

Minutes of the meeting of the BOARD OF DIRECTORS and the resolution of the Powai Cubicles Private Limited HELD ON 31.08.2017 AT H-1, 1103 11th floor Bhoomi Park Phase -2, Near Jankhyani Nagar, Off Marve Road, Malad west, Mumbai - 400095, Maharashtra, INDIA

Mr. Ankush Patel has been elected Chairman of the Board and will conduct Board meetings.

QUORUM

The Chairperson declared the quorum complete and the meeting competent to transact business.

Purchase decision and dealing with ICICI Bank for funding

"RESOLVED THAT Powai Cubicles would like to purchase unit #1707 in Lodha Supremus located opposite MTNL Telephone exchange at Saki Vihar Road, Powai, Mumbai 400072. In this regards, the Board resolves and authorizes Mr. Anil Sharma to make all necessary arrangements like negotiating with Lodha Developers, applying to ICICI Bank for a loan of Rs. 1,80,00,000/- (Rupees one crore eighty lakhs only) and completing all legal formalities necessary for the purchase of the unit on behalf of the Board

Mr Anil Sharma can sign as the authorized signatory for the applications submitted to ICICI Bank and Lodha Developers as well as any other legal processes involved in this purchase. Once authorized signatory has signed it will be binding on the Company."

VOTE OF THANKS

There being no other business, the meeting concluded with a vote of thanks to the Chair.

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed on the Agreement, documents, undertakings or writings as may be required in presence of Mr Anil Sharma, who shall sign the same in token thereof;

RESOLVED FURTHER THAT in accordance with the provisions of the Companies Act 2013, Mr. Anil Sharma, be and is hereby authorized to issue a 'true copy' of this resolution to the concerned authorities /parties as may be necessary and they be authorized to act thereon."



Anil Sharma
Director

Ankush K Patel
Director & Chairman of Board

Powai Cubicles Private Limited
Registered Office : H1-1103, Phase-2, Bhoomi Park,
Off Marve Road, Malad West, Mumbai-400095

For Powai Cubicles Private Limited

Director

Date: 30-Nov-2017

Place : Mumbai

To,
ICICI Bank limited

Dear Sirs :

Re : Permission to mortgage unit no 1707 on the 17th floor of the building named as Supremus Powai situated at Powai, Mumbai.

1. This is to confirm that we have allotted unit no. 1707 admeasuring 954 sq. ft. (carpet area) on the 17th floor of the building known as Supremus Powai situated at Powai, Mumbai under construction by us to M/s. Powai Cubicles Pvt Ltd. for a total consideration of Rs. 19577346.0/- (Rupees One Crore Ninety Five Lakhs Seventy Seven Thousand Three Hundred and Forty Six only) under an Agreement to sell dated 22-Nov-2017.

2. We confirm that we have obtained necessary permissions/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the unit are in accordance with the approved plans. We assure that the said unit as well as the said building and the land appurtenant thereto are not subject to any encumbrance of any kind whatsoever and that the entire property is free and marketable. We have a clear and marketable title to the said property and every part thereof.

3. M/s. Powai Cubicles Pvt Ltd had paid an amount of Rs 540000.00/- (Five Lakhs Forty Thousand only) and a sum of Rs. 1,90,37,346/- (Rupees One Crore Ninety Lakhs Thirty Seven Thousand Three Hundred and Forty Six only) remains to be paid towards the cost of the said unit as per the Agreement To Sell.

4. Possession for fit out of the said unit will be given to M/s. Powai Cubicles Pvt Ltd. on full payment of the agreement value along with the statutory taxes, society and other charges.

5. We are aware that the said M/s. Powai Cubicles Pvt Ltd. ("the Purchaser") has approached ICICI Bank for a financial assistance on the above unit and M/s. Powai Cubicles Pvt Ltd. has agreed to mortgage the said unit in your favour / in favour of your security trustee as security for the said financial assistance. We hereby confirm that we have no objection to the same.

AND Notwithstanding anything to the contrary contained in the said Agreement To Sell, we confirm to register the aforesaid charge in our books in respect of the said unit and the said purchaser will not be permitted to transfer/cancel, assign, sell off or in any other way/manner deal with the said unit prejudicial to the interest of your Company/ your security trustee without the prior written consent of your Company / your security trustee.

6. We undertake to form a Co-operative Society / Condominium / Ultimate Organization under the Apartment Ownership Act of the premises/unit holders in the aforesaid building. And we agree to inform and give proper notice to the Co-operative Society / Ultimate Organization as and when formed, about the said unit/unit being so mortgaged.



7. We further agree that in case the Agreement to Sell of the unit executed between ourselves and M/s. Powai Cubicles Pvt Ltd. is terminated or otherwise the unit / premises purchase transaction is cancelled on account of non-payment of own contribution or for any reason whatsoever, then your bank shall have priority over the sum or sums of money advanced to M/s. Powai Cubicles Pvt Ltd. and paid to us, and we hereby undertake to forthwith refund to you as per the terms of Agreement to Sell, such sum/sums of money paid to us".

Yours Faithfully,

For Lodha Developers Private Ltd.

Authorised Signatory

08-12-2017

1270761/RPT/CD38DA01707M0

Ms. Powai Cubicles Pvt Ltd
H-1, 1103, 11th Floor, Bhoomi Park, Phase -2
Off Marine Road,
Mated West
Mumbai-400085
+919820603049

Receipt No. 1700013935

Payment Receipt

LODHA SUPREMUS - POWAI,
Lodha Supremus - Powai,
A-1707, 17th Floor

Payment Milestone	Towards Consideration (₹)	ST/GST* (₹)	Interest (a) (₹)	Admin Charges (b) (₹)	GST on (a) + (b) (₹)	Total (₹)
Application money-2	1,581,583.00		32,662.00			1,614,245.00
Total(₹)	1,581,583.00		32,662.00			1,614,245.00
(In Words) Rupees Sixteen Lakhs Fourteen Thousand Two Hundred and Forty Five only						
*Including CGST & SGST, as applicable				*GSTN No. - 27AAAC11490J1ZG		

Payment Mode	Particulars	Instrument Date	Instrument No. / Code	Amount (₹)
CHEQUE	ICICI BANK	06-12-2017	30588	1,614,245.00
Total(₹)				1,614,245.00

CONSOLIDATED REVENUE STAMP DUTY PAID : NOTIFICATION NO #EMUSHU-2016/1574/C.R.No.441/M-1 Dated 29th June, 2016

Received with thanks**
from Powai Cubicles Pvt Ltd
the sum of Rupees Sixteen Lakhs Fourteen Thousand Two Hundred and Forty Five only

Note: In case of cheque/DD payments, the payment has been credited to your account in line with the realization of the instrument, i.e. after 2 bank working days from date of receipt of instrument by Lodha.

For LODHA DEVELOPERS PRIVATE LIMITED



Director/Partner/Manager
**Subject to realization of payment

12-12-2017

1270761/RPT/C0380A01707M0

Ms. Power Cubicles Pvt Ltd
H-1, 1103, 11th Floor, Bhoomi Park, Phase -2
Off Marve Road,
Malad West
Mumbai-400095
+919820603049

Receipt No. 1700013965

Payment Receipt

LODHA SUPREMUS - POWAI,
Lodha Supremus - Powai,
A 1707, 17th Floor

Payment Milestone	Towards Consideration (₹)	ST/GST* (₹)	Interest (a) (₹)	Admin Charges (b) (₹)	GST on (a) + (b) (₹)	Total (₹)
Application money-2	1,139,013.00		987.00			1,140,000.00
Total(₹)	1,139,013.00		987.00			1,140,000.00
(In Words) Rupees Eleven Lakhs Forty Thousand only						
*including CGST & SGST, as applicable				*GSTN No. - 27AAAC1490J1ZG		

Payment Mode	Particulars	Instrument Date	Instrument No. / Code	Amount (₹)
CHEQUE	ICICI BANK	11-12-2017	30589	1,140,000.00
Total(₹)				1,140,000.00
CONSOLIDATED REVENUE STAMP DUTY PAID : NOTIFICATION NO #EMUSHU-2015/439/C.R.NO.102/M-1 DATED 11th MARCH 2015				

Received with thanks**
from Power Cubicles Pvt Ltd
the sum of Rupees Eleven Lakhs Forty Thousand only

Note: In case of cheque/DD payments, the payment has been credited to your account in line with the realization of the instrument, i.e. after 2 bank working days from date of receipt of instrument by Lodha.

For LODHA DEVELOPERS PRIVATE LIMITED



Director/Partner/Manager
**Subject to realization of payment

Lodha Developers: Lodha Excelus, N.M. Joshi Marg, Mahanagar, Mumbai 400 011 India • T - 91 22 6773 7373 • F - 91 22 2300 0883
Lodha Developers UK Ltd.: 3 St James's Square, London SW1Y 4AJ, UK • T - 44 20 7604 0900 • F - 44 20 7604 0901

www.lodhagroup.com

1270761/RPT/C0380A01707/M0/Z0202/P1

Ms. Powai Cubicles Pvt Ltd
H-1, 1103, 11th Floor, Bhoomi Park, Phase
-2
Off Marine Road,
Malad West
Mumbai - 400095
+919820603049

RECEIPT

Receipt No: 1400004474

Date: 25.10.2017

LODHA SUPREMUS - POWAI
Building: LODHA SUPREMUS
No: A-1707, 17th FLOOR

Particulars	Amount(Rs)
Application money-1	540,000.00
Total:	540,000.00

as per details in the margin hereof

RECEIVED with thanks from:
Ms. Powai Cubicles Pvt Ltd

the Sum Of Rupees Five Lakh Forty Thousand
only

By Cheque 33584 ICICI Bk Dt: 03.10.2017

Note: In case of cheque/DD payments, the payment
has been credited to your account in line with the
realization of the instrument, i.e. after 2 bank working
days from date of receipt of instrument by Lodha.

For LODHA DEVELOPERS PRIVATE LIMITED



Partner/Manager

Subject to Realisation of cheque

Demand & Tax Invoice

30.11.2017

CO01270761/OML/CC080A01707MD/Z3582
Invoice No: RV17ZD0100001302

Ms. Powai Cubicles Pvt Ltd
H-1, 1103, 11th Floor, Bhoomi Park, Phase -2
Off Marve Road,
Malad West, Mumbai-400095
Ph: +919820603049

Dear Ms. Powai Cubicles Pvt Ltd,

Greetings from the Lodha Group.

We are pleased to inform you that the next milestone as per the payment schedule for your Unit No. A-1707, in Lodha Supremus - Powai at LODHA SUPREMUS - POWAI, is now initiated.

Correspondingly, we would appreciate receiving the following payments by 14.12.2017 (for the fresh milestone. Past dues, if any, are already payable as per respective due dates).

Particulars	Amount
Application money 3	15,681,454.00
Add Previous Dues towards Consideration Value	3,355,892.00
Total Dues Towards Principal (A)	19,037,346.00

(Instrument 1) A is payable to: LODHA DEVELOPERS PRIVATE LIMITED

Particulars	Amount
CGST (8%)	0.00
SGST (9%)	0.00
Add Interest on Delayed Payments as on 30.11.2017	21,464.00
Delayed Payment Admin Charges on Previous Dues	67,118.00
Total Towards Taxes, Interest & Admin Charges, Less Credits (B)	88,582.00

(Instrument 2) B is payable to: LODHA DEVELOPERS PRIVATE LIMITED A/C TAX COLLECTION

GSTIN : 27AAACL1490J1ZG

SAC CODE : 995414

As detailed above, please issue two separate instruments towards respective entities for the Amounts mentioned under A and B. For payments by Cheque/Pay Order/Demand Draft, please do ensure that the same is delivered to us at least 3 working days before the payment due date to ensure timely credit to your account and avoid interest and levy of penal charges.

In case you are paying TDS directly, you are required to submit the TDS certificate within 15 days from the date of payment.

For any assistance, please do reach out to RAJIV DEV. at 022 67161111 or write to rajiv.dev@lodhagroup.com.

Thank you for your patronage.

Best Regards,
LODHA DEVELOPERS PRIVATE LIMITED

This is an electronically generated letter and hence does not require any signature.

Demand & Tax Invoice

24.10.2017

00012707612MLAC0380A0170/M020203
Invoice No:- RV17200100000882

Ms. Powai Cubicles Pvt Ltd
H-1, 1103, 11th Floor, Bhoomi Park, Phase -2
Off Marine Road,
Malad West, Mumbai-400095
Ph: +919820603049

Dear Ms. Powai Cubicles Pvt Ltd,

Greetings from the Lodha Group.

We are pleased to inform you that the next milestone as per the payment schedule for your Unit No. A-1707, in Lodha Supremus - Powai at LODHA SUPREMUS - POWAI, is now initiated.

Correspondingly, we would appreciate receiving the following payments by 07.11.2017 (for the fresh milestone. Past dues, if any, are already payable as per respective due dates).

Particulars	Amount
Application money-2	3,355,892.00
Total Dues Towards Principal (A)	3,355,892.00

(Instrument 1) A is payable to: LODHA DEVELOPERS PRIVATE LIMITED

Particulars	Amount
CGST (9%)	6.00
SGST (9%)	6.00
Add Interest on Delayed Payments as on 30.11.2017	21,454.00
Delayed Payment Admin Charges on Previous Dues	57,118.00
Total Towards Taxes, Interest & Admin Charges, Less Credits (B)	85,584.00

(Instrument 2) B is payable to: LODHA DEVELOPERS PRIVATE LIMITED A/C TAX COLLECTION

GSTIN : 27AAACL1490J1ZG

SAC CODE : 995414

As detailed above, please issue two separate instruments towards respective entities for the Amounts mentioned under A and B. For payments by Cheque/Pay Order/Demand Draft, please do ensure that the same is delivered to us at least 3 working days before the payment due date to ensure timely credit to your account and avoid interest and levy of penal charges.

In case you are paying TDS directly, you are required to submit the TDS certificate within 15 days from the date of payment.

For any assistance, please do reach out to RAJIV DEV, at 022 57151111 or write to rajiv.dev@lodhagroup.com.

Thank you for your patronage.

Best Regards,
LODHA DEVELOPERS PRIVATE LIMITED

This is an electronically generated letter and hence does not require any signature.

Powai Cubicle Pvt Ltd



LODHA

Beyond all expectations

[REDACTED]

पावती

Original/Duplicate

Monday, November 27, 2017

नॉइशी नं.: 39M

6:57 PM

Regn.: 39M

पावती नं.: 15140 दिनांक: 27/11/2017

ग्राहकाचे नाव: तुंगबा

वस्तुऐवजाचा अनुक्रमीक: करन1-11863-2017

वस्तुऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: पबई कन्सल्टिंग प्रा लि तर्फे टायरेक्टर अनिल शर्मा

नॉइशी वी

रु. 30000.00

दस्त हाताळणी वी

रु. 1700.00

पृष्ठांची संख्या: 85

DELIVERED

एकूण:

रु. 31700.00

आपणास झूळ दस्त, संवत्सेव प्रिंट, वृत्ती-२ अंदाजे

7:02 PM ह्या वेळेस मिळेल.

