मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID 201906043336

04 June 2019 10:27:25 AM

मूल्यांकनाचे वर्ष 2019
जिल्हा ठाणे
तालुक्याचे नाव : कल्याण
गावाचे नाव : खोणी
क्षेत्राचे नांव Rural

साईट नंबर ए. यू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूळची सर्वसाधारण	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	रोखरहित व्यवहार चौ. मीटर
1143	-	-	-	-	-

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र :	38.83 चौ. मीटर	मिळकतीचा वापर:	निवासी सदनिका	मिळकतीचा प्रकार:	कार्पेट
बांधकामाचे वर्गीकरण:	I-आर सी सी	मिळकतीचे वय :	0 TO 2 वर्षे	मूल्यदर कार्यक्षेत्रमध्ये दर:	Rs.1140 -
उद्वाहनाची सुविधा :	आहे	मजला :	5th to 10th Floor		

Sale Type - Firm Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

घसा.गतुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा.गतुसार टक्केवारी / * मजला निहाय घटबाढ

=(28500 * (100 / 100)) * 1.05

= Rs.32025/-

A) मुळचा मिळकतीचे मूल्य = बांधीव क्षेत्राचे मूल्य दर * मिळकतीचे क्षेत्र

= 32025 * 38.83

= Rs.1243530.75/-

एकत्रित अंतिम मूल्य = मुळचा मिळकतीचे मूल्य - खुल्या जागेचे मिळालेले सवलत मूल्य - अंतिम मजला सवलत मूल्य - उद्वाहन / लिफ्ट मूल्य - अंतिम + जोड मूल्य - इमारती भौतिक सुविधा जागेचे मूल्य - तळघराचे मूल्य - मेझेनाईन मजला क्षेत्र मूल्य - अंतिम बंगलो

= A + B + C + D + E - F + G + H + I

= 1243530.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.1243530.75/-

Home Print

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THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक कल्याण क्र. ५
ठाणे
DIST.THANE

Data of Bank Receipt for GRN MH002252082201920R
Bank - IDBI BANK

Bank/Branch	:		
Pmt Txn Id	: 217628654	Simple Receipt	
Pmt DtTime	: 03/06/2019 16:55:12	Print DtTime	:
ChallanIdNo	: 69103332019060350471	GRAS GRN	: MH002252082201920R
District	: 1201 / THANE	GRN Date	: 03/06/2019 16:55:10
Office Name	: ICR542 / KLN5_KALYAN 5 JOINT SUB REGISTRAR		

StDuty Schm : 0030046401-75/ 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-not to be printed and used

Article : B25
Prop Mvblty : Immovable
Consideration : 12,27,275.00/-
Prop Descr : Flat 510 Wing BOrchid GoldenDream Sector 10Off Taloja MIDC , Rd Khoni KalyanThane
: Maharashtra
: 421203
Duty Payer : PAN-AAECE5655J Palava Dwellers Pvt Ltd
Other Party : PAN-BIRPM8533N Mistri Hitesh Nitin

Bank Scroll : --
Bank Challan : --
RBI Credit Ref. No. : --
Mobile Number : 919970838866

₹ 116500.00
DEFACED

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(05)-507-7829	00012765842019 23	04/06/2019 11:01:38	ICR542	12500.00
2	(5)-507-7829	00012765842019 20	04/06/2019 11:01:38	ICR542	104000.00
			Total Defacement Amount		1,16,500.00

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

Mistri Nitin

Your Payment Successful. Your Payment Confirmation Number is 217626654

CHALLAN

MTR Form Number - 6

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GRN NUMBER	MH002252082201920R	BARCODE	Date:
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	3
Office Name	IGR542-KLN5_KALYAN 5 JOINT SUB REGISTRAR	Location	
Year	Period: From : 27/05/2019 To : 31/03/2099	PAN No. (If Applicable)	PAN-AAECP5655J
		Full Name	Palava Dwellers Pvt Ltd
		Flat/Block No, Premises/ Bldg	Flat 510 Wing B Orchid Golden
		Road/Street, Area /Locality	Dream Sector 10 Off Taloja MIDC
		Town/ City/ District	Rd Khoni Kalyan Thane Maharashtra
		PIN	4 2 1 2 0 3
		Remarks (If Any) :	

Object	Amount in Rs.
0030046401-75	104000.00
0030063301-70	12500.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
Total	116500.00

Amount in words	Rupees One Lakhs Sixteen Thousand Five Hundred Only
Payment Details:IDBI NetBanking Payment ID : 217626654	FOR USE IN RECEIVING BANK
Cheque- DD Details:	Bank CIN No : 691033320190060350471
Cheque- DD No.	Date 27-05-2019
Name of Bank IDBI BANK	Bank-Branch
Name of Branch	Scroll No.

J. N Mistri

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5 DIST. THANE

03-06-2019 16:55

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AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 04th 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 Vardhaman Chamber Cawasji Patel Road, Horniman Circle,Fort Mumbai 400001, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

Mistri Hitesh Nitin residing / having its address at **165, Karave Gaon, Navneet Navneet Mandir Rd, Near Krishna Mandir Sector 36, Seawoods (W) Navi Mumbai-400** [illegible] and [illegible] to income tax under permanent account number (PAN) **BIRPM8533N**, 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's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

SUB-REGISTRAR KALYAN-5 DIST.THANE

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

H.N Mistri

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WHEREAS:

A. The Company has constructed the Building (*as defined herein*) as part of the Project(*as defined herein*) on the Larger Property (*as defined herein*).

B. The chain of title of the Company to the Larger Property is at **Annexure 2** (*Chain of Title*).

C. A copy of the Report on Title in respect of the Larger Propertyis 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 foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter, in each case as amended or modified.

1.3. "**Approvals**" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.

1.4. "**Arbitrator**" shall have the meaning ascribed to it in Clause 23.2 below.

1.5. "**Authority**" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.

1.6. "**BCAM Charges**" shall mean the Buildingcommon 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 buildingsto be/ being 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 parked. Parking

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

1.14. "**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 chequein 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 OCin respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at **Annexure 6**(*Unit and Project Details*).

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

1.21. "**Exclusive Balcony/ Veranda/Open Terrace Area**" or "**EBVTArea**" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or [illegible] treatment and/or any other areas meant for the exclusive use of the Purchaser, of [illegible] the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on [illegible]ell basis) and is subject to tolerance of +/- 3 per cent on account of structural,

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

1.22. "**FCAM Charges**", if applicable, shall mean the Federationcommon 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**(*Unitand Project Details*).

1.23. **"Federation"** shall meanthe apex body to be formed by and consisting of the ultimate organisationsformed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage theLarger Propertyand the Project. This may be a company or a registered federation or any other management structure as permissible in law.

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

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

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

1.27. "**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.

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

1.29. "**IndirectTax**" or "**IndirectTaxes**" 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.

1.30. "**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.

1.31. "**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.

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

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

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

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

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

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

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

OFFICE OF JOINT SUB REGISTRAR KALYAN-5
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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 maycomprise of various other buildings and/or projects.

1.39. "**Refund Amount**" shall mean:

1.39.1. In case of termination pursuant to Clause11.2.1 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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For avoidance 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 refunded unless (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 16.3 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:

a. the Unit or any part of the right, title or interest therein; and, or,

b. the benefit of this Agreement; and, or,

c. 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 rightsand, or, economic interest;

d. 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.

1.47. "**Total Consideration**" shall mean the amounts 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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Amountsand any other amounts agreed to be paid by the Purchaserand all Indirect Taxes thereto.

1.48. "**Ultimate Organization**" shall mean the company/ condominium/society/other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14.

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:

a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;

b. All statutory instruments or orders made pursuant to a statutory provision; and

c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

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

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

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

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

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

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

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 the period is not a working [illegible] period shall include the next following working day.

2.10. The Purchaser confirms and warrants that the Liquidated Damages are a genuine pre-estimate of the loss or damage that is likely to be suffered by the Company upon occurrence of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages are also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/marketing spend, delay in receiving money towards the Unit and the possibility 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.

JOINT SUB REGISTRAR KALYAN-1

2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.

2.13. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. **DISCLOSURES AND TITLE**

3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) he has taken inspection of all the relevant documents; and (iii) he has, in relation to the Unit/Building/Larger Property, satisfied himself of *inter alia* the following:

a. Nature of the Company's right, title and encumbrances, if any;

b. The Approvals (current and future);

c. The drawings, plans and specifications;

d. Nature and particulars of fixtures, fittings and amenities.

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3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding a draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. **AGREEMENT TO SELL AND CONSIDERATION**

4.1. The Purchaser hereby agrees to purchase/acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unitfor the Total Consideration as set out at **Annexure 6**(*Unit and Project Details*) hereto subject to the terms and conditions mentioned herein and the Approvals.

4.2. The Total Consideration shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6**(*Unit and Project Details*), time being of the essence. The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

4.3. The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:

a. Shall make payment of the Total Consideration as per the timelines set out at **Annexure 6**(*Unit and Project Details*), without any delay or demur for any reason whatsoever;

b. Shall observe all the covenants, obligations and restrictions stated in this Agreement; and

c. Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.

4.4. It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

a. **Firstly**, towards the ChequeBouncingCharges in case of dishonour of any cheque issued by the Purchaser;

b. **Secondly**, towards Interest due as on the date of payment;

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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 [illegible] 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 if [illegible] 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 2018 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 NetAreamore 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 [illegible] balcony/verandah/ open terraces (including the one located at the top of the [illegible] used, partly or wholly, by one (or more) unit purchaser(s) in the Building. Such unit purchaser(s) shall have exclusive right to use the said areas as per the [illegible] arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the [illegible] 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 [illegible] 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 herein. 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

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Purchaser to the Company and/or any bank or financial institution nominated by the Company in writing, shall be treated as being towards the fulfilment 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 the amounts payable hereunder.

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7.2 The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loantaken 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 discharged 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 to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

7.3. 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 ParkingSpaces 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.

REGISTRATION

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

10. **POSSESSION**

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to 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** i.e. 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 NetArea 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 obtainedoccupation 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 1 (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 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:

a. Any event of *Force Majeure*;

b. Riots / other civil disturbances;

c. Any notice, order, rule or notification of the Central or relevant State Government 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 least, be equivalent to the aggregate of the period of the subsistence of an event of the kind stipulated in this Clause 10.4 and a 3 (three) month recommencement 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 (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/ and post to the Purchaser (**Company Notice of Termination**).

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11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event the Purchaser does 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 sending the CompanyNotice 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 ofthe 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 the 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 12where 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 this Agreement and in relation to the Unit. The Purchaser agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claim, if any, of the Purchaser, 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 papers and 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.

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14.2. Where the Project consists of more than one building, separate ultimate Organisationsmay 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(i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) 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 anyAuthority on the 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.

14.4. 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 (ii) 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 costs, charges and expenses including stamp duty, registration charges,legal fees and all other proportionate 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.

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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 are 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/ FederationConveyanceas 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 in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federation, 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 [illegible] 60 (sixty) months commencing from the date on which the last unit in the Building is offered 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 such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organisation to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the Ultimate Organisation/Federation may appoint the FMC for a further term or choose to appoint any other facility management company.

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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:

a. the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or

b. theBCAM Charges andFCAM chargesas 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 thereto 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 takes such possession or not.

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

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

15.9. The Purchaser undertakes to make payment of the estimated BCAM charges and FCAM charges for the period stated in in **Annexure 6** (*Unit and Project Details*) from the CAM 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 units 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.

Clubband 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/rules as may be framed and/or charges that may be levied by the FMC from time to time andthe 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 whatsoever, save and except to the transferee of the Unit upon the sale/transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/transferred by the Purchaser, then the Purchaser along with his family members being the ordinary members of the Club, shall cease to be members of the Club, as the case may be and 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/or the FMC. It is, however, clarified that the Company/FMCshall 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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terms of such arrangements shall be binding on the Purchaser and the Ultimate Organisation, subject to the following restrictions:

a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.

b. Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.

c. All external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.

d. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/FMCor through the Service Providers/FMC. The Company does not warrant or guarantee the use, performance or otherwise of these services provided by the respective Service Providers/FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/non-performance or otherwise of these services provided by the respective Service Providers/FMC.

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16. **PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES**

16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.

16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 12(twelve) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.

16.3. Inthe event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the authorities (**Shortfall Amount**), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 15 (fifteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5 per cent of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.

16.4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation at time of handover of the affairs of the Ultimate Organisation to the purchasers.

16.5. If the Property Tax demand comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax shall be refunded to the Purchaser within 15 (fifteen) days of the Company being informed by the Purchaser that such demand has been raised.

16.6. The Property Tax for any unsold units in the Building after the formation of the Ultimate Organisation, shall be payable by the Company as charged by the competent Authorities, till such unsold units are sold.

16.7. The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period of start of construction till the Date of Offer of

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Possession as specified at **Annexure 6**(*Unit and Project Details*). The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this 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 reflected 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,assessments of any nature whatsoever (present or future)in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned form the development and sale to the Purchaser of the Unit shall be borne by the Company.

19. **INTEREST**

19.1. The Purchaser agrees to pay to the Company,Interest (as defined at Clause 1.36) on all 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 whosoever hands the Unit may come, hereby covenants and undertakes:

a. To maintain the Unit at the Purchaser's own cost in good tenantable 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:

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(i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade 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 changes 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;

(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, Pardis 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 *inter alia* dry 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 tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.

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

c. 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 Organisationto 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 staircases, common passages or any other structure of the Building, including entrances [illegible] and 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 ratify 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 shallnot 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 refurnishing / 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 its 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 by the Authority 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 [illegible] 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 by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shallpay a fixed monthly sum as set out at **Annexure-6** (*Payment Plan-Project 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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p. 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.

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q. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon 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.

r. 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.

s. 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.

t. 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.

u. 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 (collectively, for electricity), the Purchaser shall cause the Ultimate Organisation to grant such consents and, or, permissions forthwith on request.

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v. The Purchaser agrees and acknowledges that it shall forthwith admit as purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas andAmenities 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 hereto 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 fulfilment 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 fulfill 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 any 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 amended from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. 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/remittances 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,

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.

bb. 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**

21.1. 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.

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22. **MISCELLANEOUS**

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 6**(*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 thereto.

22.3. The Parties agree that unlessa 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 6**(*Unit and Project Details*) hereto in the subject line in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

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-Clause23.1 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 SEAL OF JOINT SUB-REGISTRAR KALYAN-5 DIST. THANE

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 disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

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23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall 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 Lawthat 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 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 all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.

27. **CONFIDENTIALITY**

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

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

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

a. such disclosure is required by law or requested by any statutory authority, judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or

b. such disclosure is required in connection with any litigation; or

c. such information has entered the public domain other than by a breach of the Agreement.

SUB-REGISTRAR KALYAN-5 DIST. THANE

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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. _____)

2. _____)

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SIGNED AND DELIVERED)

By the within named Purchaser)

Mistri Hitesh Nitin)

In the presence of:)

1. _____)

2. _____)

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Annexure 1

(Description of Larger Property)

Firstly:

All that piece and parcel of land admeasuring 7,840.77 square meters comprising of a part of Survey Number 139 Hissa No. 2A and part of Survey Number 139 Hissa No. 2B, Village Khoni, TalukaKalyan, District Thane.

Secondly:

All that piece and parcel of land admeasuring 5,977.85 square meters comprising of a part of Survey Number 27 Hissa No. A, part of Survey No. 27 Hissa No. B and part of Survey No. 27, Hissa No. C of Village Khoni, TalukaKalyan, District Thane.

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-3

Annexure 2

(Chain of Title)

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1. By Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No.KL1-4773/2014 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/B 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 Thakare 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 169/2A 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 Deepak 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 BabusinghRajguru (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.

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-3 DIST. THANE

H.N Mistry

Annexure 3

Pratap Gauch
Advocate
High Court, Bombay

B, Om Pir Apartments,
L. B. S. Road, Ganesh,
Parle (West), Mumbai - 400 09
Mobile : 9820501347
Email pratapgauch@gmail.com

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Annexure

To,
M/s Radhakrishna Pvt. Ltd.
(Ex-Party)

Subject: Title Report

Re: Property bearing

Survey No.	Hissa No.	Area (Sq. Mtrs.)
21	A	13400 sq.mt (0.4691)

situate at village Chikni, Taluka Ambad, District Thane (hereinafter referred to as "said Property").

1. On the instructions of my Client, Patang Dealers Private Limited (formerly known as Jodha Dealers Pvt. Ltd.) ("the Company"), I have been asked to peruse the Title of Company in respect of the said Property.

2. I have perused the Title Deeds in respect of the said Property on the basis of perusal of the Revenue Records namely Village Form 7/12 Extracts (Record of Rights), Village Form 8 (Mutation Entries) issued by the Talathi and documents relating to the Mutation Entries, produced before me for my inspection, information and endorsement gathered by me and other documents, if any, considered by me.

3. For the purpose of preparing this Title Opinion, I have:

i. Reviewed copies of the relevant documents evidencing the right, title and interest of the Company in/over the said Property.

ii. Reviewed Village Edited Form 7/12 (Record of Rights), Village Extract Form 8 (Mutation Entries) in respect of Articles recorded thereon for the last 30 (Thirty) years.

4. **The Position**

a) Mutation Entry Nos. 133, 344, 431, 478 and 506 are not relevant to the said Property.

b) As per Mutation Entry No. 211 dated 05/09/1955, it is recorded that as Dharma Bhavsar was to develop the said Property belonging to Bhaskar (Maya) Agarwar, his name was recorded as Tenant in respect the said Property.

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(c) As per Mutation Entry No. [illegible] dated 14/08/1958 Mahkan Vitha Thakur, [illegible] Property, Late Mahkan Bhikaji Ajankya for valuable consideration.

(d) As per Mutation Entry No. 304 dated 16/07/1959, it is recorded that Dharma Bhavsar and Chhaya Dharma (legal heirs of Dharma Bhavsar) were cultivating the said Property belonging to Bhagwan Dada [illegible] were recorded as Tenant in respect the said Property.

(e) As per Mutation Entry No. [illegible] dated 28/05/1968, it is recorded that the [illegible] Mahyan the name of Krishna Dharma and Chhaya Dharma were deleted as unauthorized tenants in respect of the said Property.

(f) As per Mutation Entry No. 382 dated 01/08/1970, it is recorded that on the death of Hemraja Valu Thakare around [illegible] years ago, names of his legal heirs viz. 1) Emmanuel Narayan Thakare, 2) Sonu Narayan Thakare, 3) Balaji Narayan Thakare, 4) Sadam Narayan Thakare, 5) [illegible] Kamlabai were entered on 7/12 extract in respect of the said Property.

(g) As per Mutation Entry No. 478 dated 05/10/1974, it is recorded that on the death of Baliya Narayan Thakare around two years ago, names of his legal heirs viz. 1) Parvatibai Baliya Thakare, 2) Gokul Tukaram Kumbhe, 3) Lilabai Baliya Thakare, 4) [illegible] Baliya Thakare, 5) Nandlal Baliya Thakare through his natural guardian of Parvatibai Baliya Thakare were entered on 7/12 extract in respect of the said Property.

(h) As per Mutation Entry No. 557 dated 16/01/1985, it is recorded that on the death of Parvatibai Baliya Thakare around six years ago, names of his legal heirs viz. 1) Vitthal Baliya Dhanaji, 2) Dhanaji Baliya Thakare, 3) Balaram Baliya Thakare, 4) Bhikaji Tukaram Pangale, 5) Mhatabai Balaram Lute, 6) Manisha Ramchandra Thamaria, 7) Tulsa Mahesh Kulkarni, were entered on 7/12 extract in respect of the said Property.

(i) As per Mutation Entry No. 762 dated 27/01/2006, it is recorded that pursuant to order bearing No. Mahsool/T- 69, dated 07/11/2005 and 18/11/2005, issued by Tahsildar, Kalyan, on account of computerization of land revenue records, New Survey Nos. were assigned in respect of the said Property as per details below:

Old Survey No. 279 is now Survey No. 1114

(j) As per Mutation Entry No. 937 dated 03/01/2013, it is recorded that on the death of Baban Narayan Thakare on 15/04/2012, names of his legal heirs viz. 1) Manjula Baliya Thakare, 2) Manik Shantaram Borade, 3) Meena Ramesh Mahale, 4) Nirmala Suresh Bhoir, 5) Manisha Ramdas Suryavanshi, 6) Mina Baban Thakare, 7) Sulochana Baliya Thakare, 8) Nirdas Baban Thakare, were entered on 7/12 extract in respect of the said Property.

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(k) By Agreement for Sale dated 05/04/2013 ("Agreement for Sale") executed between M/s. Jodha Dealers Pvt. Ltd. (therein referred to as "Company" and hereinafter referred to as "DEPL") and (1) Baban Narayan Thakare, (2) Sindhubai Vasat Mahale, (3) Lilabai Baliya Thakare, 4) Bhikaji Baliya Thakare, 5) Baliya alias Balaram Baliya Thakare, 6) Gangaram Rupayan Pangale, 7) Vitthal Baliya Lute, 8) Chandibai Baliya Thakare alias Manubai Ramchandra Thamaria, 9) Tulsa Mahesh Kulkarni, 10) Manjula Baban Thakare, (11) Manik Shantaram Borade, 12) Meena Balaram Mhatole, 13) Nirmala Suresh Bhoir, 14) Nirmala Ramdas Suryavanshi, 15) Mina Baban Thakare, 16) Sulochana Baliya Thakare, 17) Nirdas Baban Thakare (therein referred to as "Vendors"), registered with Sub-Registrar of Assurances at Kalyan under Sr. No. 4[1]-1205-2013, the said Vendor therein inter alia agreed to sell their entire right, title and interest in the said Property to DEPL and also granted development rights in respect of said Property unto the said DEPL for the consideration and on terms and conditions more particularly set out therein.

(l) By Power of Attorney dated 29/04/2013 executed and registered with the office of the Sub Registrar of Assurances at Thane under Serial No. 1457/2013, the 1) Sulochana Baliya Thakare, 2) Sindhubai Vasat Mahale, 3) Lilabai Baliya Thakare, 4) Bhikaji Baliya Thakare, 5) Baliya Baliya Thakare, 6) Chandibai Baliya Thakare alias Manubai Ramchandra Thamaria, 7) Tulsa Mahesh Kulkarni, 8) Manjula Baban Thakare, 9) Manik Shantaram Borade, 10) Meena Balaram Mhatole, 11) Nirmala Suresh Bhoir, 12) Mina Baban Thakare, 13) Sulochana Baliya Thakare, 14) Nirdas Baban Thakare, granted unto 1) Sandeep Mandlekar, 2) Dhiraj Pitalaskar, representatives of M/s. Jodha Dealers Pvt. Ltd. authorizing inter alia attorneys inter alia for the purpose of admitting execution of the Deed of Conveyance to be executed by the said persons in favour of DEPL in respect of the said Property.

(m) As per Mutation Entry No. 1208 dated 21/08/2013, it is recorded that on the death of Dhondabai Nandlal Thakre around three years ago, names of his legal heirs viz. 1) Sindhubai Bhau Mahale, 2) Kusum Baliram Jadhav (deceased) a) Sneha Sadashiv Jadhav, b) Devender Sadashiv Jadhav, were entered on 7/12 extract in respect of the said Property.

(n) By a Supplementary Agreement dated 05/07/2013 executed and registered under Sr. No. 6[4]-4859-2013 before the Sub-Registrar of Assurances at Kalyan executed by 1) Parijata Vandar Thakre, 2) Ashish Vandar Tarale, 3) Khanti Ramesh Gohar, 4) Ashwini Khadkat Thakre (Deceased) in favour of Jodha Dealers Pvt. Ltd. the said Executants, have confirmed and ratified the transaction under the said Agreement for Sale.

(o) By Power of Attorney dated 05/07/2013executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 3921/2013, the 1) Parijata Vandar Tarale, 2) Rakesh Vandar Tarale, 3) Bharti Ramesh Gohar, 4) Ashwini Khadkat Thakre granted unto 1) Sandeep Mandlekar, 2) Dhiraj Pitalaskar, representatives of M/s. Jodha Dealers Pvt. Ltd. authorizing inter alia attorneys inter alia for the purpose of admitting execution of the Deed of

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Conveyance to be executed by the said persons in favour of DEPL in respect of the said Property.

