

Valuation ID: 2010688941236		मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)		Date: 20-09-2025
मुलावनाचे वर्ष विवरण	2019 ठाणे			
राशुब्याचे नांव	सल्याण			
गावाचे नाव	खोशी			
पंचायते नांव	पुला			
वार्डिक मूल्य दर सक्षमानुसार मूल्यांकन				
वार्डिक मूल्य	38.23 चौ गीटर	मिळकतीचा वापर	रिजिस्ट्री वार्षिक	मिळकतीचा प्रकार
वार्डिक मूल्य	38.23 चौ गीटर	मिळकतीचे वर्ग	0.703 2वर्ग	मूल्यांकन प्रकार
वार्डिक मूल्य	38.23 चौ गीटर	मिळकतीचे वर्ग	0.703 2वर्ग	मूल्यांकन प्रकार
Total Type - Free State				
Total/Excluded built up Property constructed after 01-02-2019/2018				
मूल्य अनुसार मिळकतीचा प्रति चौ गीटर मूल्यदर				
= (वार्डिक मूल्यदर * 0.50) + (मूल्यांकन प्रकार * 0.50)				
= Rs. 124520.75				
A) पुरवठा मिळकतीचे मूल्य				
= वरील प्राप्ती मूल्य दर * मिळकतीचे क्षेत्र				
= 124520.75 * 18.81				
= Rs. 124520.75				
एककित अंतिम मूल्य				
= (A) + (B) + (C) + (D) + (E) + (F) + (G) + (H) + (I)				
= 124520.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
= Rs. 124520.75				

मूल्यांकन पत्रक

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Data of Bank Receipt for GRN MH002252082201920R

Bank - IDBI BANK

Bank/Branch : 217626654
 Pmt Txn Id : 03/06/2019 16:55:12
 Pmt DtTime : 69103332019080350471
 ChallanIdNo : 1201 / THANE
 District : IGR542 / KLN5_KALYAN 5 JOINT SUB REGISTRAR
 Office Name : Simple Receipt
 Print DtTime : GRAS GRN
 GRN Date : 109/06/2019 16:55:10
 MH002252082201920R

StDuty Schm : 0030048401.75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 1,04,000.00/- (Rs One Lakh Four Thousand Rupees Only)

RgnFee Schm : 0030063301.70 / Registration Fee
 RgnFee Amt : Rs 12,500.00/- (Rs Twelve Thousand Five Hundred Rupees Only)

Only for verification purpose to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Prop Descr : Flat 510 Wing Borjhad GoldenDream Sector 10Off Talaja MIDC, Rd Khani KalyanThane
 Consideration : 12,27,275,00/-
 Maharashtra : 421203

Duty Payer : PAN-AAECE5655J -Jaliva Dwellers Pvt Ltd
 Other Party : PAN-BIRPM8533N -Mishri Hitesh Nitin



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Sr. No.	Remarks	Defacement No.	Defacement Date	Usable	Defacement Amount
1	(RS) 507-2829	0001276584201920	04/06/2019 11:01:38	GR042	12500.00
2	(RS) 507-7629	0001276584201920	04/06/2019 11:01:38	GR042	104000.00
Total Defacement Amount					1,16,500.00



Machin Nibir

Has Payment Successful Your Payment Confirmation Number is 2176266554

CHALLAN

MTR Form Number - 6

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GRN NUMBER MH0022520822019208

BARCODE

Payee Details

Dept. ID (If Any)

PAN No. (If Applicable)

Full Name

PAN-AALCTE5635J

Palaya Dwellers Pvt Ltd

Flat/Block No

Premises/ Bldg

Road/Street, Area /Locality

Town/ City/Rd

District

PIN

Remarks (If Any) :

Amount in Words

Rupees One Lakh Sixteen Thousand Five Hundred Only

FOR USE IN RECEIVING BANK

Bank CIN No : 69103332019060350471

Date

Bank-Branch

Scroll No.

KLN5 KALYAN SUB REGISTRAR

Period From 27/05/2019 To 31/05/2019

Object

Amount in Rs.

104000.00

12500.00

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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this ०५th day of June, 2019.

BETWEEN:

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

AND

Misrri Hitesh Nitin, residing / having its address at 165, Karave Gaon, Navnagar, Near Karave Mandir Rd, Near Krishna Mandir Sector 36, Seawoods (W) Navi Mumbai-400707, hereinafter referred to as "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an individual, such individual or his/her heirs, administrators and assigns; (b) in case of a partnership firm, its partners for the time being and the last survivor of them and legal heirs, executors, administrators or the permitted assignee of the last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.

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



Handwritten signature: Nitin Misra

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		Subject of the Project (s)	
		Chain of Title	

WHEREAS:

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

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

1. DEFINITIONS

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



J.N. Mishra

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

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

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

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

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

1.12. "Parking Spaces" shall mean a location where a 2 wheel passenger vehicle can be

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

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

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

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

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

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

1.19. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC may be for part or whole of the Building). The estimated DOP is set out at Annexure 8 (Unit and Project Details).

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



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design and construction variances. In case of any dispute or the Area, the same shall be physically measured after removing all applied and the cost of removal and refilling of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.

"FCAM Charges", if applicable, shall mean the Federation's area maintenance charges payable by the Purchaser inter alia for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).

"Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations formed in respect of various buildings constructed to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.

"Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.

"FEMA" shall have the meaning ascribed to it in Clause 20(x) below.

"FMC" shall have the meaning ascribed to it in Clause 15.1 below.

"Force Majeure" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.

"FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.

"Indirect Tax" or **"Indirect Taxes"** means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.

"Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.

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

"Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Consideration.

"Loan" shall have the meaning ascribed to it in Clause 7.1 below.

"Maintenance Related Amounts" shall include the amounts collected by the Federation to be utilized towards the management of the affairs of the Building for the Larger Property including but not limited to BCAM Charges, Property Tax and Building Project Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6 (Unit and Project Details).

"Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.

"OC" shall have the meaning ascribed to it in Clause 10.3 below.

"Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.1 below.

"Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the concerned RERA authority.



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(including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.

1.39. "Refund Amount" shall mean:

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

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

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

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

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

1.43. "Shortfall Amount" shall have the meaning ascribed to it in Clause 18.3 below.

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

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

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

- the Unit or any part of the right, title or interest therein; and, or,
- the benefit of this Agreement; and, or,

in case the Purchaser is a company, directly or indirectly, the change in (i) control and/or, management and, or, (ii) shareholding constituting more than 25 per cent of the voting rights and, or, economic interest.

1.47. In case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

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



"Total Consideration" shall mean the amount payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out in Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related

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Amounts and any other amounts agreed to be paid by the Purchaser and all indirect taxes thereon.

1.48. "Ultimate Organization" shall mean the company/ condominium/ legal entity to be formed in respect of the Building as contemplated in Clause 1.4.

1.49. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (Unit and Project Details) and floorplan thereto (with unit shaded) annexed hereto as Annexure 5 (Floor Plan).

2. RULES FOR INTERPRETATION

2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- All statutory instruments or orders made pursuant to a statutory provision; and
- Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules and shall be ignored in construing the same.

2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses or schedules to this Agreement.

2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.

2.6. Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

2.7. The words "include" and "including" are to be construed without limitation.

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

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

2.10. The Purchaser confirms and warrants that the Liquidated Damages are a genuine estimate of the loss or damage that is likely to be suffered by the Company in the event of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages are arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses on disposal, brokerage/marketing spend, delay in receiving money towards the Unit and the cost of loss of value of the Unit on resale, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.

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



2.11. H. N. Mishra

Signed,

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c. Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable by the Company or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company, and

d. Fourthly, towards outstanding dues including Total Consideration in respect of the Unit or under the Agreement.