बान्कार मुल्य: रु. 24115372.6/-

मोबादला रु. 19577346/-

भरलेले मुद्रांक मुल्य: रु. 1206500/-

झूळ दस्त व थप्पनेल प्रिंट मिळाली *Shankar*

तह दुय्यम निबंधक

कुर्ली-१ (वर्ग-२)

निबंधक कुर्ली 1

1) देवकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

टीटी/बनादेश/पि ऑर्डर क्रमांक: MH007498045201718R दिनांक: 27/11/2017

किचे नाव व पत्ता: IDBI

2) देवकाचा प्रकार: By Cash रकम: रु. 1700/-

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		27 November 2017 07:42:25 PM	
Valuation ID	301711274481		
मूल्यांकनाचे वर्ष	2017		
जिल्हा	मुंबई (पुणे)		
मूल्य विभाग	117-संगण - कुला		
उप मूल्य विभाग	117/544अवधन संगण राखतील सर्व मिळकती		
सर्व्ही नंबर वर मू. क्रमांक	सि टी एस नंबर 182		
वार्षिक मूल्य दर तक्ताअनुसार मूल्यदर रु.	मिळकतीचा मूल्यदर रु.	कार्यालय	दफ्तार
112900	167100	199600	225300
औद्योगिक	मोजमापनाचे एकक		
167100	चौरस मीटर		
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र	106 3/4 चौरस मीटर	मिळकतीचा बांध	मिळकतीचा प्रकार
बांधकामाचे वर्गीकरण	1-अवरी	मिळकतीचे वय	बांधीव
उत्पत्तीचा स्वरूप	आहे	11th floor To 20th floor	मूल्यदर/बांधकामाचा दर
समिष्ट			Rs.199600/-
वापराच्या			
दुपारतीसधीन			
कार्यालय/दफ्तारस्थायिक			
- No			
मजला निहाय घटना	= 110% apply to rate = Rs.219560/-		
घसा-खानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((219560 - 112900) * (100 / 100) + 112900)		
	= Rs.219560/-		
A) मूल्य मिळकतीचे मूल्य	= चौरस घराचे मूल्य दर * मिळकतीचे क्षेत्र		
	= 219560 * 106.35		
	= Rs.23350206/-		
E) बंदित वाटन तळाचे क्षेत्र	13.94 चौरस मीटर		
बंदित वाटन तळाचे मूल्य	= 13.94 * (219560 * 25/100)		
	= Rs.765166.6/-		
एकवित अंतिम मूल्य	= A + B + C + D - E + F + G - H		
	= 23350206 + 0 - 0 + 0 - 765166.6 + 0 + 0 + 0		
	= Rs.24115372.6/-		



Home Print

करल - ९		
१९९३	९	१७
२०९७		

करला - १		
१५६३	२	८५
२०१९		



Hot Payment Successful. Your Payment Confirmation Number is 143761752

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH007496045201718R	Form ID :	Date: 22-11-2017
Barcode			
Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR197-KRLI_JT SUB REGISTRAR KURLA NO 1	PAN No. (If Applicable)	AN-AAICP2988B 9983 317 2098
Location		Full Name	POWAI CUBICLE PRIVATE LIMITED
Year	Period: From : 21/11/2017 To : 31/03/2099	Flat/Block No.	1707 17th Floor Suprem
Object	Amount in Rs.	Premises/ Bldg	Powai
0030045501-75	1206500.00	Road/Street, Area /Locality	Opp MTNL OFF JVLR
0030063301-70	30000.00	Town/ City/ District	SAKI VIHAR ROAD POW MUMBAI Maharashtra
	0.00	PIN	4 0 0 0 7 2
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	1236500.00	Amount in words	Rupees - Twelve Lakh thirty Thousand Six Hundred Fifty
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 143761752		Bank CIN No : 691033320171122000	
Cheque- DD Details:		Date	22-11-2017
Cheque- DD No.		Bank-Branch	454 DADAR 14
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			



Handwritten signature

करल - १		
११६३	४	१७
२०१७		



AGREEMENT TO SELL

करल - १		
११८२३	५	८५
२०१७		

THIS AGREEMENT TO SELL is made at Mumbai this 22nd day of November, 2017

BETWEEN:

Lodha Developers 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

Powai Cubicles Pvt Ltd residing / having its address at H-1,1103,11th Floor, Bhoomi Park, Phase -2, Off Marve Road, Malad West, Mumbai-400095 and assessed to income tax under permanent account number (PAN) AAICP2988B hereinafter referred to as the **"PURCHASER"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.

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

WHEREAS:

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



[Handwritten signature]

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

1. DEFINITIONS

1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.

1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.

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

1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 24.2 below.

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

1.6. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.

1.7. "Building" shall mean the single/multi-storied building as described at Annexure 6 (Unit and Project Details) to be being constructed by the Company on the Larger Property.

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

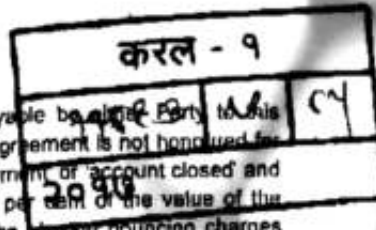
1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6 (Unit and Project Details).

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

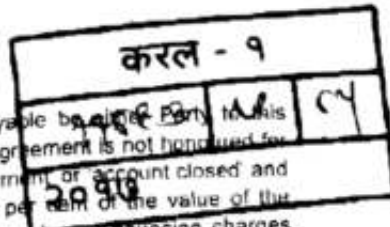
1.11. "FCAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the month commencing after expiry of at least 15 (fifteen) days from the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.

1.12. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / still / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc.). Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

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/ veranda/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.



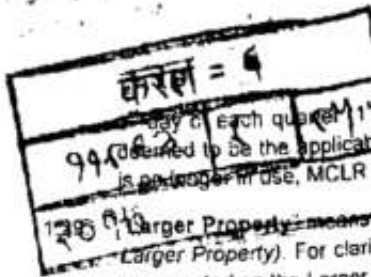
- 1.14. "Cheque Bouncing Charges" shall mean the charges payable by the Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.
- 1.15. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and for in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).
- 1.16. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.
- 1.17. "Confidential Information" shall have the meaning ascribed to it in Clause 28.1 below.
- 1.18. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).
- 1.19. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.20. "Exclusive Balcony/ Verandah/ Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and 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 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.
- 1.21. "FCAM Charges" if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).
- 1.22. "Federation" shall mean the apex body to be formed by and consisting of the various organisations formed in respect of various buildings constructed/ to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.23. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.24. "FEMA" shall have the meaning ascribed to it in Clause 21(z) below.
- 1.25. "FMC" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.26. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.12 below.
- 1.27. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.28. "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



- 1.14. "Cheque Bouncing Charges" shall mean the charges payable by the Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.
- 1.15. "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).
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- 1.19. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.20. "Exclusive Balcony/ Verandah/ Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony or verandah or open terrace as the case may be, which is appurtenant to the net usable floor area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and 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 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.
- 1.21. "FCAM Charges" if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).
- 1.22. "Federation" shall mean the apex body to be formed by and consisting of the Ultimate organisations formed in respect of various buildings constructed/ to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in law.
- 1.23. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.24. "FEMA" shall have the meaning ascribed to it in Clause 21(z) below.
- 1.25. "FMC" shall have the meaning ascribed to it in Clause 15.1 below
- 1.26. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.12 below.
- 1.27. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.28. "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



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...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 not in use, MCLR will be replaced by equivalent benchmark rate used by SBI.

1.30. "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.

- 1.30. "Liquidated Damages" shall mean an amount equivalent to 10 per cent of the Total Consideration.
- 1.31. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.32. "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, Sinking Fund and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6 (Unit and Project Details).
- 1.33. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.34. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.35. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.
- 1.36. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details). The Project may be part of a larger layout on the Larger Property.
- 1.37. "Refund Amount" shall mean:



...of termination pursuant to Clause 11.2.1 and Clause 11.2.2 an amount 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 there from 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.

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.

- 1.38. "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).
- 1.39. "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.
- 1.40. "Service Providers" shall have the meaning ascribed to it in Clause 15.12 below.
- 1.41. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
- 1.42. "Structural Defects" shall mean any defect related to the load bearing structure of the Building. This shall not include non-load bearing elements or water proofing.
- 1.43. "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.

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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 rights and, 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.

1.44. "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 at Annexure 5 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto.

1.45. "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.

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

2. RULES FOR INTERPRETATION

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

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

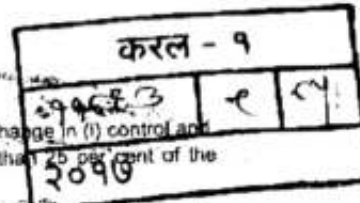
2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.

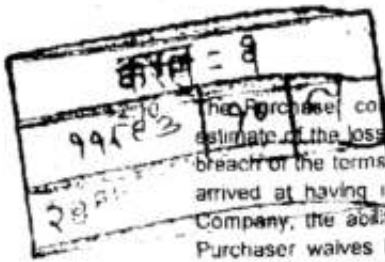
2.6. Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.

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 day, then the period shall include the next following working day.





The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.

- 2.11 All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12 In case of any conflict between the provisions of Clause 22 and any other provisions of this Agreement, the provisions of Clause 22 shall prevail.
- 2.13 The recitals above shall form part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. DISCLOSURES AND TITLE

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

- Nature of the Company's right, title and encumbrances, if any;
- The Approvals (current and future);

drawings, plans and specifications.

and particulars of fixtures, fittings and amenities.

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 Unit for the Total Consideration as set out at Annexure 6 (Unit and Project Details) hereto subject to the terms and conditions mentioned herein and the Approvals.
- 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:
- Shall make payment of the Total Consideration as per the timelines set out at Annexure 6 (Unit and Project Details), without any delay or demur for any reason whatsoever;
 - Shall observe all the covenants, obligations and restrictions stated in this Agreement; and

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- 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:

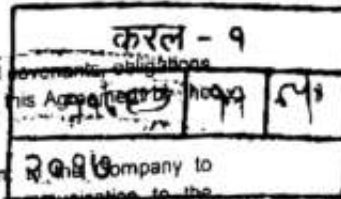
- Firstly, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
- Secondly, towards interest due as on the date of payment;
- Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable in respect of the Unit or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
- Fourthly, towards outstanding dues including Total Consideration in respect of the Unit or under the Agreement.

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

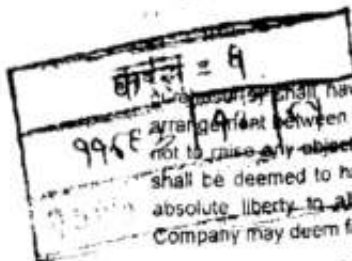
- 4.5 In case of the dishonour of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.
- 4.6 The Parties agree that, in addition to the interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other 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/- (Twenty Thousand Only) per instance of delayed payment in 2017 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

- The Company has constructed the Building in accordance with the Approvals and/or amendments thereto as approved by the relevant Authorities.
- The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received up to time. Having regard to the above position the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- 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 Carpet Area more than 3 per cent of the Carpet Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.
- The Purchaser is aware and agrees that the Company shall allow various balconies/verandahs/open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit



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The Purchaser shall have exclusive right to use the said areas as per the terms of the 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 claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be at absolute liberty to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. **SECURITIZATION OF THE TOTAL CONSIDERATION**

- 6.1 The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable 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 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.

- 7.2 The Parties further agree that the Company shall not in any way be liable or responsible for the payment of the Loan taken by the Purchaser. All costs in connection with the payment of the Loan and creation of a mortgage over Unit and payment of charges to the banks / financial institutions in this connection shall be solely and exclusively borne and incurred 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.

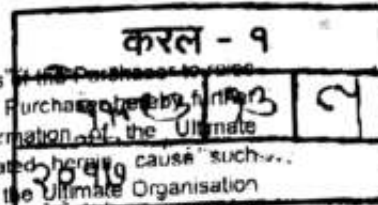
The Purchaser hereby expressly agrees that so long as the Loan and the Total Consideration remain unpaid/outstanding the Purchaser subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company 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. **CAR PARKING**

- 8.1 At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in Annexure 6 (Unit and Project Details) hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and

undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organisation and/or execution of conveyance, as contemplated herein, cause such Ultimate Organisation to confirm and ratify and shall not permit the Ultimate Organisation to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.



9. REGISTRATION

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

10. POSSESSION

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to provide the Unit to the Purchaser on or before the estimated DOP set out at Annexure 6 (Unit and Project Details).
- 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 Carpet Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amount payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the Total Consideration. 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 which may be caused to the Unit after this date.
- 10.3. The Company has obtained occupation certificate for the Unit (OC) (which shall be deemed to be the Completion Certificate, if required, under Applicable Law).

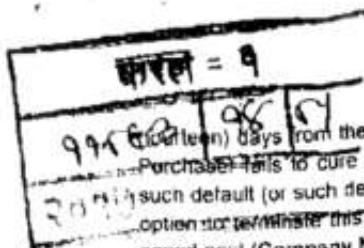


11. TERMINATION

- 11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Total Consideration of the Unit may change (increase or decrease) in accordance with the provisions of this Agreement and 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.

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/ speed post (Company Notice of Termination).

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 terminate this Agreement sending the Company Notice of Termination.

11.3. Consequences of Termination and Payment of Refund Amount

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

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

12. DEFECT LIABILITY

12.1. Within a period of 36 (thirty six) months from the Date of Offer of Possession, the Purchaser shall bring to the notice of the Company any Structural Defect in the Unit or in the Building, and therein (excluding wear and tear and misuse), wherever possible, such defects shall be rectified 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 12 where the Purchaser has made any structural changes in the Unit or in the materials used thereon.

13. SET OFF / ADJUSTMENT

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company including the Total Consideration, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to 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 claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

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.

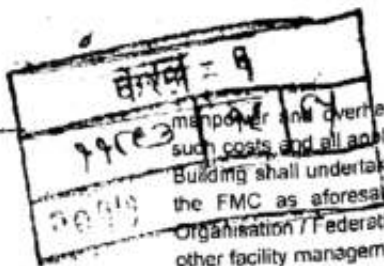
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- 14.2 Where the Project consists of more than one building, separate ultimate Organisations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organisations after the occupation 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 any Authority 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 Project, 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 all unit holders in the Ultimate Organisation/ Federation shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other application levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organisation/Federation.
- 14.6 It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organisation and/or the Federation, no other rights 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/ Federation Conveyance as contemplated herein, make full and true disclosure of the nature 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 AND MAINTENANCE RELATED AMOUNTS**
- 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 upto 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



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- 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.
- 15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organisation in the event:
- the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
 - the BCAM Charges and FCAM charges as applicable, have not been paid by 100 per cent of the unit purchasers at the due date (with a grace period of 30 days)
- 15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organisation shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100 per cent of the unit purchasers of the Building.
- 15.4. The Purchaser agrees and undertakes to cause the Ultimate Organisation to be bound by the rules and regulations that may be framed by the FMC.