(p) By a Supplementary Agreement dated 20/01/2014 executed and registered under Sr. No. 6[4]-1033-2014 before the Sub-Registrar of Assurances at Kalyan executed by Savita Sadashiv Jadhav (Deceased) in favour of Jodha Dealers Pvt. Ltd. the said Executants have confirmed and ratified the transaction under the said Agreement for Sale.

(q) By Power of Attorney dated 12/07/2013 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 5547/2013, the 1) Savita Sadashiv Jadhav granted unto 1) Sandeep Mandlekar, 2) Chetan Pathardkar, representatives of M/s. Jodha Dealers Pvt. Ltd. authorizing inter alia attorneys inter alia for the purpose of admitting execution of the Deed of Conveyance to be executed by the said persons in favour of DEPL in respect of the said Property.

(r) By Deed of Conveyance dated 21/08/2013 [illegible] registered under Sr. No. [illegible] 2013 [illegible] Mahkan Vitha Thakare, 2) Sindhubai Baban [illegible] Dhondi Bantu Thakare, 4) Baliya Bantu Thakare, 5) Lilabai Baliya Thakare, 6) Bhikaji Baliya Thakare, 7) Baliya Baliya Thakare, 8) Chandibai Baliya Thakare alias Manubai Ramchandra Thamaria, 9) Tulsa Mahesh Kulkarni, 10) Manjula Baban Thakare, 11) Manik Shantaram Borade, 12) Meena Balaram Mhatole, 13) Nirmala Suresh Bhoir, 14) Mahendra Ravindra Suryavanshi, 15) Mina Baban Thakare, 16) Sulochana Baliya Thakare, 17) Nirdas Baban Thakare, granted unto 1) Sandeep Mandlekar, 2) Dhiraj Pitalaskar, representatives of M/s. Jodha Dealers Pvt. Ltd. authorizing inter alia attorneys inter alia for the purpose of admitting execution of the Deed of Conveyance to be executed by the said persons in favour of [illegible] Pvt. Ltd. (hereinafter referred to as "Purchaser"), the said Property [illegible] and conditions stated therein. The Mutation [illegible] reports the absence of [illegible] and the [illegible] complete acceptance in respect of the said Property.

(s) From the aforesaid mutation entries and documents [illegible] partition deed taken place between Baban Narayan [illegible] Devender Sadashiv Jadhav wherein Baban Narayan Thakre [illegible] residence and Property and Devender Sadashiv Jadhav has become entitled to the [illegible] of survey No. 279 admeasuring 1300 sq.mtrs.

(t) As per Mutation Entry No. 1266 dated 09/03/2014, it is recorded that [illegible] of Hemraja Valu Patil and Baban Narayan on the other rights [illegible] was effected.

(u) By Order No. TNC/REVENUE/(A)/Mahsool (A)/[illegible] and published from time to time as per Orders dated 28/03/2002, 30/06/2005, 04/08/2010, 26/12/2011, 28/03/2012, 18/06/2014 and 06/11/2015 issued by the Competent Authority, Department of Revenue and Forest, Government under section 88 (A) of Maharashtra Tenancy and Agricultural Lands Act, 1948, [illegible]

4

JOINT SUB-REGISTRAR KALYAN-5

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with CIDCO, for acquisition of lands in Taluka Kalyan, Ambernath and Thane in Dist. Thane, for the purpose of development of Special Township Project.

b. Pursuant to the Fresh Certificate of Incorporation dated 4th May 2004 consequent to change of name issued by the Registrar of Companies, the name of the said Vendor Company was changed to Nakoda Realtors Private Limited vide Certificate No. 1284 dated 10.5.2004.

c. The Search Report No. 1788 dated 14.12.2012 records that under the cover of letter bearing No. KAT/NL/T.D/Nakoda/Sale/Nakoda dated 11/12/2012 issued by Tahsildar, Kalyan, the name of the Developer who has purchased the said Property, required to be entered on record of rights for the said Property. However, through oversight, the name of the said Developer Company / Vendor of the Company was entered on the 7/12 extract of Property. Therefore, the Developer cannot / has not been able to create any mortgage / charge on the said Property. Hence the Developer is required to get the record of rights by deleting wrongly entered name of the said Developer Company and substituting the name of Company as the Developer in the said Property.

क.ल.ज.-५

दस्त क्र. ८३६-२०१२

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d. The Company has obtained the said Property by Conveyance dated 12/08/2004 executed by Shrikant A. Gupte and Others in favour of the Company. The Company has by its letter dated 06/12/2012 addressed to the Ministry of Corporate Affairs, Government of India, New Delhi intimated the Ministry of Corporate Affairs, the said Conveyance from Shri Shrikant Gupte & Others in favour of the Company and requested the Ministry of Corporate Affairs, The said Conveyance from Shri Shrikant Gupte & Others in favour of the Company and requested the Ministry of Corporate Affairs, to delete the name of Shri Shrikant Gupte & Others from the list of Directors of the Company. A copy of the said letter dated 06/12/2012 addressed by the Company to the Ministry of Corporate Affairs, is annexed hereto and marked Annexure "A" to this Report. 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 said Property.

f. I have carried out search in Village Dawari Patrak 7/12 (Records of Rights) in respect of the said Property and observe that the name of Developer is recorded as owner of the said Property. The Developer has obtained Non Agricultural Permission for the 7/12 extract.

5. Remarks

On the basis of the findings detailed in the report and subject to what is stated hereinabove, I am of the opinion that the Company is entitled to the said Property as an absolute owner thereof with unimpeded development rights for the same free from encumbrances.

Dated this 17th day of April, 2013

Pradip Gorani
Advocate High Court, Bombay

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THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक कल्याण क्र. ५, ठाणे ग्रामीण
DIST. THANE

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Khoni/89

REPORT ON TITLE

Palava Dwellers Pvt. Ltd. (Ex-Forte)

Re: **Property bearing**

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

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

1. On the instructions of my Clients, Palava Dwellers Private Limited (formerly known as Lodha Dwellers Pvt. Ltd.) ("the Company"), I have investigated the Title of Company in respect of the said Property.

2. I have prepared this Title Opinion in respect of the said Property on the basis of perusal of the Revenue Records namely Village Form 7/12 Extracts (Record of Rights) and Village Form 6 (Mutation Entries) issued by the Talathi and documents relating to transactions therein, produced before me for my inspection, information and explanation gathered by me and other documents, if any, provided to me.

3. For the purpose of preparing this Title Opinion, I have:

   i. Reviewed copies of the relevant documents evidencing the right, title and interest of the Company related to the said Property;

   ii. Reviewed Village Extract Form 7/12 (Record of Rights), Village Extract Form 6 (Mutation Entries) in respect of entries recorded thereon for the last 30 (thirty) years;

4. Title History

   (a) Mutation Entry No. 478 is not relevant.

   (b) As per Mutation Entry No. 705 dated 05/08/1998 it is recorded that by Sale Deed dated 11/06/1997 under registration No. 644/1997, 1) Jijabai Shivram Mhatre and 2) Sankubai Babu Thombre, sold and conveyed the said Property in favour of Laxman [illegible] for valuable consideration.

   (c) As per Mutation Entry No. [illegible] dated [illegible], it is recorded that pursuant to [illegible] dated 10/12/2003 and 18/12/2003, issued by Collector, Kalyan vested on account of consolidation of land revenue

records New Survey Number was assigned in respect of the said Property bearing Old Survey No. 27/7 as New Survey No. 27/C.

   (d) As per Mutation Entry No. 1035 dated 27/06/2013, it is recorded that by Deed of Gift dated 01/05/2013 executed and registered under No. KLN1-4561/2013, Laxman Maruti Thombre (Donor) has gifted to his son viz. Shivnath Laxman Thombre (Donee) the said Property.

   (e) By Deed of Conveyance dated 01/07/2013 executed and registered under Sl. No. KLN1-4641/2013 with Sub-Registrar Kalyan, 1) Shivnath Laxman Thombre, 2) Chandrabai Shivnath Thombre (Hereinafter referred to as a "Vendors") sold, conveyed, transferred and assured unto in favour of Shri. Rahul Deepak Lodha (therein referred to as "Purchaser"), the said Property for valuable consideration and on terms, covenants and conditions stated therein. The Mutation Entry No. 1139 dated 30/07/2013 records the above transaction and the name of Rahul Deepak Lodha was entered on the 7/12 extracts as Owner in respect of the said Property.

   (f) By Power of Attorney dated 02/07/2013 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 384/2013, the 1) Shivnath Laxman Thombre, 2) Chandrabai Shivnath Thombre in favour of Shri. Rahul Deepak Lodha whereby conferring upon him the powers and authorities for development of the said Property and all and any of the acts, deeds, matters and things in respect of the said Property.

   (g) By Deed of Declaration/Supplementary Agreement dated 14/08/2013 executed by Shri. Rahul Deepak Lodha (RDL) and registered under No KLN2-5594/2013 in favour of the Company, the said Rahul Lodha inter alia declared that Company shall develop the said Property along with their other contiguous lands owned by Company in terms thereof.

   (h) By Deed of Conveyance dated 25/06/2014 ("Conveyance Deed") executed and registered under Sl. No. KLN1-4772-2014 with Sub-Registrar Kalyan, Shri. Rahul Deepak Lodha (herein referred to as a "Vendor") sold, conveyed, transferred and assured unto in favour of the Company, the said Property for valuable consideration and on terms, covenants and conditions stated therein. The Mutation Entry No. 1291 dated 04/07/2014 records the above transaction and the name of Company was entered on the 7/12 extracts as Owner in respect of the said Property.

   (i) The Mutation Entry No. 1398 dated 14/12/2015 records that under the [illegible] letter bearing No. MVS/KOL/T 10/Weaklands/KVS-899/15, dated 11/12/2015 issued by Tahsildar, Kalyan, the name of the Company who has purchased the said Property required to be entered on record of rights in the said Property. However, through oversight, the name of the authorised signatory / Director of the company was entered on the 7/12 extract of Property. Therefore, the mutation came to be passed to rectify the record of rights by deleting [illegible]

दस्त क्रमांक 9573/2016
दि. 29-12-16

G. Pai/Pai/pai@rni.in
L. B. S. Road, Kurla (West), Mumbai - 400 070
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Change of authorised signatory / Director as replace name of Company

...ication for the said Property.

...No. TNC-2707/PRA/CR-314/L-5 dated 28/12/2007 and revalidated ...e to time as per Orders dated 28/05/2008, 18/06/2009, 04/08/2010, ...2011, 28/01/2014, 14/01/2014 and 06/11/2015 thereto, the Competent ...ority, Department of Revenue and Forest has granted permission under ...n 63 (1A) of Maharashtra Tenancy and Agricultural Lands Act, 1948, to the said Company, for acquisition of lands in Talukas Kalyan, Ambernath and Thane in District Thane, for the purpose of development of Special Township Project.

(k) Pursuant to the Fresh Certificate of Incorporation dated 6th May 2014 consequent to change of name issued by the Registrar of Companies, the name of the said Lodha Dwellers Private Limited has been changed to 'Palava Dwellers Private Limited.' [Mutation Entry No. 1099 dated 16/12/2015]

(l) The Government of Maharashtra by its Notification dated 22/08/2014 sanctioned the Special Township Project in respect of the land more particularly described in Schedule – A1 to the said Notification which includes the said Property in favour of the Company.

(m) I have seen Certificate dated 16/04/2107 issued by Shravan A. Gupta and Associates, the Practising Company Secretary to the effect that he has carried out an online Search through the official website of the Ministry of Corporate Affairs. The said Certificate inter alia indicates that there is no mortgage/charge on the said Property.

(n) The Company has informed me that no litigation is pending against the Company in respect of the Property.

(o) I have perused the Village Extract Form 7/12 (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 shown as Occupancy Class I in the 7/12 extract.

5. **Conclusion**

On the basis of the findings included in this report and subject to what is stated hereinabove, I am of the opinion that the Company is entitled to the said Property as an absolute owner thereof with complete development rights for the same free from any encumbrances.

Dated this 17th day of April, 2017.

[Pradip Gandhi]
Advocate High Court, Bombay

3

क.दु.नि.-6
दस्त क्र.७८२९/२०१९
३२
९९३

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Khoni-89

REPORT ON TITLE

Palava Dwellers Private Limited (Ex-Parte)

Re: Property bearing

Survey No	Hissa No	Area (sq. mtrs.)
27	8	7430

Admeasuring 7430 sq. mtrs. or thereabouts situate at Village Khoni, Taluka Kalyan, District Thane (hereinafter referred to as "said Property").

1. On the instructions of my Clients, Palava Dwellers Private Limited (formerly known as Lodha Dwellers Pvt. Ltd.) ("PDPL"), I have investigated the Title of PDPL in respect of the said Property.

2. I have prepared this Title Opinion in respect of the said Property on the basis of perusal of the Revenue Records namely Village Form 7/12 Extracts (Record of Rights) and Village Form 6 (Mutation Entries) issued by the Talathi and documents relating to transactions thereto, produced before me for my inspection, information and explanation gathered by me and other documents, if any, provided to me.

3. For the purpose of preparing this Title Opinion, I have:

   i. Reviewed copies of the relevant documents evidencing the right, title and interest of PDPL in respect of the said Property;

   ii. Reviewed Village Extract Form 7/12 (Record of Rights) in respect of the said Property; and reviewed Village Extract Form 6 (Mutation Entries) in respect of entries recorded therein for the last 30 (thirty) years;

   iii. Reviewed Search Report dated 16/12/2013 ("Search Report") issued by Advocate K. P. Mahajan, pursuant to searches carried out at the office of the concerned Sub-Registrar of Assurances for the last 30 (thirty) years.

4. Title History

   (a) Mutation Entry No. [illegible] have any adverse impact with respect to the title of the said Property.

   (b) As per Mutation Entry No. 240 dated [illegible]1956, it is recorded that on 15/03/1956 Bhaskar Bhikaji Ajagaonkar [illegible] conveyed his half share of the said property bearing Survey No. 27/P admeasuring [illegible] to Ambo Raghu Thombre for [illegible]

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-3 THANE

   (c) As per Mutation Entry No. 669 dated 20/04/1990, it is recorded that on the death of the said Ambo Raghu Thombre names of his legal heirs viz. 1) Jijabai Shivram Mhatre, 2) Jankubai Ambo Thombre, were entered on 7/12 extract in respect of the said property bearing Survey No. 27/P.

   (d) As per Mutation Entry No. 705 dated 03/08/1995 it is recorded that by Sale Deed dated 11/08/1997 under registered Sr. No. 644/1997, 1) Jijabai Shivram Mhatre, 2) Jankubai Ambo Thombre, sold and conveyed to Laxman Maruti Thombre the said property bearing Survey No. 27/P admeasuring 6000 sq mtr. in favour of for valuable consideration.

   (e) The property bearing Survey No. 27 was a Larger Property. Over a period of time, the said Larger Property comprised in the said Survey Number was transacted in piecemeal manner. By reason whereof the said Larger Property was sub-divided in three parts. Consequently, at the end of relevant Agricultural Year, Hissa Number was ascribed to respective part resulted into 27/A, 27/B and 27/C.

   (f) By Deed of Conveyance dated 18/06/2012 executed and registered under Sr. No. KLN1-4155/2012 with Sub-Registrar Kalyan, 1) Jijabai Shivram Mhatre and 2) Jankubai Ambo Thombre, (therein referred to as a 'Vendors') and 1) Ravindra Shivram Mhatre, 2) Satish Shivram Mhatre, (therein referred to as a 'Confirming Parties') in favour of Shri. Deepak N. Lodha (therein referred to as 'Purchaser') wherein the Vendors with confirmation of Confirming Parties sold, conveyed, transferred and assured unto the Purchaser the said Property for valuable consideration and on such terms, covenants and conditions stated therein. The Mutation Entry No 1138 dated 30/07/2012 records the above transaction and the name of Deepak Lodha was mutated in the 7/12 extracts as a Owner in respect of the said Property. ("Deepak Lodha's Conveyance")

   (g) By Power of Attorney dated 18/06/2012 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 2442/2012, the 1) Ajabai Shivram Mhatre, 2) Jankubai Ambo Thombre, granted powers and authorities unto Shri. Deepak N. Lodha to do and carry out all and any of the acts, deeds, matters and things for them in their name and on their behalf in respect of the said Property.

   (h) By Deed of Declaration/Supplementary Agreement dated [illegible]/06/2013 executed and registered under No. KLN1-5590/2013 by Shri. Deepak N. Lodha (DL) with Lodha Dwellers Private Limited (LDPL) wherein the said Deepak Lodha inter alia declared and accorded his consent to develop the said Property along with LDPL who are owners of contiguous land owned by LDPL on terms therein.

   (i) By Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No. KLN1-4770/2014 with Sub Registrar Kalyan, Shri. Deepak N. Lodha (therein referred to as a "Vendor") sold, conveyed, transferred and assured unto in favour of Lodha Dwellers Pvt. Ltd. (therein referred to as 'Purchasers'), the said Property for valuable consideration and on such terms, covenants and conditions stated therein. ("Lodha's Conveyance")

दस्त क्रमांक ९२८ २०१४
दि. वि. प्र. -७

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THE SEAL OF JOINT SUB-REGISTRAR DIST. THANE

5. ई.टी.-6
दस्त क्रमांक २०१९
३८ ९२३

a) [illegible] No. TNC 2707/FRA KA 314/L 9 dated 25/12/2007 and [illegible] from time to time as per Orders dated 28/05/2008, [illegible] 04/08/2010, 26/12/2011, 28/02/2014, 24/05/2014 and [illegible]15 thereto, the Competent Authority, Department of Revenue and [illegible] has granted permission under section 63 (1A) of Maharashtra [illegible]ency and Agricultural Lands Act, 1948, to the said LOPs, for acquisition of lands in Talukas Kalyan, Ambernath and Thane in District Thane, for the purpose of development of Special Township Project.

(b) Pursuant to the Fresh Certificate of Incorporation dated 6th May 2014 consequent to change of name issued by the Registrar of Companies, the name of the said Lodha Dwellers Private Limited has been changed to 'Palava Dwellers Private Limited.'

5. Searches

I have reviewed the said Search Report issued by Advocate K.P. Mahajan, of searches taken of the record in offices of the concerned Sub-Registrar of Assurances for the last 30 (thirty) years. It is observed that the entry regarding the said Conveyance Deed has been duly recorded in Index-II. Further, as per the Search Report, there are no adverse transactions registered with the said Sub Registrar Office, which affect title of Palava Dwellers Pvt. Ltd. to the said Property.

I have not caused any independent litigation searches in any courts to verify existing litigation, if any, affecting the said Property.

6. Conclusion

On the basis of the findings included in this report and subject to what is stated hereinabove, I am of the opinion that Palava Dwellers Pvt. Ltd are entitled to the said Property as absolute Owners thereof pursuant to the said Palava's Conveyance.

Dated this 06th day of February, 2019

Pradip Ganachi
Advocate High Court Bombay

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File No.118

REPORT ON TITLE

Palava Dwellers Private Limited (co-parts)

Re: Property bearing

Old Survey No./Hissa No	New Survey No./ Hissa No	Area (sq. mtrs.)
139/2P	139/2B	20550

admeasuring 20550 sq mtrs or thereabouts
situate at Village Khoni, Taluka Kalyan, District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract for the year 2013 – 14 and 6/12 extract issued by Talathi and documents of transactions thereto, produced before me for my inspection for my perusal and information and explanation gathered by me. I observe as under.

2. For the purpose of my title opinion, I have

   (a) reviewed certified true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of Lodha Dwellers Private Limited;

   (b) caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from this date, going back 30 years;

   (c) verified that adequate stamp duty has been paid in respect of the Conveyance Deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that

3. The mutation records maintained at the Talathi and Talasidar's Office reflect the name of Lodha Dwellers Private Limited as the Owner of the said Property as on the date of this certificate.

4. As per Mutation Entry No.249 dated 25/09/1958, it is recorded that on 15/04/1958, Bhaskar Shivaji Aggarkar had sold ¼ portion of the Property bearing Survey No.139/2 in favour of Ambo Ragho Thombre for consideration of Rs.900/-.

5. The Mutation Entry No. 388 dated 09/12/1970 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage [illegible]

6. As per Mutation Entry No. [illegible] dated [illegible], it is recorded that on 15/07/1978 vide registered [illegible] Ambo Ragho Thombre had sold ¼ portion of the Property bearing [illegible] to 1992 to Arun Gopal Bhagat for Rs.5000/-. The said Property has been assigned Survey No.139/2A.

7. As per Mutation Entry No.803 dated 11/09/2009, it is recorded that Chandan Arun Bhagat had purchased the Property bearing Survey No.139/2B admeasuring 20550 sq. mtrs. from Arun Gopal Bhagat with the confirmation of Achyut Gopal Bhagat.

8. By Indenture of Conveyance dated 22/03/2013 executed and registered under No. KLN1-2207-2013 with Sub-Registrar Kalyan on 22/03/2013 by Chandan Arun Bhagat as the Vendor of the One Part with the confirmation of 1) Dilip Arun Bhagat and 2) Chandrashekhar Arun Bhagat in favour of Ashok Babu Rajguru as Purchaser of the Other Part, the Vendors sold, conveyed transferred and assured to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein.

9. By a Power of Attorney dated 22/03/2013 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No.130 of 2013, by Chandan Arun Bhagat with the confirmation of the Dilip Arun Bhagat and another, have granted unto Ashok Babusingh Rajguru conferring upon them powers and authorities to develop the said property and to do other acts deeds matters and things in respect of the said property.

10. By a Declaration dated 25/04/2013 executed and registered under No.KLN1-3207/2013 by 1) Usdhya Balku Thakre, 2) Shivaji Balku Thakre, 3) Balaram Balku Thakre, 4) Sitaba Tukaram Parathe, 5) Vithabai Baban Lote, 6) Manubai Balku Thakre alias Manubai Ramchandra Thombre, 7) Talibai Natha Khapre stating therein that they are the co-owners of the said Property and confirm and ratify the Deed of Conveyance executed by Chandan Arun Bhagat and Others.

11. On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by Chandan Arun Bhagat, who has clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of Ashok Babusingh Rajguru.

12. By Deed of Declaration/Supplementary Agreement executed by Ashok Babusingh Rajguru and registered under No.KLN1-5586/2013 in favour of Lodha Dwellers Private Limited (LDPL) inter alia declaring that Ashok Babusingh Rajguru is associated with LDPL and declaring that he will develop the said Property along with contiguous owned by LDPL in terms thereof.

13. By Order No. TNC-2707/PRA/KR-314/L-5 dated [illegible] the revenue authorities dated 28/05/2008, 18/06/2009, 04/08/2010, 25/12/2011, 28/02/2014 and 24/02/2014 thereto, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) clause-5-Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended [illegible] Lodha Dwellers Pvt. Ltd. for acquisition of Land [illegible] Ambernath and Thane as District Thane for the purpose of development of Special Township Project subject to the terms and conditions [illegible] therein.

DISTRICT REGISTRAR KALYAN-5 (THANE) SEAL OF JOINT SUB REGISTRAR BRANCH

दि.कु.क्र.-५
2099
672
993

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Reg. No. ... DIST. THANE

Lodha Developers Private Limited have envisaged to develop the said Special Township in the Mumbai Metropolitan Region under Special Planning Authority viz. MMRDA constituted under the provisions of Maharashtra Regional and Town Planning Act, 1966 (MRTP Act) as provided in Section 18 and 44 of the MRTP Act in respect of the said Property and owned by them as well as Mallows Build Estate Private Limited at Village Khoni, Taluka Kalyan, District Thane and applied for development permission under the aforesaid notifications.

