
पावती

Original/Duplicate

Wednesday, October 11, 2017
4:03 PM

रीटसी # 39M

Regn. 39M

पावती # 12960

दि. 11/10/2017

साक्षरचे नाव: सुधा

इमेल/पत्राचा अनुक्रमांक: काग1-10126-2017

इमेल/पत्राचा प्रकार: कारागारा

साक्षर कारागाराचे नाव: पावती सुविचारक या ति जयें साक्षरकार अकुल कारागाराचे पते

मोदणी वी

₹. 30000.00

दस्त हाताळणी वी

₹. 2160.00

पुस्तकी सफा: 108

DELIVERED

एकूण

₹. 32160.00

आपण मूळ दस्त, थमनेल प्रिंट, सुधी-२ अडारे
4:12 PM ह्या वेळेस मिळेल.

१. निवडक कुटी १

कारागारा मूल्य: ₹. 30162055/-

मोदणी ₹. 24186678/-

आलेले मुद्रांक मूल्य: ₹. 1509000/-

सह. दुक
कुली-१निवडक
म २)

१) देवकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

रीटसी/पत्राचे/पे जॉर्न क्रमांक: MH005951765201718R तारख: 11/10/2017

मिळणे नाव व पता: IOB

२) देवकाचा प्रकार: By Cash रकम: ₹. 2160/-

मूळ दस्त व थमनेल प्रिंट मिळाली

5NaBJ3

10/11/2017

सूची क्र. 2

सावाचे भाव : 1) तुंगळा

(1) विनोदभावा प्रकाश	काठमाडौं
(2) मोहनदास	24189678
(3) बाजारभावा भाइयदावाभावा बाइयलपदाकावा अकाशमी दोस्रो बीच पदाकावा जे नम्रुद कावाये	30162055
(4) भु-भावन, पदाहिन्ना व पदाकावा (अकाशभावा)	1) पाकिस्तान नाव मुम्बई व न. पा. इतर भावन सधनिका न. मुम्बई न 1604, भाडा न. 1604 मन्ना, इभाजीये नाव मोडा मुम्बई - पर्व, जर्ज न. मोडा मुम्बई - पर्व, रोड न. लाकी विहार रोड, इतर भाइली मोडा एक बार पाकिस्तान (C.T.S. Number 182/ग-1 व दकावा नम्रुद कावाभावा))
(5) वेधकावा	1) 133.69 चौ मीटर
(6) बाजारभावा किंवा मुम्बई देकावा अकाश कावा	
(7) दम्तोकावा कावा देका-पा/निहान देका-पा पदाकावाये नाव किंवा दिवाणी न्यायालयाका हुकुमभावा किंवा अदालत अकाशभावा, प्रतिभादिने नाव व कावा	1) नाव, मोडा देकाकावा पा. नि. लके व. मु. मुम्बई नाव अकाश भावे व. मु. पदाकावा नाविका वा - 13 पदा - जर्ज न. - भाडा न. 4 पा मन्ना, 432, इभाजीये नाव, 17 चौ कावाका वाका, जर्ज न. हाकिमन मन्ना, फोर्ड, मुम्बई, रोड न. काकाजी पदाकावा, मन्नाकावा, मुम्बई पिन कोड - 400001 पिन नं. - AAACL 1490J
(8) दम्तोकावा कावा देका-पा पदाकावाये व किंवा दिवाणी न्यायालयाका हुकुमभावा किंवा अदालत अकाशभावा, प्रतिभादिने नाव व कावा	1) नाव, पर्व मुम्बईकावा पा. नि. लके कावाकावा अकाश काकाकावा पदाकावा - वा - 43, पदा - 11 पा एच-1, 1103, भुमी पाके, फेज - 2, जलकावाका अकाश काकावा, काकावा वाका, मुम्बई नि. लके रोड, इतर - काकावा, MAHARASHTRA, MUMBAI, Non- Government पिन कोड - 400095 पिन नं. - AACIP 2988B
(9) दम्तोकावा कावा दिन्नाकावा दिनांक	03/10/2017
(10) दम्तोकावा काकाकावा दिनांक	11/10/2017
(11) अकाशभावा	10128/2017
(12) बाजारभावा	पुदाकावा मुम्बई 1509000
(13) बाजारभावा	कावा मोदणी मुम्बई 30000
(14) मोदणी	