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

4.5. In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.

4.6. The Parties agree that, in addition to the Interest in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2016 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

5.1. The Company has constructed the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.

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

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

6. SECURITIZATION OF THE TOTAL CONSIDERATION

6.1. The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable hereon. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Purchaser for the Unit and any payment made by the

H. Mishra

Purchaser to the Company and/or any bank or financial institution nominated by the Company in writing, shall be treated as being towards the fulfillment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. LOANS AGAINST THE UNIT

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

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92	Unit 92 objection in that regard.

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

7.2 The Purchaser hereby expressly agrees that so long as the Loan and the Total Consideration remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

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

8. PARKING

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

THE SEAL OF JOINT SUB-REGISTRAR



shall be the responsibility of the Purchaser to immediately, after the execution of this document, at his own cost and expense, lodge the same for the registration with the Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company

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this serial number under which the Agreement is indented so as to enable the representative of the Company to attend the office of the Sub Registrar of Assurances and administration thereof. The Company may extend assistance/co-operation of 2098 this Agreement, at the cost and expense of the Purchaser. However, the Company shall not be responsible or liable for any delay or default in such registration.

10. POSSESSION

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP as extended by the grace period set out at **Annexure 6 (Unit and Project Details)** and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively referred to as the **Extended DOP**), a, estimated DOP as set out at **Annexure 6 (Unit and Project Details)** + grace period as set out at **Annexure 6 (Unit and Project Details)** + further extension as may be applicable pursuant to Clause 10.4).

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

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

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

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

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

11. TERMINATION

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of such change the Total Consideration



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Company's Right to Terminate

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

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

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option to terminate this Agreement by sending a notice of termination by registered AD/

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

11.3. Consequences of Termination and Payment of Refund Amount

11.3.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.3.2.

11.3.2. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 months from the date of receipt of the Company Notice of Termination by the Purchaser, and shall be paid by the Company to the Purchaser only on the registration of a Deed of Cancellation of this Agreement.

12. DEFECT LIABILITY

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

13. SET OFF / ADJUSTMENT

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company including the Total Consideration, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to the Agreement and in relation to the Unit. The Purchaser agrees and undertakes not to object or make any claim with regard to such adjustment / set off and the any of the Purchase, in that regard, shall be deemed to have been waived.



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14. ULTIMATE ORGANISATION

14.1.

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

14.2.

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

14.3.

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

14.4.

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

14.5.

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

14.6.

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

14.7.

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

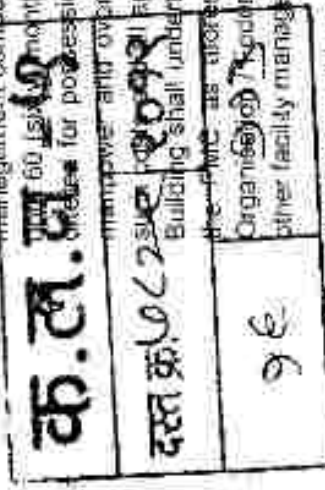
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of its title to the Larger Property as well as encumbrances and/or claims. If any inllover the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federaliser,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

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

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



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

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

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

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

CAM Charges and Maintenance Related Amounts

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

- 15.6. The Purchaser shall be obliged to pay the same in advance on/before the 1st day of each quarter. The FMC shall provide reconciliation of the expenses towards CAM charges on/before 30th June after the end of the relevant financial year and the Parties hereto covenant that any credit/debit hereeto shall be settled on/before 30th August.

- 15.7. For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser has taken possession of the Unit.



The Purchaser is aware that the CAM charges stated hereinabove are provisional and estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent annum). Further, these charges are subject to the revisions every 12 months after

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the Date of Offer of Possession by 7.5 to 10 per cent per annum, but higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

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

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

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

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

Club and Other Key Common Areas

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

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

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

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The Purchaser agrees to pay the amount of the Building Protection Deposit set out in Annexure 6 (Unit and Project Details) hereto.	2099
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Possession as specified at Annexure 6 (Unit and Project Details) that the LUC stated herein is provisional and in case the amount, the Purchaser shall pay such increased amount as specified by the Company.

17. BUILDING PROTECTION DEPOSIT

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

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

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

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

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

18. INDIRECT TAXES AND LEVIES

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

19. INTEREST

19.1. The Purchaser agrees to pay to the Company Interest (as defined at Clause 1.38) on the amounts including the Total Consideration or any part thereof payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days from the date the Company raises demand for the payment of such instalment till the date of realization of such payment. The Purchaser confirms that the payment of interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.



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20. PURCHASER'S COVENANTS

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

a. To maintain the Unit at the Purchaser's own cost in good tenable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organisation / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:

(i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, facade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company);

(ii) Not make any charges to the common area/lobby and structural changes in the Building;

(iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;

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(iv) Not change the location of the plumbing or electrical lines (except internal extensions);

(v) Not change the location of the wet/waterproofed areas;

(vi) Not make any alteration in the elevation and outside color scheme of the Building;

(vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;

(viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to interfere with any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and

(ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.

The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company as amended from time to time.

The Purchaser hereby agrees and acknowledges that he/she/it are aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.

d. The Purchaser shall ensure and cause the Ultimate Organisation to ensure that the Building is painted once every 5 years from the Date of Offer of Possession and kept in good and proper condition.

The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organisation / Federation;



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f. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircase, common passages or any other structure of the Building, including entrances. If any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.

g. The Purchaser agrees and undertakes to cause the Ultimate Organisation to satisfy and confirm that the name of the Building and/or Ultimate Organisation shall not be changed without the prior written consent of the Company.

h. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name.

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

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

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

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

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

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

o. In the event the electric meter of the Unit has not been installed by the Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided for the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at Annexure 5 (Offer of Possession Details) as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months, then the Purchaser undertakes to pay the provisional electricity charges till installation of the electric meter for the Unit.



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

The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture, items, electronic goods, amenities etc. provided therein are only for the purpose of show casing the unit and the Company is not liable required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.

The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to the application form, allotment letter, brochure or electronic communication of any form.

Until a Building Conveyance/Federation Conveyance in favour of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit / Building Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.

The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other 3rd parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5 per cent of the Total Consideration of the Unit for every day that any such breach continues within 15 days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.

The Purchaser agrees and acknowledges (and the Purchaser shall cause the Ultimate Organisation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create any right, title or interest in the unsold units without any consent/no-objection of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold unit/s shall deemed to be a member of the Ultimate Organisation. Where consents and, or, permissions may be required from the Ultimate Organisation pursuant to Applicable Law (relating to, for example, but not limited to, the sale, transfer, lease, or other disposal of immovable property, for electricity) the Purchaser shall cause the Ultimate Organisation to obtain such consents and, or, permissions forthwith on request.



[Handwritten signature]

v. The Purchaser agrees and acknowledges that it shall be responsible for obtaining all necessary certificates and other necessary documents in favour of the Project and shall be responsible for raising any dispute or objection to the same, and without them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessee/occupants of the unsold unit's shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20(u) and (v), the Purchaser will be liable to pay an amount equivalent to 1 per cent of the Total Consideration of the Unit being sold for each month of delay caused.

w. The Purchaser hereby agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Company shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these parking spaces are kept available for use by the purchasers/occupants of the unsold units.

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

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

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

aa. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly,

K.N. Mishra

the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.

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

21. SPECIAL CONDITIONS

क. द. ग. २१	The Parties agree to adhere to the conditions set out in Annexure 8 (Special Conditions) and agree that these conditions shall prevail over any other conflicting provision of this document.
दस्तावेज क्र. ८२२	संलग्नक संख्या: २४
२४	२४

- 22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Building, Project or Larger Property or any part thereof.
- 22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at Annexure 8 (Unit and Project Details) Electronic communication (eg. Email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment instalment being due and receipt for payment thereof.

- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.

- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 8 (Unit and Project Details) hereto in the subject line in following manner "CL-xxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/mult and valid.

23. DISPUTE RESOLUTION AND GOVERNING LAW

- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.

- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company (Arbitrator).

The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and expenses. Judgment upon the award may be enforced by the Courts in Mumbai.

The agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.



क.ल.न.-५९	2098
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23.5. This Agreement shall be governed and interpreted by and under the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. SEVERABILITY

24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

24.2. The Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect nearest the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. WAIVER

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

26. ENTIRE AGREEMENT

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

27. CONFIDENTIALITY

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

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

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

- such disclosure is required by law or requested by any statutory, judicial/quasi-judicial authority or recognized self-regulating organization or recognized investment exchange having jurisdiction over the
- such disclosure is required in connection with any litigation, or
- such information has entered the public domain other than by a breach of this Agreement



Y. N. W. S. D. S.

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

SIGNED AND DELIVERED

By the Company within named:

PALAVA DWELLERS PRIVATE LIMITED

through the hands of Constituted Attorney

Mr. Surendran Nair

authorised vide Power of Attorney

dated _____

In the presence of:

1. [Signature]

2. [Signature]

क.ल.न. :- १९		
दस्तावेज क्र. २८	२०१९	
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SIGNED AND DELIVERED

By the within named Purchaser:

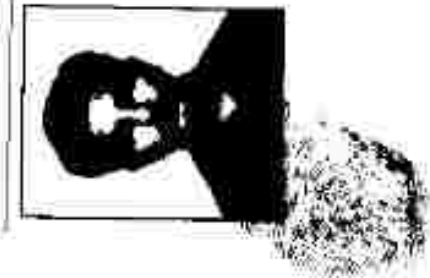
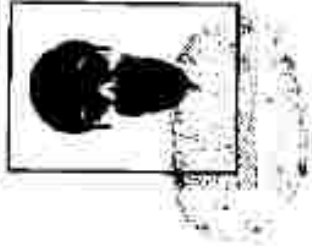
Misri Hitesh Nitin

[Signature]

In the presence of:

1. [Signature]

2. [Signature]



Annexure 2

(Chain of Title)

क. ल. नं. ७
दस्तावेज ३०००
२८ therein ११३

By Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No.KL1-4772/2014 with the Sub-Registrar of Assurances at Kalyan, Shri. Deepak N. Lodha (therein referred to as a 'Vendor') sold, conveyed, transferred and assured unto in favour of Lodha Dwellers Private Limited (therein referred to as 'Purchasers'), the Property bearing Survey No.27/A admeasuring 7430 sq. mtrs or thereabouts, of Village Khoni, TalukaKalyan, District Thane for valuable consideration and on such terms, covenants and conditions stated therein.

2. By Deed of Conveyance dated 19/08/2014 executed and registered under Sr. No.KL1-5689/2013 with the Sub-Registrar of Assurances at Kalyan by Sudam Narayan Thekare and Others (therein referred to as 'Vendors') sold, conveyed, transferred and assured unto in favour of Lodha Dwellers Private Limited (therein referred to as 'Purchasers'), the Property bearing Survey Nos.27/A admeasuring 12400 sq. mtrs and 159/2A admeasuring 900 sq. mtrs, of Village Khoni, TalukaKalyan, District Thane for valuable consideration and on such terms, covenants and conditions stated therein.

3. By Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No.KL1-4772/2014 with the Sub-Registrar of Assurances at Kalyan, Shri. Rahul Doepak Lodha (therein referred to as a 'Vendor') sold, conveyed, transferred and assured unto in favour of Lodha Dwellers Private Limited (therein referred to as 'Purchasers'), the Property bearing Survey No.27/C admeasuring 8000 sq. mtrs or thereabouts, of Village Khoni, TalukaKalyan, District Thane for valuable consideration and on such terms, covenants and conditions stated therein.

4. By Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No.KL1-4774/2014 with the Sub-Registrar of Assurances at Kalyan, Ashok BaburajRajguru (therein referred to as a 'Vendor') sold, conveyed, transferred and assured unto in favour of Lodha Dwellers Private Limited (therein referred to as 'Purchasers'), the Property bearing Survey No.139/2B and 139/2A admeasuring 20550 sq. mtrs or thereabouts and 20550 sq. mtrs or thereabouts respectively, of Village Khoni, TalukaKalyan, District Thane for valuable consideration and on such terms, covenants and conditions stated therein.



Handwritten signature/initials

Annexure 3

Pratibha Kulkarni

Advocate

High Court, Bombay

Annexure 3

Pratibha Kulkarni

Advocate

High Court, Bombay

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Pratibha Kulkarni

Advocate

High Court, Bombay

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High Court, Bombay

Pratibha Kulkarni

Advocate

High Court, Bombay

Pradip Garach
Advocate
High Court, Buring

B. Subashanilal
P.O. Buring, Buring
Kachigawa, Buring-800 070
Machil - 800 070
L.P. Pradip Garach (Advocate)

Knows

REPORT ON TITLE

Pradip Deydas Pvt. Ltd.

(B. Party)

Area Property bearing

Survey No.	Plot No.	Area (sq. mtrs.)	RIPO
27	2	27	RIPO

located at Village Kachigawa, Taluk Buring, District Buring. (hereinafter referred to as "The said Property").

1. On the records of my clients, Pradip Deydas Private Limited (hereinafter referred to as "The said Property"), I have investigated the title of the said Property.

2. I have examined the title of the said Property on the basis of the Revenue Records namely Village Form 7/12 (Records of Rights) and Village Form 5 (Mutation Entries) issued by the Taluk and documents relating to the said Property, produced before me for my inspection, examination and verification; given by me and other documents, if any, provided to me.

3. For the purpose of preparing this Title Report, I have reviewed copies of the relevant documents evidencing the title of the said Property.

4. Mutation (Form 7/12) issued at Buring, Village Form 5 (Mutation Entries) issued at Buring, Taluk Buring, District Buring.

5. Title Report.

(A) Mutation Entry No. 278 is not relevant.

(B) As per Mutation Entry No. 705 dated 03/08/1998 it is recorded that by Sale Deed dated 15/06/1997 under registration No. 654/1997, 11 Buring Deydas Private Limited, Buring, Taluk Buring, District Buring, sold and conveyed the said Property to the said Property.

(C) As per Mutation Entry No. 705 dated 03/08/1998, it is recorded that by Sale Deed dated 15/06/1997 under registration No. 654/1997, 11 Buring Deydas Private Limited, Buring, Taluk Buring, District Buring, sold and conveyed the said Property to the said Property.



(iii) As per Mutation Entry No. 1257 dated 27/06/2011, it is recorded that by Deed of Sale dated 01/05/2011 executed and registered under No. 654/2011, 11 Buring Deydas Private Limited (hereinafter referred to as "The said Property") sold and conveyed the said Property to the said Property.

(iv) By Deed of Conveyance dated 01/05/2011 executed and registered under No. 654/2011, 11 Buring Deydas Private Limited (hereinafter referred to as "The said Property") sold and conveyed the said Property to the said Property.

(v) By Deed of Conveyance dated 01/05/2011 executed and registered under No. 654/2011, 11 Buring Deydas Private Limited (hereinafter referred to as "The said Property") sold and conveyed the said Property to the said Property.

(vi) By Deed of Conveyance dated 01/05/2011 executed and registered under No. 654/2011, 11 Buring Deydas Private Limited (hereinafter referred to as "The said Property") sold and conveyed the said Property to the said Property.

(vii) By Deed of Conveyance dated 01/05/2011 executed and registered under No. 654/2011, 11 Buring Deydas Private Limited (hereinafter referred to as "The said Property") sold and conveyed the said Property to the said Property.