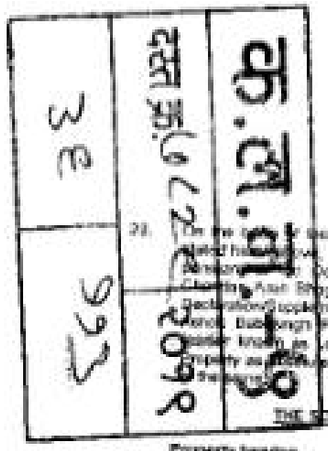
16. By Order bearing No.RevenueK-NT-TRST/GR-60/2014 dated. 18th September 2014 issued by the Collector Thane, the said Property is forming a part of the scheme of development of a larger Property in Village Khoni held by Lodha Dwellers Private Limited, for which final sanctioned has been granted for a Special Township Project.

16. It is perumptodily to be noted that vide Notification dated 1st January 2014 published in Official Gazette by Urban Development Department, Government of Maharashtra for Special Township Project under provision of MRTP Act, provides for certain special concessions such as NA Permission, stamp duty, development charge, relaxation under Bombay Tenancy and Agricultural Land Act and Ceiling Limit for holding land etc. With regards to N.A. permission, it states that non-agriculture use of the land shall be automatic under Special Township Project. In other words, land under Special Township Project shall be deemed to have been converted to non-agricultural use and no separate permission shall be required thereafter and will be assessed from the date of sanction accordingly.

17. Further, notification dated 1st January 2014 issued under Maharashtra Regional Town Planning Act by Government of Maharashtra with Accompaniment a SCHEDULE - A whereunder regulation for development of Special Township Project in area under the sanction development plan inter alia Regulation 2 provides for special concessions. Under sub-clause (a) of the said Regulation 2 that the land which is forming part of the Special Township Project will become ipso facto non-agriculture as soon as the Special Township scheme is notified and sanctioned in as much as such and deemed to have been converted in non-agriculture and no separate permission will be required and will be assessed from the date of sanction accordingly.

18. Pursuant to the Certificate dated 6th May 2014 issued by the Registrar of Companies, the name of Lodha Dwellers Private Limited has been changed to Palava Dwellers Private Limited.

19. By Indenture of Conveyance dated 25/06/2014 executed and registered under No. KLN1-4714-2014 with Sub-Registrar Kalyan on 25/06/2014 by Ashok Babusingh Rajguru (through POA holder Babusingh Rajguru) as the Vendor of the One Part in favour of Palava Dwellers Private Limited as the Purchasers of the Other Part, the Vendors sold, conveyed transferred and assigned to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein. The Revenue Records have been mutated in the name of Lodha Dwellers Private Limited under Mutation Entry No.12812.



22. In the premises and the findings recorded in this report and subject to what is stated hereinabove, I am of the opinion that Palava Dwellers Private Limited, Ashok Babusingh Rajguru, Deed of Conveyance, Power of Attorney executed by Ashok Babusingh Rajguru in favour of Arun Babusingh Rajguru and Deed of Declaration cum Supplementary Agreement and Deed of Conveyance executed by Ashok Babusingh Rajguru in favour of Palava Dwellers Private Limited (earlier known as Lodha Dwellers Private Limited) are entitled to the said Property as Absolute Owners thereof and have complete development rights in the said Property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Old Survey No./Hissa No	New Survey No./ Hissa No	Area (sq. mtrs.)
139/2P	139/2B	20000

admeasuring 20000 sq mtrs or thereabouts situate at Village Khoni, Taluka Kalyan, District Thane.

Dated this 27th day of January 2015.

Pradip Ganachi
Advocate High Court Bombay

Pradip Ganach
Advocate
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क.ल.न.-५

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File No.XX

REPORT ON TITLE

Re: Property bearing

Old Survey No./Hissa No.	New Survey No./ Hissa No.	Area (sq.mtrs.)
138/P	138/1c	1000

Admeasuring 31,000 sq mtrs or thereabouts
situate at Village Khoni, Taluka Kalyan, District Thane

1. I have scanned the Title Section in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract for the year 2013 – '14 and 8A/1 extract issued by Talathi and documents of transactions thereto, produced before me for my inspection for my perusal and information and explanation gathered by me / instances as under.

2. For the purpose of my title opinion, I have

(a) reviewed certified true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of Ladha Dwellers Private Limited

(b) caused to make enquiries at the concerned Land Revenue Office situated at Village and Taluka wise with respect to land records from the year, going back 30 years.

(c) verified that adequate stamp duty has been paid in respect of the Conveyance Deed or other documents transferring title, rights or interest over the aforementioned property and on the basis of the above, I have found that

3. The revenue records maintained at the Talathi and Tahsildar's Office reflect the name of Ladha Dwellers Private Limited as the Owner of the said Property as on the date of title certificate.

4. Mutation Entry No.148 is not relevant to the said Property

5. Mutation Entry No.174 is not relevant to the said Property

6. As per Mutation Entry No.220 dated 16/09/1993, it is recorded that the name of Mohd Hanif was entered as a protected tenant in respect of the ¼ portion of the Property bearing Survey No.138/1 belonged to Bhaskar Bhikaji Agyaonkar under section 38 of the Maharashtra Tenancy and Agricultural Lands Act, 1948

7. As per Mutation Entry No.248 dated 25/09/1995, it is recorded that on 15/04/1995 Bhaskar Bhikaji Agyaonkar had sold ¼ portion of the Property bearing Survey No.138/1 in favour of Sukhlal Hira Thombre for consideration of Rs.9500/- The said portion was designated new as new Survey No. 138/1A

8. As per Mutation Entry No.340 dated 01/08/2001, it is recorded that on death of Sukhlal Hira Thombre, the names of his legal heirs 1) Devkabai Kashiram 2) Babu Kashiram, 3) Sulabh Sukhram 4) Bhanubala Ramdas were entered on the 7/12 extract in respect of the ¼ portion of the said Property.

9. The Mutation Entry No. 359 dated 09/12/2013 was entered on account of the enforcement of amendment of Khoti and Abolition Act, 1969 and Inam Cancellation Act, 1957.

10. Mutation Entry No.478 is not relevant to the said Property

11. As per Mutation Entry No.419 dated 06/09/2007, it is recorded that on death of Ramesh Hira Thombre, the names of his legal heirs 1) Devkabai Kashiram, 2) Babu Kashiram, 3) Sulabh Sukhram 4) Bhanubala Ramdas were entered on the 7/12 extract in respect of the ¼ portion of the said Property bearing Survey No. 138/1 Part.

12. As per Mutation Entry No.482 dated 07/10/2009, it is recorded that on death of Devkabai Kashiram Thombre, the names of her legal heirs 1) Ashok Babu Thakare, 2) Lahanu Babu Thakare and 3) Shivaji Babu Thakre their sold ¼ portion of the Property bearing Survey No.138/1 Part to Ashok Gopal Bhagat for Rs.5000/-

13. By Indenture of Conveyance dated 13/07/2012 executed and registered under No. KLN-5/6801/2012 with Sub-Registrar Kalyan on 13/07/2012 by Ashok Gopal Bhagat as the Vendor of the One Part in favour of Abhoj

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Deepak Lodha (through Sawan Lodha) Purchaser of the Other Part, the vendor sold, conveyed transferred and assured to the said Purchaser the said Property for valuable consideration and on terms, covenants and conditions stated therein.

14. By a Power of Attorney dated 13/07/2012 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No.223 of 2012, by Ashok Gopal Bhagat has granted unto Rahul Deepak Lodha conferring upon him powers and authorities to develop the said property and all or any acts deeds matters and things in respect of the said property

15. By a Declaration dated 05/04/2013 executed and registered under No.KLN-3/3/2013 by 1) Lhakiya Babu Thakre, 2) Shivaji Babu Thakre, 3) Sukanda Babu Thakre, 4) Dhondi Sukaram Parathe, 5) Vitthabai Sukaram Lute, 6) Manubai Bala Thakre alias Manubai Ramchandra Thombre, 7) Tatbai Mahu Bhagat stating therein that they are the co-owners of the said Property and confirm and ratify the Deed of Conveyance executed by Ashok Gopal Bhagat.

16. On the basis of the findings evaluated in this report, I am of the opinion that the said Property is lawfully owned by Ashok Gopal Bhagat, who has clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of Rahul Deepak Lodha

17. By Deed of Declaration/Supplementary Agreement executed by Rahul Deepak Lodha and registered under No.KLN-1/5154/2013 in favour of Ladha Dwellers Private Limited (LDPL) inter alia revealing that Rahul Deepak Lodha is associated with LDPL and accordingly that he will develop the said Property along with contiguous owned by LDPL in same manner.

18. By Order No. TPC/2013/TNA/KBL/314/Lo dated 28/12/2013 the classification of land dated 02/05/2005, 18/05/2006, 04/08/2010, 28/11/2011, 28/02/2014 and 24/03/2014 thereto, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended to M/s Ladha Dwellers Pvt. Ltd. for acquisition of Land in Talukas Kalyan, Ambernath and Thane in District Thane for the purposes of development of Special Township Project subject to the terms and conditions set out therein.

19. Ladha Dwellers Private Limited have envisaged to develop the said Special Township Project under Special Planning Authority viz. MMRDA constituted under Section 40 of Maharashtra Regional and Town Planning Act, 1966 ("MRTP Act") as provided in Section 18 and 44 of the MRTP Act in respect of the land acquired and owned by them as well as Mahavir Realty Estate Private Limited in Village Khoni, Taluka Kalyan, District Thane and applied for necessary sanction under the aforesaid notification.

20. By Order bearing No.Revenue/K.T.-(32)/TNSR-66/2014 dated 18th September 2014 issued by the Collector Thane, the said Property is forming a part of the scheme of development on a large Property in Village Khoni held by Ladha Dwellers Private Limited, for which, final sanctions has been granted for a Special Township Project.

21. It is pertinently to be noted that vide Notification dated 1st January 2014 published in Official Gazette by Urban Development Department, Government of Maharashtra for Special Township Project under provision of MRTP Act, provides for certain special concessions such as no Premium, stamp duty, development charges, recreation under Bombay Tenancy and Agricultural Land Act and Ceiling Limit for holding land etc. With regards to N.A. permission, it states that non-agriculture use of the land shall be automatic under Special Township Project. In other words, land under Special Township Project shall be deemed to have been converted to non-agricultural use and no separate permission shall be required thereafter and will be assessed from the date of sanctions accordingly.

22. Further, notification dated 1st January 2014 issued under Maharashtra Regional Town Planning Act by Government of Maharashtra vide Addendum/Corrigendum to SCHEDULE - A wherein regulation for development of Special Township Project in areas under the sanctions granted under the Regulation 3 provision for special considerations, 2013 [illegible] the said Regulation 3 that the land which is forming part of Special Township Project will become free hold occupancy [illegible] Special Township scheme is notified and sanctioned, all the lands [illegible] deemed to have been converted to non-agricultural use and permission will be required and will be assessed from the date of sanctions accordingly.

23. By Indenture of Conveyance dated 05/05/2014 executed and registered under No. KLN-1-4112-2014 with Sub-Registrar Kalyan on 05/05/2014 by Rahul Deepak Lodha (through Shri. Sawan Deepak Lodha) as the Vendor of the One Part in favour of Pragna Dwellers Private Limited as the Purchaser of the Other Part, the Vendors sold, conveyed and assured to the said Purchaser the said Property for valuable consideration and on terms, covenants and conditions stated therein. The said Property is now mutated in the name of Ladha Dwellers Private Limited vide Mutation Entry No.391.

24. Pursuant to the Certificate dated 5th May 2014 issued by the Registrar of Companies, the name of Ladha Dwellers Private Limited has been changed to Pragna Dwellers Private Limited

25. By a Declaration dated 21/09/2014 executed and registered under No. KLN-3/7/2014 by 1) Jagesh Thakre, 2) Jitendra Babu Thakre, 3) Shivaji Babu Thakre, 4) Sukanda Babu Thakre alias Sukanda Babu Thakre stating therein that they confirm and ratify the Deed of Conveyance executed by Ashok Gopal Bhagat and that they have no claim, right, title and/or interest over the said Property.

26. On the basis of the findings evaluated in this report and subject to what is stated hereinabove, I am of the opinion that, Pragna Dwellers Private Limited (earlier known as Ladha Dwellers Private Limited) pursuant to the Deed of Conveyance, Power of Attorney executed by Ashok Gopal Bhagat in favour of Rahul Deepak Lodha and Deed of Declaration/Supplementary Agreement

B-REGISTRAR KALYAN-5 DIST.THANE

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And Deed of Conveyance executed by Rahul Deepak Lodha in favour of Palava Dwellers Private Limited (earlier known as Lodha Developers Private Limited) are entitled to the said Property as absolute Owners thereof and have complete and exclusive rights in the same.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Old Survey No./Hissa No.	New Survey No./Hissa No.	Area (sq. mtrs.)
13/2/P	13/2/2	20000

admeasuring 20000 sq. mtrs. or thereabouts situate at Village Kharai, Taluka Kalyan, District Thane.

Dated this 27th day of March 2015

(Pradip Ganguli)
Advocate High Court, Bombay

क.ल.न.-५	
दस्त क्र. ७८२९	२०१९
३८	११३

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक कल्याण क्र. ५ यांची मुद्रा
DIST. THANE

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क.ल.न. - ५	
दस्त क्र.(0C2८	२०१९
Ex-Parte) ३८	९२३

Khoni-89

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 Kanha Patil (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

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-3 DIST. THANE

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Khanti 65

ADDENDUM

Palava Dwellers Private Limited (To Parties)

Re.: Property bearing

Survey No.	Hissa No.	Area (sq.mtr.)
27	9	7420

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

1. Under the instructions of my clients, Palava Dwellers Private Limited (formerly known as Lodha Dwellers Pvt. Ltd.) ("the Company"), I have issued Title Report dated 6th February, 2016 thereto in respect of the said Property.

2. After issuance of the said Reports, there are certain material developments and Mutation of Revenue record have taken place related to the Title of the said Property.

3. With a view to incorporate such material developments and mutations so as to update the earlier Title Report, I hereby issue Addendum to the said Report as follows:

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

   i. Village Extract Form 7/12 (Record of Rights) in respect of the said Property;

   ii. Mutation Entry No. 1294, 1298 and 1299;

   iii. Notification dated 22/08/2014 issued by Government of Maharashtra, Urban Development Department

   iv. Certificate dated 14/04/2017 issued by Shravan A. Gupta and Associates, the Practicing Company Secretary

5. From the perusal of the above revenue records, while confirming my earlier Report on Title dated 6th February, 2016 [illegible] correctly as follows:

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5 DIST. THANE

i) The Mutation Entry No. 1294 dated 04/07/2014 records the transaction of Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No. KLN-5790-2014 with Sub-Registrar Kalyan by Deepak N. Lodha ("Vendor") in favour of Company ("Purchaser") for the said Property.

ii) The Government of Maharashtra by its Notification dated 22/08/2014 sanctioned the Special Township Project in respect of the land more particularly described in Schedule – A1 to the said Notification which includes the said Property in favour of the Company.

iii) The Mutation Entry No. 1298 dated 14/12/2015 records that under the cover of letter bearing No. MAS/FA/T.10/Mahsool/0/5439/15, dated 11/12/2015 issued by Tahsildar, Kalyan, the name of the Company who has purchased the said Property required to be entered on record of rights for the said Property. However, through oversight, the name of the authorized signatory / Director of the company was entered on the 7/12 extract of Property. Therefore, this mutation came to be passed to rectify the record of rights by deleting wrongly entered name of authorized signatory / Director to replace name of Company as a Landholder for the said Property.

iv) Pursuant to the Fresh Certificate of Incorporation dated 5th May 2014 consequent to change of name issued by the Registrar of Companies, the name of the said 'Lodha Dwellers Private Limited has been changed to 'Palava Dwellers Private Limited.' (Mutation Entry No. 1299 dated 14/12/2015)

v) I have seen Certificate dated 14/04/2017 issued by Shravan A. Gupta and Associates, the Practicing Company Secretary to the effect that he has carried out an Online Search through the official website of the Ministry of Corporate Affairs. The said Certificate inter alia indicates that there is no mortgage/charge on the said Property.

vi) The Company has informed me that no litigation is pending against the Company in respect of the Property.

vii) I have perused the Village Extract Form 7/12 (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 shown as Occupancy Class-I in the 7/12 extract.

दस्त क्रमांक - ५९
दस्तऐवज २०९९
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दस्त क्र.७८२९	२०१९	
फो.टि.नं.-५		

Advocate High Court Bombay

Dated this ____ day of April, 2019.

SUB-REGISTRAR OF ASSURANCE KALYAN-5
DIST.THANE

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Advocate
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Khoni-88

ADDENDUM

Patava Dwellers Private Limited (Ex-Parte)

Re : Property bearing

Survey No.	Hissa No.	Area (sq.mtrs.)
139	2A	32850

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

1. Under the instructions of my clients, Patava Dwellers Private Limited (formerly known as Lodha Dwellers Pvt. Ltd.) ("the Company"), I have issued Title Report dated 27th March 2015 thereto in respect of the said Property.

2. After issuance of the said Reports, there are certain material developments and Mutation of Revenue record have taken place related to the title of the said Property.

3. With a view to incorporate such material developments and mutations so as to update the earlier Title Report, I hereby issue Addendum to the said Report as follows:

4. For the purpose of issuing this Addendum, I have perused the following revenue records and documents provided to me:

   i. Village Extract form 7/12 (Record of Rights) in respect of the said Property;

   ii. Mutation Entry No. 703, 1141, 1201 and 1398;

   iii. Notification dated 22/08/2014 issued by Government of Maharashtra, Urban Development Department;

   iv. Declaration dated 11/06/2015 registered under Sr. No. KLN3-5067-2015;

   v. Declaration dated 05/07/2016 registered under Sr. No. KLN3-6751-2016;

   vi. Certificate dated 14/04/2017 issued by Dhawan A. Gupta and Associates, the Practicing Company Secretary;

5. From the perusal of the above revenue records, I am of the opinion that the same confirm my earlier Title Report dated 27th March 2015 and hereby I further certify that

i) As per Mutation Entry No. 703 dated 27/01/2004, it is recorded that pursuant to letter bearing No. Nakkanond/T-10, dated 07/12/2003 and 08/12/2003, issued by Talathidar, Kalyan issued on account of computerization of land revenue records New Survey Number was assigned in respect of the said Property bearing Old Survey No. 139/2F as New Survey No. 139/2A.

ii) The Mutation Entry No. 1141 dated 30/07/2012 records the transaction of Deed of Conveyance dated 13/07/2012 executed and registered under Sr. No. KLN1-5082-2012 with Sub-Registrar Kalyan by Adhyot Gopal Bhagat & Others ("Vendor") in favour of Shri. Rahul Deepak Lodha (i.e. RDL) ("Purchaser") for the said Property.

iii) The Mutation Entry No. 1201 dated 26/07/2014 records the transaction of Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No. KLN1-4772-2014 with Sub-Registrar Kalyan by Shri. Rahul Deepak Lodha ("Vendor") in favour of Lodha Dwellers Pvt. Ltd. (i.e. LDPL) ("Purchaser") for the said Property.

iv) The Government of Maharashtra by its Notification dated 22/08/2014 sanctioned the Special Township Project in respect of the land more particularly described in Schedule – A to the said Notification which includes the said Property in favour of the Company.

v) By a Declaration dated 11/06/2015 executed and registered under Sr. No. KLN3-5067-2015 before the Sub-Registrar of Assurances at Kalyan executed by 1) Sukhadh Bahan Dhakare, 2) Sudam Narayan Thakare, (Deponents) in favour of Company the said Deponents have confirmed and ratified the transaction under the Conveyance Deed dated 30/07/2012 mentioned in my earlier report, in connection with the said Property.

vi) By a Declaration dated 05/07/2016 executed and registered under Sr. No. KLN3-6751-2016 before the Sub-Registrar of Assurances at Kalyan executed by Harishchandra Raghunath Mhatre (Deponent) in favour of Company the said Deponent have confirmed and ratified the transaction under the Conveyance Deed dated 30/07/2012 mentioned in my earlier report, in connection with the said Property.

vii) The Mutation Entry No. 1398 dated 14/12/2015 records that under the cover of letter bearing No. MAS/M/T.10/Nakkanond/KV5439/15, dated 11/12/2015 issued by Talathidar, Kalyan, the name of the Company who has purchased the said property required to be entered on record of rights for the said Property. However, through overnight, the name of the authorized signatory / Director of the company was entered on the 7/12 extract of Property. Therefore, this mutation came to be cancelled

दस्त क्र. कल्या-६
दि. 06/07/2017
2098
923

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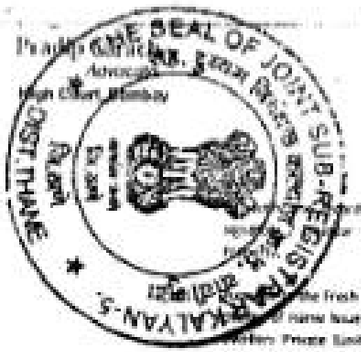
Mobile: 9870001547
Email: rajrajgupta@gmail.com



...ment of rights by ...ering ... name of ... to replace ... of Company ... Landholder for the said

... the Fresh Certificate of Incorporation dated 6th May 2014 consequent to ... name issued by the Registrar of Companies, the name of the said Lodha ... Private Limited has been changed to 'Palava Dwellers Private Limited.' (Mutation Entry No. 2399 dated 14/12/2015)

b) I have seen Certificate dated 14/04/2017 issued by Shravan A. Gupta and Associates, the Practicing Company Secretary to the effect that he has carried out an online Search through the official website of the Ministry of Corporate Affairs. The said Certificate / Report also indicates that there is no mortgage/charge on the said Property.

c) The Company has informed me that no litigation is pending against the Company in respect of the Property.

d) I have perused the Village Extract Form 7/12 (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 shown as Occupancy Class I in the 7/12 extract.

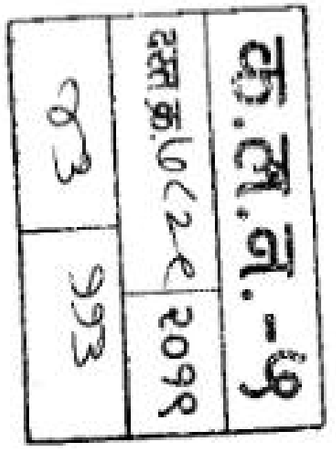
6. **Conclusion**

a) On taking into account of the aforesaid observations, I am once again of the opinion that Company is entitled to the said Property as an absolute Owner thereof and the Corporate development rights of the same free from any encumbrances.

b) In view of the above my earlier Report on Title dated 27th March 2015 stands modified and title read and construed accordingly.

Dated this 17th day of April, 2017.

(Rajiv Gaiyan)
Advocate High Court Bombay



Pradip Garach
Advocate
High Court, Bombay

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Kurla (West), Mumbai - 400 070
Mobile : 9820601547
pradipgarach@gmail.com

Exhibit-111

ADDENDUM

Palava Dwellers Private Limited (Ex-Parte)

Re.: Property bearing

Survey No.	Hissa No.	Area (sq. mts.)
139	2B	20550

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

1. Under the instructions of my clients, Palava Dwellers Private Limited (Formerly known as Lodha Dwellers Pvt. Ltd.) ("The Company"), I have issued Title Report dated 27th January 2015 thereto in respect of the said Property.

2. After issuance of the said Reports, there are certain material developments and Mutations of Revenue record have taken place related to the Title of the said Property.