सुन्यांकनामाती १२५०००
तपासीतः

मुल्यांकनाची आवश्यकता नाही कारण
इस्तफाकारानुसार आवश्यक नाही

मुद्राक शुल्क आकाशवाणी द्वारा
अनुमोदित :-

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



खरी प्रत

सह. दुष्याम निबंधक, कुल्लू-१
पुंसाई दुधनगर जिल्हा

CHALAN

MTR Form Number - 6

GRN NUMBER	MH005951705201718R		BARCODE	Form ID	Date: 03-10-2017
Department	IGR		Payee Details		
Receipt Type	RM		Dept. ID (If Any)		
Office Name	IGR197-KRL1_JT SUB REGISTRAR KURLA NO 1	Location	PAN-AAICP2988B		
Year	Period: From : 28/09/2017 To : 31/03/2099	Full Name	POWAI CUBICLES PRIVATE LIMITED		
Object	Amount in Rs.	Flat/Block No.	1604 16TH FLOOR		
0030045501-75	1509000.00	Premises/ Bldg	SUPREMUS POWAI		
0030063301-70	0.00	Road/Street, Area /Locality	OPP MTNL OFF JVLK		
	0.00	Town/ City/ District	POWAI		
	0.00	PIN	4 0 0 0 7 2		
	0.00	Remarks (If Any) :	करल - १ २०७२८ ३ १०८ २०९१९		
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	1509000.00	Amount in words	Rupees		
Payment Detail ID	Banking	FOR USE IN RECEIVING BANK			
Payment ID : 13704		Bank CIN No : 69103332017100350758			
Cheque- DD Details		Date	03-10-2017		
Cheque- DD No.		Bank-Branch	434 DADAR		
Name of Bank	INDIAN BANK	Roll No.			
Name of Branch					

Print

I. K. Par,



CHALLAN

MTR Form Number - 6

CHCN NUMBER	MH0059517852017188		BARCODE	Form ID	Date: 03-10-2017
Department	IGR		Payee Details		
Receipt Type	RM		Dept. ID (If Any)		
Office Name	IGR197-KRL1 JT SUB REGISTRAR KURLA NO 1	Location	PAN-AAICP2988B		
Year	Period: From: 28/09/2017 To: 31/03/2019		PAN No. (If Applicable)	Full Name	
				POWAI CUBICLES PRIVATE LTD	
Object	Amount in Rs.	Flat/Block No.	Premises/ Bldg		
0030045501-75	0.00		1604 SUPREMUS POWAI		
0030063301-70	30000.00		OPP MTNL OFF JVLR		
	0.00		Road/Street, Area /Locality	POWAI	
	0.00		Town/ City/ District	PIN	
	0.00			4 0 0 0 7 2	
	0.00		Remarks (If Any)		
	0.00		करल - १ २०१८ ४ २०८ २०१७		
	0.00				
	0.00				
	0.00				
	0.00				
Total	30000.00		Amount in words		
Payment Det.	D NetBanking	FOR USE IN RECEIVING BANK			
Payment ID : 137841	9	Bank CTN No : 69103332017100350			
Cheque- DD Details:		Date			
Cheque- DD No.		03-10-2017			
Name of Drawee	9 BANK	Bank-Branch			
Name of Branch		454 DADAR			
		No			


<https://corp.idbibanke.in/corp/BANK/>

\$jsessionid=0005R4c00etF9bEN2... 10/3/2017

AGREEMENT TO SELL

करल - १		
७०९८८	५	१०८
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THIS AGREEMENT TO SELL is made at Mumbai this 03rd day of October, 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

M/s. Powai Cubicles Pvt Ltd residing / having its address at H-1,1103,11Th Floor,Bhoomi Park,Phase-2, Nr Jankalyan Nagar,Off Marve Road, Malad-West, Mumbai City, MH 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"**.

WHERE:

- A. The Company 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 share of the Company in the Larger Property is at Annexure 2 (Share Certificate).
- C. The details of the Building in respect of the Larger Property is at Annexure 2 (Building Plan).
- D. The Company has applied for and obtained various Approvals for the development of the Building. The key Approvals obtained are set out at Annexure 3. Any other Approvals for the Building may be under consideration of the relevant authorities and the Company may obtain further approvals as may be required from time to time.
- 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 agreed to purchase the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect of the said Unit is hereto annexed and marked as Annexure 4 (Floor Plan).
- H. Relying upon the representations, declarations and assurances made by the Company, the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.



B

NOV 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 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 Conveyance** shall have the meaning ascribed to it in Clause 14.3 below.

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

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

1.11. **CAM Commencement Date** shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the 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/ verandah/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of +/- 3 per cent on account of structural design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.