(viii) By Deed of Conveyance dated 01/05/2011 executed and registered under No. 654/2011, 11 Buring Deydas Private Limited (hereinafter referred to as "The said Property") sold and conveyed the said Property to the said Property.

(ix) By Deed of Conveyance dated 01/05/2011 executed and registered under No. 654/2011, 11 Buring Deydas Private Limited (hereinafter referred to as "The said Property") sold and conveyed the said Property to the said Property.

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- (b) Pursuant to the then language of Incorporated herein a "May 2014 commitment to change of name issued by the Registrar of Companies, the name of the said entity, Swastika Finance Limited, has been changed to "Swastika Investments Private Limited" (herein Ency No. 1199 dated 14/5/2015)
- (c) The Government of Maharashtra by its notification dated 23/08/2014 mentioned the Special Taxation Treaty in respect of the said entity previously described in Schedule - A to the said notification which enables the said property in favour of the Company;
- (d) I have seen Certificate dated 24/05/2017 issued by Shriyans A. Gupta and Associates, the existing company, bearing in the effect that he has earned due to value services through the effect of the said website of the Ministry of Corporate Affairs. The said Certificate also also indicates that there is no mortgage/charge on the said property.
- (e) The Company has informed me that no litigation is pending against the Company in respect of the property.
- (f) I have printed the Wage Sheet Form 1122 (Record of Rights) in respect of the said property and I observe that the name of Company is recorded as owner of the property. The property is situated at Chikmagalur, Kolar, the 7/12 extract.

Copyright

15th
Date: 15th April 2013

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क. त. न. - ५	
दस्तावेज क्र ८२२	२०१९
३२	११३

REPORT ON TITLE

References

© 2004 Dow Chemical Company

LEAPART

1. **Project Name:** [Project Name]

Survey No.	House No.	Area (sq. mtrs.)	1430
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Administrative 7400 sq. ft. or thereabout (share of Village School, Jalaka Kibbutz, The Hot House (sewerage, referred to as "said Property").

On the instructions of my clients, Pava Gowers Private Limited (formerly known as Kodha Gowers Pvt. Ltd.) (PGPL), I have investigated the Title of PPL in respect of the said Property.

I have prepared this Title Opinion in respect of the said Property on the basis of the review records namely Wage Form A/TZ submitted by the Employer (Record of Rights) and Wage Form B (Attendance Certificate) issued by the Employer and documents relating to transactions therein, produced before me for my verification, examination and consideration, furnished by me and other documents if any, provided to me.

Reviewed copies of the relevant documents regarding the right, the and interest of PCH in respect of the said Property).

Reviewed Village E-1444 Form 7/12 (Record of Agms) in respect of the said Property, and returned Village E-1444 Form 6 (Mutation Entries) in respect of entries recorded therein for the last 30 (thirty) years.

Returned Search Report dated 12/17/15 (Search Report) issued by Advocate IC. A Markham pursuant to searches carried out at the office of the concerned Sub-Registrar of Assurances for the last 30 (thirty) years.

Time History

[illegible]

(c) As per Mutation Entry No. 505 dated 29/06/1989, it is recorded that on the death of the said Anito Rajya Tromba names of his legal heirs are: 1) Jijaji Srinivas Reddy; 2) Jaganmala Acharya; whereas, were created on 7/12 evident in number of the said record located folio No. 375.

(ii) As per Mutation Entry No. 210 dated 03/08/1970 it is recorded that by Shyam Narayn, 21 Janki, Andhra Pradesh, said and conveyed to (Laxmi Narayn) Thondre the said property bearing Survey No. 210, admeasuring 9000 sq.mt. in favour of for valuable consideration.

(a) The property bearing Survey No. 27 was a large property. Over a period of time, the said large property comprised in the said Survey Number was converted in piecemeal manner. By reason whereof the said 1/4th portion was subdivided in two parts. Consequently, at the end of the relevant Agricultural Year, the said portion was recorded in respective part.

(f) By Order of Convoyance dated 16/08/2017 executed and registered under Sr. No. KMT-14552012 with Sub-Registrar Kalyan, 1) Jagan Shyamam Whare and 2) Jaganlal Arjun Thakore (hereinafter referred to as a "Vendor") and 3) Forwarding Shyamam Khadke 2) Jagat Shyamam Khadke

and on such names, aliases and pseudonyms named therein. The notation Every No 1350 dated 30/07/2012 records the above information and the name of Elizabeth Latta was included in the 712 except as a Owner in respect of the said Property. (Original London's Conveyance)

(8) By power of attorney dated 18/06/2012 executed and registered with the office of the Joint Registrar of Partnerships at Kalyan under Serial No. 794/2012, the 1) Jyoti Shrinivas More, 2) Anandkumar Shrinivas More, 3) Ganesh Ganpat More and 4) Ganesh Ganpat More are jointly and severally entitled to all such rights and powers as may be conferred by law on the said partners and things for them in their name and on their behalf in respect of the said company.

(b) By Order of Declaration Supplementarily Agreement dated 08/06/2013 executed and registered under No. A/LN-05902013 by Sltte Deapre N. Loraq (L) with Lorde Private Limited (LLP), which is the said Lordeq (L) who has distance and accordeo the commante to deapre owned by Lorde Private Limited, who are owners of colture and

By Order of Congress, and with the approval of the President, the following is hereby ordered:

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क.स.व. - ७

दस्तावेज क्र. 02-2-2099

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Property Address

Old Survey No./Block No. (15/27)	New Survey No./ Block No. (13/28)	Area (sq. mtr.) (2055)
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Address: 30550 sq. m. or thereabouts
 Village: Khorol, Tashkent Region, Chirchik District, Tashkent

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- | | |
|-----|--|
| (a) | Reviewed certified true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of Lusha Limited's Private Limited. |
| (b) | Caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka level with respect to land records from this date, going back 50 years. |
| (c) | Verified that adequate stamp duty has been paid in respect of the Conveyance Deed or other documents concerning the rights or interests over the above mentioned property and in the event of the above, I have found that |

The mission records maintained at the Tientsin and Tientsin's Office reflect the names of Lodovico D'Amico, Private, as the Owner of the hotel property as on the date of the conflict.

- As per Lakshmi Entry No.249 dated 25/01/95, it is recorded that on 18/01/95, Bratkar Brothers Agreement had sent its notice to the Property Management Society No.1352 in favour of Ambika Flamingo. Therefore for consideration of the same.

- The National Entry No. 588 dated 10/12/1970 was issued on account of the enforcement of Section 143(1) and 143(2) of the Income Tax Act.

- [illegible]



10-11-68

Shovel for the 5000-
No. 10000. The new property has been acquired by

As per Minutes Entry No. 83 dated 11/05/2000, it is recorded that Chandan Ann Niyagat had purchased the property bearing Survey No. 1923B of Acham, Koppal Taluq, of M. S. R. Form Ann Capital Survey with the confirmation

[illegible]

As a former attorney dated 2/20/2013 executed and reviewed with the office of the Sub-Registrar of Companies at Rajahmundry under Stamp No.130 of 2012, by Chandra Kumar Bhargava with the participation of Sri Anil Bhargava and resident, have granted unto Alok, Bathurath Rajguru, containing upon the contents and authorities to develop the said property and do other acts, trade matters and things in respect of the said property.

[illegible]

In the cases of the findings included in this report (and of the opinion that the said property is lawfully owned by Christian Anti-Slavery, which has been uncontroverted, and unimpeached to the said property, subject to the uncontroverted rights claimed in favour of Alpha Delta Sigma Rho).