3. With a view to incorporate such material developments and mutations so as to update the earlier Title Report, I hereby issue Addendum to the said Report as follows:

4. For the purpose of issuing this Addendum, I have perused the following further revenue records and documents provided to me for the said Property:

   i. Village Extract form 7/12 (Record of Rights) in respect of the said Property;

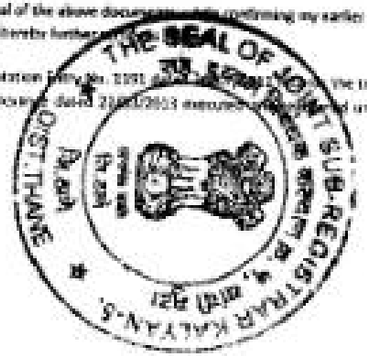
   ii. Mutation Entry No. 1101, 1291, 1300 and 1301;

   iii. Notification dated 22/08/2014 issued by Government of Maharashtra, Urban Development Department

   iv. Certificate dated 14/04/2007 issued by Shravan A. Gupta and Associates, the Practicing Company Secretary

5. From the perusal of the above documents, confirming my earlier Reports dated 27th January 2015, I hereby further

   i) The Mutation Entry No. 1291 [illegible] the transaction of Deed of Conveyance dated 21/06/2013 executed and registered under Sr. No. KLN1-



2007-2012 with Sub-Registrar Kalyan by Chandan Arun Bhagat ("Vendor") in favour of Shri. Ashok Balwang Bagure ("Purchaser"). Pursuant thereto the name of Ashok Balwang Bagure is entered as Landholder in the 7/12 extract.

   ii) The Mutation Entry No. 1293 dated 04/03/2014 records the transaction of Deed of Conveyance dated 25/06/2014 executed and registered under Sr. No. KLN1-4794-2014 with Sub Registrar Kalyan by Shri. Ashok Balwang Bagure ("Vendor") in favour of Lodha Dwellers Pvt. Ltd. (i.e. LDPL) ("Purchasers"). Pursuant thereto the name of LDPL is entered as Landholder in the 7/12 extract.

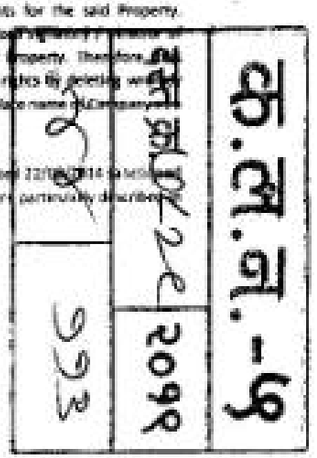
   iii) I further clarify that in Paragraph No 6 of the Title Report dated 27th January 2015 I have inadvertently referred the Property has been assigned Survey No. 139/2A instead of 139/2B. The same stands rectified.

   iv) By Order No. TNC 2707/PRA/RR.134/A-9 dated 26/11/2007 and revalidation from time to time Orders dated 25/02/2008, 18/06/2009, 04/08/2010, 29/12/2011, 28/02/2014, 25/04/2014 and 06/11/2015 thereto, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Maharashtra Tenancy and Agricultural Lands Act, 1948, to the said LDPL, for acquisition of lands in Talukas Kalyan, Ambernath and Thane in District Thane, for the purpose of development of Special Township Project.

   v) Pursuant to the Fresh Certificate of Incorporation dated 6th May 2014 consequent to change of name issued by the Registrar of Companies, the name of the said Lodha Dwellers Private Limited has been changed to 'Palava Dwellers Private Limited.' (Mutation Entry No. 1299 dated 16/12/2015)

   vi) The Mutation Entry No. 1298 dated 14/12/2015 records that under the cover of letter bearing No. MAGHA/T.10/Hakkanond/80/3499/15, dated 11/12/2015 issued by Tahsildar, Kalyan, the name of the Company who has purchased the said Property required to be entered on record of rights for the said Property. However, through oversight, the name of the authorised signatory / name of the company was entered on the 7/12 extract of Property. Therefore, the mutation came to be passed to rectify the record of rights by entering [illegible] as proper name of authorised signatory / Director to replace name of Company as Landholder for the said Property.

   vii) The Government of Maharashtra by its Notification dated 22/08/2014 [illegible] the Special Township Project in respect of the land more particularly described



Pradip Garach
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L. B. S. Road, Kurla,
Kurla (West), Mumbai - 400 070
Mobile : 9821010547
E-mail:pradipgarach@gmail.com

THE SEAL OF JOINT SUB-REGISTRAR DIST. THANE

Schedule ... said Notification which grabbs the said Property in favour of [illegible]

... Certificate dated 14/06/2017 issued by Shravan A. Gupta and ... Practicing Company Secretary to the effect that he has carried out ... Search through the official website of the Ministry of Corporate Affairs. The said Certificate inter alia indicates that there is no charge on the said Property.

(b) The Company has informed me that no litigation is pending against the Company in respect of the Property.

(c) I have perused the Village Extract Form 7/12 (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 shown as Occupancy Class-I in the 7/12 extract.

5. Conclusion

a) On taking into account of the aforesaid variations, I am of the opinion that the Company is entitled to the said Property as absolute Owners thereof and have complete development rights of the same free from any encumbrances.

b) In view of the above my earlier Reports on Title dated 27th January 2025 stands modified and be read and construed accordingly.

Dated this 17th day of April, 2017.

(Pradip Garach)
Advocate High Court Bombay

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९६३

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७९ ३२३

Annexure 4

(Key Approvals)

No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Approval	09.11.2017	Outward no. Integrated Township/ Village Antarli&Khoi / Sansathane/ 2137	Collector Thane
2.	Occupation Certificate	20-12-2017	No./Revenue/Desk-1/T-7/Antarli& Others/ Integrated Township / Sector C & I /Occupation Certificate/ KV – F1486457853172/ 17	Collector Thane
3.	Occupation Certficate	12-03-2018	No./Revenue/Desk-1/T-7/Antarli& Others/ Integrated Township / Sector C & I /Occupation Certificate/ KV – F1513062983846/ 18	Collector Thane
4.	Occupation Certificate	10-05-2018	No./Revenue/Desk-1/T-7/Antarli& Others/ Integrated Township / Sector C & I /Occupation Certificate/ KV – F1523532143179/ 18	Collector Thane
5.	Occupation Certificate	04-01-2019	Outward No./OC/ITP/Village Antarli, Khoni&Ors / Asst Director Thane / 31	Collector Thane

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

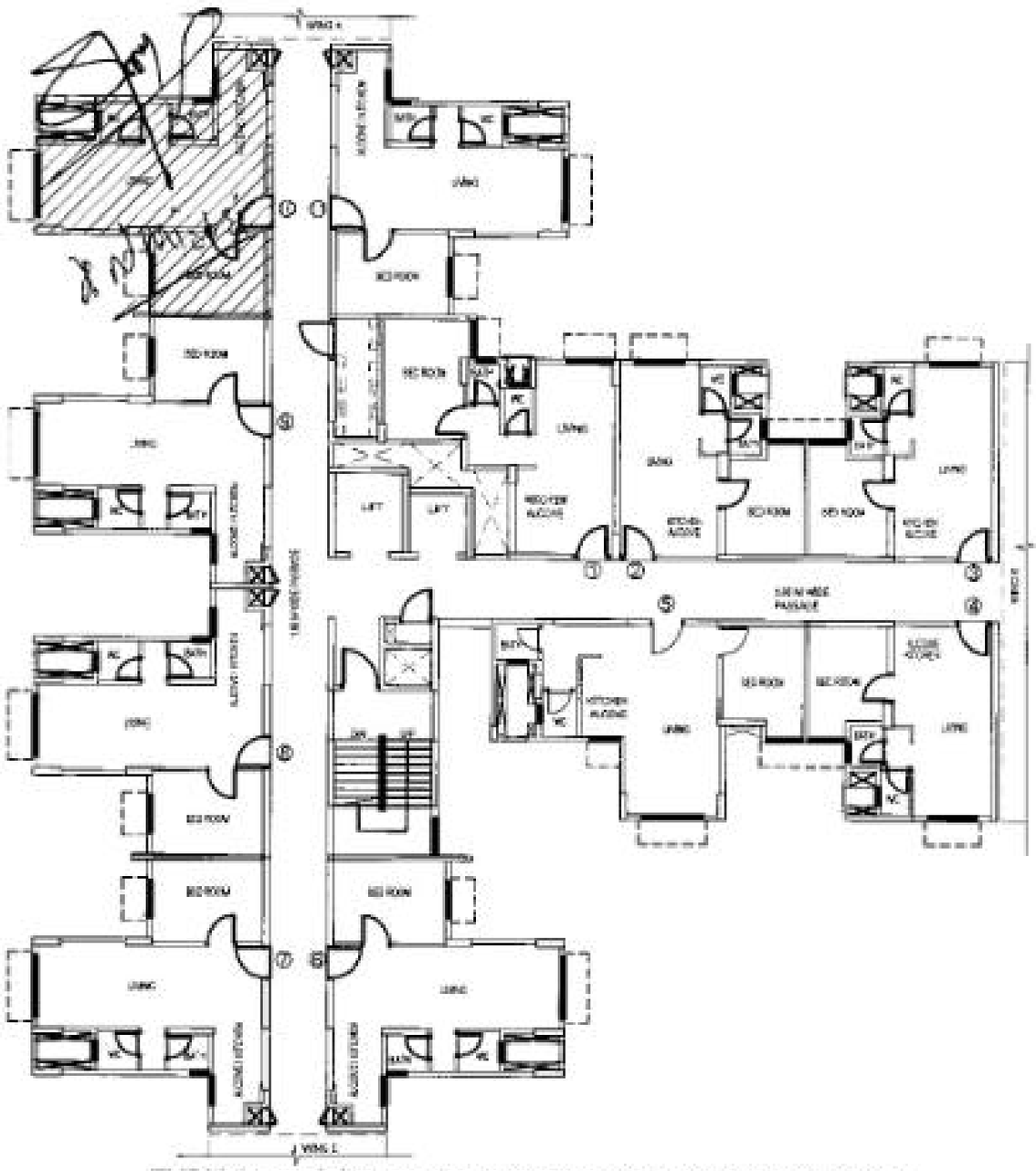
J. N. Mishra

क.ल.न.-५

दस्त क्र.डी.टी.२-९ | २०१९

सह दु.नं. ७८० | ९२३

Annexure 5



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

PALAVA, DOMBIVALI	ORCHID	WING: B	FLOOR 5th	FLAT NO. 510

NOTE PLAN NOT TO THE SCALE

LODHA

DEVELOPERS
PALAVA DWELLERS PRIVATE LIMITED
413, floor- 4, 170, Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001

NORTH

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

Annexure 6

(Unit and Project Details)

(I) **CUSTOMER ID** : 0001292316

(II) **Correspondence Address of Purchaser:** 165, Karave Gaon, Navneet Niwas Gaondevi Mandir Rd, Near Krishna Mandir Sector 36, Seawoods (W) Navi Mumbai-400706, India

(III) **Email ID of Purchaser:** hnmistri@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 :

	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**	**598,806.00**	**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 aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

(VII) **Maintenance Related Amounts:** Advance Charges of sum of INR.1,65,300/- (Indian National Rupees One Lakh Sixty Five Thousand Three Hundred only) towards common area maintenance charges (CAM) and Property Tax for a period of 60 months with the following break up division :

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.

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दस्त क्र. ०८२९ | २०१९
९८ | ९२३

SUB-REGISTRAR KALYAN-5

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.ल.ज.-५
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Building Protection Deposit: Undated cheque of Rs.0.00/- () towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

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

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

(VIII) **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.

(IX) **Project Details**:

1) Project Name: Orchid A to L
2) RERA Registration Number: P51700016747
3) No. of Buildings: 12

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

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५०	२२३

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 and intercom in each floor. • FHC 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.

H.N Mishra

Infrastructure & common area facilities	
	• Peripheral road connectivity with LED street lighting. • Demarcated separate zones for 2 wheeler parking. • Landscaped courtyards for recreation with seating for senior citizens. • Signage's for ease of way finding. • Shared U.G tanks for domestic, flushing and firefighting. • STP for water conservation. • Infrastructure for storm water drainage, electricity supply, water supply and sewage disposal and treatment. • Outdoor play areas, Kids Play, Gymnasium, Multipurpose Hall, Indoor Games, Gardens, retail block and SSC medium school^.
Additional Fittings and Upgrades	• 24 x 7 Water & Electricity (98% reliability) • CCTV surveillance of Key Common Areas Access controlled Entrance Lobbies Enhanced Garden Courtyards Clubhouse with: ○ Swimming Pool ○ Indoor Kids Play ○ Party Hall ○ Gymnasium ○ F & B service • Bus Services^^ to Taloja&Dombivili Railway Station

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५१ ९१३

**Brands, if any, stated above may be substituted with equivalent brands at the sole discretion of the project designer. ** 98% Reliability*

^ School management reserves the right to change curriculum; admission subject to T&C of school management.

^^operated by 3rd party; charges payable

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

Annexure 8

(Special Conditions)

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९२३

1. Having reviewed the specifications and facilities originaly intended to be provided for the Project, 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 Facility 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 amountsin 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.1,22,728/-

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

5. The Company has informed the Purchaser that it only intends to the charge the amounts as specified in Integrated Township Project Policy 2018 applicable for this region (as maybe amended from time to time) (**ITP Policy**)towards the Considerallon Value of the Unit. The Purchaser unconditionally confirms thatthe 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/waive their right to raise any dispute in this regard at any time.

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST.THANE

J. N. Mishra

क.ल.न.-७

दस्त क्र. ११८२९ २०१९

LODHA
BUILDING A BETTER LIFE

Coupon No: 43 323

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: ___/___/20___

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

Prashant

Prashant Bindal
Chief Sales Officer

H.N.Mistri

Signature of
Primary Applicant

Signature of
Joint Applicant

Mistri Hitesh Nitin

Name of
Primary Applicant

Name of
Joint Applicant

SEAL OF JOINT SUB REGISTRAR KALYAN-5

Terms & Conditions:

*After minimum payment of 19.9% of CV OR other home loan (HL) is sanctioned and all conditions for disbursement are complied with (excluding the amount that will be contributed by Company towards Stamp Duty or Own Contribution) such that the minimum contribution for 1st HL disbursement will be min. 19.9%. ^ OCAM/FCAM/CGF:

By availing of this Budget Bonanza, the Purchaser(s) confirms that he/she/they/it shall repay the amount of benefit that he/she/they/it have received under Budget Bonanza, along with interest thereon @ 18% p.a. with quarterly rest, to the Company in the event of cancellation (regardless of whether cancellation is initiated by Purchaser or Company). Further, the Purchaser(s) expressly authorizes the company to claim/adjust such amount from the amounts paid by the Customer – any such repayment/adjustment shall be in addition to any other amounts recoverable/payable by the Customer in the event of cancellation.

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महाराष्ट्र शासन राजपत्र

असाधारण भाग एक–कोकण विभागीय पुरवणी

असाधारण क्रमांक ४१

प्राधिकृत प्रकाशन

भाग विक्रय विलेख

विलेख क्रमांक २१२-२१, विलेख ११ जानेवारी २०१९

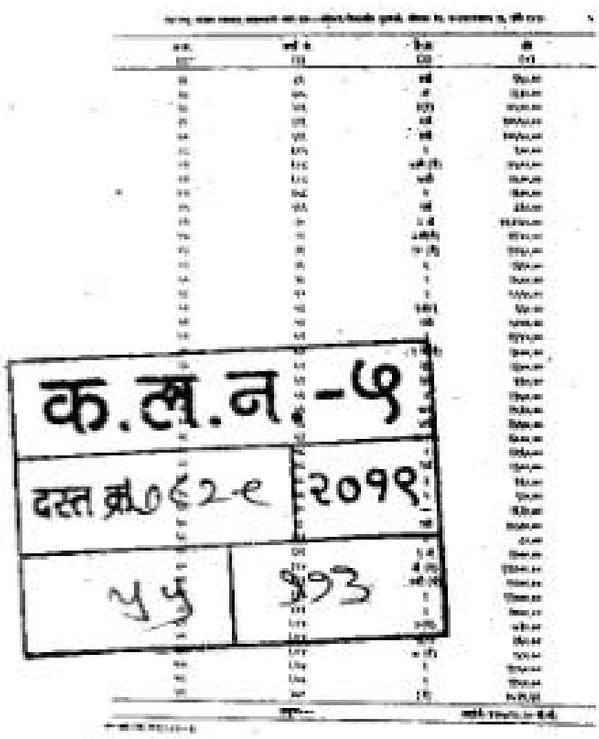
अधिनियम

महाराष्ट्र, महसूल विभाग ४ महसूल अधिनियम, १९५९.

...महसूली, महसूल विभाग ४ महसूल अधिनियम, १९५९ (यापुढे सदर संहिता) "उक्त अधिनियम" असा करण्यात आला आहे.) यात कलम ५२ तरतूद करण्यात आली आहे, ...विलेख क्रमांक ४, मौजे ४२१, जमाबंदी तालुका, मुलशी-तालुका ४ दरीचा अधिसूचित केलेलीच (यापुढे सदर ठिकाणी "उक्त अधिसूचित क्षेत्र" असा करण्यात आला आहे.) ...विलेख अधिसूचना पाहता निवृत्ती करण्यात आली आहे.)

...महसूली, सदर अधिसूचनेची कलम ५२(२) व कलम ३५८(८)(अ) तसेच राष्ट्रपतीद्वारा, कलमान्वये प्रदान करण्यात आलेल्या ...तालुका तालुका निवासस्थानांत अधिसूचना करण्यात अधिसूचित. ...विलेख ४ महसूल ४२१ तालुका ४ दरीचा अधिसूचित केलेलीच विलेख ...विलेख ४ महसूल ४२१ तालुका ४ दरीचा अधिसूचित केलेलीच (यापुढे सदर ठिकाणी "उक्त विलेख" असा करण्यात आला आहे.) विलेख ...

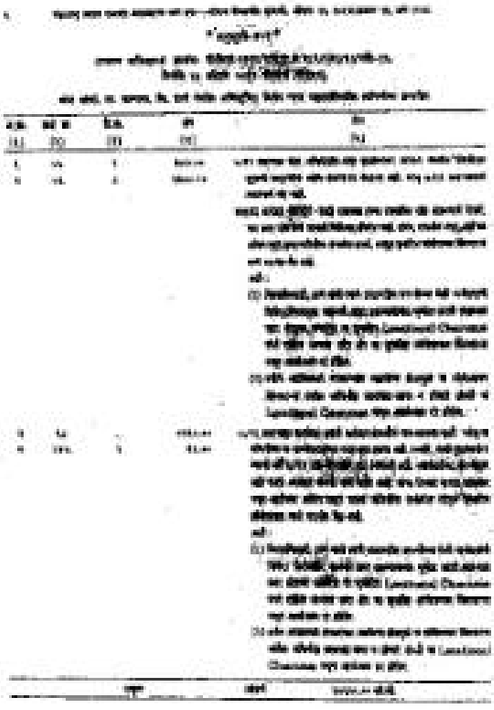
...महसूली, सदर ...विलेख विलेख विलेखांची ...विलेख ४ ...तालुका, ...विलेख ४ ...विलेख ४ ...विलेख ४

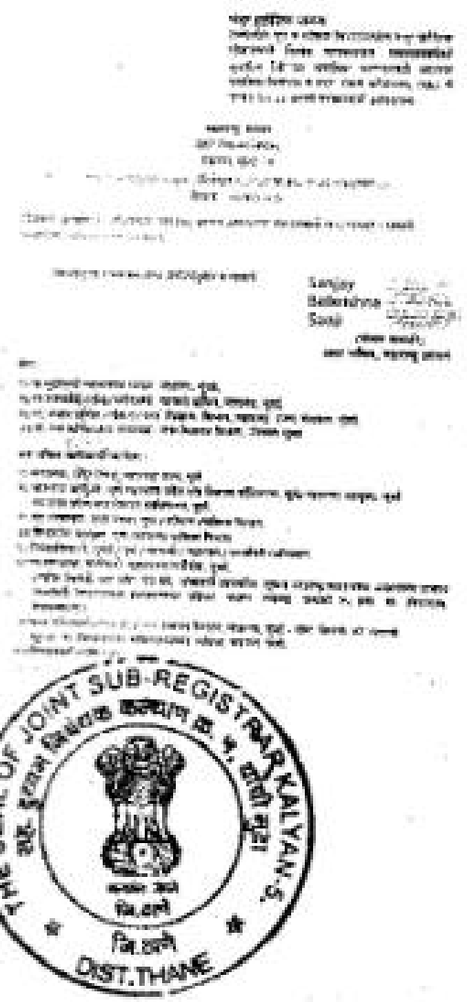


क.ल.न.-५

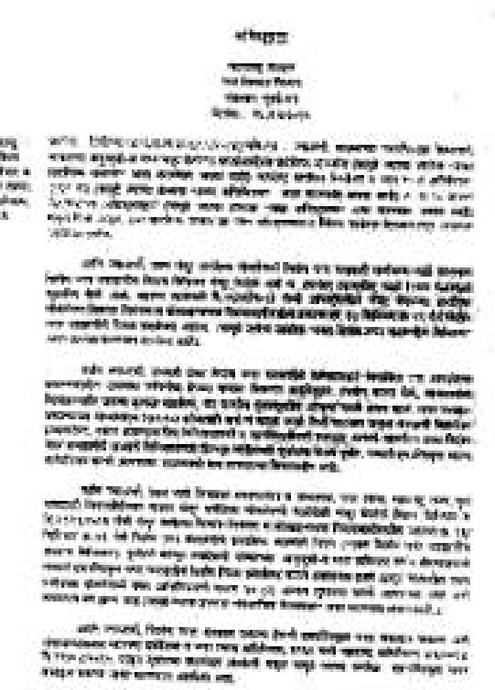
दस्त क्र.७६२-९ २०१९

५५ ३७३





THE SEAL OF JOINT SUB-REGISTRAR KALYAN-3
सह दुय्यम निबंधक कल्याण क्र. ३, ठाणे
कल्याण ३
वि.ठाणे
DIST.THANE



क.ल.न.-५

दस्त क्र. ७८२९ २०१९

५९ १२३

Sanjay
Balkrishna
Singh

(प्रभार सक्षमी)
नगर परिषद, मलंगगड नगरपंचायत

Sanjay
Balkrishna
Singh

(प्रभार सक्षमी)
नगर परिषद, मलंगगड नगरपंचायत

NOTIFICATION

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Date: 12.12.2014

Sanjay
Balkrishna
Singh

Director of Town Planning, Pune

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

Annexure - 5

Sanjay Subhash

क.ल.न.-५	
दस्त क्र.७८२९	२०१९
५७	९९३

Annexure - 6

1. Applicability:

2. Development Plan:

3. Environmental Clearance:

4. Land Use Zoning:

5. Development Control Regulations:

6. Conditions:

7. Compliance:

8. Conditions:

9. Land Use Zoning:

10. Development Control Regulations:

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THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5

क.ल.न.-५

दस्त क्र. ७८२९ | २०१९

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SUB-REGISTRAR KALYAN-5
DIST. THANE

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2	[illegible]	[illegible]	As per regulations
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क.ल.ज.-५

दस्त क्र. ८२५ २०१९

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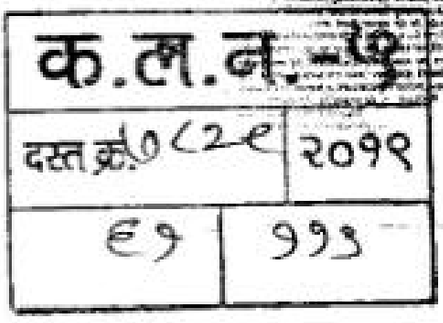
क.ल.न.-५

दस्त क्र. ०८८२८ | २०१९

993

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5

DIST. THANE


क.ल.न.-१६
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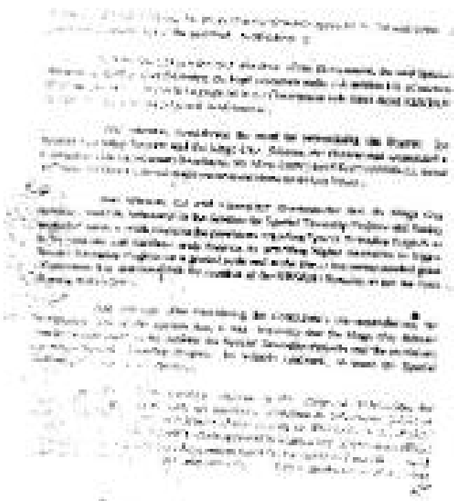