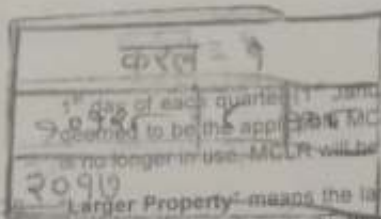
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करल - १		
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- 1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.
- 1.15. "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 any or verandah or open terrace as the case may be, which is appurtenant to the Unit. The area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is to be measured 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 variations. In case of dispute on the measurement of EBVT Area, the same shall be physically measured after all finishes that have been applied/fitted and the cost of removal and refitting of 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 for the maintenance of the Larger Property (excluding the Building) and shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation. The same shall be as set out in Annexure 7 (Unit and Project Details).
- 1.22. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organisations 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 association or any other management structure as permissible in law.
- 1.23. "Federation Office" 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" shall mean goods and services tax, service tax, value added tax, sales tax, stamp duty and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever imposed and, or, levied by any Authority, together with any interest and penalties thereon 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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- 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:

1.37.1 In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2 an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting 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.



Handwritten signature.

करल - १		
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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.

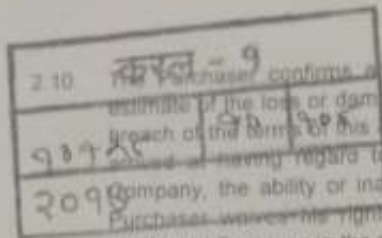
- 1.44. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto.
- 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:
 - a. statutory modification, consolidation or re-enactment (whether before or after date of this Agreement) for the time being in force;
 - b. any statutory instrument made pursuant to a statutory provision;
 - c. any statutory provision of which these statutory provisions are a consolidation or revision;
 - d. any statutory provision which includes the plural and words denoting gender shall include the plural and words denoting gender.
- 2.2. 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.
- 2.3. References to clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.4. References to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.5. 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.
- 2.6. The words "include" and "including" are to be construed without limitation.
- 2.7. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.8. In determining the period of days for the occurrence of an event or the performance of an act, the day shall be deemed to be exclusive of the day on which the event happens or the act 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.



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2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also the cost of 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);
- The drawings, plans and specifications;
- Nature and particulars of fixtures, fittings and amenities.

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

AGREEMENT TO SELL AND CONSIDERATION

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 obligations and restrictions would constitute a breach of the terms of the 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 the above 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 by him, shall be binding upon the Company.

4.5 In case of the dishonour of any cheque, the Cheque Bouncing Charges will be payable by the Purchaser who issued the cheque in question.

4.6 The Parties agree that, in addition to the interest, in case of every delayed payment, the Party shall be entitled to recover from the other Party, in respect of delayed payments, all costs associated with the administrative expenses, including but not limited to, the cost of delayed payments, which are estimated to be 2% (Two percent) per month on the amount of the payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty thousand/-) or its equivalent in any other currency). The Party shall be advised by 1st April 2012 at the rate of 10% per annum of the Bank of India's consumer price index.



5. CONSTRUCTION AND DEVELOPMENT

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

5.2 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 from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection and agrees not to raise and waives his right to raise any objection, in this regard.

5.3 The Parties agree that while the Company may make amendments to the plans or layouts of the Building, the Purchaser shall not require for the execution of the Project or as may be required by the relevant Authorities. This shall include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property or transferring to the Larger Property the construction of any part prior to conveyance of the Larger Property to the Purchaser. The Purchaser gives his consent for such changes in location of the Unit (with respect to its location with respect to its height above ground) or change in the Carpet Area. In case a change is proposed in any of the aforesaid factors, separate written consent shall be obtained from the Company.

5.4 The Purchaser agrees that the Company shall allow various balconies and/or 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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पुर्चसेर (s) 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 to waive his/her right to 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 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 repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and 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.
- 7.3 The Purchaser hereby expressly agrees that so long as the Loan and the Total Consideration remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organisation about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.
- 7.4 The Purchaser indemnifies and hereby agrees to keep indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8 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



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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 assist execution thereof. The Company may extend assistance in 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 at the rate of INR 100 per sq. ft. per month from the expiry of the 2 (two) months from the date of the Possession Demand Letter. The Company shall be entitled to take possession of the Unit on behalf of the Purchaser pursuant to this Clause 10.2 shall be in addition to the charges payable by the Purchaser. 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 in respect any loss or damage to the Unit after this date.

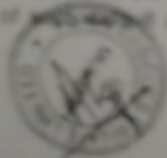
- 10.3. The Company has obtained occupation certificate for the Unit (OC) (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law).