CAM Charges and Maintenance Related Amounts

- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the carpet area of each unit and are payable as the BCAM Charges and FCAM Charges (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) consumed for 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 shall ensure 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.
- 15.8. The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent per annum). Further, these charges are subject to the revision every 12 months after 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 for the first 18 (eighteen) months and estimated FCAM charges for the first 60 (sixty) months on or before the Date of Offer of Possession.
- 15.10. All Maintenance Related Amounts stated in Annexure 8 (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 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to all the 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.

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- 15.11 The Company shall provide expense details only in connection with the Building Protection Deposit at the time of handover of the Building to the Ultimate Organisation and shall not provide other head.

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Expense details for any	

Other Key Common Areas

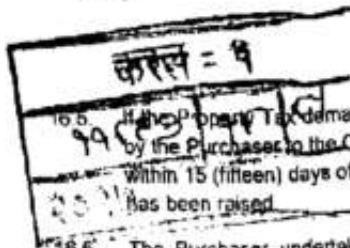
- 15.12 The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/operators (**Service Providers**) in relation to the operation of certain facilities/amenities 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 terms of such arrangements shall be binding on the Purchaser and the Ultimate Organisation, subject to the following restrictions:

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

- 15.13 The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/FMC or 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 Purchaser hereby agrees that the Company is not and shall not be responsible or liable for any loss or damage with any defect or the performance/non-performance or otherwise of the services provided by the respective Service Providers/FMC.

16. PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES

- 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 the CAM Charges, 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.
- The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.
- In the 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.
- 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 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 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.

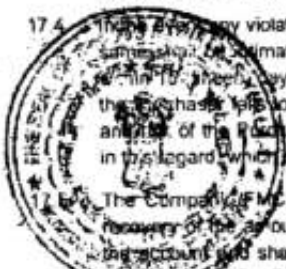
17. BUILDING PROTECTION DEPOSIT

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 the regard which shall be recovered from the Building Protection Deposit.



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. SINKING FUND

18.1. Commencing from the 36th month after the CAM Commencement Date, the Purchaser shall pay an amount equal to 10 per cent of the BCAM Charges to the Ultimate Organisation towards Sinking Fund. The Sinking Fund shall be payable annually in advance. Illustratively, for the period of 12 months starting from the 37th month from the CAM Commencement Date, the amounts towards Sinking Fund shall be paid on or before the 1st day of the 36th month from the CAM Commencement Date. The Purchaser shall be liable to pay interest for the period of the delay in case of any delayed payment.

18.2. The amounts paid by the Purchaser towards Sinking Fund shall be used for undertaking major capital and, or, renovation expenses related to the Building and its key Common Areas and Amenities. The Ultimate Organisation shall control the usage of the Sinking Fund.

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19. **INDIRECT TAXES AND LEVIES**

- 19.1 The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments 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 from the development and sale to the Purchaser of the Unit shall be borne by Company.

20. **INTEREST**

- 20.1 The Purchaser agrees to pay to the Company interest (as defined at Clause 1.28) 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.

21. **PURCHASER'S COVENANTS**

- 21.1 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:
- Not carry out any additions or alterations in the Unit and, or, Building which may affect the structure, façade and/or services of the units and/or Building but not limited to not making any change or to alter the windows and/or grills provided by the Company);
 - Not make any changes to the common area/lobby and structural changes in the Building;
 - Not relocate brick walls onto any location which does not have a load bearing support the brick wall;
 - Not change the location of the plumbing or electrical lines (except internal extensions);
 - Not change the location of the wet/waterproofed areas;
 - Not make any alteration in the elevation and outside color scheme of the Building;
 - Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;
 - 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 façade of the Building, save and except the utility area (if applicable); and
 - 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.



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

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

- d. 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.
- e. 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 of the Building. In case 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.
- f. 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.
- g. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No commercial unit shall be used for residential use or use as guest house by whatsoever name.
- h. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- i. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained to the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurbishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- j. 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.
- k. 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.
- l. 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.
- m. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz. user for any purposes other than for residential or otherwise.
- n. In the event the electric meter of the Unit has not been installed by the Date of 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.



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The Purchaser shall pay a fixed monthly sum to the Company for providing this supply, which shall be made known to the Purchaser by the P.M.C.

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- o. 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.
- p. 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.
- q. 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.
- r. 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 its 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.
- s. In the event the Ultimate Organisation has been formed but there are units in the Building that are not sold by the Company, till such time that such unsold units are sold/leased, the Property Tax for such unsold units shall be payable by the Company as charged by the competent Authorities and the common area maintenance charges shall be payable by the Company for such unsold units from the date of handover of the Ultimate Organisation by the Company and not prior to the same.
- 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



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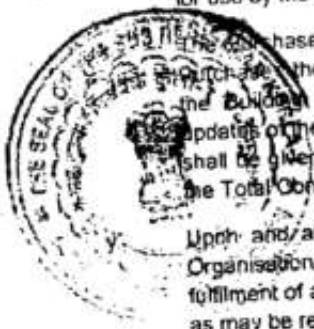
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any right, title or interest in the unsold units without any consent/no-objection of the Ultimate Organisation and such purchaser of such unsold unit/s shall be deemed to be a member of the Ultimate Organisation. Where consents and or, permissions may be required from the Ultimate Organisation pursuant to Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organisation to issue such consents and, or, permissions forthwith on request.

v. The Purchaser agrees and acknowledges that it shall forthwith admit any 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 and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 21(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 car parking spaces are kept available for use by the purchasers/occupants of the unsold units.

The Purchaser is aware that in order to ensure safety of the workmen and the 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.



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

z. The Purchaser, if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made thereunder or any statutory amendment(s) / modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to 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

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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.

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- 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 behaviour~~. 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.

22. SPECIAL CONDITIONS

- 22.1. <not applicable if blank>
- 22.2. <not applicable if blank>
- 22.3. <not applicable if blank>

23. MISCELLANEOUS

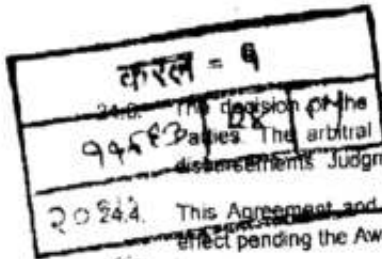
- 23.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant demise or assignment in law of the Building, Project or Larger Property or any part thereof.
- 23.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification / ~~Postage /~~ ~~Registered~~ mail or courier at the address set out at Annexure 8 (Unit and Project Details). Electronic communication (eg. Email) shall not be deemed to be valid form of communication save and except in case of intimation of demand for payment installment being due and receipt for payment thereof.
- 23.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 23.4. Any correspondence from the Purchaser should carry the customer ID quoted in Annexure 8 (Unit and Project Details) hereto in the subject line in following manner "CI: xxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/nul and void.

24. DISPUTE RESOLUTION AND GOVERNING LAW

- 24.1. 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.
- 24.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 24.1 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).

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[Signature]



24.8. 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.

2024. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

24.5. 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.

25. SEVERABILITY

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

25.2. 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.

26. WAIVER

26.1. 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.

27. ENTIRE AGREEMENT

27.1. 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, supercedes and 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.



28. CONFIDENTIALITY

28.1. 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.

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

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

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

Handwritten signature and initials.

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

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SIGNED AND DELIVERED

By the Company within named
Lodha Developers Private Limited
through the hands of Constituted Attorney
Mr. Surendran Nair
authorised vide Power of Attorney
dated _____

In the presence of

1. [Signature]
2. [Signature]

[Signature]
[Stamp]

SIGNED AND DELIVERED

By the within named Purchaser *Through Director*
Powai Cubicles Pvt Ltd **ANIL SHARMA**

In the presence of:

1. [Signature]
2. [Signature]

For Powai Cubicles Private Limited:

[Signature]
Director

[Stamp]



[Signature]

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११६८३	२६	१७
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Annexure 1

(Description of Larger Property)

All that piece and parcel of land together with the structures standing thereon bearing City Survey no. 182/A/1A admeasuring 5080.6 sq. meters and CTS no. 182/A/1B admeasuring 1004.6 sq. meters aggregating to 6085.5 sq. meters and situated at Saki Vihar Road, Powai, Mumbai - 400 072 in the revenue village of Tungwa in Powai Estate, Taluka Ghatkoper within the limits of greater Mumbai in the district and registration sub district of Mumbai city and Mumbai suburban City respectively.



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Annexure 2

(Chain of Title)

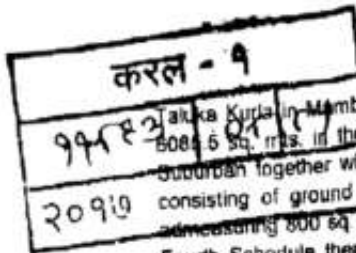
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1. By an Indenture of Conveyance dated 5th September, 1972 (registered with the office of the Sub Registrar of Assurances under Serial No. BOMR/4864/1972) (First Conveyance), executed between Smt. Durgadevi Chandrabhan Bhoomal Shama (therein referred to as the Vendor of the One Part) and Shri. Ramnath Puri (therein referred to as the Purchaser of the Other Part), the Vendor therein sold, transferred, conveyed and assigned unto Shri. Ramnath Puri, all that piece or parcel of land admeasuring 8831 square metres situate at Village Tungwa bearing Survey No.87(part) and New Survey No. 55, Hissa No. 1(part) and CTS No.182(part) (hereinafter referred to as "Larger Land") and more particularly described in the second schedule therein for the consideration and in the manner as stated therein.
2. By and under 6 (six) separate Indentures of Conveyances ("the Chemtrol Conveyances") of various dates and registered under different numbers with the Sub-Registrar's Office, the said Shri. Ramnath Puri (the Vendor therein of One Part) and Chemtrol Engineering Ltd. (the Purchaser of the Other part), the said Ramnath Puri sold, transferred, conveyed and assigned a portion of the said Larger Land in several pieces to the extent of 2265.5 square metres. In the remaining portion of the land bearing City Survey No.182A admeasuring 6565.5 sq.mts ("Balance Land"), the said Shri Ramnath Puri constructed 4 structures.
3. By and under a Development Agreement dated 16th June, 2006 (registered under No. BDR3-4594 of 2006 with the Sub-Registrar of Assurances at Kuria-1 on 13th July 2006) executed amongst Shri. Ramnath Puri the Vendor therein of One Part, and (i) M/s. Puri Properties and Investments, as First Confirming Party of the Second Part, (ii) Minnu Puri, as Second Confirming Party of the Third Part, (iii) M/s. Chemtrol Associates, as Third Confirming Party of the Fourth Part, (iv) K. Nandkumar, as Fourth Confirming Party of the Fifth Part, (v) Sunil Puri as Fifth Confirming Party of the Sixth Part, (vi) Nimal Puri, as Sixth Confirming Party of the Seventh Part and Shripal Realty Pvt. Ltd. the Developer therein of the Eight Part, the said Shri. Ramnath Puri, with confirmation of the Confirming Parties, granted to Shripal Realty Pvt. Ltd., development rights to develop a portion of the said Balance Land admeasuring 5083.50 sq.mts. (admeasuring 6085.5 sq. mts. as per the plan for "Property") together with second building admeasuring 1000 sq.ft. of ground for structure and third building admeasuring 800 sq.ft. together with utilizing the existing structure and exploiting future floor space that may be available thereon including the right of Development Rights (TDR) including consuming fullest potential of the Property in the form of TDR more particularly described in the fourth schedule thereunder and also delineated on plans thereto for consideration and on the terms and conditions stated therein and also granted to the Developer irrevocable license exclusively to develop the said property and remain on the said property for the purpose of development thereof.
4. Pursuant thereto Ramnath Puri has executed an Irrevocable Power of Attorney dated 16th June, 2006 and same is registered under No. BDR3-4595 of 2006 with the Sub-Registrar of Assurances at Kuria-1 on 13th July, 2006 in favour of Directors and their nominees of Shripal Realty Pvt. Ltd. conferring upon them powers and authorities to do and perform various acts, deeds, matters and things for and on his behalf in respect of the development of the said Property.
5. By and under an Indenture of Conveyance dated 30th May, 2008 executed between Shri. Ramnath Puri (therein referred to as the Vendor of the First Part), M/s. Puri Properties and Investments, Minnu Puri, M/s. Chemtrol Associates, K. Nandkumar and Nimal Puri (therein referred to as the Confirming Parties of the second to sixth part) and Shripal Realty Pvt. Ltd. (therein referred to as the purchaser of the seventh part), registered with the office of the Sub Registrar of Assurances in Book-4 under Serial No. BDR/04487/2008, the Vendor therein sold, transferred, conveyed and assigned unto Shripal Realty Pvt. Ltd., all that piece or parcel of land situate in the revenue Village of Tungwa (in Powal Estate).



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at Joka Kurla in Mumbai Suburban District bearing City Survey No.182A/1P admeasuring 6085.5 sq. mts. in the registration District and Sub-District of Mumbai City and Mumbai Suburban together with (i) building known as second building admeasuring 1000 sq. ft. consisting of ground floor and (ii) building known as third building being a bungalow admeasuring 800 sq. ft. consisting of ground floor and more particularly, described in the Fourth Schedule thereunder written, for the consideration and in the manner as stated therein. Pursuant to the said Deed of Conveyance dated 30th May, 2008, name of Shripal Realty Pvt. Ltd. was entered into the Property Card as owners to the extent of 6085.5 sq. mts. or thereabouts.

6. By and under Deed of Confirmation dated 9th September, 2008 (registered with the office of the Sub Registrar of Assurances under Serial No.BDR/07388/2008) Mr. Sunil Puri, one of the partners of M/s. Puri Properties and Investments through his constituted Attorney Mr. Ramnath Puri vide Power of Attorney dated 16th April, 2008 gave their no objection to the sale and conveyance of the Property by Indenture of Conveyance dated 30th May, 2008, in favour of Shripal Realty Pvt. Ltd.
7. A company scheme petition No. 569 of 2011 was filed by Shripal Realty Private Limited before the Hon'ble Court of Mumbai for merger of Shripal Realty Private Limited with Lodha Developers Limited, said petition was sanctioned by the Hon'ble Court of Mumbai on 9th March 2012 and said Shripal Realty Private Limited was merged with Lodha Developers Private Limited (formerly known as Lodha Developers Limited) from 9th March 2012, with effect from 1st June 2012.
8. The Company had executed an Indenture of Mortgage dated 28th March 2012 (BDR-14/2171/2012) in respect of the Property in favour of State Bank of India. By a Release Deed dated 24th November 2014 (registered with the office of Sub-Registrar of Assurances at serial no. KRL-3/9594/2014), the State Bank of India released the said mortgage in respect of the Property.