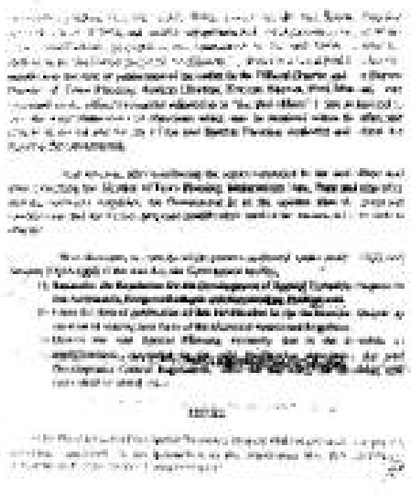

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

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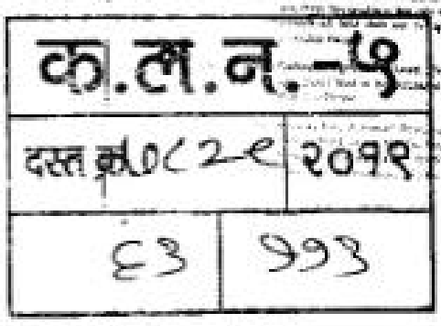
THE SEAL OF SUB-REGISTRAR KALYAN-5

DIST. THANE


क.ल.न.-५
दस्त क्र.८८२-२०१९
८३ ९९३

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-2
DIST. THANE

क.ल.न.-५

दस्त क्र.७८२९ | २०१९

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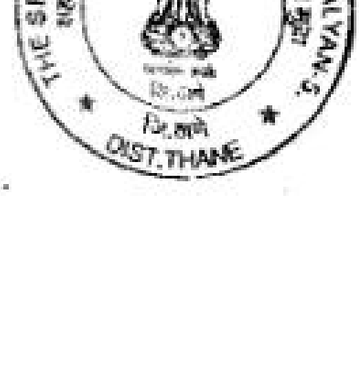
THE SEAL OF SUB-REGISTRAR KALYAN-5

DIST. THANE

क.ल.न.-५	
दस्त क्र.ठा/२९	२०१९
९५	७७३



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दस्त क्र. ०८२२ | २०१९

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क.ल.न.-५

दस्त क्र. ८८२८ २०१९

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THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

क.ल.न.-५
दस्त क्र. ८२९ २०१९
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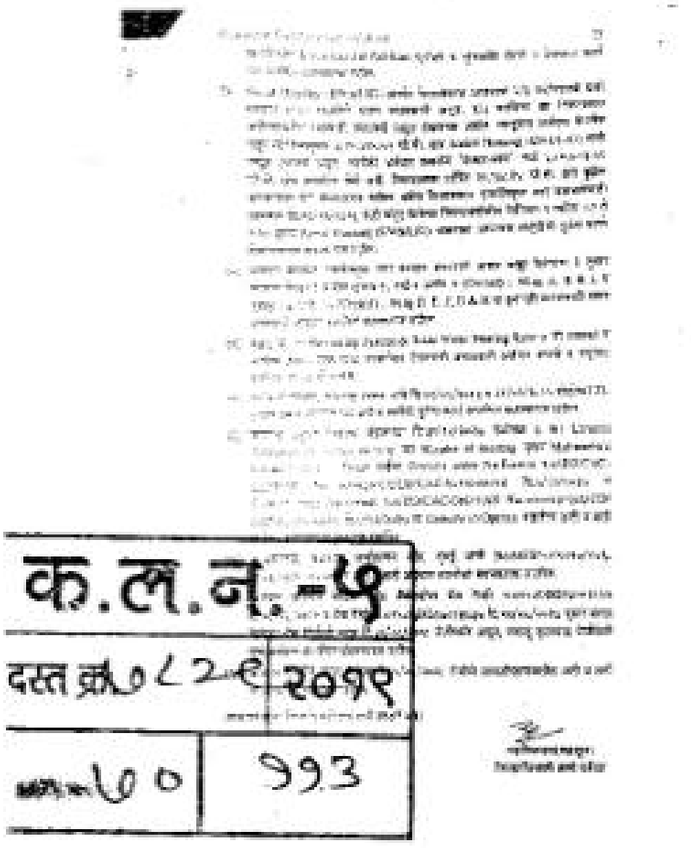

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दस्त क्र.७८२-२०१९

७०० | ९९३

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Occupancy Certificate Section C & I (Am.

सिव्हिल अधिकारी व सिव्हिल हॉस्पिटल यांचे कार्यालय, ठाणे

(सिव्हील लाईन)

[illegible]

भोगवटा प्रमाणपत्र

प्रति,

[illegible]

विषय :- मुलुंड मुलुंड : मौजे [illegible] येथील [illegible]

संदर्भ :- १) आपला अर्ज दि.[illegible]

२) मुलुंड, जय विजय निवासस्थान सोसायटीचा [illegible]

३) मुलुंड, जय विजय निवासस्थान सोसायटीचा [illegible]

४) मुलुंड, जय विजय निवासस्थान सोसायटीचा [illegible]

Occupancy Certificate Section C & I (Am.

क.ल.न.-५

दस्त क्र. ०८२-९ | २०१९

(०३) | ९२३

मौजे आनंदी, ठाणेची, मुलुंडचे, गांवठाण हद्दीत [illegible]

Occupancy Certificate Section C & I (Am.

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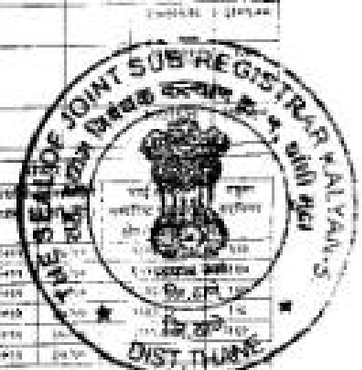
Occupancy Certificate Section C & I (Am.



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क.ल.न.-५

दस्त क्र.०८२९/२०१९

०२/१२/१९

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
सह. दुय्यम निबंधक कल्याण क्र. ५, ठाणे जिल्हा
जि. ठाणे
DIST. THANE

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दस्त क्र. ८८२८ २०१९

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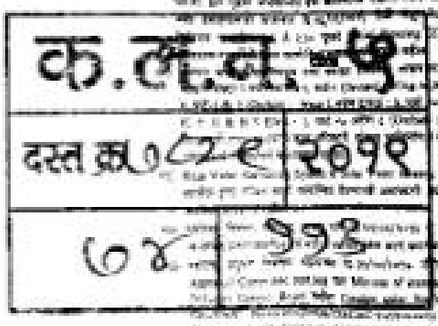

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दस्त क्र. ७८२९ २०१९

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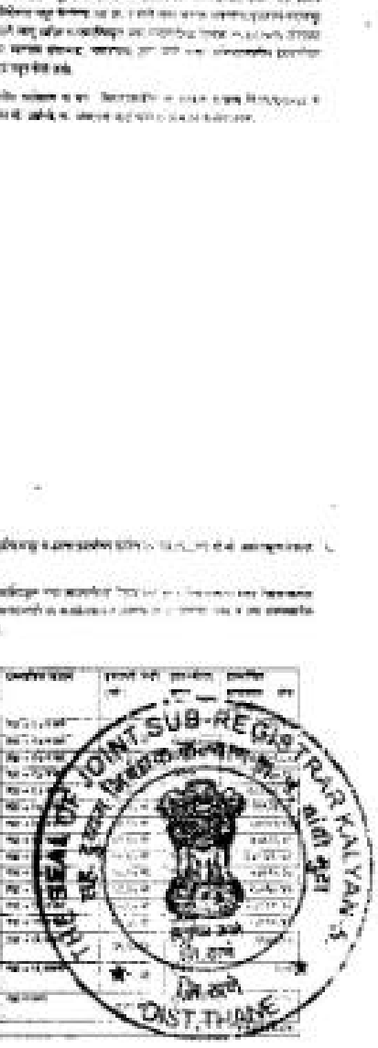

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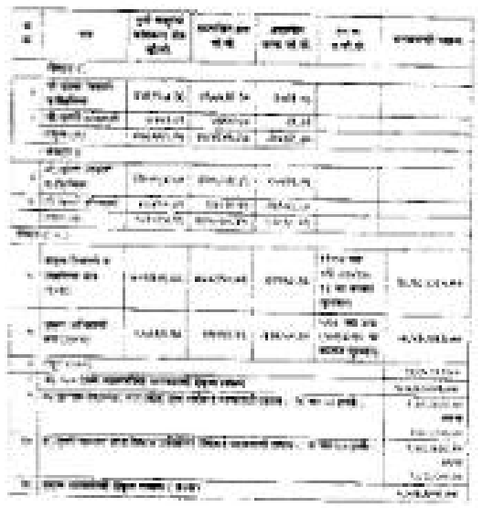
दस्त क्रमांक २०१५

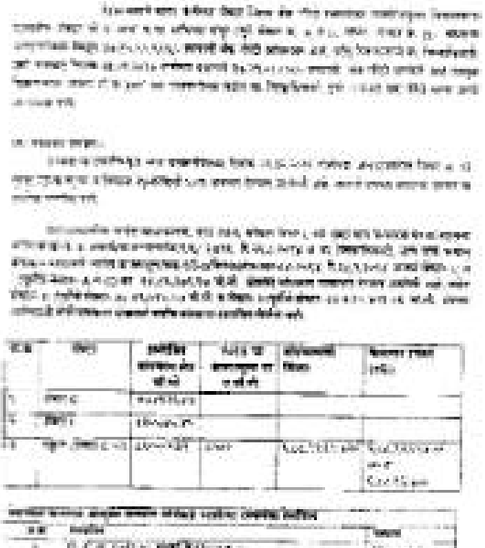
७६ ७९५

क.ल.न.-५

दस्त क्र. ८२८ २०१९

८७ ३१३





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दस्त क्र. ०८२ ९ २०१९

०८ १७३

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया) तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चा नियम ३, ५, ६ आणि ७)

गाव - खोणी तालुका - कल्याण जिल्हा - ठाणे

गट क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव
२१४	शेतजमीन धारक वर्ग -I	

शेतीचे स्थानिक नाव	क्षेत्र आकार आणे पै चौ.मी.	चौ.मी.	चौ.मी.
इतर हक्क इ अर.धो.मो	१ पार्वतीबाई बारकू ठाकरे	०.३००	१२०१
	२ शांताबाई नामदेव		१२०१
	३ सोमेदर लक्ष्मीचंद डगळा	०.२००	१२४३
	४ शिवाजी बारकू ठाकरे		१२४३
	५ मिनाक्षी बबन ठाकरे		१२४३
	६ सविता बबन ठाकरे		१२४३
	७ अनंता नारायण		१२४३
	८ सविता सदाशिव जगताप		१२४३
	९ शिवाबाई लक्ष्मण		१२४३
	१० अनंता बारकू ठाकरे		१२४३
	११ शिवाजी मिनाक्ष ठाकरे		१२४३
	१२ मनिषा बारकू ठाकरे		१२४३
	१३ रुक्मिणी बबन ठाकरे		१२४३
	१४ नामदेव भोरावाम ठोंबरे		१२४३
	१५ मैना बाळकृष्ण म्हात्रे		१२४३
	१६ शिवसेना शाखा अंबरनाथ		१२४३
	१७ मनिषा रविंद्र सरोदे		१२४३
	------सामाईक क्षेत्र------	०.६०.४००	०.२०.४०
	१ मे.सोहा इन्वेलर्स प्रा.लि. तर्फे संचालक सोहा		१२४३
	बाळाराम बारकू ठाकरे		१२४३
	मलंग इन्वेलर्स प्रा.लि	०.०४.७०.१२.११	०.१७.५०.१४.०

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गाव नमुना बारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया) करणे व सुस्थितीत ठेवणे) नियम, १९७१ चा नियम

गाव: खोणी तालुका: कल्याण

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									
		जिरायत पिकाखालील क्षेत्र		बागायत पिके व बारमाही पिकाखालील क्षेत्र			निव्वळ पिकाखालील क्षेत्र				
		भिजवलेचा संकेत क्रमांक									
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	शेरा	
2014-15	खरीप						भात		०.१७.५०		
2015-16	खरीप						भात		०.१७.५०		
2016-17	खरीप						भात		०.१७.५०		

SEAL OF JOINT SUB-REGISTRAR KALYAN-5 दु.नि. कल्याण ५ यांचे कार्यालयाचा शिक्का जि.ठाणे DIST.THANE

तलाठी सजा हेदुटणे ता. कल्याण, जि. ठाणे

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क.ल.न.-५	
दस्त क्र. ७८२९	२०१९
७९	११३

दिनांक : 24/10/2016 पर्यंत अद्ययावत

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चा नियम ३, ५, ६ आणि ७)

गाव :- खोणी तालुका :- कल्याण जिल्हा - ठाणे

गट क्रमांक व उपविभाग	सुधारणा पद्धती	भोगवटादाराचे नाव
२२/ड	भोगवटादार वर्ग -I	

सद्दीचे स्थानिक नाव	क्षेत्र आकारआणे पै	पो.ख.	के.का	खाते क्रमांक
क्षेत्र एकक है.आर.चौ.मी	जिजाबाई शिवराम म्हात्रे (आनंदवाडी आंबो	0.24.70	6.43	0.4960 [(1138)] (1138)	(120), (204), (705), (762), (1138), (1294), (1399) कब्जाचे नाव इतर अधिकार इतर (1705) (1938) -
जिरायत 0.24.70	-----सोसाईटक क्षेत्र-----				
वागायत -	दिपक एम लोढा	0.24.70	6.43	0.4960 [(1294)	
पोट -	मे.लोढा डेवलपर्स प्रा.ली. तर्फे राजेंद्र लोढा	0.24.70	6.43	0.4960 [(1399)	
वहिवाट -	-----सामाईक क्षेत्र-----				
एकूण क्षेत्र 0.24.70	मलाका डेवलपर्स प्रा.लि	0.24.70	6.43	0.4960 (1398)	
पोटखराब (सामाईक क्षेत्रासह)					
जमीन (अ) 0.49.60					
इमारत (ब) -					
एकूण पो ख (अ+ब) 0.49.60					
आकारणी 6.43					
जुडी किंवा विशेष आकारणी					
	(249)(569)(705)(762)(1138)(1294)(1399)				सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम,१९७१ चा नियम

गाव: खोणी तालुका: कल्याण

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील								निर्धारित पडीत जमीन वहीवाटी खालील क्षेत्र			
		निव्वळ पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र						
		निरीक्षणाचा सर्वेक्षण क्रमांक		घटक पिके व बहुपीकाखालील क्षेत्र									
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
2014-15	खरीप						भात		0.2470				
2015-16	खरीप						भात		0.2470				
2015-17	संपूर्ण वर्ष									अकृषिक क्षेत्र	0.2470		

SUB-REGISTRAR KALYAN-3

ठाणे

सही सजा हेंडुर
कल्याण, जि. ठा

क.ल.न.-५	
दस्त क्र. ८८२५	२०१९
८०	११३

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम ३, ५, ६ आणि ७)

गाव :- खोणी तालुका :- कल्याण जिल्हा :- ठाणे दिनांक :- 06/11/2018 रोजी अद्ययावत

गट क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव
२१क	भोगवटादार वर्ग -I	

इतरीचे स्थानिक नांव	क्षेत्र आकारआणे पै चौ.इं. फे.का	खाते क्रमांक
जिरायत 0.80.00 बागायत - तरी - वरकस - इतर - एकूण क्षेत्र 0.80.00 पोटखराब (खाजन वीज वगैरेसह) वर्ग (अ) - वर्ग (ब) - एकूण पो ख 0.00.00 आकारणी 7.00 जमीन किंवा इतर आकारणी -	राहुल दिपक लोढा 0.80.00 7.00 चौधरी क.म. दिपक लोढा यांचे क.मु. विजय ओढेर -----सौमाईक क्षेत्र-----	(1291) [230], [239], [240], [330], [580] (1291) कब्जाचे नांव (1291) इतर अधिकार [बोजा - राष्ट्रीयकृत बँक महाराष्ट्र (981) [दि. महाराष्ट्र स्टेट को. ऑ.] (981) [लँड डेव्हलपमेंट बँक मुंबई याच] (981) [रु.रु. 8300/- या 44000 रुपये (981) [सात वर्षांकरिता खाली ठेवली]
	राहुल दिपक लोढा 0.80.00 7.00 मे.लोढा डेव्हलपर्स पा.ली.तर्फे राजेंद्र लोढा 0.80.00 7.00 पलाश डेव्हलपर्स पा.लि 0.80.00 7.00 शिवनाथ लक्ष्मण खोडे	(1398) दरा (1139) (981)
	(4781)(5311)(705)(762)(1055)(1139)(1291)(1399)	सीमा आणि भूमापन चिन्हे

गाव नमुना बारा दिनांक :- 06/11/2018 रोजी अद्ययावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम ३, ५, ६ आणि ७)

गाव: खोणी तालुका: कल्याण

		पिकाखालील क्षेत्राचा तपशील								निरीक्षण पिकाखालील क्षेत्र				शेरा
		सिंचित पिकाखालील क्षेत्र					निरंक्षित पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक		घटक पिके व पुनर्लेखाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	कोण	क्षेत्र		
2015-16	खरीप						भात		0.8000					
2015-16	खरीप						भात		0.8000					
2016-17	संपूर्ण वर्ष									आकारीक बोजा	0.8000			

सजा हेदुटकर
कल्याण, जि. ठाणे

क.ल.न.-५
दस्त क्र. ०८२८ Page ३०१९
२९ १२३

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१
यातील नियम ३, ५, ६ आणि ७)

गाव :- खोणी तालुका :- कल्याण जिल्हा :- ठाणे दिनांक:- 22/10/2016 4:01:38pm

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटादाराचे नाव
136/2/31	भोगवटादार वर्ग -I	

वीतीचे स्थानिक नाव	क्षेत्र आकारआणे पै	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक है.आर.चौ.मी जिरायत 1.45.50 बागायत - ताडी - सरकार - इतर - एकूण क्षेत्र 1.45.50 पोटखराब (तलावडीस अयोग्य) वर्ग (अ) 0.60.00 वर्ग (ब) - एकूण पो ख 0.60.00 आकारणी 2.31 जुडी किंवा विशेष आकारणी	अब्दुल गोवाळ भगत (घटने अकरा भगत ------सामाईक क्षेत्र------ राहुल दिपक लोढा ------सामाईक क्षेत्र------ मे.लोढा इंवेलर्स पा.भी.तर्फे राजेंद्र लोढा मलंगवा इंवेलर्स पा.लि	1.45.50 2.31 0.6000 (1141) 1.45.50 2.31 0.6000 (1291) 1.45.50 2.31 0.6000 (1398) 1.45.50 2.31 0.60.00 (1398)	[38], [188], [264], 336 कब्जाचे नाव इतर अधिकार
	(148),(174),(220),(249),(284),(343),(389),(479),(489),(762),(1141),(1291),(1399)		सीमा आणि भुमापन चिन्हे

गाव नमुना बारा
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम ३, ५, ६ आणि ७)
गाव: खोणी तालुका: कल्याण दिनांक:- 22/10/2016 4:01:38pm

		पिकाखालील क्षेत्राचा तपशील								निर्मळ पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन ★		शेरा
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र								
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
2013-14	खरीप						गवत		1.4550			
2014-15	खरीप						गवत		1.4550			
2015-16	खरीप						गवत		1.4550			

तलाठी सजा हेदुटणे
ता. कल्याण, जि. ठाणे

क.ल.न.-५	
दस्त क्र. ८८२९	२०१९
२२	९९३

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव - डोंगरी तालुका - कल्याण जिल्हा - ठाणे दिनांक - 22/10/2016 पर्यंत अद्ययावत

भूमापन क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव
139/2	भोगवटादार वर्ग -I	

इतरांचे स्थानिक नाव	क्षेत्र आकारआणे पै	चौ.मी. फे.फा	खाते क्रमांक
क्षेत्र एकक - हे.आर.चौ.मी	घदन अरुण अमल	1.45.50 2.31 0.6000 |(1191	[23], [173], [199], 336
बिनशेती	------सदसाईक क्षेत्र------		कुळाचे नाव इतर अधिकार
वहीवाट	मे.लोढा डेवेलर्स पा.ली. तर्फे राजेंद्र लोढा	1.45.50 2.31 0.6000 |(1398	
इतर	अशोक बाबुसिंग राजगुरु	1.45.50 2.31 0.6000 |(1293	
------	पलावा डेवेलर्स प्रा.लि	1.45.50 2.31 0.60.00(1398	
एकुण क्षेत्र 1.45.50			

पोटखराब (लागवडीस अयोग्य)			
खाने (अ) 0.00.00			
खाने (ब) -			
एकुण पो ख			

आकारणी			

जुडी मिळकत दर्शक शासकरणी			
	(249)(389)(488)(913)(1191)(1293)(1399)		सीमा आणि क्षमापन दिनांक

गाव नमुना बारा

अधिकार अभिलेख पत्रक

दिनांक:- 22/10/2016 पर्यंत अद्ययावत

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव: डोंगरी तालुका: कल्याण जिल्हा: ठाणे

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील								निर्लेखित पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		निव्वळ पिकाखालील क्षेत्र					निर्लेख पिकाखालील क्षेत्र						
		निव्वळ क्षेत्राचा संकेत क्रमांक		घटक पिके व पुनर्पेरणीखालील क्षेत्र									
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
2013-14	खरीप						गवत		1.4550				
2014-15	खरीप						गवत		1.4550				
2015-16	खरीप						गवत		1.4550				

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5 जिल्हा ठाणे DIST. THANE

सही/- तलाठी सेतु [illegible]

कल्याण, दि. 13/04/2

http://[illegible]/712_view.aspx

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECP5668J

नाम / Name
PALAVA JEWELLERS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
14/03/2017

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5 DIST THANE

Director-Tin, PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

दु.नि.सू.-६
दस्त क्र. ७८२/२०१९
८३ | ३२५

क.ल.न.-५	
दस्त क्र.७८२९	२०१९
८४	२२३

घोषणापत्र

मी, श्री. सुरेन्द्रन नायर / अविंदर छाबा या द्वारे घोषित करतो की, दुय्यम निबंधक KDMC यांचे कार्यालयात करारनामा या दिवेकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मी. रमेशचंद्र पोद्दार, कुणाल मोदी, मनत कुमार जैन, विपुल बोरा, शिल्पेश परब, मनोज रामपुरिया, राजेंद्र छाबा, वकील अशोक दोषी यांनी दिनांक २८/०८/२०१९ व दिनांक 13/11/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, वरील दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन फबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणाही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.सदरचे करार पूर्तीचे आवश्यक असल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये सिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण ठाणे
दिनांक ०४/१०/१९

सही

कुलमुखत्यार पत्राचे धारकाचे लिहून देणार

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
सह दुय्यम निबंधक, कल्याण क्र. ५, ठाणे
ठि. ठाणे
DIST. THANE