Y. Doan of Cedar Rapids International Agreement executed by Bank of America, N.A. and registered under No. RLIN-55382012 in favor of American Express Company Limited (ACE) after also declaring that ACE is associated with LBN, and declaring that the all documents and property stored with Cedar Rapids (owned by LBN) are

[illegible]

क.ल.न.-५	१२८	२०९९	११३
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Pradip Garach
Advocate
High Court, Bombay

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

Khoni-82

ADDENDUM

Palava Dwellers Private Limited

Re.: Property bearing

Survey No.	Hissa No.	Area (sq.mtr.)
27	C	8000

situate at Village Khoni, Taluka Kalyan and District Thane (hereinafter referred to as "**said Property**").

1. Under the instructions of my client, Palava Dwellers Private Limited ("the **Company**"), I have issued Report on Title dated 17th April 2017 in respect of the said Property.
2. I am now informed that there is a Special Civil Suit No.163 of 2016 filed by Hirabai Karbu Pail (Plaintiff) against Laxman Maruti Thombare and 16 Others for partition and declaration that she is having 1/8th share in the captioned Property as a legal heir of late Raghu Ambo Thombare. The said suit is pending.
3. In the premises aforesaid my earlier Report on Title stands modified and be read and construed accordingly.

Dated this 08th day of June 2018.


(Pradip Garach)

Advocate High Court Bombay



Notes

ADDRESS

Kalyan Dwellers Private Limited (Plaintiff)

vs. Property bearing (Defendant)

Sl. No.	Issue No.	Date (DD/MM/YY)
1	1	24/10

State of Maharashtra, Kalyan and District Court (hereafter referred to as the Court)

Under the instructions of my clients, Kalyan Dwellers Private Limited (hereafter known as Kalyan Dwellers Pvt. Ltd.) ("the Company"), I have issued this report dated 24/10/2024.

After issuance of the said report, there are certain material developments and Mutation of Revenue record have taken place related to the title of the said property. With a view to incorporate such material developments and mutations to be to make the said report, I hereby issue additional to the said report as follows:

For the purpose of issuing this statement, I have perused the following revenue records provided to me:

1. Village Extract Form 7/12 (Record of Rights) in respect of the said property.
2. Mutation Entry No. 1798, 1799 and 1797.
3. Notification dated 22/05/2024 issued by Government of Maharashtra, Urban Development Department.
4. Certificate dated 14/04/2017 issued by Shriyan A. Gupta and Associates, the Chartered Accountant Secretary.
5. From the period of the above revenue records, while confirming my earlier Report on 24/10/2024.



The Mutation Entry No. 1294 dated 04/07/2024 records the transaction of Death of Chaudhary (hereafter known as Chaudhary) registered under the name of Chaudhary (Purchaser) for the said property.
 The Government of Maharashtra by its Notification dated 22/05/2024 sanctioned the Special Housing Project in respect of the said area (hereafter referred to as the Project) to the said Municipality which includes the said property in favour of the Company.

The Mutation Entry No. 1298 dated 24/10/2024 records the court of law under the court of law entered name of Kalyan Dwellers Private Limited (hereafter known as Kalyan Dwellers Pvt. Ltd.) as the owner of the said property. The company was entered on the 7/12 extract of Revenue. Therefore, the Mutation came to be issued to Kalyan Dwellers Private Limited (hereafter known as Kalyan Dwellers Pvt. Ltd.) by deleting wrongly entered name of Kalyan Dwellers Private Limited (hereafter known as Kalyan Dwellers Pvt. Ltd.) from the 7/12 extract of Revenue. The name of the authorized signatory / Director of Kalyan Dwellers Private Limited has been changed to Kalyan Dwellers Private Limited. (Notification Entry No. 1798 dated 14/11/2024)

I have seen Certificate dated 14/04/2017 issued by Shriyan A. Gupta and Associates, the Chartered Accountant Secretary in the which he has certified that the said Company has issued the said Certificate. The said Certificate has been issued in the name of the said Company. The said Certificate has been issued in the name of the said Company. The said Certificate has been issued in the name of the said Company.

क.ल.न.-७३	दस्तावेज क्र. २०९९	२९३
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क.ल.न.-५	
दस्ता क्र 10/22	2098
४७	११३

1. Mr. Rajendra Kumar
 2. Mr. Rajendra Kumar
 3. Mr. Rajendra Kumar
 4. Mr. Rajendra Kumar
 5. Mr. Rajendra Kumar
 6. Mr. Rajendra Kumar
 7. Mr. Rajendra Kumar
 8. Mr. Rajendra Kumar
 9. Mr. Rajendra Kumar
 10. Mr. Rajendra Kumar



By the way of the above my earlier filed Report on 1st February, 2016 stands
 cancelled and on read the corrected accordingly.
 (Date: 1st Feb. 2017)

Prakash
 Prakash Singh
 Prakash Singh

Figure 4

Duration Analysis

PROFESSOR OF MEDICAL PHYSICS, UNIVERSITY OF ABERDEEN, ABERDEEN, SCOTLAND

After 1000 of the said report, there are certain material developments and changes in the way the said report is presented to the said Assembly.

* White Edition for 0.7/L1 (Amount of Right) Amount of the said Property)

• Data were dated 05/07/2016 (accession number: JN151675-2016)

Copyright dated 14/04/2017 owned by Shivan A. Eagle and Associates Inc.

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The Mutation Entry has state dated 20/07/2012 records the transition of Deco of 2012 with Sub Region: halpin by halpin local through a "Vendor" in favor of 2012 with Sub Region: halpin by halpin local through a "Vendor" for the municipality.

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Abstract

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क.ल.न.-५९	दस्तावेज २०९९	९९३
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INTERVIEW

Panel:

Survey No.	Area No.	Area (sq. mtr.)
GET	JE	20650

Under the provisions of my identity, Palau Limited Private (noted formerly known as Palau Limited Private Ltd) ("the Company"), I have signed this Report dated 27th January 2013 that will in interest of the said Private.

For the purpose of clearing the debtors, I have prepared the following further statement of assets and documents provided to me for the said property.

Wages (latest form 7/12) (Balance of Right) in favour of the said Property.

Notations dated 22/06/2014 issued by Government of Maharashtra, Urban Development Department.

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IN THE CIRCUIT COURT OF THE FIRST JUDICIAL DISTRICT OF FLORIDA
IN AND FOR THE COUNTY OF ALACHSA



The Mutation Entry No. 095 dated 04/07/2014 records the transaction of Cited of companies dated 24/07/2014 meeting and resolved under the Act. The entry No. 095 dated 04/07/2014 was re-registered by the Andhra Pradesh Government in favour of Lohia Brothers Pvt. Ltd. (LDB) (Proposed), pursuant thereto the name of LDB, a section 8 company in the 2/12 register.

By Order No. TMC 270784/KM LTA v. 0309-25/12/2007 and revocation from
 date to time Order: 25/12/2008, 18/06/2009, 16/06/2010, 26/12/2011.

Pursuant to the French Certificate of Incorporation dated 16th May 2016
 as signed to the effect of name stated by the English Companies, the name of
 the said today Omicron Private Limited has been changed to "Private Omicron
 Limited" (Nominations Entry No. 338 dated 16/05/2016)

(Under Section 87(1)(g) of the Information Act, I have redacted the name of the company who has purchased the land.)

