2

करल4

दस्त क्रमांक:14632/2020

दस्त क्रमांक :करल4/14632/2020

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रॉकॉन इंफ्रास्ट्रक्चर प्रा. लि. चे संचालक शर्मिष्ठा कजारिया पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सुभाष नगर रोड, क्लासिक मार्बलच्या पुढचा, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AADCR7724A	लिहून देणार वय :-54 स्वाक्षरी:- <i>S. Kajaria</i>		
2	नाव:एल टी सागर कोस्टल ट्रान्सपोर्ट प्रा. लि. चे संचालक वनिता मल्होत्रा पता:प्लॉट नं: ए-418, माळा नं: -, इमारतीचे नाव: औरस चेंम्बर्स, ब्लॉक वय :-42 नं: एस. एस. अमृतवार लेन, महिंद्रा टॉवरच्या जवळ, रोड नं: वरळी, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AABCL8942Q	लिहून घेणार वय :-42 स्वाक्षरी:- <i>M. Malhotra</i>		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा या दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:31 / 12 / 2020 06 : 58 : 29 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शामल बबन जाधव - - वय:34 पता:1/3,सुदामा चाळ,चिंच पाडा,कल्याण पिन कोड:421306	 स्वाक्षरी <i>S. Jadhav</i>	
2	नाव:रविंद्र पाटणे - - वय:37 पता:14,एकड्डीम लिंक बिल्डींग,एम. जी. लिंक रोड,भांडुप पश्चिम,मुंबई पिन कोड:400078	 स्वाक्षरी <i>R. Patane</i>	

शिकका क्र.4 ची वेळ:31 / 12 / 2020 06 : 59 : 00 PM

शिकका क्र.5 ची वेळ:31 / 12 / 2020 06 : 59 : 30 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुर्ला - ४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAYCON INFRASTRUCTURE PRIVATE LIMITED	eSBTR/Simple Receipt	03006172020123050348	MH009391022202021S	4913000.00	SD	0004348805202021	31/12/2020
2		DHC		2912202000775	1700	RF	2912202000775D	31/12/2020
3	RAYCON INFRASTRUCTURE PRIVATE LIMITED	eSBTR/SimpleReceipt		MH009391022202021S	30000	RF	0004348805202021	31/12/2020

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

14632 /2020

Know Your Rights as Registrants

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

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

iSarita



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण...१४...पाने आहेत. (५)
करल-४/१४६३२/२०२०
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक...३१/१२/२०२०...

Sharma
आदिती दि. बडकर
सह. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा



05/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 14632/2020

नोंदणी :

Regn:63m

गावाचे नाव : भांडुप

(1) विलेखनाचा प्रकार	करारनामा
(2) मोबदला	242453750
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	245630942.88
(4) म-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: युनिट नं. 42, माळा नं: 4 था मजला,आयटी ऑफीस नं 2, इमारतीचे नाव: रेकॉन आयटी पार्क, ब्लॉक नं: सिफ्ट टायर रोड,भांडुप पश्चिम, रोड : मुंबई-400078, इतर माहिती: सदर युनिटचे क्षेत्रफळ 17633 चौ. फुट कारपेट.((C.T.S. Number : 358/A/1/A/1 ;))
(5) क्षेत्रफळ	1) 1966.5 चौ.मीटर
(6) आकारणी किंवा जर्दी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश/श्रमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेकॉन इंफ्रास्ट्रक्चर प्रा. लि. चे संचालक शर्मिष्ठा कजारिया वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सुभाष नगर रोड, क्लासिक मार्बलच्या पुड्या, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AADCR7724A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एल टी सागर कोस्टल ट्रान्सपोर्ट प्रा. लि. चे संचालक वनिता मल्होत्रा वय:-42; पत्ता:-प्लॉट नं: ए-418, माळा नं: -, इमारतीचे नाव: औरस चेम्बर्स, ब्लॉक नं: एम. एस. अमृतवार लेन, महिंद्रा टॉवरच्या जवळ, रोड नं: वरळी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AABCL8942Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	31/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	14632/2020
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	4913000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेन	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

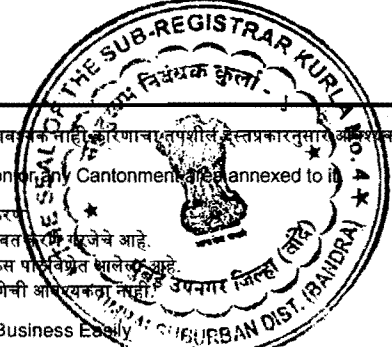
सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुहमुंबई महानगरपालिकेस पाठविलेले आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही. उपनगर जिल्हा (गंडरा)

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 05/01/2021) toMunicipal Corporation of Greater Mumbai.

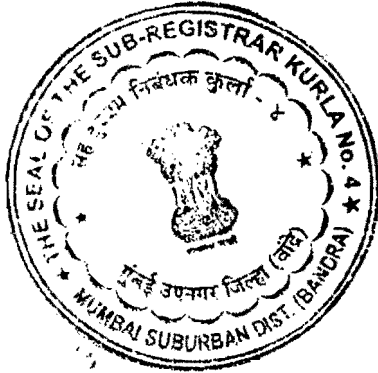
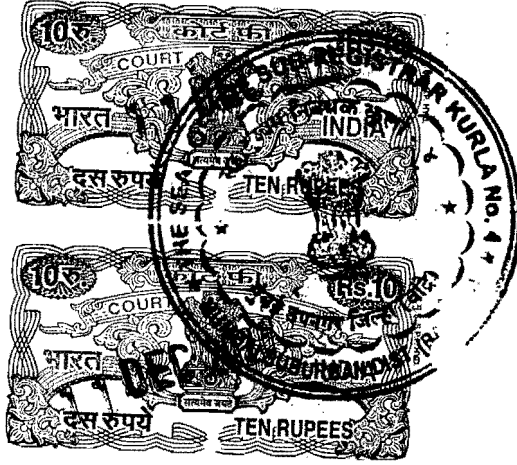
No need to spend your valuable time and energy to submit this documents in person.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAYCON INFRASTRUCTURE PRIVATE LIMITED	eSBTR/Simple Receipt	03006172020123050348	MH009391022202021S	4913000.00	SD	0004348805202021	31/12/2020
2		DHC		2912202000775	1700	RF	2912202000775D	31/12/2020
3	RAYCON INFRASTRUCTURE PRIVATE LIMITED	eSBTR/SimpleReceipt		MH009391022202021S	30000	RF	0004348805202021	31/12/2020

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



खरी प्रमाण
 राह. दुय्यम निबंधक कुर्ला-४
 मुंबई उपनगर जिल्हा

Dated this Day of December 2020

Raycon Infrastructure Private Limited

.. Promoter

AND

LT Sagar Coastal Transport Private Limited

.. Allotee/s

AGREEMENT FOR SALE