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Annexure 4
(Key Approvals)

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No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Intimation of Disapproval	20 April 2011	CE/4374/BPES/AL	Municipal Corporation of Greater Mumbai
2.	Amended Intimation of Disapproval	15 January 2015	CE/4374/BPES/AL	Municipal Corporation of Greater Mumbai
3.	Commencement Certificate	5 August 2011	CE/4374/BPES/AL	Municipal Corporation of Greater Mumbai
4.	Occupation Certificate	4 November 2015	CE/4374/BPES/AL	Municipal Corporation of Greater Mumbai



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(i)	CUSTOMER ID	
२००१३	(ii)	

Annexure 6

(Unit and Project Details)

: 1270761

Correspondence Address of Purchaser: H-1, 1103, 11th Floor, Bhoomi Park, Phase -2, Off Marve Road, Malad West, Mumbai-400095

(iii) Email ID of Purchaser: ankush97@yahoo.com

(iv) Unit Details:

- (i) Development/Project : Lodha Supremus-Powai
(ii) Building Name : Lodha Supremus-Powai
(iii) Wing : --
(iv) Unit No. : 1707
(v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	954	88.63
EBVT Area		
Net Area (Carpet Area +EBVT Area)	954	88.63



Car Parking Space allotted: 1 (One)

(v) Consideration Value (CV): Rs.1,85,77,346/- (Rupees One Crore Ninety Five Lakhs Seventy Seven Thousand Three Hundred Forty Six Only)

(vi) Payment Schedule for the Consideration Value (CV):

Sr. No.	Upon Initiation of	Amount (In Rs.)
1	Application money-1	540000
2	Application money-2 (Within 21 days from date of booking)	3355892
3	Application Money 3 (Within 45 days from date of booking)	15682454

(vii) Reimbursements: Payable on/before the Date of Offer of Possession*

(1) Land Under Construction (LUC) Reimbursement

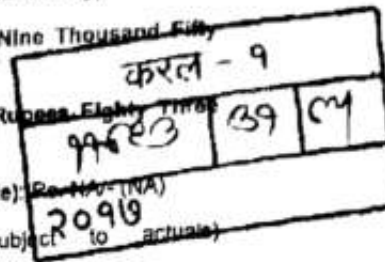
Rs.3006/- (Rupees Three Thousand Six Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.

(2) Electricity Deposit Reimbursement

Rs.20,000/- (Rupees Twenty Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.

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- (3) Legal Charges : Rs.28,000/- (Rupees Twenty Eight Thousand Only)
- (4) Administrative Charges : Rs.29,050/- (Rupees Twenty Nine Thousand Fifty Only)
- (5) Utility connection and related expenses: Rs.83,000/- (Rupees Eighty Three Thousand Only)
- (6) Pipes Gas connection and related expenses (if applicable): Rs.NA/- (NA)



(VIII) Maintenance Related Amounts: Provisional amounts (subject to actuals) payable/before the Date of Offer of Possession:

- (1) BCAM Charges: Payable to the society covering period of 18 months from DOP.
- (2) FCAM Charges (if applicable): Rs.NA/- (NA) covering period of 60 months from DOP.
- (3) Property Tax (Estimated): Rs.3,13,561/- (Rupees Three Lakhs Thirteen Thousand Five Hundred Sixty One Only) covering period of 18 months from DOP.
- (4) Sinking Fund: Rs.NA/- (NA)
- (5) Building Protection Deposit: Undated cheque of Payable to the society towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

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

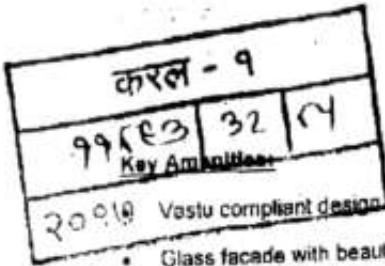
All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(IX) Date of Offer of Possession: Ready to Move In



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Annexure 7

(Common Areas and Amenities)

- Glass facade with beautiful views of Powai lake.
- Clean floor plate with column-free areas**.
- Executive toilet** in each office.
- Pantry provision** in each office.
- Separate ladies and gents common toilets on each floor.
- Offices ranging from 1305 sq. ft. to 19629 sq. ft. (note - largest should be calculated as the maximum combinable office on a floor).
- Super-exclusive Gardenia offices with private gardens (note - floor 7 only)
- Grand views and free from noise - 1st office floor starts on the 7th level.

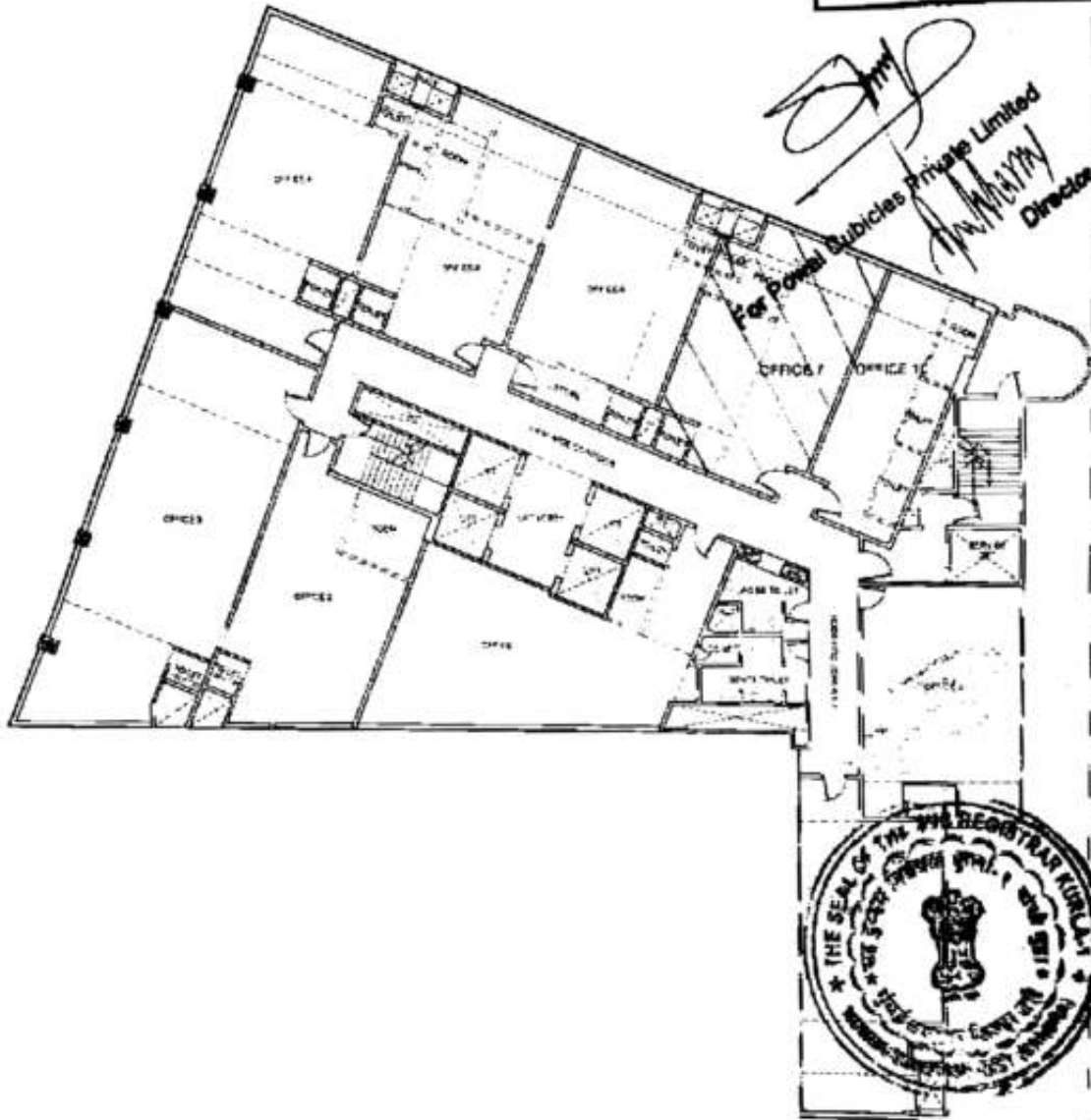
Key Facilities

- World-class facade with luxurious stone cladding and glass.
- Grand double height air-conditioned entrance lobby.
- Designer air-conditioned lobbies on each floor.
- Cafe and sit-outs.
- Environmentally sensitive building with advanced features designed to lower operational costs through lower consumption and recycling.
- 4 nos. high speed elevators from leading brand Thyssen Krupp/ Schindler / Otis.
- Separate service elevator for goods and service staff movement.
- Multi-layer security with visitor registration system, swipe card access and CCTV monitoring.
- Ample car parking with boom barrier control.
- Professional facilities management service.
- *except at periphery
- **unfinished.

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

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT : LODHA SUPREMUS, POWAI		FLOOR : 9th, 16th, 17th - 17th Floor - 1707	
LODHA SUPREMUS Signature boutique office	DEVELOPERS	PROPOSED OFFICE / COMMERCIAL BUILDING ON 17th FLOOR, BEARING C-15 NO. 162 AT OPPOSITE END OF ROAD, AT SANGHVI ROAD, POWAI, MUMBAI	ARC - REC'D SPACEAGE CONSULTANTS 8-106, RAJ RAJ BUILDING, ANDHRA GORLAGH LINE ROAD, SHALIMAR (W), MUMBAI-400
	SHEFAL REALTY PRIVATE LIMITED		

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२०१७		



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CE/INT/AMSLA 20 APR 2011

Second Meeting: Feb. 1981

THIS LETTER IS NOT A CONTRACT. THE ONLY CONTRACT IS THE ONE SIGNED BY YOU AND THE COMPANY. THE COMPANY'S POLICY IS TO ACCEPT THE BEST OFFER FROM THE BEST QUALIFIED CANDIDATE. THE COMPANY'S POLICY IS TO ACCEPT THE BEST OFFER FROM THE BEST QUALIFIED CANDIDATE. THE COMPANY'S POLICY IS TO ACCEPT THE BEST OFFER FROM THE BEST QUALIFIED CANDIDATE.

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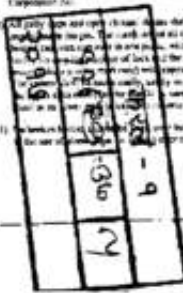
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- 1) The work should not be carried out during off-peak hours.
- 2) A certified and licensed operator should be employed on site in the case of circumstances where the work will require the presence of the council's own staff.
- 3) Temporary permission or approval of the work should be obtained any time it is not to be carried out during the normal hours of business. Evidence of compliance with all the relevant regulations should be obtained from the relevant authority.
- 4) Temporary site arrangements on the road should be made with necessary advance arrangements should be made for the work, before starting the work.
- 5) Work operations, the construction process may be given priority to the normal road traffic flow, and the work should be carried out in the most efficient manner possible.
- 6) The work should be carried out in the most efficient manner possible, and the work should be carried out in the most efficient manner possible.
- 7) The work should be carried out in the most efficient manner possible, and the work should be carried out in the most efficient manner possible.
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- 19) The work should be carried out in the most efficient manner possible, and the work should be carried out in the most efficient manner possible.
- 20) The work should be carried out in the most efficient manner possible, and the work should be carried out in the most efficient manner possible.



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कदम - १		
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CS/4374/RECEIVED 20 APR 2011

21) A letter is sent to the concerned authorities in the following cases:-
 a) When a woman is not getting any work or is not getting any salary.
 b) When a woman is not getting any work or is not getting any salary.
 c) When a woman is not getting any work or is not getting any salary.

22) If the proposed addition is found to be correct and the authorities are not satisfied, the matter is referred to the concerned authorities for their consideration.

23) If the proposed addition is found to be correct and the authorities are not satisfied, the matter is referred to the concerned authorities for their consideration.

24) If the proposed addition is found to be correct and the authorities are not satisfied, the matter is referred to the concerned authorities for their consideration.

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4374/BPESIAL 15 JAN 2015

24E

To,
M/s. Spaceage Consultants,
B-106, Natraj Bldg., Shrushti Complex,
Mulund - Link Rd., Mulund - (W),
Mumbai - 400 080.

करल - १		
११६३	३८	१५
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Sub.: Amended plans for Proposed Commercial building on plot bearing C.T.S No. 182-A/1 of village Tungwa at Saki Vihar road, Kurla (West).

Ref.: Your letter dated 20/12/2014.

Sir,

I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office intimation of Disapproval under even No. 20/4/2011 and amended plans approval letter dated 05/11/2011, 23/04/2013, 31/12/2013 & 07/04/2014 and following additional conditions:

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That all requisite fees, deposits, development charges etc. shall be paid.
- 3) That the C.C. shall be got endorsed as per approved amended plans.
- 4) That incentive FSI in lieu of handing over of PPL as per DCR 33 (24) shall be release only after handing over & constructed PPL to M.C.G.M. free of cost.

One set of amended plans duly signed and stamped is hereby returned in the token of Municipal approval.

Yours faithfully

Executive Engineer
(Building Proposal) E.S.-I



Acc. One set of plan

Copy forwarded for information to the owner
M/s. Lodha Developers Pvt. Ltd.

Executive Engineer
(Building Proposal) E.S.-I



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A' MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 4374 /BPES/AL
COMMENCEMENT CERTIFICATE

05 AUG 2017

To
Shripal Realty Pvt. Ltd.
216, Shah & Nahar Ind Estate, Dr. E. Moses road,
Worli, Mumbai 400 016, India

करल - १		
११२३	४०	१५

Sir
With reference to your application No. 7605 Dated 05/08/17 for
Development Permission and grant of Commencement Certificate under Section 43 & 44 of the
Maharashtra Regional and Town Planning Act 1966, to carry out development and building
permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in
Building No. on plot No. C.T.S. No. 182/A-1 Dorn Village Town Planning
Scheme No. 102444 situated at Road / Street. Sale - what Ward L Ward the
Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop and which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if -

- (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
- (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation or the applicant and every person deriving title through or under him has committed an offence under Section 43 of 45 of the Maharashtra Regional and Town Planning Act, 1966.



7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V.P. Chithore
Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto
i.e. up to 5th slab level as per approved plans dtd. 2014/11
Arbitrated by the Planning Authority

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

- RL
Executive Engineer, Building Proposal
Eastern Suburb I

Issued on Valid upto CC Extension Remarks Signature

CE 4374 /BPES/AL 13 0 APR 2013

C.C. for commercial I.T. Building comprising of Two level Basement + stilt + 1st to 2nd level office parking + P1 top for Public Parking as per approved amended Plans dt. 23/4/13

करल - 90
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CE 4374

BPES/AL 05 11 2013

C.C. upto 2nd floor (i.e. 26.75 mt) as per approved plan dt. 23/04/2013.

Executive Engineer Building Proposal
(Eastern Suburbs.) - I

CE 4374 /BPES/AL 07 12 2013

C.C. upto 3rd floor (i.e. 30.35 mt) as per approved plan dt. 23/04/2013.

Executive Engineer Building Proposal
(Eastern Suburbs.) - I



SRL 09 APR 2014

floor as per latest approved amended Plans

04/2014

Executive Engineer Building Proposal
(Eastern Suburbs.) - I

CE 4374 /BPES/AL 02 11 2014

C.C. UP to 12th floor (P1) as per approved amended Plans dated 07/04/2014 and as per Plan at Pg. 1149

Executive Engineer Building Proposal
(Eastern Suburbs.) - I

CE 4374 /BPES/AL 30 JAN 2015

C.C. UP to 12th (P1) floor as shown in Plan at Pg. 1783 as per approved amended Plans dated 15/01/2015

Executive Engineer Building Proposal
(Eastern Suburbs.) - I

Executive Engineer Building Proposal
(Eastern Suburbs.) - I

CEJ 4274 BPESIAL 05.FEB 2015

Full C.C. as per approved amended plans dt. 15/01/2015


Executive Engineer Building Proposal
(Eastern Suburbs.)