क.ल.न.-५

दस्त क्र. ७८२९ २०१९

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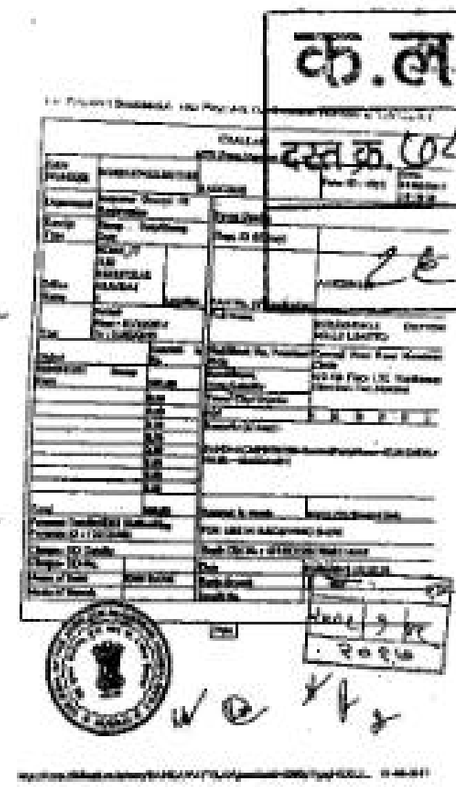
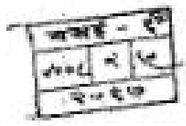
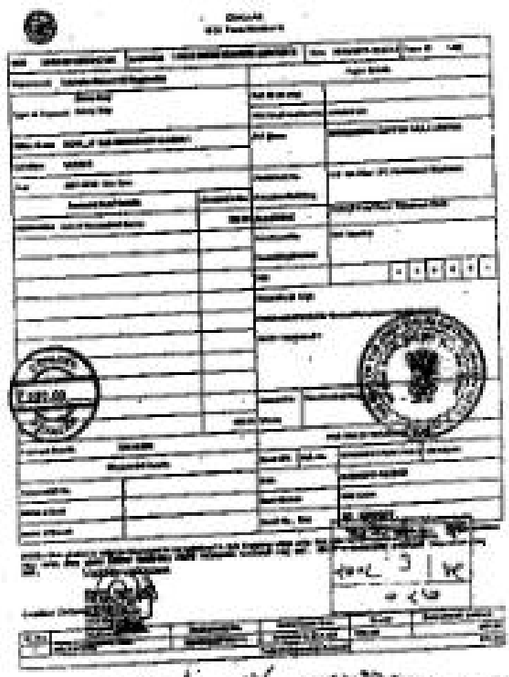
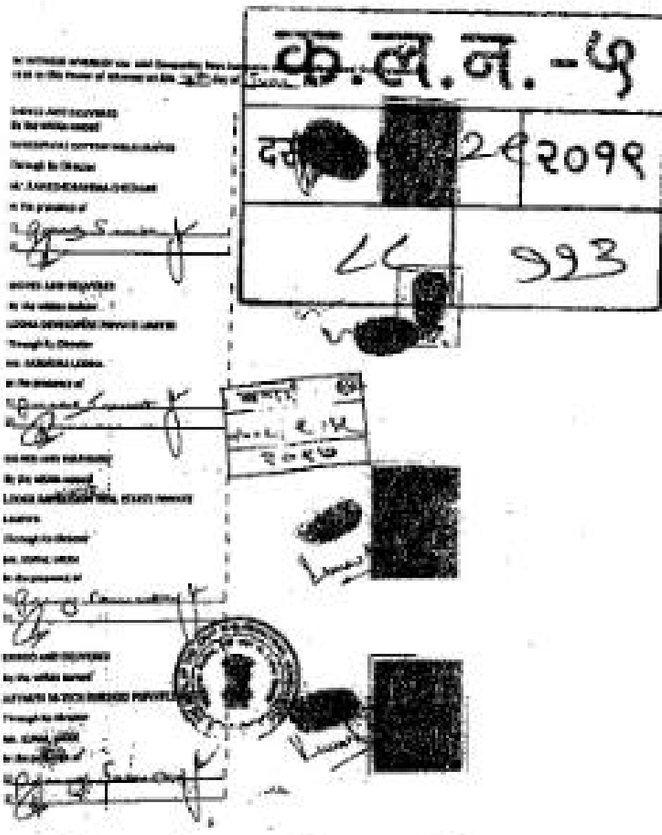






क.ल.न.-५	
दस्त क्र.७८२-२	२०१९
८७	११३


क.ल.न.-७
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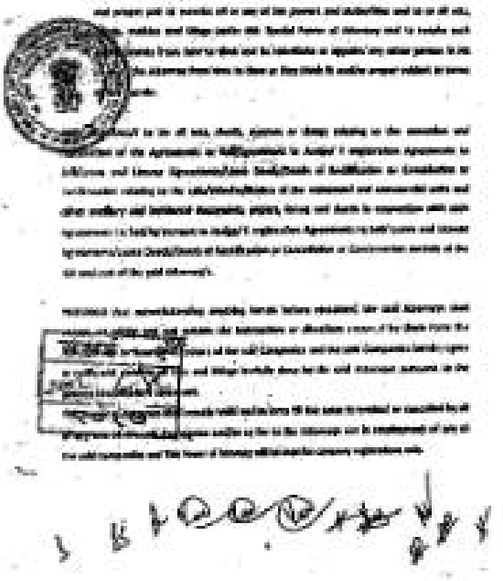

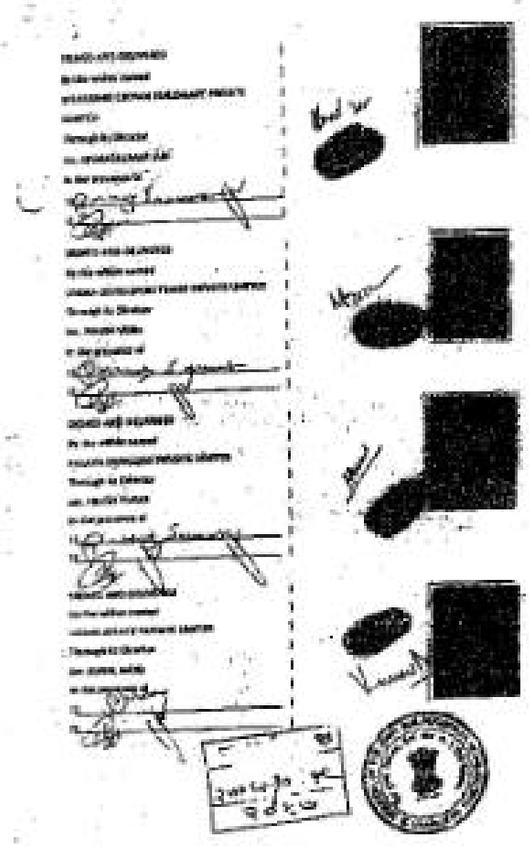

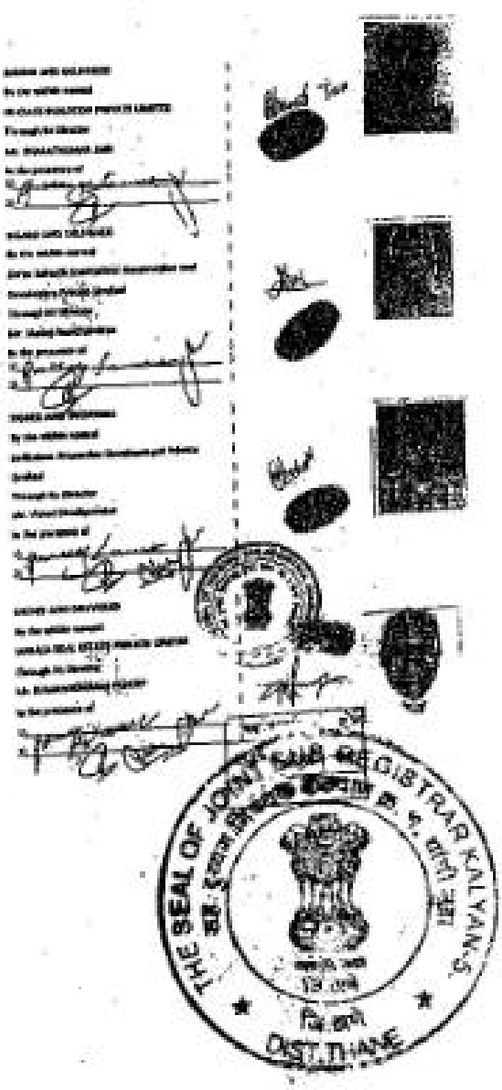
THE SEAL OF JOINT SUB REGISTRAR KALYAN-5
DIST. THANE

क.क्र.न.-५

दस्त क्र. ८८२९ २०१९

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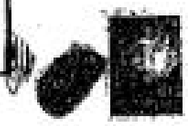

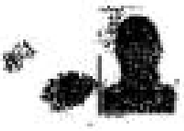

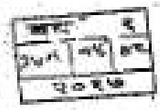

LODHA DEVELOPERS PRIVATE LTD.

LODHA IMPRESSION REAL ESTATE PVT. LTD.

क.ल.न.-७

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AJITNATH MUNICH BUILDERS PVT. LTD.

BELLEZIMO CROWN BUILDMART PVT. LTD.

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-2

LODHA DEVELOPERS THANE PRIVATE LIMITED

क.ल.न-५

दस्त क्र. ८८९५-२०१६

LODHA ESTATE PVT. LTD.

HI-CLASS BUILDCON PVT. LTD.

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5

क.ल.न.-७

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SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

BELLISSIMO PROPERTIES DEVELOPMENT PRIVATE LIMITED

JAWALA REAL ESTATE PVT. LTD.

SARVAVAA BUILDTECH & FARMS PRIVATE LIMITED

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST. THANE

LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

क.ल.न.-५

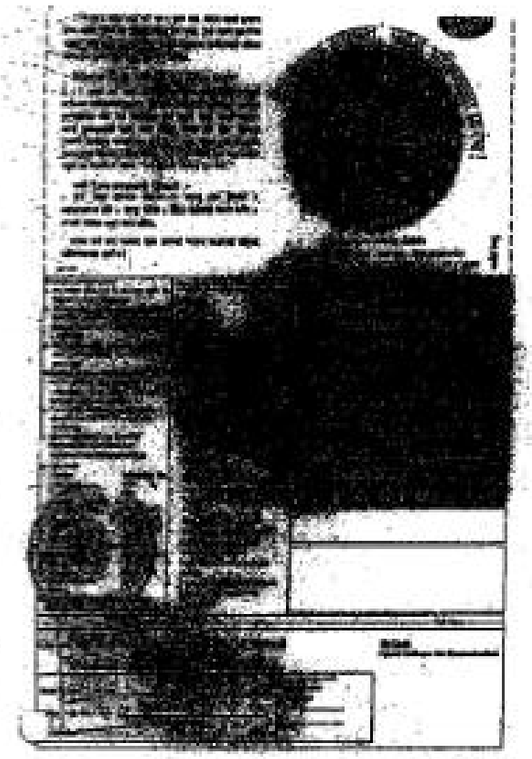
दस्त क्र.७८२ / २०१९

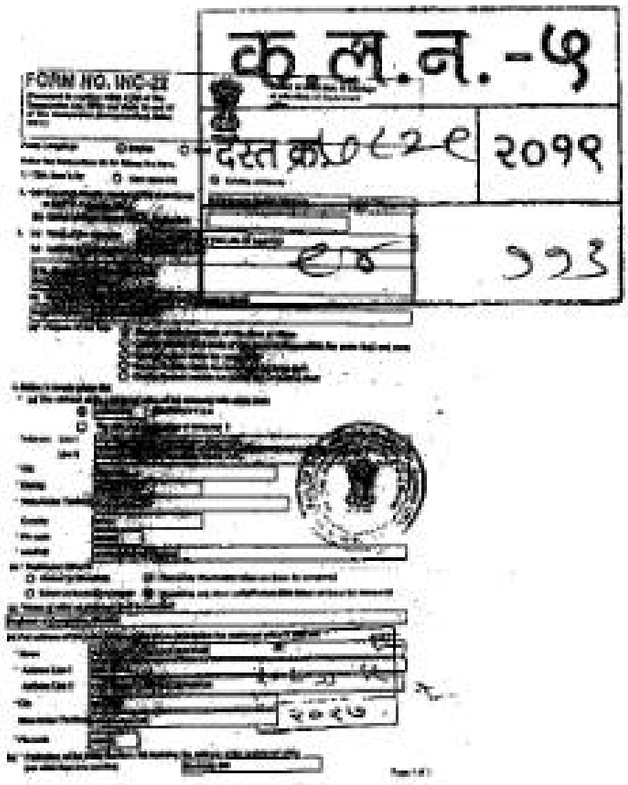
८३ | ७२३

SANATNAGAR ENTERPRISES LTD.

MTNL

THE SEAL OF JOINT SUB-REGISTRAR KALYAN NO. 1 DIST. THANE

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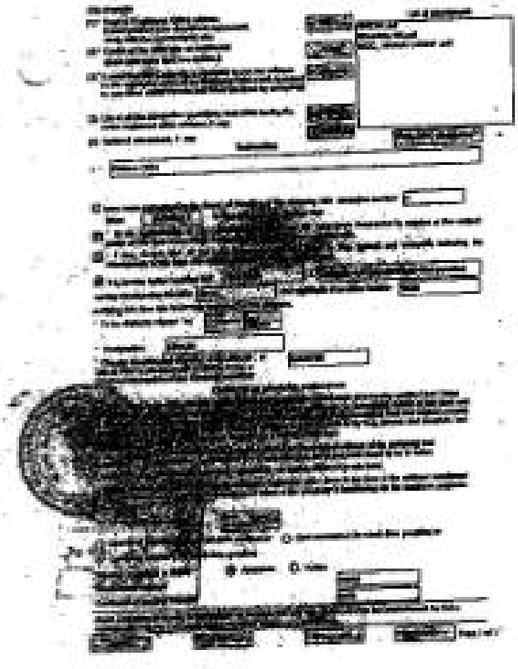
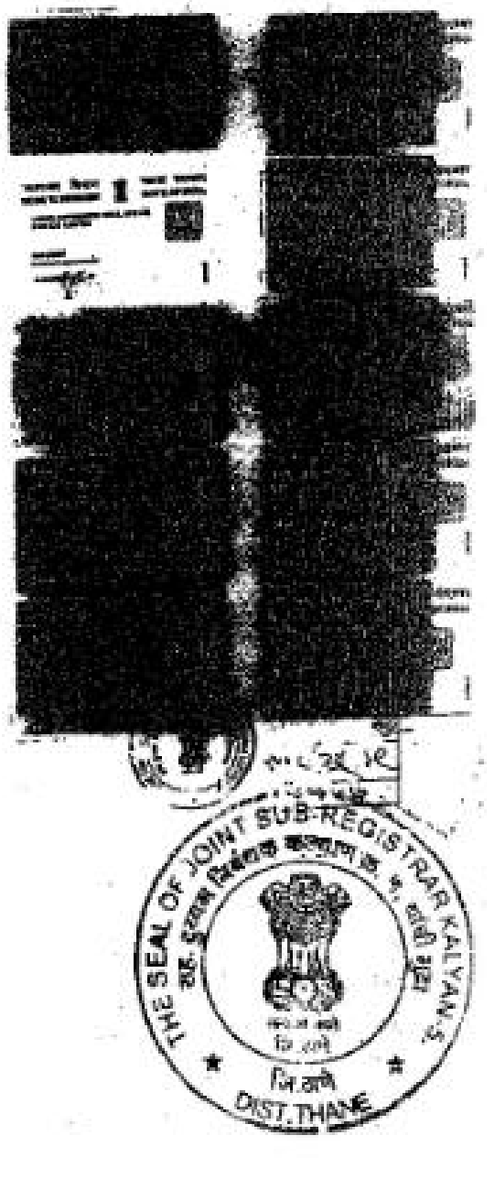
FORM NO. INC-22

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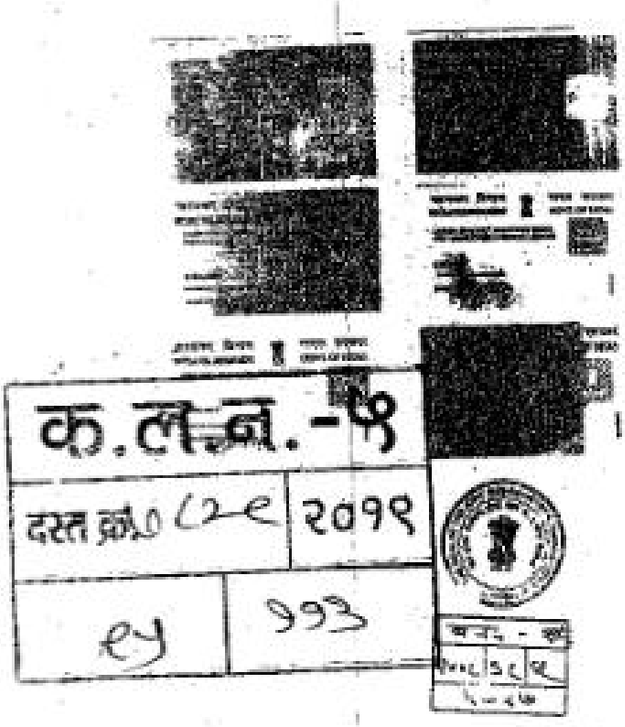
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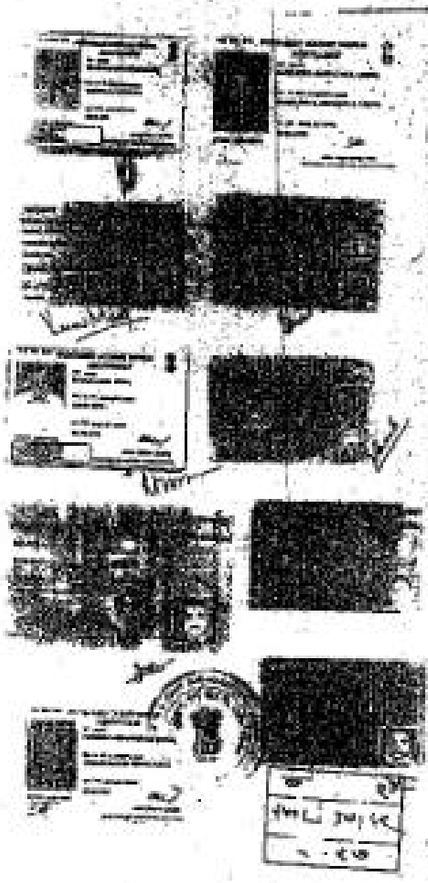

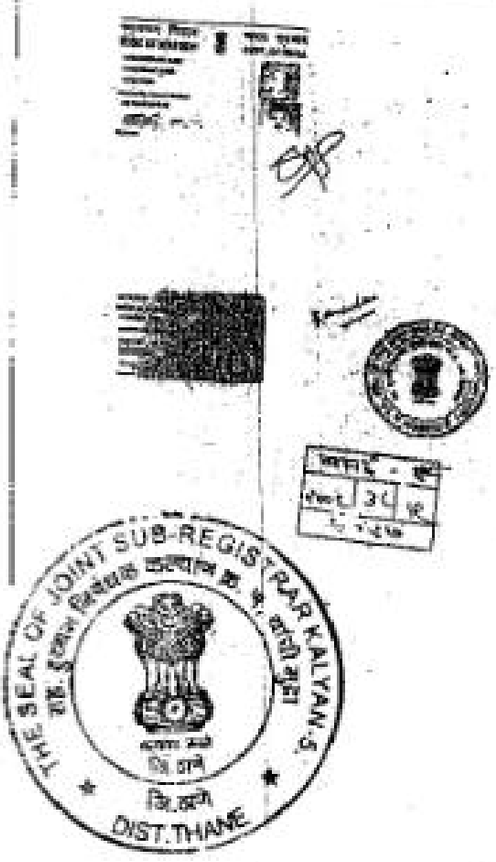
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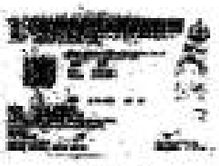

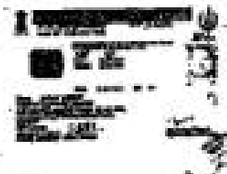

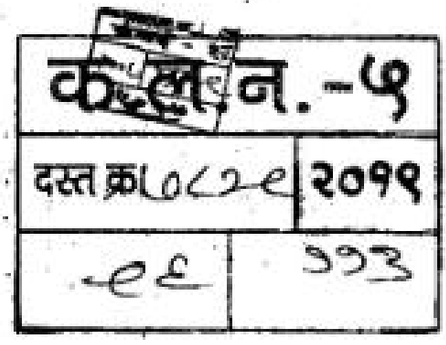
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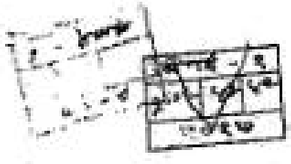

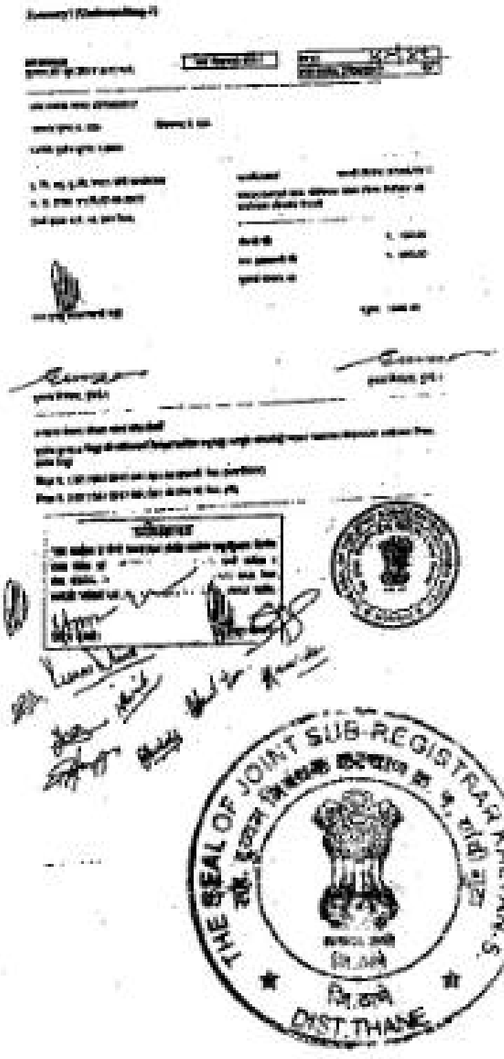
THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
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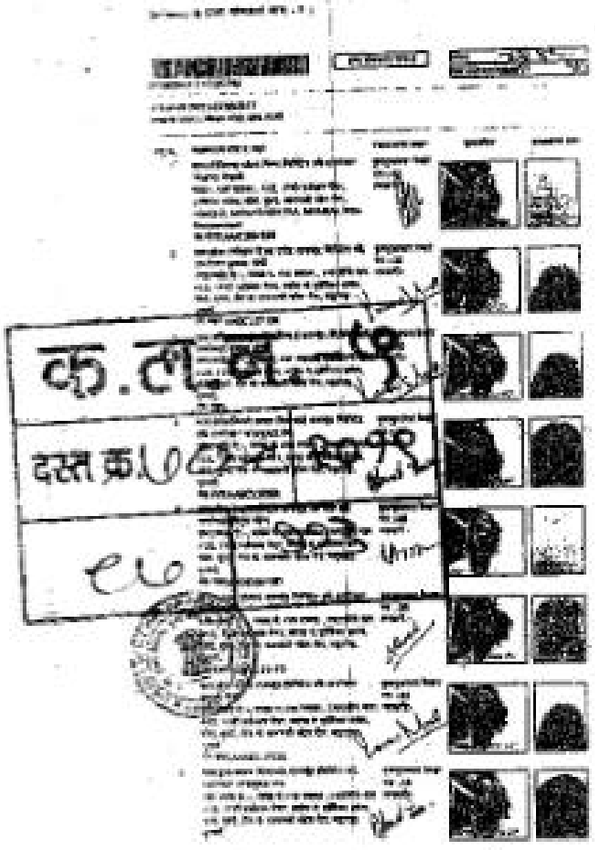

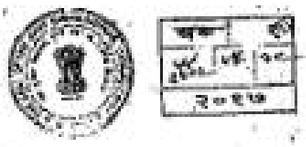

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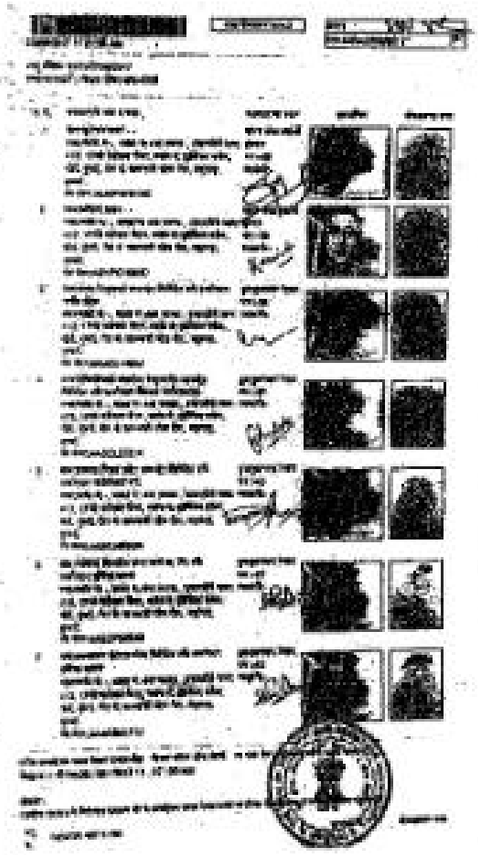