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क.म.न.-५

दस्तावेज क्र. १८२-९

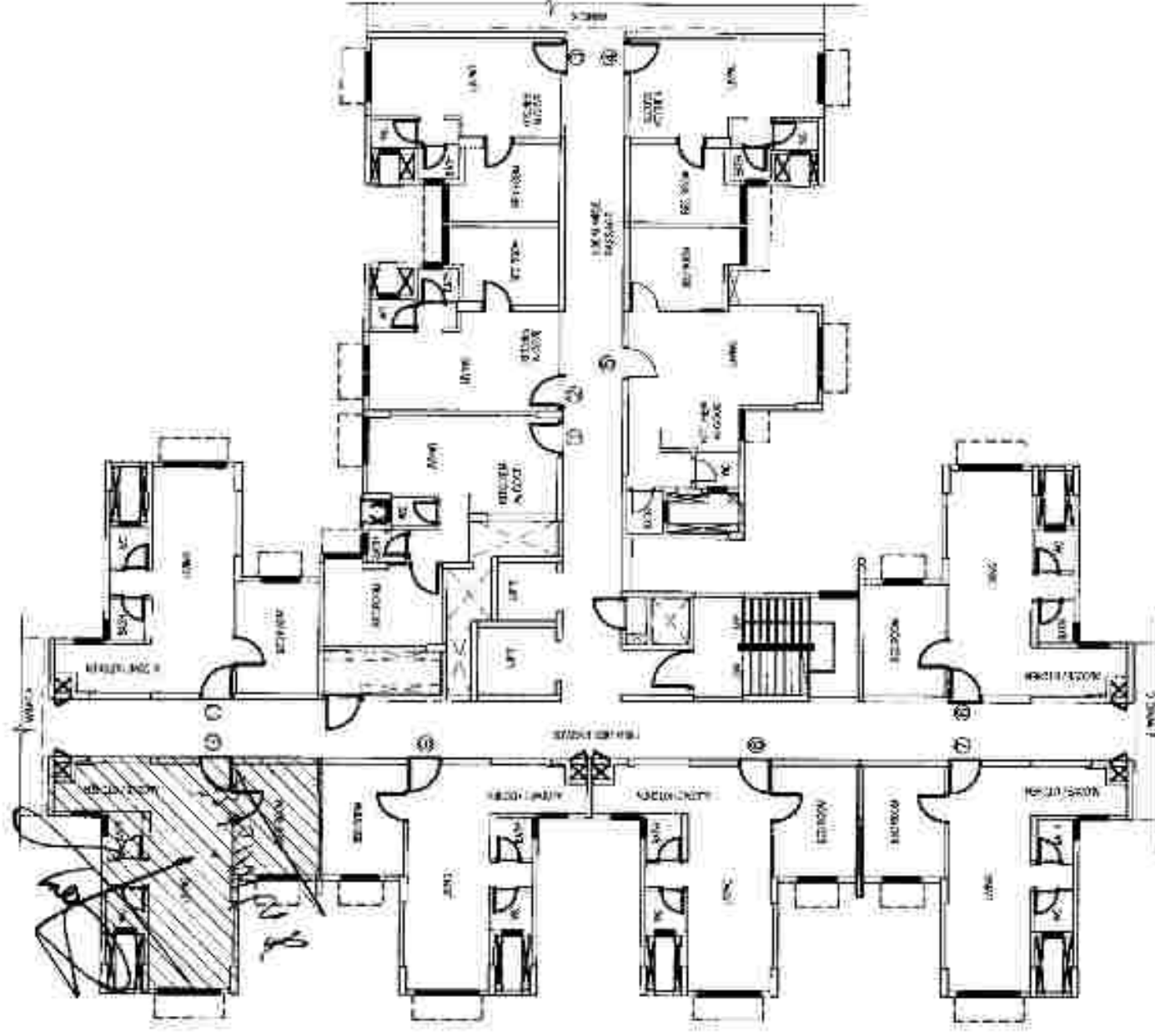
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Annexure 5

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

PALAVA DOMBIVLI	ORCHID	WING: B	FLOOR 5 th	FLAT NO. 510
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NOTE: PLAN NOT TO THE SCALE

LODHA

DEVELOPERS

PALAVA DWELLERS PRIVATE LIMITED

412, Floor-4, 17C, Vardhaman Chambers,
Cooper Road Road, Worli, Mumbai - 400021

NO. 11

1



Annexure 6

(Unit and Project Details)

- (I) **CUSTOMER ID** : 0001282316
- (II) **Correspondence Address of Purchaser**: 165, Karave Gaon, Nandgaon Nivasa Garden Mandir Rd., Near Krishna Mandir Sector 36, Seawoods (W) Navi Mumbai-407007 India
- (III) **Email ID of Purchaser**: hnmisr@gmail.com
- (IV) **Unit Details**:
- | | | |
|-------|---------------------|-----------------|
| (i) | Development/Project | : Orchid A to L |
| (ii) | Building Name | : Orchid |
| (iii) | Wing | : Wing B |
| (iv) | Unit No. | : B-510 |
| (v) | Area | : |

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दस्त क्र 062८	२०९९
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	Sq. Ft.	Sq. Mtrs.
Carpet Area	380	35.30
EBVT Area	-	-
Net Area (Carpet Area + EBVT Area)	380	35.30

(vi) Two Wheeler Parking Space allotted: 1 nos.

(V) **Consideration Value (CV)**: INR 12,27,275.00/- (Indian National Rupees Twelve Lakhs Twenty Seven Thousand Two Hundred Seventy Five only)

(VI) **Payment Schedule for the Consideration Value (CV) + Other Charges**:

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
01	Booking Amount-1	27,000.00	09-06-2019
02	Booking Amount-2	122,702.00	09-06-2019
03	Booking Amount-3	598,805.00	08-07-2019
04	Possession or 100 days whichever earlier	1,572,727.00	Due As Per Construction
05	within 85 days from booking	478,767.00	12-08-2019

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



(VII) **Maintenance Related Amounts**: Advance Charges of sum of INR 1,68,000/- (Indian National Rupees One Lakh Sixty Five Thousand Three Hundred only) towards completion area maintenance (CAM) and Property Tax for a period of 60 months with the following break down:

- 1) BCAM Charges: INR 91,200.00/- (Indian National Rupees Ninety One Thousand Two Hundred only) covering period of 60 months from DOP.
- 2) FCAM Charges (if applicable): INR 68,400.00/- (Indian National Rupees Sixty Eight Thousand Four Hundred only) covering period of 60 months from DOP.
- 3) Property Tax (Estimated): INR 5,700.00/- (Indian National Rupees Five Thousand Seven Hundred only) covering period of 60 months from DOP.

Signature
D. N. Mishra

The number of family members eligible for club membership are

Configuration of Unit	No. of members
1 BHK	4
2 BHK	5
3 BHK	5
4 BHK OR LARGER	6

क.प्र.नं.-७

Building Protection Deposits

Undated cheque of Rs.0.00/- (-) towards Building Protection Deposit which is violation of guidelines in respect of execution of fit out/interior works..

Total Consideration = 0
Amounts 99

~~Total Consideration = Consideration Value (CV) + Reimbursements + Maintenance Related~~

All amount stated herein

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

(VIII) Date of Offer of A

Date of Offer of Possession: 31.10.2019, subject to additional grace period of 12 (Twelve) Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(1X) **Project Details**

4) Project Name: Orchid A to L

2) RERA Registration Number: PS17000-6747

3) No. of Buildings: 12



2nd Mile

क.स.न.-५९

दस्तावेज क्र ०८२९ २०१९

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Annexure 7
(Common Areas and Amenities)

Type	Specification
Apartment Finishes	
Flooring	Living, Bedroom, Kitchen alcove area and passage area: 2' x 2' vitrified flooring.
CP & Sanitary Fittings	Seiko CP fittings or equivalent & Cera sanitary fitting or equivalent.
Floor to Floor Heights	9'3" (Slab top to slab top).
Kitchen Finishes	Granite Platform with stainless steel sink. Ceramic tile dado above platform upto beam bottom.
Door & windows	- Both sides laminated Main & bed room doors. - Toilet door in FRP. - Aluminium framed windows. - M.S Grill for all windows.
Electrical	Concealed wiring with modular switches of IndoAsian brand or equivalent.
Communication	Provision of one telephone point in each apartment.
Building/Common Area Finishes	
Ground floor Entrance Lobby	Entrance lobby with 2'x2' vitrified flooring. False ceiling in lift lobby area.
Typical Floor Lift Lobby	2' x 2' ceramic flooring. Ceramic tile dado near elevators. Granite jambs for each elevator door.
Corridor	2' x 2' ceramic flooring and wall finished in synthetic enamel paint upto 4' and OBD above on wall and ceiling.
Staircases	Granite finish from ground to first floor and polished kota finish for typical floors.
Elevator	2 Automatic elevators in each wing by Omega lifts or equivalent. One of the two elevators is stretcher elevator.
Handicapped Access	Special ramps for Handicapped access to each entrance lobby.
Signage's	Signage's on door, staircases and building common areas.
Security	- Fire alarm system in Lift lobbies, manual call point in each floor. - FMC in each wing.
Emergency Power	D.G. backup for critical systems (fire lifts & staircase emergency lighting).
Exterior	Sand faced plaster with external grade acrylic emulsion paint.