करल - १		
१४६३	६३	१५
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MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4374/EPES/AL 04 NOV 2015

To,
M/S. Spaceage Consultants
B-106, Natraj Building, Shiv shrushti Complex,
Mulund Goregaon - link Road, Mulund (W),
Mumbai- 400 080.

Sub :- Full Occupation for Commercial building on plot bearing
village Tungwa at Sakl Vihar road, Kuria (W).

Ref:- Your Letter dt.21/10/2015

With reference to above letter is to inform you that there is no objection to occupy for comprising of two level basement one basement for Service/Utility & Second basement for office parking + ground (pt) + 1st & 2nd level office parking + 1st to 14th (pt) (for Commercial user) the supervision of licensed Site supervisor Shri. Kanwaljit Singh Bindra having licensed no. S/891/SS-I & Licensed L.S. Shri. Shashikant L.Jadhav having License no. J/167/L.S. and Licensed Structural Engineer Shri. Mukesh Pritamdasani having licensed no. STR/P/92 and subject to following additional conditions.

1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
2. That as per Circular No. Ch.E/27921/DP/Gen dated 08/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-
a) Ownership document, b) Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d) RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f) Structural Audit Reports, g) All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / Architect, j) NOC and completion certificate issued by the C.F.O., k) Fire Safety Audit carried out as per the requirement of C.F.O.
The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.
3. That all registered undertaking / indemnity bond for incorporation the condition of handing over of document to the society / end user as per Circular No. Ch.E/27921/DP/Gen dated 08/01/2014, shall be submitted & copy of agreement showing the above condition shall be submitted.

A set of plans duly stamped/signing showing occupation permission granted in possession certificate completions plans is hereby returned in the token of Municipal approval.

Acc: One set of plan

Copy forwarded for information to the Owner
M/S. Lodha Developers Pvt Ltd.

Yours faithfully
Executive Engineer
(Building Proposal) E.S. - I

Executive Engineer
(Building Proposal) E.S. - I

करल-९	
C.T.S.No. 182/41/83	१९
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Pradip Garach
Advocate
High Court, Bombay

8, Roz-e-Roo Apartments,
L. B. S. Road, Kamani,
Kurla (West), Mumbai - 400 070
Mobile: 982054647
Email: pradipgarach@gmail.com

REPORT ON TITLE

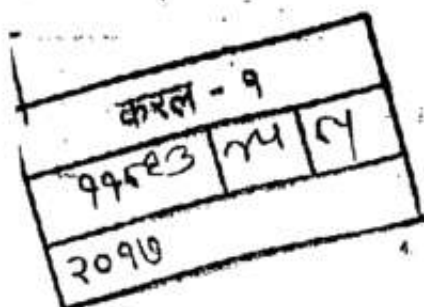
Lodha Developers Private Limited

करल - १		
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Sub: ALL THAT PIECES AND PARCELS OF land together with the structures standing thereon situate at Sakhi Vihar Road, Powai, Mumbai - 400 072 in the revenue village of Tungwa in the Estate, Taluka Ghatkopar within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City and Mumbai Suburban bearing City Survey No.182/A/1A admeasuring 6080.8 sq. mtrs. and CTS No.182/A/1B and 1004.8 sq. mtrs. aggregating in all 6085.5 sq. mtrs. or thereabouts ("Property")

1. I have, on the instructions of my clients Lodha Developers Private Limited, investigated Title to the captioned Property by conducting Search in the Revenue Records and publication of advertisement including perusal of the Search Report of Title Investigator viz. Mr. Sampat Sawant and the documents related to the said Property. On perusal thereof, I observe as follows:-
2. By an indenture of Conveyance dated 5th September, 1972 (the First Conveyance) executed between Smt. Durgadevi Chandrabhan Bhocramal Sharma therein referred to as the Vendor of the One Part and the Ramnath Puri therein referred to as the Purchaser of the Other Part registered with the office of the Sub Registrar of Assurances under Serial No.BOM/R/4864/1972 in Book I on 21/09/1972, the Vendor therein had sold, transferred, conveyed and assigned unto Shri Ramnath Puri, all that piece or parcel of land admeasuring 5831 square metres situate at Village Tungwa bearing Survey No.87(part) and New Survey No. 55, H'ssa No. 1(part) and CTS No.182(part) (now CTS No.182/A) and more particularly, described in the Second Schedule therein for the consideration and in the manner as stated therein (hereinafter referred to as the said Larger Property);
3. In the year 2004 and 2005, by and under 6 (six) separate indentures of Conveyances (The Chembol(s) Conveyances) of various dates and registered under different numbers with the Sub-Registry Office, the said Ramnath Puri the Vendor therein of One Part and Chembol Engineering Ltd., and Laboratories Dofedils Pvt. Limited the said Ramnath Puri had sold, transferred, conveyed and assigned a portion of the said Larger Land in several pieces to the extent of 2285.5 square metres. In the remaining portion of the land bearing City Survey No.182A admeasuring 6565.5 sq.mts., the said Shri Ramnath Puri had constructed 4 structures as follows:
 - (a) a building admeasuring 8876 sq. ft. having ground plus two floors, hereinafter referred to as the First Building;
 - (b) a building admeasuring 1000 sq. ft. of ground floor structure, hereinafter referred to as the Second Building;





- (c) a bungalow admeasuring 800 sq. ft. hereinafter referred to as 'the Third Building'
- (d) a ground floor structure admeasuring 1200 sq. ft., hereinafter referred to as 'the Fourth Building' and same was demolished.

On 5th March 2005, as per the Collector Order, the said land comprised in CTS No. 182/A was subdivided into 182/A1 and 182/A2 admeasuring 8586.5 sq. mtrs and 2285.5 sq. mtrs. The said sub-division occurred as a result of several transactions for sale executed by Ramnath Puri.

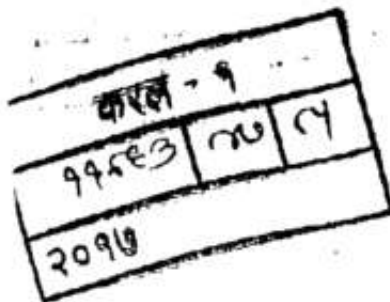
5. By and under Deed of Conveyance dated 18th January 2006 executed by Ramnath Puri, Vendor of the One Part in favour of Chemtols Engineering Limited as the Purchaser of the Other Part, the Vendor sold conveyed transferred and assured unto Chemtols Engineering Limited, portion of the land comprised in Survey No. 182/A1 admeasuring 480 sq. mtrs. together with building thereon more particularly described in Schedule hereunder written.
6. By and under a Development Agreement dated 16th June, 2006 executed and registered under No. BDR3-4594 of 2006 with the Sub-Registrar of Assurances at Kuria-1 on 13th July, 2006 amongst Shri. Ramnath Puri the Vendor therein of One Part, and M/s. Puri Properties and Investments, as First Confirming Party of the Second Part, Minnu Puri, as Second Confirming Party of the Third Part, M/s. Chemtols Associates, as Third Confirming Party of the Fourth Part, K. Nandkumar as Fourth Confirming Party of the Fifth Part, Sunil Puri as Fifth Confirming Party of the Sixth Part, Nirmal Puri, as Sixth Confirming Party of the Seventh Part and M/s. Shripal Realty Pvt. Ltd. the Developer therein of the Eight Part, the said Shri. Ramnath Puri with confirmation of the Confirming Parties have granted to M/s. Shripal Realty Pvt. Ltd., development rights to develop the said Property admeasuring 6685.5 sq. mtrs. together with second building admeasuring 1000 sq.ft. of ground floor structure. Third Building a Bungalow admeasuring 8000 sq.ft. together with utilizing and exploiting future floor space that may be available on the said property including Transfer of Development Rights (TDR) being referred as 'the said Property' herein forming a portion of larger property including consuming fullest potential of the said property in the form of TDR more particularly described in the Fourth Schedule thereunder written and delineated on plans thereto for consideration and on the terms and conditions stated therein and also granted to the Developer irrevocable license exclusively enter upon and continue and remain on the said property for the purpose of development thereof.
7. Pursuant thereto Ramnath Puri has executed an Irrevocable Power of Attorney dated 16th June, 2006 and same is registered under No. BDR3-4595 of 2006 with the Sub-Registrar of Assurances at Kuria-1 on 13th July, 2006 in favour of Directors and their nominees of M/s. Shripal Realty Pvt. Ltd. conferring upon them powers and authorities to do and perform various acts, deeds, matters and things for and on his behalf in respect of the development of the said property.



करल - १		
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8. By and under an Indenture of Conveyance dated 30th May, 2008 executed between Shri. Ramnath Puri therein referred to as the Vendor of the First Part, M/s. Puri Properties and Investments, Minnu Puri, M/s. Chemtrol Associates, K. Nandkumar and Nirmal Puri therein referred to as the Confirming Parties of the second to sixth part and M/s. Shripal Realty Pvt. Ltd. therein referred to as the purchaser of the seventh part registered with the office of the Sub Registrar of Assurances in Book-I under Serial No. BDR/D4487/2008, the Vendor therein has sold, transferred, conveyed and assigned unto M/s. Shripal Realty Pvt. Ltd., at that place or parcel of land situate in the revenue Village of Turgwa (in Powai Estate), Taluka Kurla in Mumbai Suburban District bearing City Survey No. 182A/1 admeasuring 6085.5 sq. mts. in the registration District and Sub-District of Mumbai City and Mumbai Suburban together with (i) building known as Second building admeasuring 1000 sq. ft. consisting of ground floor and (ii) building known as Third building being a bungalow admeasuring 800 sq. ft. consisting of ground floor and more particularly, described in the Fourth Schedule hereunder written and Schedule hereunder written, being referred as the said Property therein and herein, for the consideration and in the manner as stated therein. Pursuant to the said Conveyance on 04/02/2008, the said transaction was entered in and to the name of Shripal Realty Pvt. Limited in the Property Card to the extent of 6085.5 sq. mts. or thereabouts.
9. By and under Deed of Confirmation dated 9th September, 2008 registered with the office of the Sub Registrar of Assurances under Serial No. BDR/J7386/2008 Mr. Sunil Puri One of the partner of M/s. Puri Properties and Investments through his constituted Attorney Mr. Ramnath Puri vide Power of Attorney dated 18th April, 2008 gave his no objection to the sale and conveyance of the said property by Indenture of Conveyance dated 30th May, 2008, in favour of M/s. Shripal Realty Pvt. Ltd.
10. By virtue of the Deed of Conveyance dated 30th May 2008 and Deed of Confirmation dated 9th September, 2008, Shripal Realty Private Limited entitled to All that piece or parcel of land situate in the revenue Village of Turgwa (in Powai Estate), Taluka Kurla in Mumbai Suburban District bearing City Survey No. 182A/1 admeasuring 6085.5 sq. mts. (now CTS No. 182A/1 and CTS No. 182A/1B) in the registration District and Sub-District of Mumbai City and Mumbai Suburban together with structures standing thereon, more particularly described in Schedule hereunder written.
11. I investigated the Title of Shripal Realty Private Limited to the said property more particularly described in Schedule hereunder written by (i) perusing copies of the documents and Title Deeds that were made available for my inspection; and (ii) also perusing Search Report of Mr. Sameer Sawant (Property Title Investigator) in respect of Searches caused by Wadhwa Ghanshyam and Co. at Mumbai, Bandra, Chembur and Malund and no document of title has found to have been registered affecting the title of Ramnath Puri to the Property mentioned in Schedule hereunder written.
12. I have perused Property Card in respect of the property bearing City S. No. 182A/1 which inter alia record following relevant entries :





- (i) On the basis of Deed of Conveyance dated 05/09/1972 the name of Ramnath Parl was entered on Property Card in respect of Property bearing City Survey No. 182 and 182 1/1 to 10 admeasuring 8831 sq.mts. along with other landholders.
- (ii) The Collector Mumbai Suburban District had passed an Order No.172/2005 wherein City Survey No. 182A was sub-divided wherein area admeasuring 2265.5 sq.mts. forming a part of the said larger property has been deducted and thereupon area of City Survey No.182A settled as 6565.5 sq.mts. and ascribed City Survey No.182A/1.

13. I have also given Advertisement in Local Newspaper inviting claims from public and no claims have been received by me pursuant to the said advertisement.

14. In the year 2006, a Sui No. 2417 of 2006 filed in High Court Bombay by Shripal Realty Pvt. Limited (Plaintiff) against Marish P. Jain and Others (Defendants) who claim to be in adverse possession to the Real Owner i.e. Plaintiff, for restoration of possession and other reliefs as prayed for and same is pending.

The Sui No. 2417 of 2006 filed in High Court Bombay by Shripal Realty Pvt. Limited (Plaintiff) against Marish P. Jain and Others (Defendants) has now been settled in terms of Minutes of the Consent Order dated 23/08/2010 executed by the party to the said proceedings and same is rendered before his Lordship Honble Mr. Justice R.Y. Gajjar. Consequently, by an Order dated 25/08/2010 filed by his Lordship the said Minutes of Consent Order was taken on record with further order that the decree in terms of minutes of Consent Order is granted accordingly. Under the Minutes of Consent Order it is inter alia declared that the Plaintiffs are exclusively entitled to the said Property to the exclusion of any right and interest of the Defendant in the suit.

By and under letter No.CE4374/68ES/AL dated 7th April 2014, the Municipal Corporation of Greater Mumbai sanctioned amended building plans to carry out development over the said Property (more particularly described in Schedule hereunder written) subject to intimation of Disapproval (IOD) issued from time to time by the said Authority and further subject to terms and condition mention in the said letter. Under the amended approved plan, after providing for road set back and zonal area along with provision of recreational ground, the balance area of the said Property under development is 4824.58 sq. mtrs., which is now to be developed as IT Commercial Building by Lodha Developers Private Limited.

17. By an Order dated 9th March 2012 passed by Mr. Justice S.J. Kathawala in High Court Company Petition No.689 of 2011 scheme of amalgamation of Shripal Realty Private Limited (Transferor) and Lodha Developers Limited (Transferee) was sanctioned and the said Transferor Company amalgamated and merged with Lodha Developers Limited with all its assets including the said Property and liabilities.