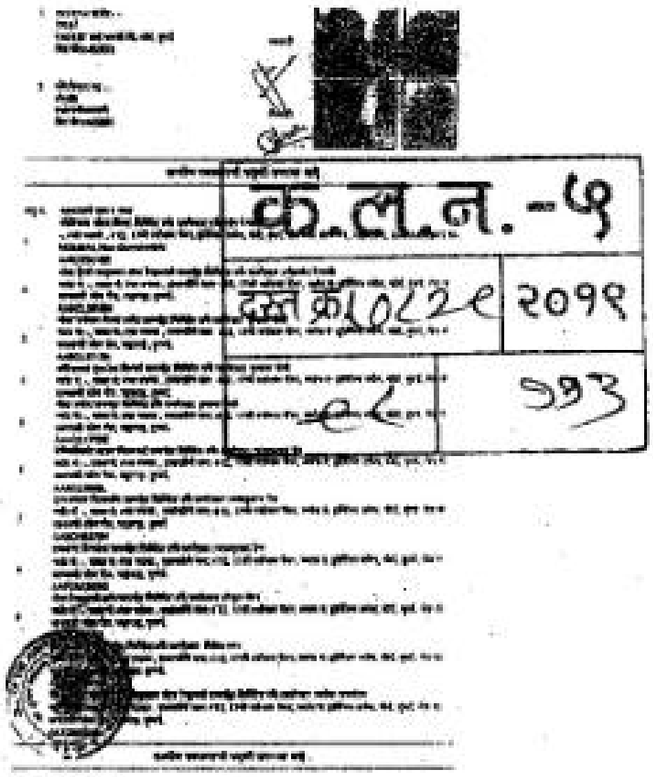
क.ल.न.-५
दस्त क्र.१०८२/२०१९
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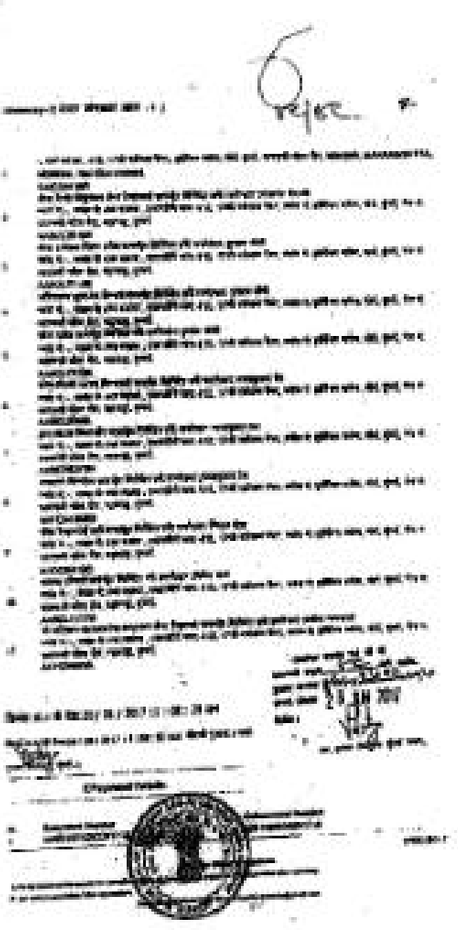

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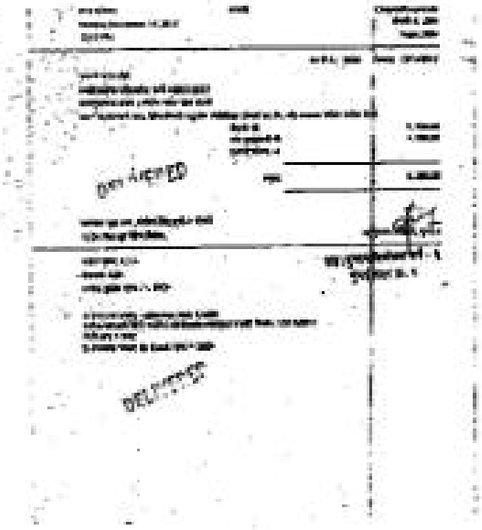

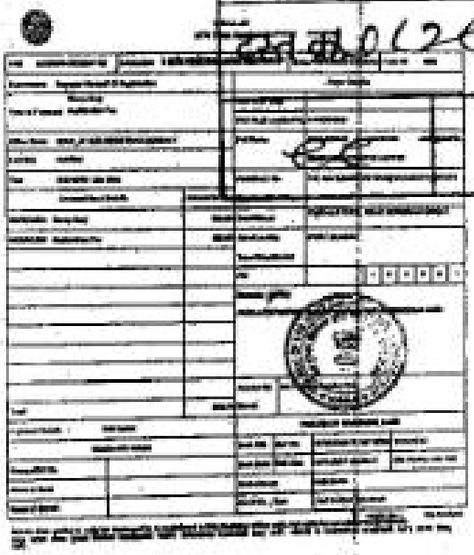

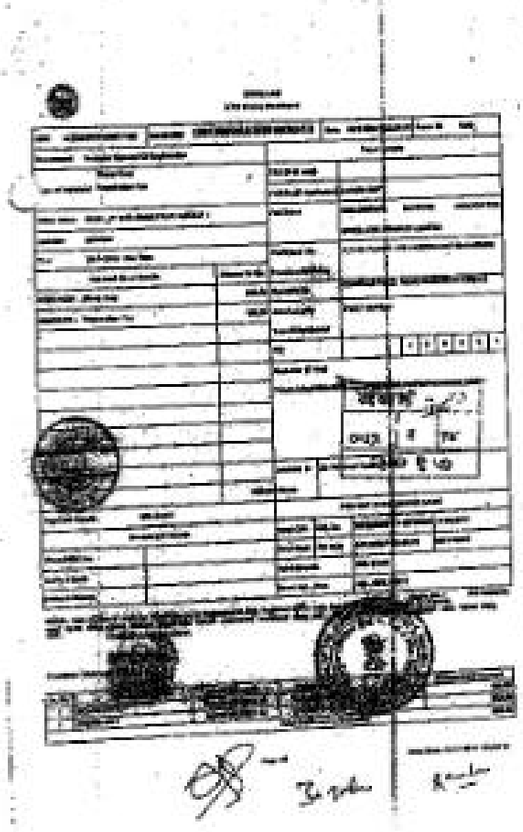

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दस्त क्र.७८३८ / २०१९

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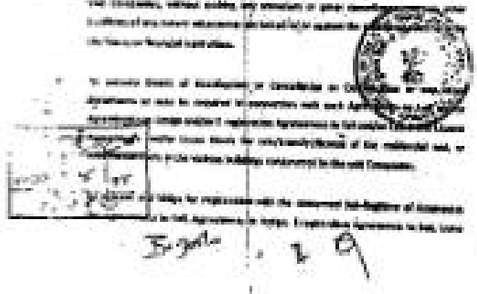

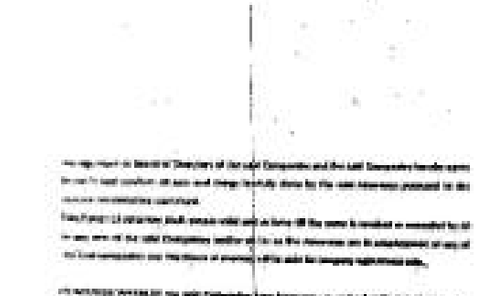

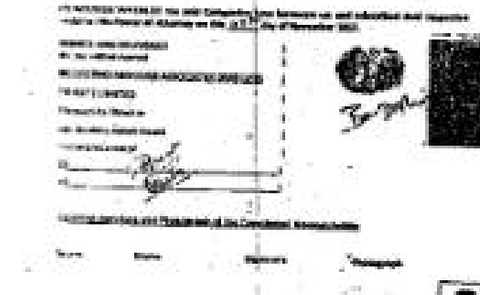

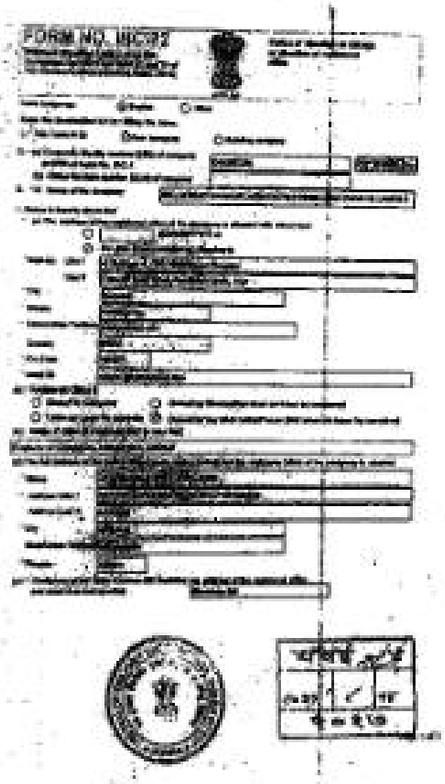
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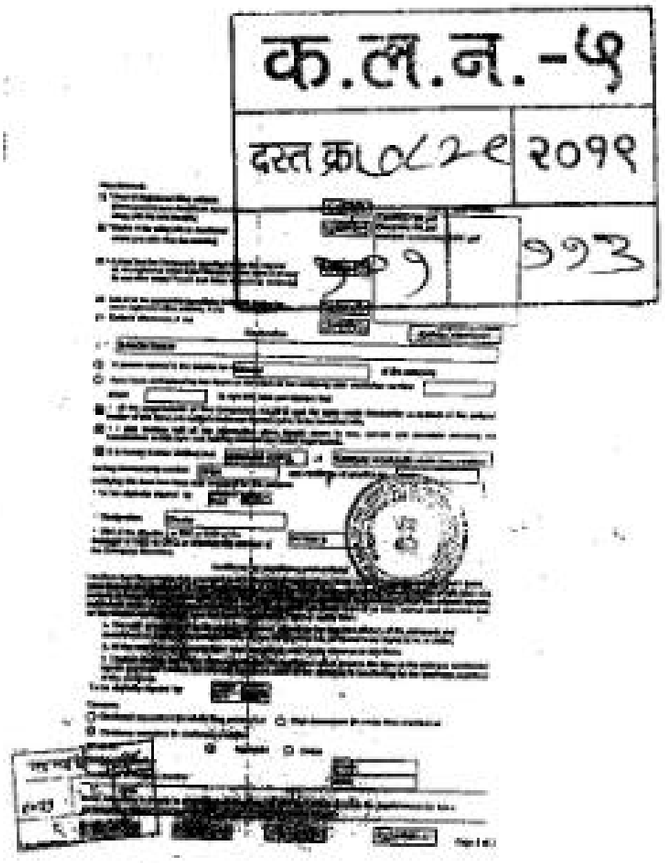
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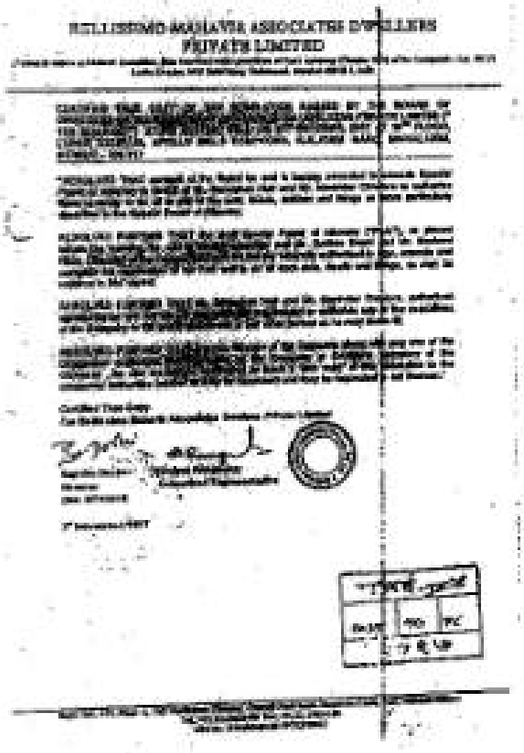
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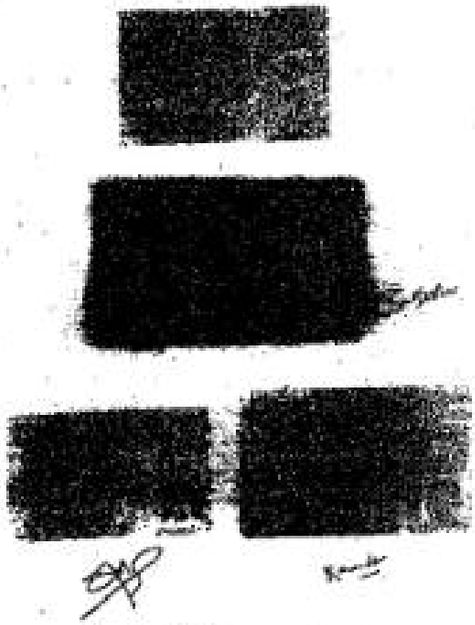

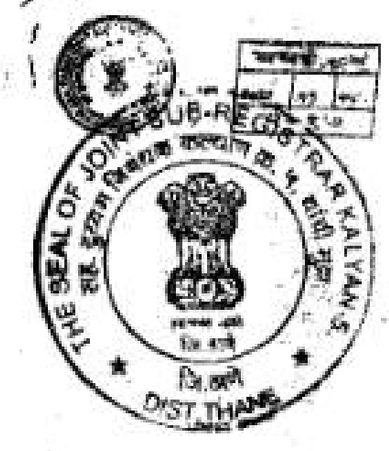
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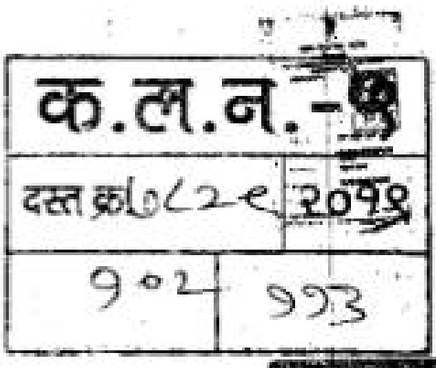
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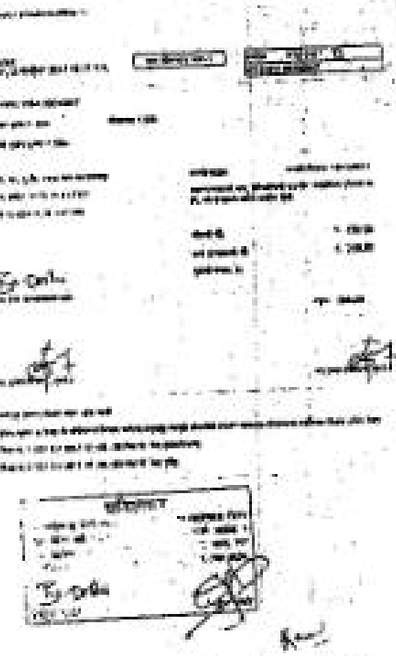
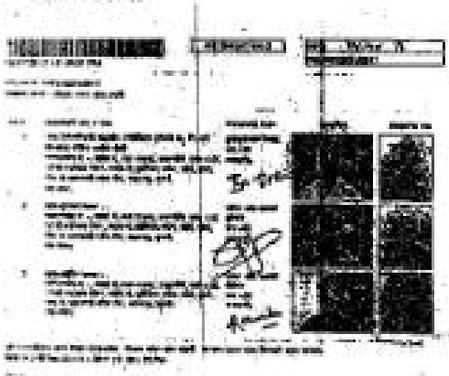
९०२ ९२३





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THE SEAL OF JOINT SUB REGISTRAR KALYAN-5
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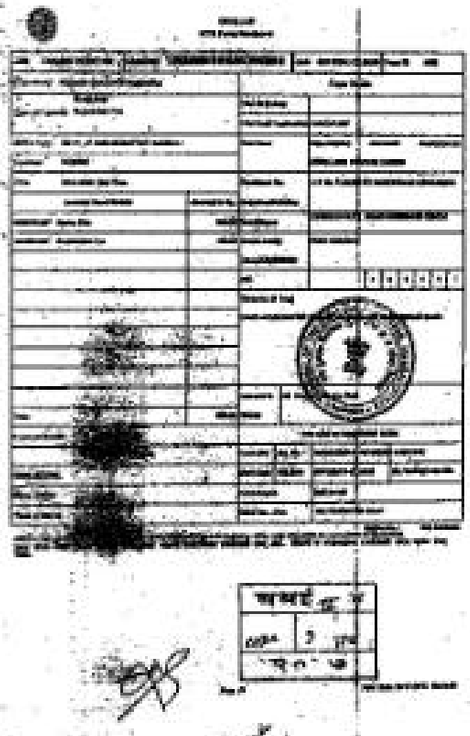

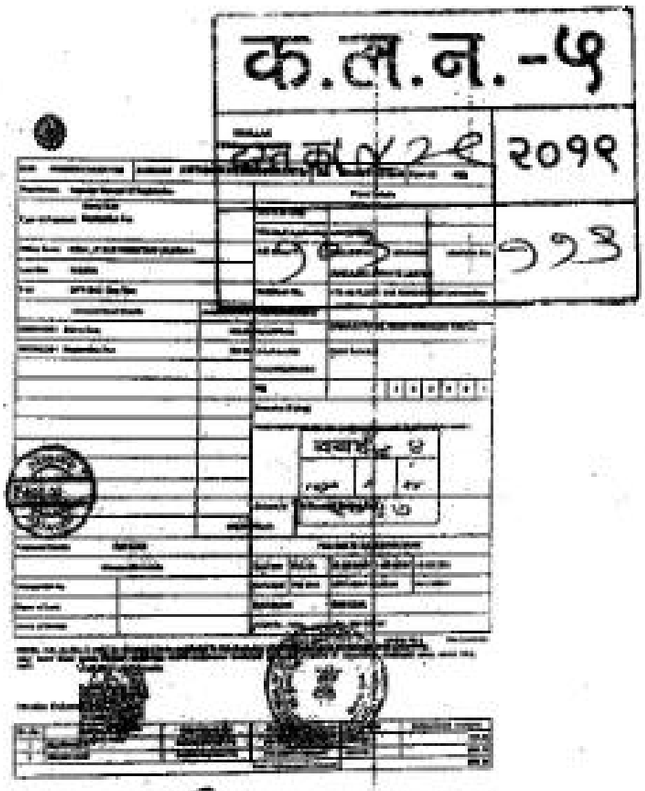
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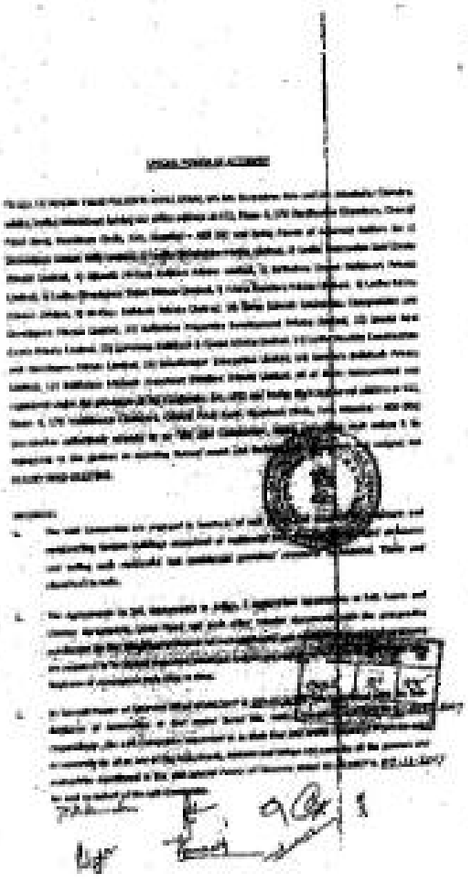