F. J. N. Mishra

Annexure 8

(Special Conditions)

क.ल.न.-५
दस्तावेज संख्या: 2098
पृष्ठ संख्या: 933

1. Having reviewed the specifications and facilities originally intended to be provided by the Purchaser, the Purchaser has requested the Company to provide various facilities and upgrades to the infrastructure and facilities as set out at Annexure 7 under the Head "Additional Facilities and Upgrades" to enhance the value of the Project (Additional Facilities and Upgrades).

2. In this regard, the Purchaser has voluntarily agreed to make payment of the sum specified in this Annexure 8 as a one-time capital contribution towards the provisions of the Additional Facilities and Upgrades which were not earlier planned in the Project (upto 2018) for enhancement of the value of the Project.

3. Further, Purchaser has requested the Company to bear certain costs on its behalf in connection with the Additional Facilities and Upgrades which the Purchaser shall reimburse to the Company as per the details specified in this Annexure 8.

4. To accommodate the requests of the Purchaser, the Company has agreed to provide Additional Facilities and Upgrades and the Purchaser has accordingly agreed to pay the Company, the following additional amounts in respect of the Additional Facilities and Upgrades (Additional Amounts). The Purchaser confirms that he/she shall make payment of such Additional Amounts prior to taking possession of the Unit and under no circumstances will possession of the Unit be given prior to the payment of these Additional Amounts.

Additional Amounts: Payable on/before the Date of Offer of Possession:

a. **One Time Capital Contribution for upgrade of facilities:** INR 1,450,000/-

b. **Administration Charges:** INR 1,22,723/-

c. **Govt. charges/deposits/Reimbursement:** INR 30,000/-

5. The Company has informed the Purchaser that it only intends to charge the amounts as specified in Integrated Township Project Policy 2019 applicable for this region (as maybe amended from time to time) (ITP Policy) towards the Consideration Value of the Unit. The Purchaser unconditionally confirms that the Additional Amounts represent the amounts payable by the Purchaser for the Additional Facilities and Upgrades to be provided for the Project as per the request of the Purchaser.

6. The Purchaser is aware of that some of the units in the Project shall be used for the purposes of 'Social Housing' to allottees determined by the concerned authorities.

7. The Purchaser explicitly agrees that he/she is buying this Unit with full knowledge of the aforesaid and agree not to raise/wave their right to raise any dispute in this regard at any time.



Dr. N. N. Mishra



क.ल.न.-७९

दस्तावेज क्र. १०९९

Coupon No:

५३ ९९३

CONGRATULATIONS

Dear customer,

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

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

Project: _____

Application No: _____ Date of application: 1/1/2020

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

Prashant Bindal

Prashant Bindal
Chief Sales Officer

H.N. Mishra

Signature of
Primary Applicant

Signature of
Joint Applicant

Mistri Hitesh
Nitin

Name of
Primary Applicant

Name of
Joint Applicant

Terms & Conditions:

*After minimum payment of 19.9% of CV OR other home loan (HL) is sanctioned and all conditions for discounting are satisfied, the amount that will be contributed by Company towards Stamp Duty or Own Contribution (such that the total contribution is min. 19.9%, as per OCM/TCM/CGF).

By availing of this Budget Bonanza, the Purchaser confirms that he/she/they/it shall repay the amount of benefit that he/she/they/it has received from the Budget Bonanza, along with interest thereon @ 18% p.a. with quarterly rest, to the Company in the event of cancellation of the purchase. Further, the Purchaser expressly authorizes the company to claim the amount from the amounts paid by the Customer - any such repayment/adjustment shall be in addition to any other amount payable by the Customer in the event of cancellation.



Subject: English (Compulsory) - Part I (Theory) - 2019

1. Name of the Candidate	
2. Roll No.	
3. Date of Birth	
4. Signature of Candidate	
5. Signature of Examiner	

Signature of Candidate

Signature of Examiner

क.ल.न.-७	
दस्तावेज क्र. ७८२९	२०१९
५७	९९३

Subject: English (Compulsory) - Part I (Theory) - 2019

Answer the following questions in English.

1. Read the following passage and answer the questions that follow.

The first of the two main parts of the English language is the English alphabet. It is a system of symbols used to represent the sounds of the English language. The English alphabet consists of 26 letters, which are arranged in two rows of 13 letters each. The first row contains the letters A through M, and the second row contains the letters N through Z.

2. Read the following passage and answer the questions that follow.

The second of the two main parts of the English language is the English grammar. It is a system of rules that govern the use of the English language. The English grammar consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

3. Read the following passage and answer the questions that follow.

The third of the two main parts of the English language is the English vocabulary. It is a system of words that are used in the English language. The English vocabulary consists of a large number of words, which are arranged in alphabetical order. The English vocabulary is constantly expanding, as new words are added to it.

4. Read the following passage and answer the questions that follow.

The fourth of the two main parts of the English language is the English pronunciation. It is a system of rules that govern the way in which the English language is spoken. The English pronunciation consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

5. Read the following passage and answer the questions that follow.

The fifth of the two main parts of the English language is the English spelling. It is a system of rules that govern the way in which the English language is written. The English spelling consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

Subject: English (Compulsory) - Part I (Theory) - 2019

Answer the following questions in English.

1. Read the following passage and answer the questions that follow.

The first of the two main parts of the English language is the English alphabet. It is a system of symbols used to represent the sounds of the English language. The English alphabet consists of 26 letters, which are arranged in two rows of 13 letters each. The first row contains the letters A through M, and the second row contains the letters N through Z.

2. Read the following passage and answer the questions that follow.

The second of the two main parts of the English language is the English grammar. It is a system of rules that govern the use of the English language. The English grammar consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

3. Read the following passage and answer the questions that follow.

The third of the two main parts of the English language is the English vocabulary. It is a system of words that are used in the English language. The English vocabulary consists of a large number of words, which are arranged in alphabetical order. The English vocabulary is constantly expanding, as new words are added to it.

4. Read the following passage and answer the questions that follow.

The fourth of the two main parts of the English language is the English pronunciation. It is a system of rules that govern the way in which the English language is spoken. The English pronunciation consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

5. Read the following passage and answer the questions that follow.

The fifth of the two main parts of the English language is the English spelling. It is a system of rules that govern the way in which the English language is written. The English spelling consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

6. Read the following passage and answer the questions that follow.

The sixth of the two main parts of the English language is the English grammar. It is a system of rules that govern the use of the English language. The English grammar consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

7. Read the following passage and answer the questions that follow.

The seventh of the two main parts of the English language is the English vocabulary. It is a system of words that are used in the English language. The English vocabulary consists of a large number of words, which are arranged in alphabetical order. The English vocabulary is constantly expanding, as new words are added to it.

8. Read the following passage and answer the questions that follow.

The eighth of the two main parts of the English language is the English pronunciation. It is a system of rules that govern the way in which the English language is spoken. The English pronunciation consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.