करल - १		
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18. On an application made by Lodha Developers Limited for change of name and conversion to Private Limited Company, the Registrar of Companies, Western Region has issued a fresh Certificate of Incorporation for change of name and conversion to private limited company under section 31 (1) of the Companies Act of 11th January 2013 in the name of Lodha Developers Private Limited.
19. On perusal of Property Card issued on 18.01.2014 by City Survey Office Ghafkopar - Mumbai Suburban District, the Property bearing City Survey No.182/A/1 admeasuring 6865.50 sq. mtrs. is further sub-divided into three parts and each part is given a separate Property Card with respective City Survey Numbers which is as follows

Sr. No.	City Survey No.	Area (in sq. mtrs)
1	182/A/1A	5360.6
2	182/A/1B	1004.9
3	182/A/1C	490.0

20. By virtue of the Property Card referred in preceding paragraph the Property bearing CTS No.182/A/1 admeasuring 6865.5 sq. mtrs. as described Schedule to the Deed of Conveyance referred in Clause 8 hereinabove is now described CTS No.182/A/1A admeasuring 5360.6 sq. mtrs. and CTS No.182/A/1B and 1004.5 sq. mtrs. aggregating in all 6865.5 sq. mtrs. as more particularly described in Schedule hereunder written.
21. Shri Sai Realty Private Limited have obtained credit facilities on the security of the said Property from State Bank of India under Mortgage Deed dated 28th March 2012 registered under No.BDR14-021712022 on terms, covenants and conditions stated therein.
22. On the basis of aforesaid findings and subject to mortgage, in my opinion Lodha Developers Pvt. Ltd. is entitled to the said property more particularly described in schedule hereunder written as Owner thereof and carry on development of the same as per the sanctioned plans.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECES AND PARCELS OF land together with structures standing thereon situate at Sakhi Vihar Road, Powai, Mumbai - 400 072 in the revenue village of Tungwa in Powai Estate, Taluka Kurla Mumbai Suburban District in Mumbai within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City and Mumbai Suburban bearing CTS No.182/A/1A admeasuring 5360.6 sq. mtrs. and CTS No.182/A/1B and 1004.6 sq. mtrs. aggregating in all 6865.5 sq. mtrs. or thereabouts and bounded as follows:-

- On or towards the East - By land belonging to Hari Mohan Furl and bearing New Survey No.87 (Part).
- On or towards the West - By Sakhi Vihar Road and partly by the First portion of Chemkol Property

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कपल - १		
११८३	७८	८५
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On or towards the North

On or towards the South

- By land belonging to Mrs. Tara Sarup and bearing New Survey No. 65 (Part).
 - Partly by land belonging to Hindoot and bearing Survey No. 6 (Part) and partly by land belonging to the said Hari Mohan Prut and bearing Survey No. 87 (Part)

Dated this 10th day of April, 2014

Yours truly,

 (Prasad Chavach)
 Advocate High Court, Bombay



मालमत्ता पत्रक

जिल्हा - मुंबई तालुका - न.भ.अ.घाटकोपर

नं. पु.अ. घाटकोपर दि. १८/०५/१८

जिल्हा - मुंबई तालुका - न.भ.अ.घाटकोपर

नं. पु.अ. घाटकोपर दि. १८/०५/१८

१८/०५/१८

१८/०५/१८

८८३८.० चौ.मी.
- २२६५.५ चौ.मी. घाटकोपर
पडलेमुळे
८५६५.५

क. २६४९.३०
दि. १८/०५/१८ पासून
मु. वि. नं. १८/०५/१८
दि. १८/०५/१८ ते ३१/०५/१८

करल - १

११५६३ ५० ८५

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वि. वि. वि. वि.

हस्ताक्षर पु. अ. घाटकोपर [श्रीमती सुनील देवी]

सह्या [श्री. ए. ए. ए. ए.]

घाटकोपर

घाटकोपर

दिनांक स्थान खंड क्रमांक वसिष्ठ धर्म (५) पंडित (५) किंवा धर्म (५) साक्षात्कार

०२/०५/१८ S.I.F.
अर्ज दि. ८.२.७८ नमब
दि. ७.४.७८ दि. १४.४.७८ अर्ज
लेखीले सार्वजनिक छे.
१.१८.१८ चौ.मी.
नाम कमी केले. छ.व.
दि. ५.१.०२ बळन नोंद
कमी. घाटकोपर
दि. १८.१८ व १८.२१
ते १८.

न.भ.अ. (H)
क. १ कमील
अर्ज क. न.
पु. १८/१८
मु. वि.
दि. २५.७८.



१२/०५/१८ S.I.F.
घाटकोपर ८१२०.८ चौ.मी.
क्षेत्र कमी कळन घेऊ
दिलेले पडलेने गिना
न.भ.अ. १८.२१ व १८.२
क अर्ज कळन सार्वजनिक
काढील न.भ.अ.
१८.२१ असा सैन देणेत
मदत. लोख पडलेमुळे
पडलेमुळे दि. १५.७८ चौ
मी. व नमब अर्ज

न.भ.अ. (H)
क. १ मु.
उ. घाटकोपर
कमील क.
न.भ.अ.
मु. वि. १८/१८
दि. १२.६.७८.

नं. -
१८०८-०६-२०
न.भ.अ.
घाटकोपर

३०/०५/१८ उ. वि. अर्ज मु. उ. अर्ज चौ.मी. क.
ए.टी.सी. सार्वजनिक छे/ १८/१८ दि. २०.५.७८
अर्ज दि. १८.१८ व १८.२१ अर्ज
दि. २६.४.१८ दि. १८.७५ अर्ज

नं. -
१८०८-०६-२०
न.भ.अ. घाटकोपर
घाटकोपर

मालमत्ता पत्रक

विभाग/मौजे - तुंगवा तालुका/न.पु.मा.का. -- न.पु.अ.घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा
 मासिक मालमत्ता दितीच्या अकराव्या किंवा पंधराव्या तारखेला अर्धा ह्याचा फेर उपासणीची निवट बोन)

दिनांक	व्यवहार	खंड क्रमांक	वर्गित एकांक (भा) एकरा (पा) विनः भाग (बा)	साक्ष्यक
१८/०७/२०१०	या.अ.पु.अ.पु.अ.मि.ए.नेमडे न.पु.का. १८/२०११ चे सर्वोत्तम न.ज.प.अ.मि. १९६६ चे कलम २४७ च्याने वेगळेपणा असल्याचा निर्णय झाला. पु.स. ७/अर्जित एस अवर २५४/२००९/२०१० दि. ३/७/२०१० अन्वये न.पु.अ. घाटकोपर बांधे दि. ४/२/२००९ चे निर्णया विरुद्ध अपीलवात यांनी दि. १/४/२००९ रोजी केलेले अर्जित समज्य करणे आलेली नोंद घेतली.			के.एच.का. १९५ अन्वये १८/७/२०१० न.पु.अ.घाटकोपर
२०/१०/२०१२	या.अ.पु.अ.पु.अ.मि.ए.नेमडे न.पु.का. १८/२०११ चे सर्वोत्तम न.ज.प.अ.मि. १९६६ चे कलम २४७ च्याने वेगळेपणा असल्याचा निर्णय झाला. पु.स. ७/अर्जित एस अवर २५४/२००९/२०१० दि. ३/७/२०१० अन्वये न.पु.अ. घाटकोपर बांधे दि. ४/२/२००९ चे निर्णया विरुद्ध अपीलवात यांनी दि. १/४/२००९ रोजी केलेले अर्जित समज्य करणे आलेली नोंद घेतली.		लंडा डेकलपस रेजिस्ट्रार होत ६०८५.५ चौ.मी.	ये.एच.का. २१८ अन्वये २०/१०/२०१२ न.पु.अ.घाटकोपर

करल - १
 ११९३ ५३ ८५
 २०१७

न.पु.अ.घाटकोपर
 मुंबई उपनगर जिल्हा



अर्ज क्रमांक. २२ एच अर्ज आल्याची तारीख २५/७/२०१३
 नक्कल शुल्क. ३६०० नक्कल तयार तारीख. ३१/७/२०१३
 नक्कलीची प्रतिपत्र ..तयार करणार.....२१/७/२०१३.
 तपासणी शुल्क... तपासणे करणार... २१/७/२०१३
 कागद .. १००० नक्कल दिल्याची तारीख. २०/७/२०१३
 एकरा शुल्क... ३७०००० खरी प्रत

नगर प्रमाणन अधिकारी
 घाटकोपर

नगर प्रमाणन अधिकारी
 घाटकोपर

घोषणापत्र

कमल - ९
९९६९३ ५४ १५
२०१७

मी, श्री. सुरेन्द्रन नायर / मनिंदर छात्र या द्वारे घोषित करतो की, दुय्यम निबंध - ^{कुल} - ९
यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे. श्री. रमेशचंद्र घेचानी, कुणाल मोदी, भरत कुमार जैन, पियुश वोरा, नितेश परब,
मनोज रामचंद्रन, राजेंद्र लोढा, बकीम अशोक दोषी यांनी दिनांक २८/०६/२०१७ व
दिनांक १३/११/२०१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त
नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र
पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे ^{कुल}
घुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिस्त
पात्र राहीन याची मला जाणीव आहे.

ठिकाण

दिनांक

^{कुल}

: २८/११/१७

सही

Maninder

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



करल - १
११६३ ५५ १५
२०१७

घोषणापत्र

मी, श्री. पंढरी केसरकर / रामनाथ रावल / राहुल वंडेकर / प्रमोद कांबळे / प्रताप सातवेकर / शैलेश मोरे या दवारे घोषित करतो की, दुय्यम निबंधक - कुर्ला-२ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुरेन्द्रन नायर / मनिंदर छात्रा यांनी दिनांक २८/०६/२०१७ व दिनांक १३/११/२०१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणतीही व्यक्ती केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन घुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम १०६ अन्वये शिष्टेस मी पात्र राहीन याची मला जाणीव आहे.



ठिकाण :

कुर्ला

दिनांक :

२७/११/१७

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

SHREE SAKNATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

Company No. 19 of 1997, Registered Office: Plot No. 19, Sector 19, Gurgaon, Haryana - 122002

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SHREE SAKNATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED (THE COMPANY) AT ITS MEETING HELD ON 17th APRIL, 2019 AT LOCAL REGISTRATION OFFICE, GURGAON, HARYANA.

RESOLVED THAT consent of the Board be and is hereby accorded to Special Power of Attorney to Mr. Saknath Singh and Mr. Saknath Singh to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPA) be placed before the meeting, be and is hereby approved and Mr. Saknath Singh and Mr. Saknath Singh be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT Mr. Saknath Singh and Mr. Saknath Singh, authorized signatories of the Company, be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT any and all documents of the Company along with any and all documents of the Company be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

Certified True Copy For Shree Saknath Enterprises Construction and Developers Private Limited
 Director
 17.04.2019



श्री साकनाथ एंटरप्राइजेस कंस्ट्रक्शन एंड डेवलपर्स प्राइवेट लिमिटेड
 2019

JAWALA REAL ESTATE PVT. LTD.

Company No. 19 of 1997, Registered Office: Plot No. 19, Sector 19, Gurgaon, Haryana - 122002

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF JAWALA REAL ESTATE PVT. LTD. (THE COMPANY) AT ITS MEETING HELD ON 17th APRIL, 2019 AT LOCAL REGISTRATION OFFICE, GURGAON, HARYANA.

RESOLVED THAT consent of the Board be and is hereby accorded to Special Power of Attorney to Mr. Jawala Singh and Mr. Jawala Singh to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPA) be placed before the meeting, be and is hereby approved and Mr. Jawala Singh and Mr. Jawala Singh be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT Mr. Jawala Singh and Mr. Jawala Singh, authorized signatories of the Company, be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

Certified True Copy For Jawala Real Estate Pvt. Ltd.
 Director
 17.04.2019



श्री साकनाथ एंटरप्राइजेस कंस्ट्रक्शन एंड डेवलपर्स प्राइवेट लिमिटेड
 2019

BELLISSIMO PROPERTIES DEVELOPMENT PVT. LTD.

Company No. 19 of 1997, Registered Office: Plot No. 19, Sector 19, Gurgaon, Haryana - 122002

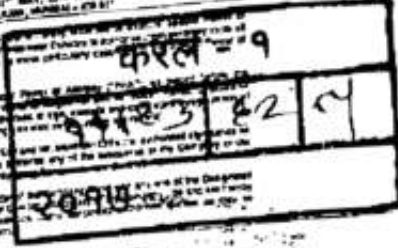
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO PROPERTIES DEVELOPMENT PVT. LTD. (THE COMPANY) AT ITS MEETING HELD ON 17th APRIL, 2019 AT LOCAL REGISTRATION OFFICE, GURGAON, HARYANA.

RESOLVED THAT consent of the Board be and is hereby accorded to Special Power of Attorney to Mr. Bellissimo Singh and Mr. Bellissimo Singh to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPA) be placed before the meeting, be and is hereby approved and Mr. Bellissimo Singh and Mr. Bellissimo Singh be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT Mr. Bellissimo Singh and Mr. Bellissimo Singh, authorized signatories of the Company, be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

Certified True Copy For Bellissimo Properties Development Pvt. Ltd.
 Director
 17.04.2019



SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED

Company No. 19 of 1997, Registered Office: Plot No. 19, Sector 19, Gurgaon, Haryana - 122002

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED (THE COMPANY) AT ITS MEETING HELD ON 17th APRIL, 2019 AT LOCAL REGISTRATION OFFICE, GURGAON, HARYANA.

RESOLVED THAT consent of the Board be and is hereby accorded to Special Power of Attorney to Mr. Sarvavasa Singh and Mr. Sarvavasa Singh to execute all such documents as may be required in connection with the above said project.

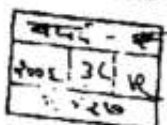
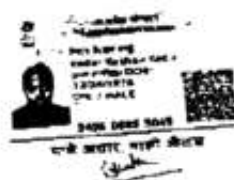
RESOLVED FURTHER THAT the said Special Power of Attorney (SPA) be placed before the meeting, be and is hereby approved and Mr. Sarvavasa Singh and Mr. Sarvavasa Singh be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

RESOLVED FURTHER THAT Mr. Sarvavasa Singh and Mr. Sarvavasa Singh, authorized signatories of the Company, be and is hereby authorized to execute all such documents as may be required in connection with the above said project.