THE SEAL OF JOINT
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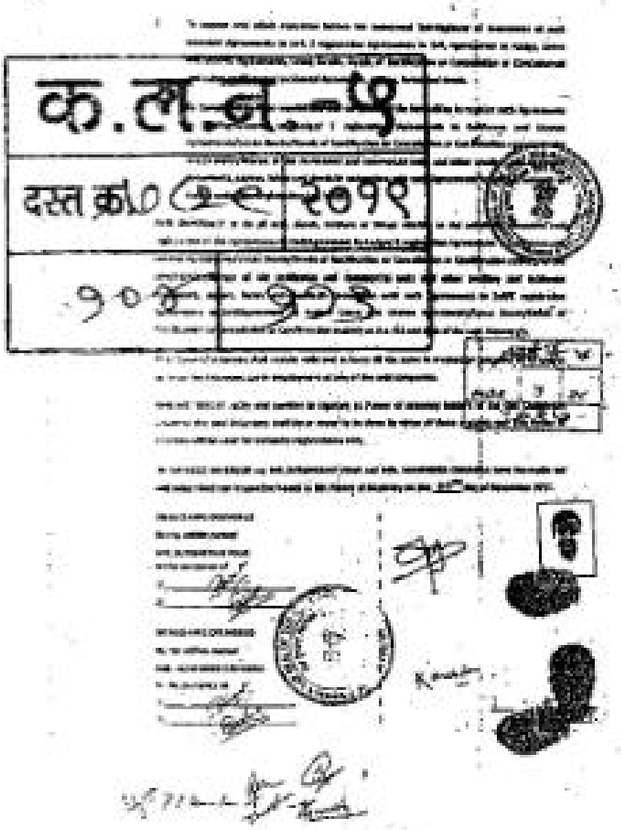
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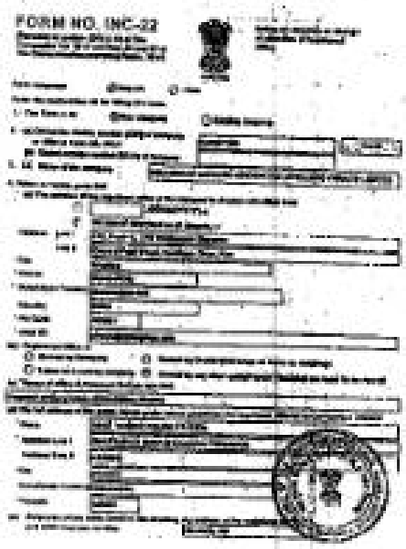
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Certificate of Incorporation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THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
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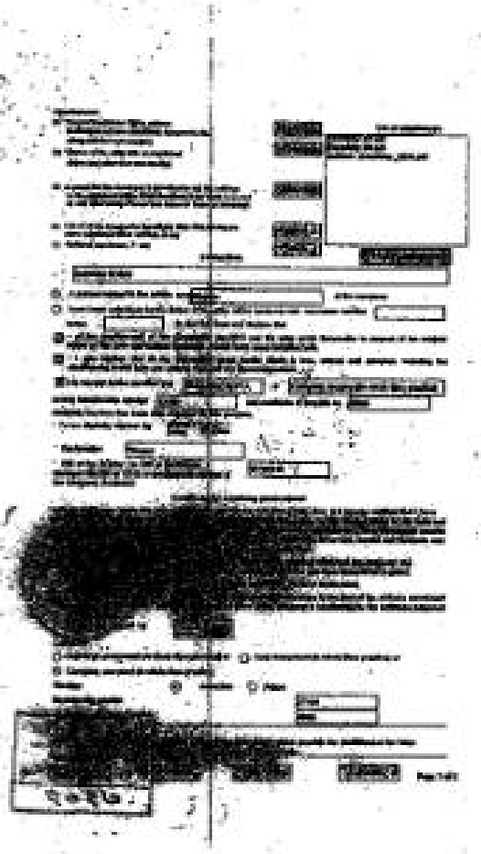
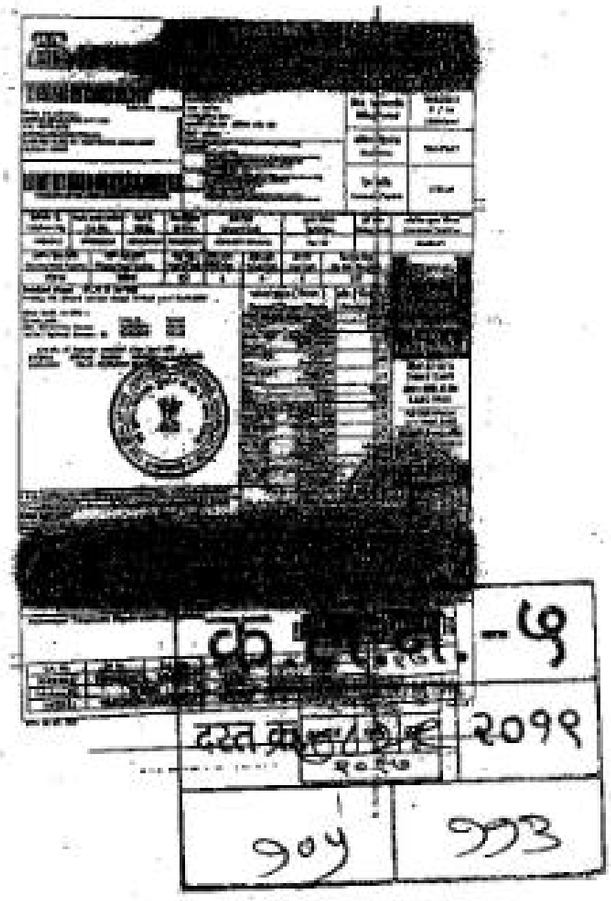
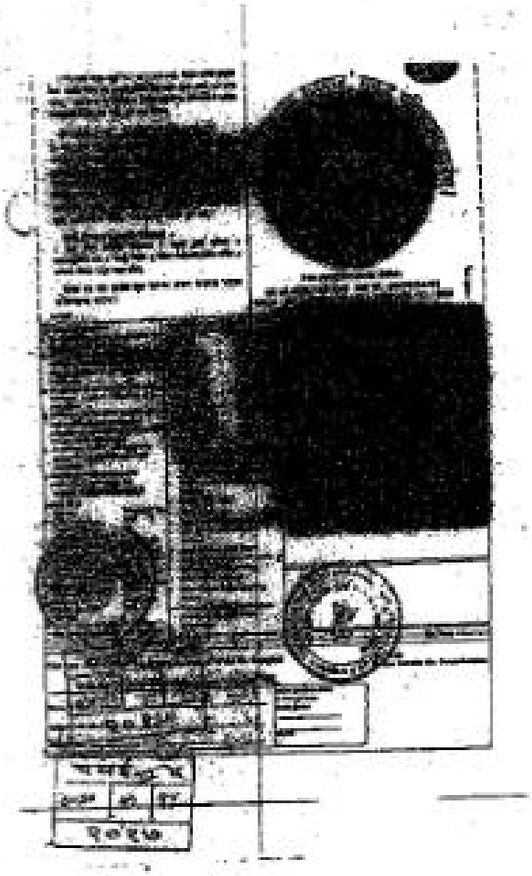
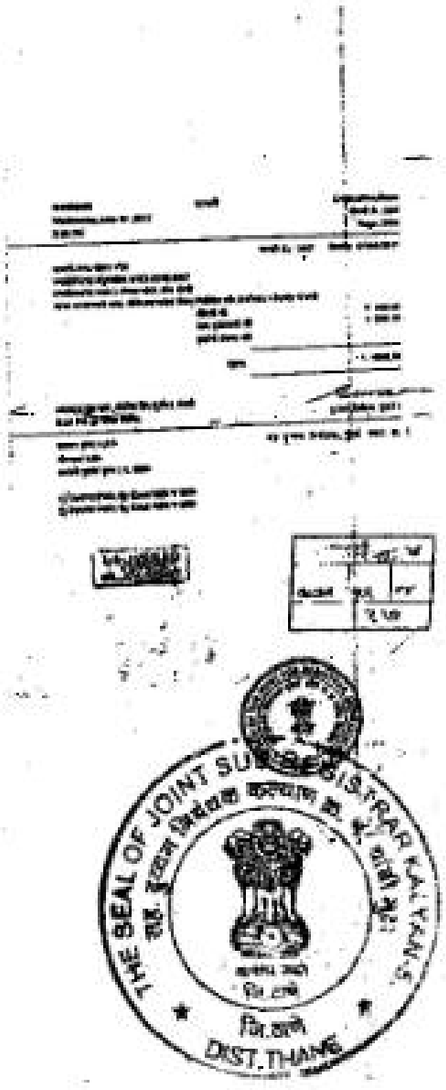
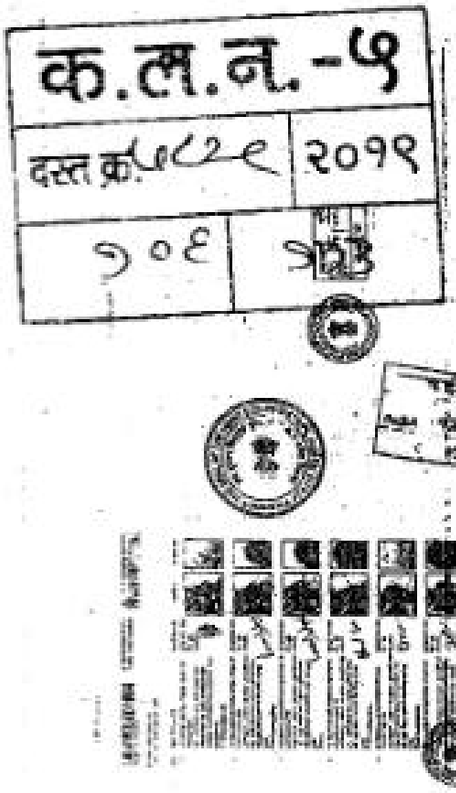







THE SEAL OF JOINT SUB REGISTRAR KALYAN
DIST. THANE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दस्त क्र. ५८२९ २०१९
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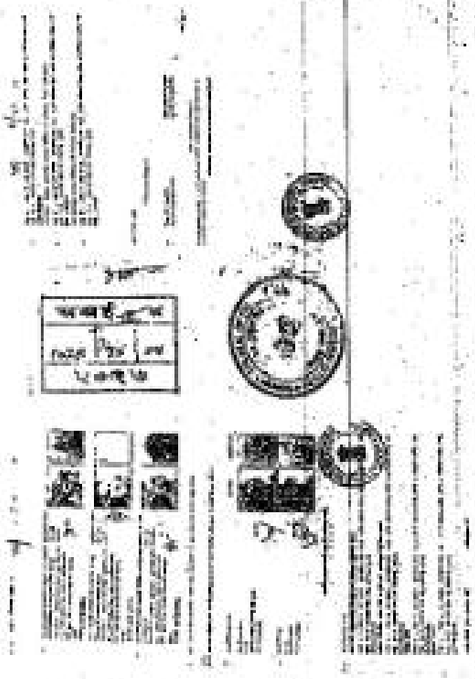

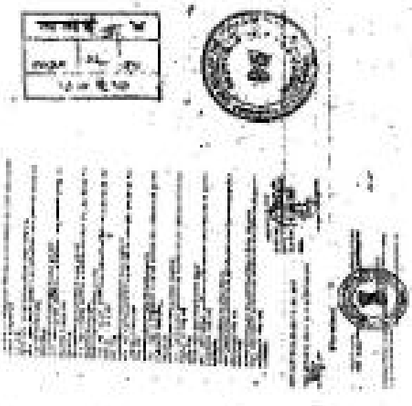

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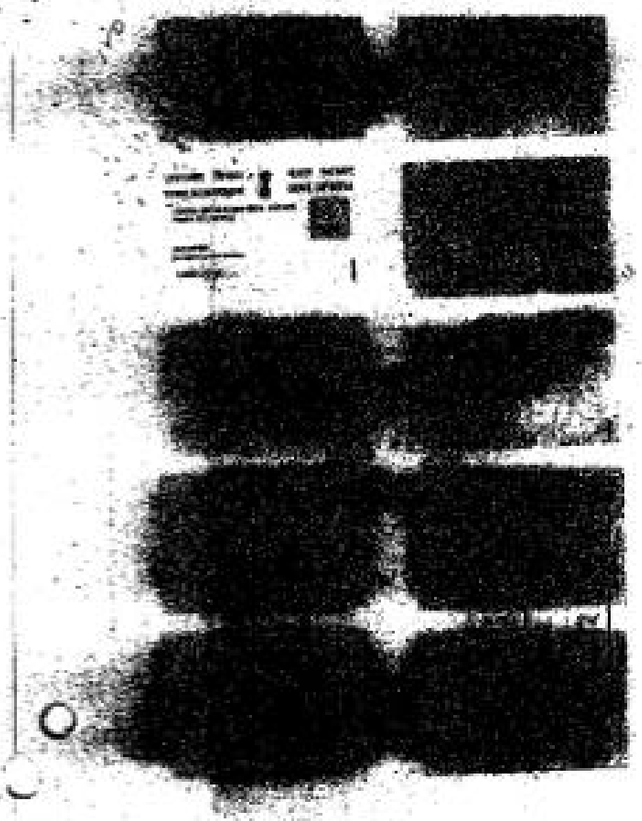

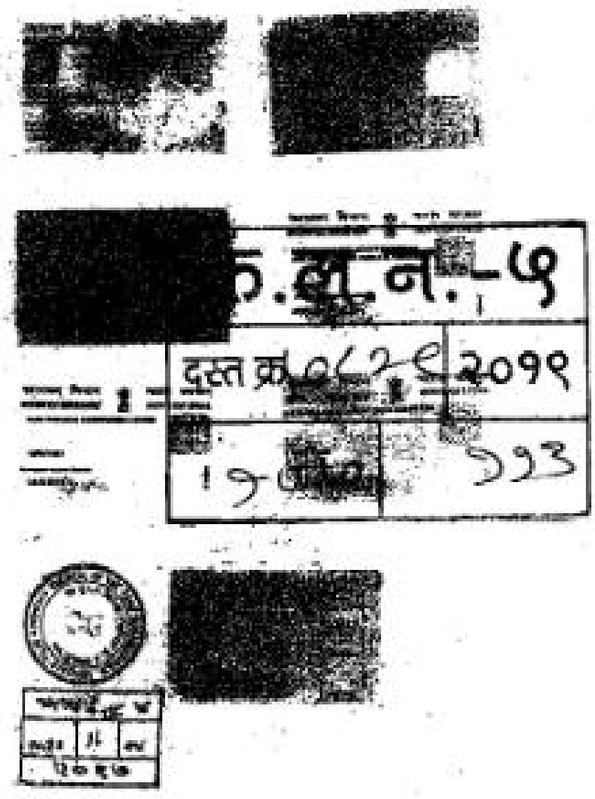
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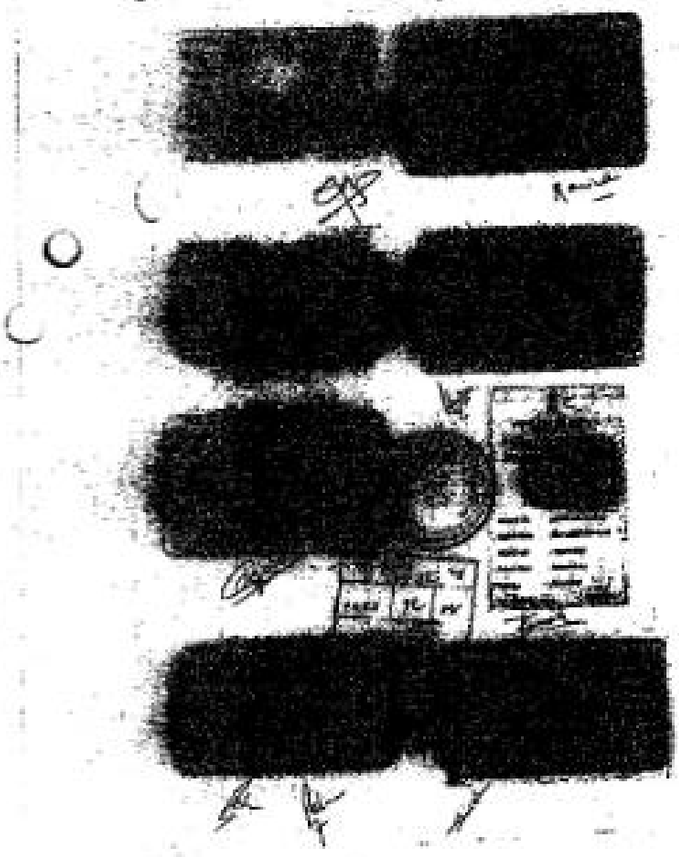
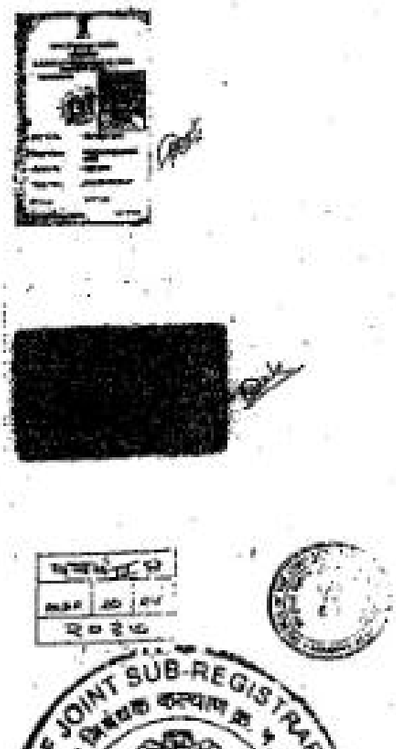
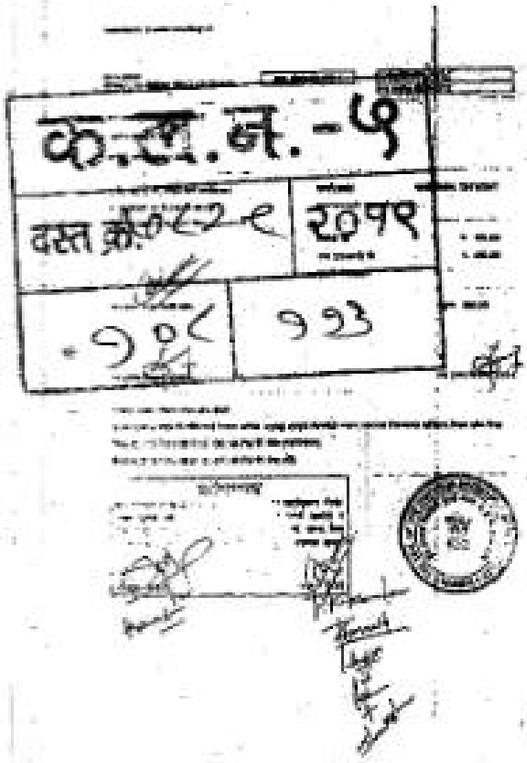



THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5
DIST.THANE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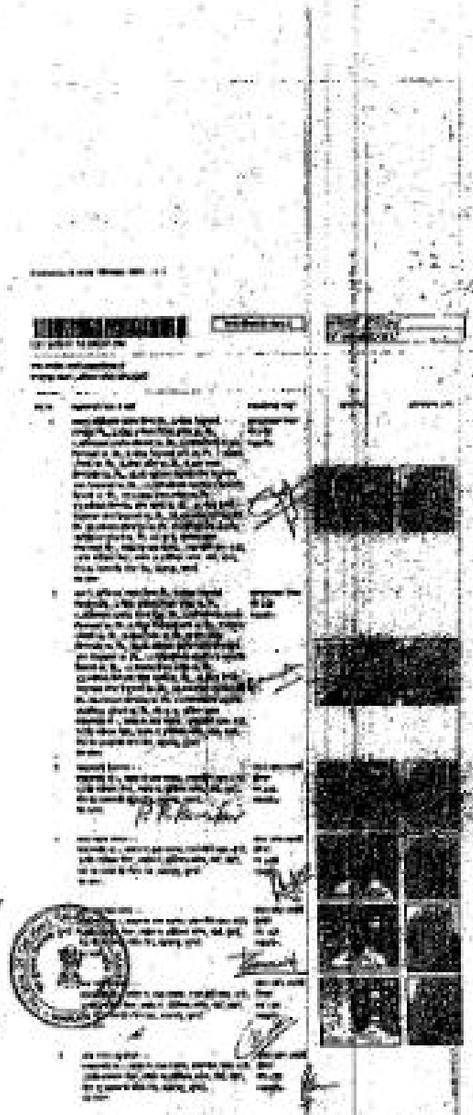

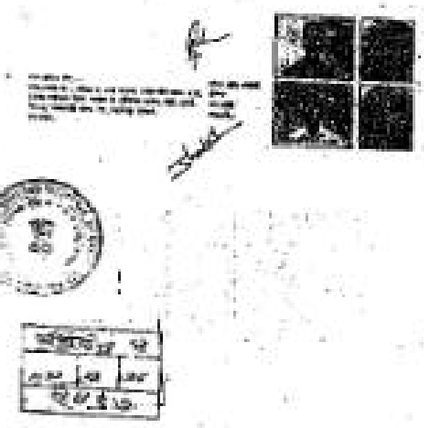

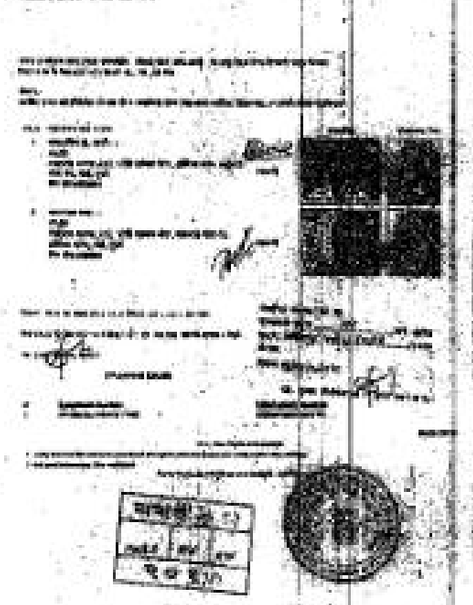

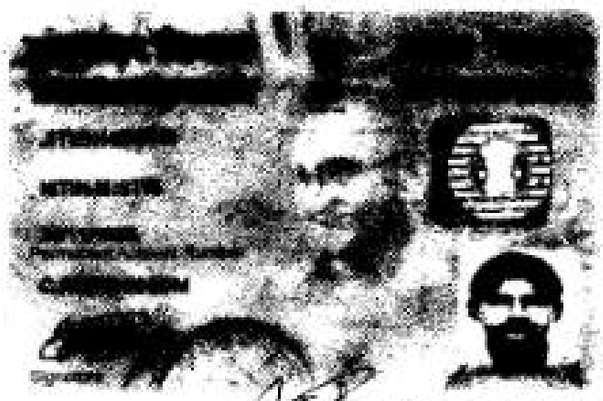

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	०८/२/२०१९
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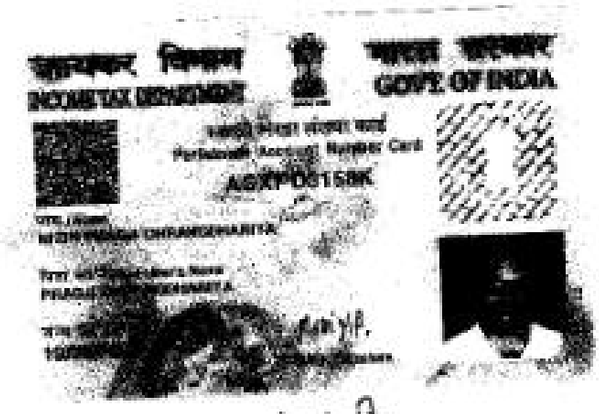

क.ल.न.-५	
दस्त क्र.७८२९	२०१९
१११०	११३

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907/7829
मंगळवार,04 जून 2019 11:01 म.पू.

दस्त गोषवारा भाग-1

कलन5 2221913
दस्त क्रमांक: 7829/2019

दस्त क्रमांक: कलन5 /7829/2019

बाजार मूल्य: रु. 12,44,000/- मोबदला: रु. 12,27,275/-

भरलेले मुद्रांक शुल्क: रु.1,04,000/-

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

अ. क्र. 7829 वर दि.04-06-2019

रोजी 11:07 म.पू. वा. हजर केला.

पावती:8251 पावती दिनांक: 04/06/2019

सादरकरणाराचे नाव: मिस्त्री दिनेश निर्मल - -

नोंदणी फी	रु. 12440.00
दस्त हाताळणी फी	रु. 2260.00
पृष्ठांची संख्या: 113	
एकुण:	14700.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

दस्त हाताळणी फी: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-नगर (देश) यांचे नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

बिल्ला क्र. 1 04 / 06 / 2019 11 : 07 : 43 AM ची वेळ: (सादरीकरण)

बिल्ला क्र. 2 04 / 06 / 2019 11 : 08 : 14 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी अधिनियम १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस स्वीकारले आहे. दस्तामधील संपूर्ण मजकूर निष्पादक यांनी साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची तपासणी वेळेस सादरकर्त्यांच्या समोरासमोर स्वतंत्र निष्पादक यांनी संपूर्णपणे अवगत आहेत तसेच सदर हस्तांतरण दस्ताबाबत शासकीय / निमशासकीय कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

THE SEAL OF JOINT SUB-REGISTRAR KALYAN-5

दिनेश सही

दिनेश सही

क.ल.न.-५	
दस्त क्र.७८२-९२०१९	
१९२	१९३

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दस्त गोषवारा भाग-2

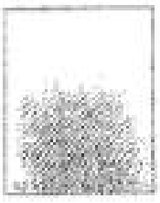
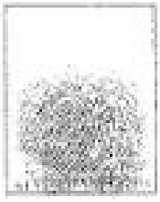
कलन5 9931593

दस्त क्रमांक:7829/2019

04/06/2019 11 04:03 AM

दस्त क्रमांक :कलन5/7829/2019

दस्ताचा प्रकार :-करारनामा

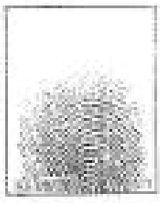
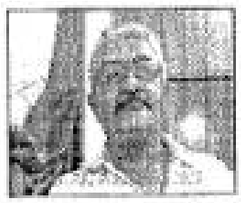
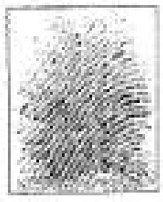
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मिस्त्री हितेश नितीन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 165, कराचे गाव ,तलावली निवास गावदेवी मंदिर रोड ,कृष्ण मंदिर जवळ, सेक्टर 36, सीवूड्स वेस्ट नवी मुंबई इंडिया , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे, पॅन नंबर:BIRPM8533N	लिहून घेणार वय :-29 स्वाक्षरी:-		
2	नाव:पलाश डेव्हलपर्स प्रा. लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAECE5655J	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

सिद्धा क.3 ची वेळ:04 / 06 / 2019 11 : 09 : 27 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जितेश मिस्त्री - - वय:23 पत्ता:सीवूड्स वेस्ट नवी मुंबई पिन कोड:400706		
2	नाव:नितीन धर्मशक्तिया - - वय:52 पत्ता:सीवूड्स वेस्ट नवी मुंबई पिन कोड:400706		

स्वाक्षरी

स्वाक्षरी

प्रमाणित करण्यात येते की, सदर दस्त क्र. 1042 मध्ये 223 पाने आहेत.
पुस्तक क्रमांक 1 वर नोंदला
दिनांक 08/04 /२०१९

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

सिद्धा क.4 ची वेळ:04 / 06 / 2019 11 : 10 : 17 AM

सिद्धा क.5 ची वेळ:04 / 06 / 2019 11 : 10 : 40 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5,

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

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sr.	Epayment Number	Defacement Number
1	MH002252082201920R	0001276584201920

7829 /2019

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