9. Read the following passage and answer the questions that follow.

The ninth of the two main parts of the English language is the English spelling. It is a system of rules that govern the way in which the English language is written. The English spelling consists of a number of parts, including the parts of speech, the sentence structure, and the rules of agreement.



क.ल.न. १९९३
दस्तावेज क्र. १९९३
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क.ल.न. १९९३
दस्तावेज क्र. १९९३
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1. The following is the list of the names of the persons who have been appointed as members of the Joint Sub-Registrar Kalyan-S. Dist. Thane.

2. The names of the persons who have been appointed as members of the Joint Sub-Registrar Kalyan-S. Dist. Thane are as follows:-

3. The names of the persons who have been appointed as members of the Joint Sub-Registrar Kalyan-S. Dist. Thane are as follows:-

4. The names of the persons who have been appointed as members of the Joint Sub-Registrar Kalyan-S. Dist. Thane are as follows:-

5. The names of the persons who have been appointed as members of the Joint Sub-Registrar Kalyan-S. Dist. Thane are as follows:-

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2. The names of the persons who have been appointed as members of the Joint Sub-Registrar Kalyan-S. Dist. Thane are as follows:-

On the one hand, the use of the word "culture" in the title of the book is a bit of a misnomer, as the book is not a study of culture in the traditional sense of the word. It is a study of the social and cultural context of the American South, and the book is a study of the social and cultural context of the American South. The book is a study of the social and cultural context of the American South, and the book is a study of the social and cultural context of the American South.

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Figure 1

Colloidal sulfur helps get a wet paper dry before the light-sensitive film is exposed. When the film is exposed, the light-sensitive silver halide is converted to silver metal, which is then removed by the developer. The silver metal is then removed by the fixer, which is a solution of sodium thiosulfate.

^a The values are calculated from the following equation: $\text{CPI} = \frac{\text{Price index}}{\text{Base price index}} \times 100$. The base year is 1987.

Sl. No.	Name	Department	Post	Grade	Remarks
1	Mr. A. K. Singh	Engineering	Asst. Engr.	10	
2	Mr. B. K. Singh	Engineering	Asst. Engr.	10	
3	Mr. C. K. Singh	Engineering	Asst. Engr.	10	
4	Mr. D. K. Singh	Engineering	Asst. Engr.	10	
5	Mr. E. K. Singh	Engineering	Asst. Engr.	10	
6	Mr. F. K. Singh	Engineering	Asst. Engr.	10	
7	Mr. G. K. Singh	Engineering	Asst. Engr.	10	
8	Mr. H. K. Singh	Engineering	Asst. Engr.	10	
9	Mr. I. K. Singh	Engineering	Asst. Engr.	10	
10	Mr. J. K. Singh	Engineering	Asst. Engr.	10	

the authors are not aware of any other studies that have examined the effects of a single session of a group-based, self-help program on the self-efficacy of people with low back pain. The authors are also not aware of any other studies that have examined the effects of a single session of a group-based, self-help program on the self-efficacy of people with low back pain.

For more information, contact the American Psychological Association, 750 First Street, NE, Washington, DC 20002, (202) 336-5502, <http://www.apa.org>.



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1. *What is the purpose of this study?*
 2. *What are the research objectives?*
 3. *What are the research questions?*
 4. *What are the hypotheses?*
 5. *What are the variables?*
 6. *What are the methods?*
 7. *What are the results?*
 8. *What are the conclusions?*
 9. *What are the implications?*
 10. *What are the limitations?*
 11. *What are the future research directions?*
 12. *What are the contributions?*
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 213. *What are the author contributions?*

Abstract

Journal of Interpersonal Violence, 20(1), 67-81.

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4	10/10/10	11:00	12:00	1000	1000	1000	1000	1000	1000
5	10/10/10	12:00	13:00	1000	1000	1000	1000	1000	1000
6	10/10/10	13:00	14:00	1000	1000	1000	1000	1000	1000
7	10/10/10	14:00	15:00	1000	1000	1000	1000	1000	1000
8	10/10/10	15:00	16:00	1000	1000	1000	1000	1000	1000
9	10/10/10	16:00	17:00	1000	1000	1000	1000	1000	1000
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11	10/10/10	18:00	19:00	1000	1000	1000	1000	1000	1000
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15	10/10/10	22:00	23:00	1000	1000	1000	1000	1000	1000
16	10/10/10	23:00	00:00	1000	1000	1000	1000	1000	1000
17	10/10/10	00:00	01:00	1000	1000	1000	1000	1000	1000
18	10/10/10	01:00	02:00	1000	1000	1000	1000	1000	1000
19	10/10/10	02:00	03:00	1000	1000	1000	1000	1000	1000
20	10/10/10	03:00	04:00	1000	1000	1000	1000	1000	1000
21	10/10/10	04:00	05:00	1000	1000	1000	1000	1000	1000
22	10/10/10	05:00	06:00	1000	1000	1000	1000	1000	1000
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24	10/10/10	07:00	08:00	1000	1000	1000	1000	1000	1000
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19. *Chlorophyll a* is a green pigment in plants that is essential for photosynthesis. It is a porphyrin derivative with a central magnesium atom. The central magnesium atom is coordinated by four nitrogen atoms in a porphyrin-like ring. The side chain of the porphyrin ring is a long phytol chain, which is a long hydrocarbon chain. The phytol chain is attached to the magnesium atom via an ester linkage. The phytol chain is a long hydrocarbon chain with a terminal methyl group. The phytol chain is a long hydrocarbon chain with a terminal methyl group. The phytol chain is a long hydrocarbon chain with a terminal methyl group.

It is also worth noting that the program is not a one-time effort. It is a continuous process that will be ongoing for the foreseeable future.

[illegible]

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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॥ २६-११८ ॥ जगती नमस्तु अयिकार अजितेष्ट आगि नंदवहया । त्वार करणे छ मुस्थिती ठेवणे । निषाग, १९५१

संज्ञा - शब्दार्थ

[illegible]

दिनांक:- 22/10/2016 पर्यंत अद्ययावत

अधिकार अभिलेख पुस्तक
न्यायाध्वज उन्मीलन महसूल अधिकार अभिलेख आणि नोंदवह्या (कारणे व सुस्थिरतांत ठेवणे) नियम, १९७१ कातील नियम २९।
न्याय मंत्रालय, काठमांडू
दिनांक:- २२/०८/२०१७ सध्या

वर्ष	संगम	पिकाखालील क्षेत्राचा तपशील										अन्य शिक्षणाचे साधन
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1. *Myosotis*, *Viola*, *Primula*

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THE REGISTRAR KALYAN-5.

**SHREE MAJAMBA ENTERPRISES CONSTRUCTION
AND SERVICES PRIVATE LIMITED**

Company Number: 1066, Suba, District: Kanyakumari, Tamil Nadu, India.

RESPECTED MEMBERS OF THE BOARD OF DIRECTORS OF SHREE MAJAMBA ENTERPRISES CONSTRUCTION AND SERVICES PRIVATE LIMITED, I have the honor to acknowledge the receipt of your letter dated 10.06.2017 regarding the above subject.

IN RESPONSE TO YOUR LETTER DATED 10.06.2017, I have the honor to inform you that the same has been forwarded to the concerned authorities for their consideration.

Yours faithfully,

For the Board of Directors,

Shree Majamba Enterprises Construction and Services Private Limited

Suba, District: Kanyakumari, Tamil Nadu, India.

10.06.2017

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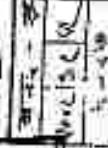
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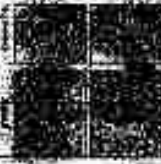
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PERSONAL ACCOUNT NUMBER CARD
02-2098

समाचार विभाग
PERSONAL ACCOUNT NUMBER CARD
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H.N. Mistry



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