Certified True Copy For Sarvavasa Buildtech & Farms Pvt. Ltd.
 Director
 17.04.2019



श्री साकनाथ एंटरप्राइजेस कंस्ट्रक्शन एंड डेवलपर्स प्राइवेट लिमिटेड
 2019



7



अवधि	१५
मार्ग	१५
२०१७	

Handwritten signature and date: 2004/8/24



Ensign
per diem, p. 1

[illegible]

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संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

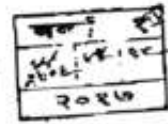
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संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७



संख्या: ११६६३/२०१७

संख्या: ११६६३/२०१७



Form No. 1 (2017) (Rev. 10/12/2017)

Form No. 1 (2017) (Rev. 10/12/2017)

Form No. 1 (2017) (Rev. 10/12/2017)

1. Name of the person: [Name]

2. Date of birth: [Date]

3. Place of birth: [Place]

4. Nationality: [Nationality]

5. Religion: [Religion]

6. Education: [Education]

7. Occupation: [Occupation]

8. Address: [Address]

9. Contact details: [Contact details]

10. Declaration: [Declaration]

11. Signature: [Signature]

12. Stamp: [Stamp]

Form No. 1 (2017) (Rev. 10/12/2017)

1. Name of the person: [Name]

2. Date of birth: [Date]

3. Place of birth: [Place]

4. Nationality: [Nationality]

5. Religion: [Religion]

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8. Address: [Address]

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10. Declaration: [Declaration]

11. Signature: [Signature]

12. Stamp: [Stamp]

Form No. 1 (2017) (Rev. 10/12/2017)

1. Name of the person: [Name]

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7. Occupation: [Occupation]

8. Address: [Address]

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10. Declaration: [Declaration]

11. Signature: [Signature]

12. Stamp: [Stamp]

Form No. 1 (2017) (Rev. 10/12/2017)

1. Name of the person: [Name]

2. Date of birth: [Date]

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4. Nationality: [Nationality]

5. Religion: [Religion]

6. Education: [Education]

7. Occupation: [Occupation]

8. Address: [Address]

9. Contact details: [Contact details]

10. Declaration: [Declaration]

11. Signature: [Signature]

12. Stamp: [Stamp]

Form No. 1 (2017) (Rev. 10/12/2017)

1. Name of the person: [Name]

2. Date of birth: [Date]

3. Place of birth: [Place]

4. Nationality: [Nationality]

5. Religion: [Religion]

6. Education: [Education]

7. Occupation: [Occupation]

8. Address: [Address]

9. Contact details: [Contact details]

10. Declaration: [Declaration]

11. Signature: [Signature]

12. Stamp: [Stamp]

Form No. 1 (2017) (Rev. 10/12/2017)

1. Name of the person: [Name]

2. Date of birth: [Date]

3. Place of birth: [Place]

4. Nationality: [Nationality]

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6. Education: [Education]

7. Occupation: [Occupation]

8. Address: [Address]

9. Contact details: [Contact details]

10. Declaration: [Declaration]

11. Signature: [Signature]

12. Stamp: [Stamp]

करा	०
११५६३	६९/१७
२०१४	



करल - १

११६३	७३	५
२०१७		



वर्ष २०१७

[illegible][illegible][illegible][illegible]

To register the public company under the Companies Act, 1956, the promoters of the company must submit the following documents to the Registrar of Companies:

1. Memorandum of Association (MOA) and Articles of Association (AOA) of the company.

2. Statement of the names and addresses of the subscribers to the MOA and AOA.

3. Statement of the names and addresses of the persons who have agreed to subscribe to the shares of the company.

4. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

5. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

6. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

7. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

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14. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

15. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

16. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

17. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

18. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

19. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

20. Statement of the names and addresses of the persons who have agreed to take deposits from the public for the purpose of the company.

STATE OF PUNJAB, INDIA

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

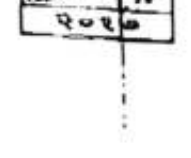
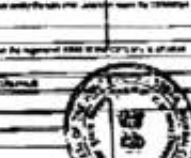
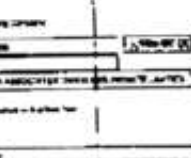
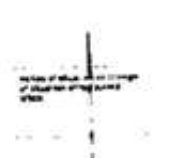
Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary

Mr. [Name] Secretary



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Certificate of Incorporation**

Whereas the following persons have applied to the Registrar of Companies for the incorporation of a company under the Companies Act, 1956:

The names and addresses of the persons who have applied for the incorporation of the company are as follows:

The names and addresses of the persons who have applied for the incorporation of the company are as follows:

The names and addresses of the persons who have applied for the incorporation of the company are as follows:

The names and addresses of the persons who have applied for the incorporation of the company are as follows:

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The names and addresses of the persons who have applied for the incorporation of the company are as follows:

The names and addresses of the persons who have applied for the incorporation of the company are as follows:

The names and addresses of the persons who have applied for the incorporation of the company are as follows:

FORM NO. INC-22

Application for the registration of a company under the Companies Act, 1956.

1. Name of the company: [Name]

2. Nature of the company: [Nature]

3. Address of the company: [Address]

4. Name of the promoter: [Name]

5. Address of the promoter: [Address]

6. Name of the director: [Name]

7. Address of the director: [Address]

8. Name of the secretary: [Name]

9. Address of the secretary: [Address]

10. Name of the auditor: [Name]

11. Address of the auditor: [Address]

12. Name of the advocate: [Name]

13. Address of the advocate: [Address]

14. Name of the accountant: [Name]

15. Address of the accountant: [Address]

16. Name of the engineer: [Name]

17. Address of the engineer: [Address]

18. Name of the architect: [Name]

19. Address of the architect: [Address]

20. Name of the surveyor: [Name]

21. Address of the surveyor: [Address]



Ministry of Corporate Affairs
New Delhi

Form No. INC-22

Application for the registration of a company under the Companies Act, 1956.

1. Name of the company: [Name]

2. Nature of the company: [Nature]

3. Address of the company: [Address]

4. Name of the promoter: [Name]

5. Address of the promoter: [Address]

6. Name of the director: [Name]

7. Address of the director: [Address]

8. Name of the secretary: [Name]

9. Address of the secretary: [Address]

10. Name of the auditor: [Name]

11. Address of the auditor: [Address]

12. Name of the advocate: [Name]

13. Address of the advocate: [Address]

14. Name of the accountant: [Name]

15. Address of the accountant: [Address]

16. Name of the engineer: [Name]

17. Address of the engineer: [Address]

18. Name of the architect: [Name]

19. Address of the architect: [Address]

Form with multiple checkboxes and text fields, likely a checklist or report.



Small rectangular form or label with text.

Form with multiple checkboxes and text fields, likely a checklist or report.



Form with multiple checkboxes and text fields, likely a checklist or report.

Form with multiple checkboxes and text fields, likely a checklist or report.

Small rectangular form or label with text.



Small rectangular form or label with text.

Form with multiple checkboxes and text fields, likely a checklist or report.

Small rectangular form or label with text.



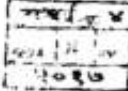
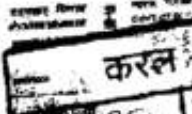
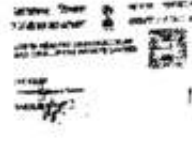
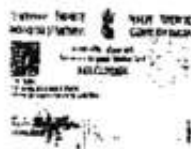
Form with multiple checkboxes and text fields, likely a checklist or report.

Small rectangular form or label with text.

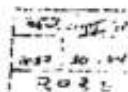


Form with multiple checkboxes and text fields, likely a checklist or report.



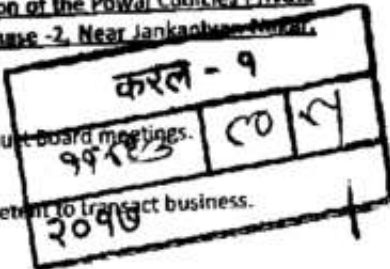


करल - १		
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Minutes of the meeting of the BOARD OF DIRECTORS and the resolution of the Powai Cubicles Private Limited HELD ON 31.08.2017 AT H-1, 1103, 11th floor Bhoomi Park Phase -2, Near Jankarbhawan, Off Marve Road, Malad west, Mumbai - 400095, Maharashtra, INDIA



Mr. Ankush Patel has been elected Chairman of the Board and will conduct board meetings.

QUORUM

The Chairperson declared the quorum complete and the meeting competent to transact business.

Purchase decision and dealing with ICICI Bank for funding

"RESOLVED THAT Powai Cubicles would like to purchase unit #1707 in Lodha Supremus located opposite MTNL Telephone exchange at Sakl Vihar Road, Powai, Mumbai 400072. In this regards, the Board resolves and authorizes Mr. Anil Sharma to make all necessary arrangements like negotiating with Lodha Developers, applying to ICICI Bank for a loan of Rs. 1,80,00,000/- (Rupees one crore eighty lakhs only) and completing all legal formalities necessary for the purchase of the unit on behalf of the Board.

Mr Anil Sharma can sign as the authorized signatory for the applications submitted to ICICI Bank, Lodha Developers as well as any other legal processes involved in this purchase. Once authorized signatory has signed it will be binding on the Company."



VOTE OF THANKS

There being no other business, the meeting concluded with a vote of thanks to the.

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed to the documents, undertakings or writings as may be required in presence of Mr Anil Sharma, the same in token thereof;

RESOLVED FURTHER THAT in accordance with the provisions of the Companies Act 2013, Mr. Anil Sharma, be and is hereby authorized to issue a 'true copy' of this resolution to the concerned authorities /parties as may be necessary and they be authorized to act thereon."

Ankush Kamalnayan Patel
Director & Chairman



Anil Sharma
Director

Powai Cubicles Private Limited

Company No: MCA21-1103, Lodha Supremus, Sakl Vihar Road, Opp. MTNL, Powai, Mumbai-400072
Registered Office: H-1-1103, Phase-2, Bhoomi Park, Off Marve Road, Malad (W), Mumbai-400095
+91 22 40441337 www.powaicubicles.com

करल - १		
११६३	२१	१५
२०१७		



आयकर विभाग
INCOME TAX DEPARTMENT

POWAI CUBICLES PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

करल - १		
११६३	०२	१५
POWAI CUBICLES PRIVATE LIMITED		

21/09/2015

AAICP2988B

Director



भारत सरकार
GOVT. OF INDIA



अंकुश कमलनाथ पटेल
Ankush Kamalnayan Patel
DOB: 28-07-1974
Gender: Male

6596 9030 8752

आधार - आम आदमी का अधिकार

Ankush Patel



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी प्रेषण संख्या कार्ड
Permanent Account Number Card
AN/PN7809J

श्री/श्रीमती
ANIL KASHI BHAMRONGRE NICHANI
श्री/श्रीमती/श्रीमती का नाम
BHAMRONGRE ANIL KASHI NICHANI
जन्म तिथि/Date of Birth
04/02/1968



Anil Sharma

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIL SHARMA
BRAHAM DUTT SHARMA

02/02/1968

Permanent Account Number

AQSP60550P

Signature



Anil Sharma

करल - १	
११६३	१३ १५
२०१७	



[Barcode]

मोमवार, 27 नोव्हेंबर 2017 6:57 म.नं.

दस्ता गोश्वारा भाग-1

करल 1

दस्त क्रमांक: 11863/2017

दस्त क्रमांक: करल 1 / 11863/2017

वाजार मुल्य: रु. 2,41,15,373/-

मोबदला: रु. 1,95,77,348/-

धरभेले मुद्रांक शुल्क: रु. 12,06,500/-

करल - 9		
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2096		

डु. नि. सह. डु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 11863 वर दि. 27-11-2017

रोजी 6:41 म.नं. वा. हजर केला.

पावती: 15140

पावती दिनांक: 27/11/2017

मादरकरणाराचे नाव: पवई क्युविकल्स प्रा नि लॉ डायरेक्टर अनिल शर्मा

मोवणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

दस्त हजर करणाऱ्याची मही.

डु. निबंधक कुर्ना

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वायत्त असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (बोन) मध्ये नमूद न केलेल्या कोणत्याही नावरी क्षेत्रात

शिक्का क्र. 1 27 / 11 / 2017 06 : 41 : 09 PM ची वेळ: (मादगीवरण)

शिक्का क्र. 2 27 / 11 / 2017 06 : 42 : 37 PM ची वेळ: (फी)

एकूण: 31700.00

डु. निबंधक कुर्ना 1





28/11/2017

सूची क्र.2

दुसरा निबंधक : मह. दु. नि. कुर्ता 1

दस्ता क्रमांक : 11863/2017

नोदणी :

Regn 83m

गावाचे नाव : 1) तुंगवा

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	19577346
(3) बाजारभाव(भाडेपट्ट्याच्या वाजतितपट्टाकार आकाशी देता की पट्टेदार ने नमूद करावे)	24115372.6
(4) भू-मापन, पोटहिसा व घरजमांक (अवस्थापन)	1) पावित्रेचे नाव: मुंबई म. न. पा. इतर वर्णन: मडनिका नं: युनिट नं.-1707, माळा नं. 17वा मजला, दमागरीचे नाव: नोडा मुद्रियम पवर्ट, ब्लॉक नं: मुंबई, रोड नं: नाडी विशाख रोड, इतर माहिती: मोबल एक कार पार्किंग (C.T S. Number : 182/ए-1 व इन्हाउट नमूद केव्हाप्रमाण:))
(5) क्षेत्रफळ	1) 106.35 बी मीटर
(6) आकाशी किंवा जुनी दफ्तार असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश अवस्थापन, प्रतिवादिचे नाव व पत्ता.	1): नाव:- नोडा टेन्डरपर्स प्रा. लि. तर्फे कु. सु. सुरेश्वर नायर तर्फे कु. सु. प्रताप मातयेकर बय:-35; पत्ता:- प्लॉट नं:-, माळा नं: 4वा मजला, इमारतीचे नाव: 412, 17वी वर्षमान बॅंकर, ब्लॉक नं: इनिमन पर्वत, फोर्ट, मुंबई, रोड नं: काबजजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड: 400001 पॅन नं:-AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश अवस्थापन, प्रतिवादिचे नाव व पत्ता	1): नाव:- मुंबई कबुलियत प्रा नि तर्फे डायरेक्टर अनिल शर्मा बय:- 49; पत्ता:-, 11वा मजला, एच 1/1103 भूमी पार्क, फेज 2, मानाड-पश्चिम, मुंबई, ब्लॉक मार्के रोड, ईश्वर : अर्डा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400095 पॅन नं:- AAICP2988B
(9) दस्तऐवज करून दिव्नाचा दिनांक	22/11/2017
(10) दस्त नोंदणी केव्हाचा दिनांक	27/11/2017
(11) अनुक्रमांक, डाव व पृष्ठ	11863/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1206500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	

मुंब्याकनामादी विचारात घेतलेला मजलीस:-

मुद्रांक शुल्क अवकाशाचा नियमनेचा अनुच्छेद :-

मुंब्याकनाची अवकाशाचा माही कारण इन्हाउटनुसार अवकाश माही कारणचा मजलीस इन्हाउटनुसार अवकाश माही

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

Form 100-10 (Rev. 1-1-60)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

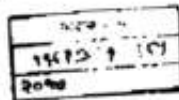
Report of _____
Investigation of _____
Date of Report _____

TO: _____
FROM: _____
SUBJECT: _____

1. SUMMARY OF FACTS: _____
2. ANALYSIS: _____
3. CONCLUSIONS: _____
4. RECOMMENDATIONS: _____

Special Agent in Charge _____
FBI _____

100-10 (Rev. 1-1-60)



Page 2 of 2

Form 100-10 (Rev. 1-1-60)

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

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Special Agent in Charge _____
FBI _____

100-10 (Rev. 1-1-60)



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understanding and what the expression of that aspect will bring to the work situation shall be apparent to you upon review. The materials are confined to the Personnel Unit and are in Department another dimension of management. It is important that you understand the nature of the unit and the role of the Personnel Unit in the Department. It is the intention of the Department to provide a comprehensive understanding of the Personnel Unit and its role in the Department.

PL 95-600, 1978

[illegible]

CONCLUSIONS

1. Edited by the author, was being reprinted, if any of the letters showed any of the author's views, that all the data and results were under the control of the author. The author's name was not to be used in the title of the book, and the author's name was not to be used in the title of the book.

[illegible]

*The Company has administrative offices at the 900 Hill Building, Suite 1000, San Francisco, California 94107-1600.

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18. The Agreement is an entire contract. After any negotiations, there shall remain no liability or obligations under this Agreement. This Agreement shall be the only agreement between the Parties concerning the subject matter hereof. The Parties shall not be bound by any oral or written agreement, understanding or arrangement, whether or not made in connection with the Agreement, which is not in conformity with the terms of this Agreement. The Parties shall not be bound by any oral or written agreement, understanding or arrangement, whether or not made in connection with the Agreement, which is not in conformity with the terms of this Agreement.

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11.4. *Subsequent events* have not been identified that might impact on the above assumptions.

[illegible][illegible][illegible]

Conservation 2000 as Their action and progress of National Forest

[illegible]

¹⁷ 22. Paragraph 21 has been omitted in this revised report, but Paragraph 20 states that the Committee has been unable to find any evidence in the documents in the case of 22 persons that the duty of loyalty to the Government is not a condition of the employment of the persons in question in the Government. In the case of 22 persons, the Committee has found that the duty of loyalty is a condition of the employment of the persons in question in the Government.

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ARTICLE 15 - A BOUNDARY

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10. **THE FUTURE OF THE JOURNAL**

The National Anti-Corruption Centre (NACC) is a joint venture between the Government of the Republic of the Philippines and the United States Agency for International Development (USAID). The NACC was established in 1998 to assist the Philippine government in its efforts to combat corruption. The NACC's mandate is to provide technical assistance, training, and advisory services to the Philippine government and its agencies. The NACC's work is organized into four main areas: (1) strengthening the legal and institutional framework for anti-corruption; (2) improving the integrity of the public sector; (3) enhancing the transparency and accountability of the government; and (4) promoting the private sector's role in anti-corruption. The NACC's activities are carried out through a network of offices and personnel across the Philippines. The NACC's budget is primarily funded by USAID, with additional support from the Philippine government and other international organizations. The NACC's work has been instrumental in the Philippines' efforts to combat corruption, and it continues to play a vital role in the country's anti-corruption efforts.

10. Where the Effects (effects of more than one activity) require a separate assessment, the assessment should be carried out in accordance with the relevant guidance.

[illegible][illegible][illegible][illegible][illegible]

10. The Company's major assets are its stock, office equipment, and its long-term investments in other companies. The Company's major liabilities are its accounts payable, accrued liabilities, and its long-term debt. The Company's major assets are its stock, office equipment, and its long-term investments in other companies. The Company's major liabilities are its accounts payable, accrued liabilities, and its long-term debt.

15. UNITED STATES OF AMERICA, SAN JUAN, AND BARCELONA

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4. The person in (b)(1) who is required to file this report shall file it with the Secretary of the State in which the person is domiciled or, if the person is not domiciled in any State, with the Secretary of the State in which the person is doing business.

10. The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.

2.0 The "Business" refers to the business of the "Company" as defined in the "Company" and the "Business" as defined in the "Company".

5. The bank issued to the company and members of the family a large property deed for the entire 30 acre parcel, to the company and purchased a \$100,000.00 life insurance policy on the company, as well as a \$100,000.00 and \$250,000.00 life insurance policies on the company.

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101. The purpose of paragraph 2 shall be that the Civil Engineer in Charge of the Civil Engineering Unit, members of the Unit, and the Director of the Unit shall be responsible for the following:

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13. The "Current" amounts of total charges for the scheduled \$2,132 charges for the 12 months, January, through September 1994 amount to just \$10,000 approximately, as

[12] *See* *United States v. Microsoft Corp.*, 2000 WL 1000000 (D. Ariz. 1999), *aff'd*, 2000 WL 1000000 (9th Cir. 1999), *cert. denied*, 529 U.S. 1080 (2000).

Appendix 1

LANDFILL BUILT THE LIVING MUSEUM

[illegible]

6. **RECEIVED** 10/10/2010

1. The entire amount of the loan is to be used for the purpose of the loan.

For Power Exhaust From Ceiling

Appendix 1
 (Cont. of Table)

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Dr. K. S. Narayana Murthy, who was given the responsibility of running the first 70 years of the company, was a significant figure in the history of the company. He was the founder of the company and was a significant figure in the history of the company. He was the founder of the company and was a significant figure in the history of the company.

[illegible]

पृष्ठ - १

Received 10 June 1998; accepted 10 June 1998

1. The first step in the process of identifying a problem is to determine the scope of the problem. This involves identifying the specific area of concern and the individuals or groups affected by the problem. Once the scope of the problem is identified, the next step is to gather information about the problem. This involves conducting research, interviewing individuals affected by the problem, and reviewing relevant documents. Once information has been gathered, the next step is to analyze the information. This involves identifying the causes of the problem, the consequences of the problem, and the potential solutions to the problem. Once the information has been analyzed, the next step is to develop a plan of action. This involves identifying the specific steps that need to be taken to address the problem, the individuals responsible for implementing the plan, and the timeline for implementation. Once a plan of action has been developed, the final step is to implement the plan. This involves carrying out the specific steps identified in the plan and monitoring the progress of the implementation. Once the plan has been implemented, the final step is to evaluate the results. This involves assessing the effectiveness of the plan and identifying any areas for improvement.

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MEMORANDUM FOR THE DIRECTOR, FBI
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 SUBJECT: [Illegible]

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MEMORANDUM FOR THE DIRECTOR, FBI
 FROM: SAC, NEW YORK (100-100000)
 SUBJECT: [Illegible]

MEMORANDUM FOR THE DIRECTOR, FBI
 FROM: SAC, NEW YORK (100-100000)
 SUBJECT: [Illegible]

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- 2. [Illegible]
- 3. [Illegible]
- 4. [Illegible]



MEMORANDUM FOR THE DIRECTOR, FBI
 FROM: SAC, NEW YORK (100-100000)
 SUBJECT: [Illegible]

MEMORANDUM FOR THE DIRECTOR, FBI
 FROM: SAC, NEW YORK (100-100000)
 SUBJECT: [Illegible]

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MEMORANDUM FOR THE DIRECTOR, FBI
 FROM: SAC, NEW YORK (100-100000)
 SUBJECT: [Illegible]

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Only Administrative Information in the Center
of the System Diagrams and CDS

2. **Executive Summary**

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 4. CLERK OF COUNTY COURT
 5. CLERK OF JUDICIAL CIRCUIT
 6. CLERK OF APPELLATE COURT
 7. CLERK OF SUPREME COURT
 8. CLERK OF COURTS OF APPEALS
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 123. CLERK OF COURTS OF ONE HUNDRED-FIFTH INSTANCE
 124. CLERK OF COURTS OF ONE HUNDRED-SIXTH INSTANCE
 125. CLERK OF COURTS OF ONE HUNDRED-SEVENTH INSTANCE
 126. CLERK OF COURTS OF ONE HUNDRED-EIGHTH INSTANCE
 127. CLERK OF COURTS OF ONE HUNDRED-NINTH INSTANCE
 128. CLERK OF COURTS OF TWO HUNDREDTH INSTANCE
 129. CLERK OF COURTS OF TWO HUNDRED-FIRST INSTANCE
 130. CLERK OF COURTS OF TWO HUNDRED-SECOND INSTANCE
 131. CLERK OF COURTS OF TWO HUNDRED-THIRD INSTANCE
 132. CLERK OF COURTS OF TWO HUNDRED-FOURTH INSTANCE
 133. CLERK OF COURTS OF TWO HUNDRED-FIFTH INSTANCE
 134. CLERK OF COURTS OF TWO HUNDRED-SIXTH INSTANCE
 135. CLERK OF COURTS OF TWO HUNDRED-SEVENTH INSTANCE
 136. CLERK OF COURTS OF TWO HUNDRED-EIGHTH INSTANCE
 137. CLERK OF COURTS OF TWO HUNDRED-NINTH INSTANCE
 138. CLERK OF COURTS OF THREE HUNDREDTH INSTANCE
 139. CLERK OF COURTS OF THREE HUNDRED-FIRST INSTANCE
 140. CLERK OF COURTS OF THREE HUNDRED-SECOND INSTANCE
 141. CLERK OF COURTS OF THREE HUNDRED-THIRD INSTANCE
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 145. CLERK OF COURTS OF THREE HUNDRED-SEVENTH INSTANCE
 146. CLERK OF COURTS OF THREE HUNDRED-EIGHTH INSTANCE
 147. CLERK OF COURTS OF THREE HUNDRED-NINTH INSTANCE
 148. CLERK OF COURTS OF FOUR HUNDREDTH INSTANCE
 149. CLERK OF COURTS OF FOUR HUNDRED-FIRST INSTANCE
 1

For more information, contact the author at john@johnmccormack.com.



1. The author's attitude toward the "new" science of the mind is best described as

a. enthusiastic
b. skeptical
c. objective
d. dismissive

2. The author's main purpose in writing this passage is to

a. describe the history of the study of the mind
b. explain the relationship between the mind and the brain
c. discuss the challenges of studying the mind
d. present a new theory of the mind

3. The author's use of the word "paradigm" in the second paragraph is best defined as

a. a model or pattern
b. a theory or hypothesis
c. a set of beliefs or values
d. a method or technique

4. The author's use of the word "paradigm" in the second paragraph is best defined as

a. a model or pattern
b. a theory or hypothesis
c. a set of beliefs or values
d. a method or technique

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10. The author's use of the word "paradigm" in the second paragraph is best defined as

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b. a theory or hypothesis
c. a set of beliefs or values
d. a method or technique

प्रमाणपत्र

प्रमाणित किया जाता है कि निम्नलिखित व्यक्ति/व्यक्तियों का नाम निम्नलिखित स्थान पर कार्यरत है/हैं।

क्र.सं.	नाम	पद	स्थान
1	श्री. राजेश कुमार	अधीक्षक	प्रमाणपत्र
2	श्री. विजय कुमार	अधीक्षक	प्रमाणपत्र
3	श्री. अमित कुमार	अधीक्षक	प्रमाणपत्र

प्रमाणित करने वाले अधिकारी का नाम: श्री. राजेश कुमार

प्रमाणित करने वाले अधिकारी का पद: अधीक्षक

प्रमाणित करने वाले अधिकारी का स्थान: प्रमाणपत्र

प्रमाणित करने वाले अधिकारी का तारीख: 20/10/2023

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प्रमाणित करने वाले अधिकारी का मुद्रा: [Stamp]

प्रमाणपत्र

प्रमाणित किया जाता है कि निम्नलिखित व्यक्ति/व्यक्तियों का नाम निम्नलिखित स्थान पर कार्यरत है/हैं।

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प्रमाणित करने वाले अधिकारी का स्थान: प्रमाणपत्र

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प्रमाणित करने वाले अधिकारी का नाम: श्री. राजेश कुमार

प्रमाणित करने वाले अधिकारी का पद: अधीक्षक

प्रमाणित करने वाले अधिकारी का स्थान: प्रमाणपत्र

प्रमाणित करने वाले अधिकारी का तारीख: 20/10/2023

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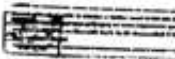
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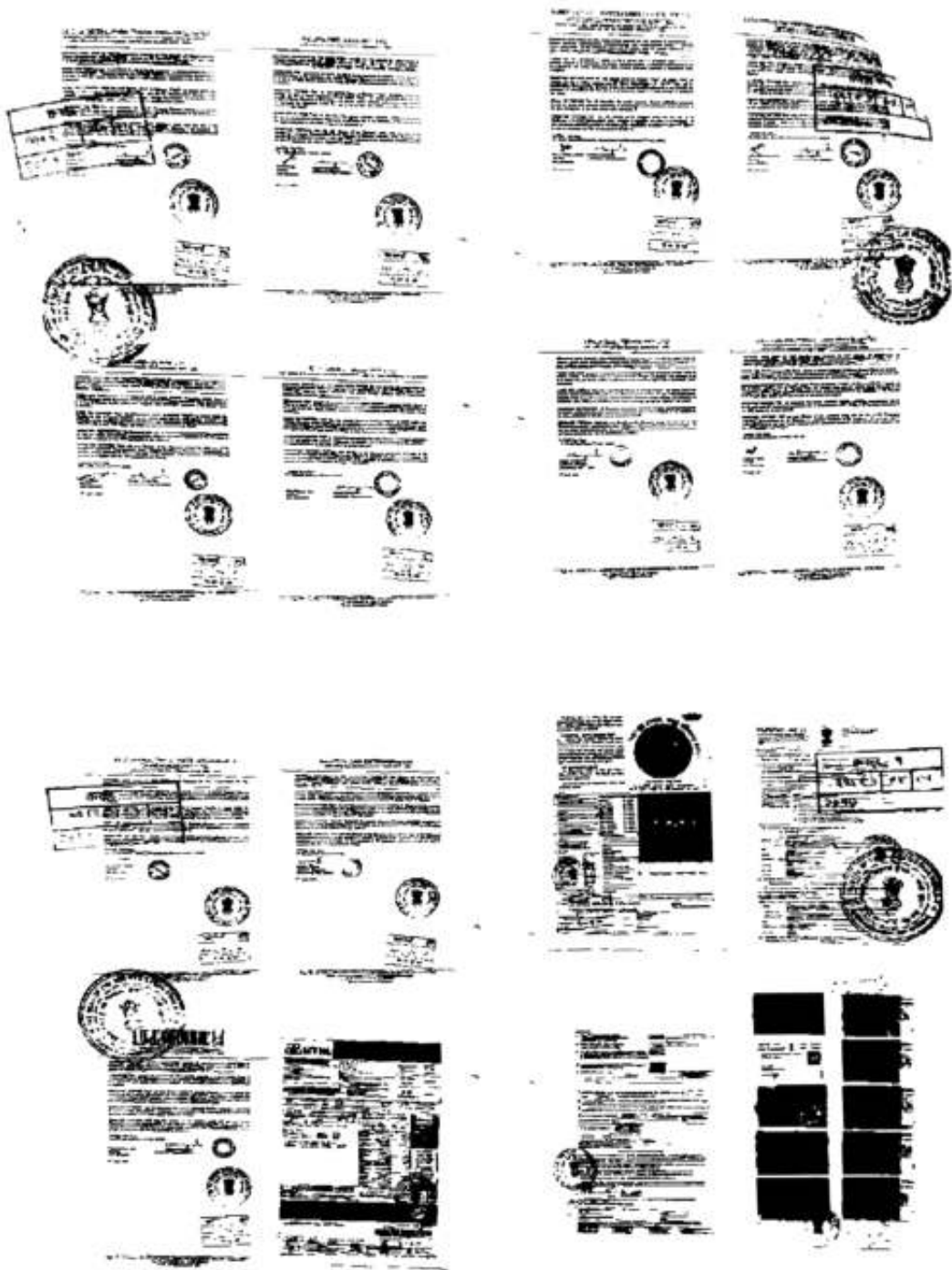
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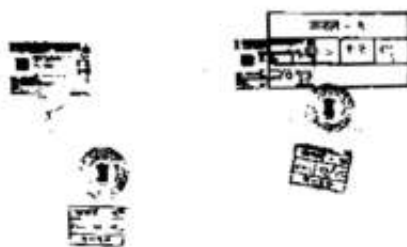
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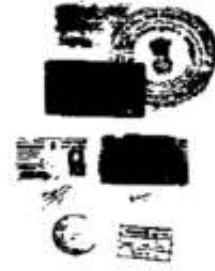
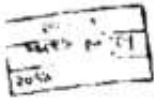
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