11. TERMINATION

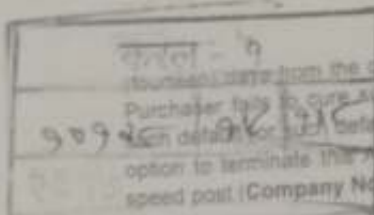
- 11.1. This Agreement shall not be terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Total Consideration of the Unit may change (increase or decrease) in accordance with the provisions 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 default and the Purchaser shall be provided with a further period of 14



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...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. If during a period of 36 (thirty six) months from the Date of Offer of Possession, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the materials used therein (excluding wear and tear and misuse), wherever possible, such defects, unless caused by or attributable to the Purchaser, shall be rectified by the Company at its own costs. In the case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in the 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 therein.

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.

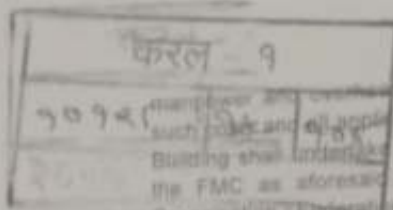


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- 14.2. Where the Project consists of more than one building, separate ultimate organisations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organisations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the Ultimate Organisation(s) shall from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.
- 14.3. Within 18 months from the date of occupation certificate in respect of the Building, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organisation (Building Conveyance) in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of 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; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.
- 14.5. The Purchaser hereby agrees and undertakes that the Purchaser along with other unit holders in the Ultimate Organisation/ Federation shall be liable to pay all sort of present expenses including stamp duty, registration charges, legal fees and all kind applicable 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 Conveyances 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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management 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 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.

- a. the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof, or
- b. 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 (collectively, the CAM Charges) as set out at **Annexure 6 (Unit and Project Details)**. The CAM Charges shall not include: (i) the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals and (ii) Property Taxes.

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

15.7. For the purposes of avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes such possession or not.

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 6 (Unit and Project Details)** are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/Ultimate Organisation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 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 of Maintenance Related Amounts (excluding Building Protection Deposit) at the time of handover of the affairs of the Building to the Ultimate Organisation and shall not provide expense details for any other head.

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 Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/non-performance or otherwise of these services provided by the respective Service Providers/FMC.
16. **PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES**
- 16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of other consideration / levy / charge/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.
- 16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.
- 16.3. 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.
- 16.4. In case there is any surplus amount collected vis-à-vis the demand raised by the Authorities, the same shall be handed over to the Ultimate Organisation at time of handover of the affairs of the Ultimate Organisation to the purchasers.



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- 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.

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

- 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 whose hands the Unit may come, hereby covenants and undertakes:

- a. To maintain the Unit at the Purchaser's own cost in good tenable, repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organisation / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:
- Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company);
 - 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 beam to 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 tenable 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 ²⁰⁸¹⁹ including this supply, which shall be made known to the Purchaser by the FMC

- 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 for electronic communication of any form.
- r. Until a Building Conveyance/Federation Conveyance in favor of the Ultimate Organisation/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the Unit / Building/ Project / Larger Property and or any part thereof to view and examine the state and condition thereof.
- s. In the event the Ultimate Organisation has been formed but there is/are units in the Building that are not sold by the Company, till such time that such unsold unit/s is/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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any right, title or interest in the unsold units without any consenting objection of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold unit/s shall 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(v) 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 Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity for inspecting the Unit only after making payment of the Total Consideration.

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

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.

- aa. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- bb. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.

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 of Posting / standard mail or courier at the address set out at **Annexure 6 (Unit and Project Details)**. Electronic communication (eg. Email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 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 6 (Unit and Project Details)** hereto in the subject line in following manner "CI: xxxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null 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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24.3 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.

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

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 The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supercedes, 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.



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

SIGNED AND DELIVERED

By the Company within named

Lodha Developers Private Limited

through the hands of Constituted Attorney

Mr. Surendran Nair

authorised vide Power of Attorney

dated _____

In the presence of

1. _____
2. _____

[Handwritten Signature]



SIGNED AND DELIVERED

By the within named Purchaser

M/s. Powal Cubicles Pvt Ltd **thru DIRECTOR**
ANKUSH KAMALNAYAN PATEL

In the presence of

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

For Powal Cubicles Private Limited

[Handwritten Signature]

Director



[Handwritten Mark]

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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/4884/1972) ("First Conveyance"), executed between Smt. Durgadevi Chandrabhan Bhooramal Sharma (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 8631 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(s) 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 Kurla-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) Nirmal Puri, as Sixth Confirming Party of the Seventh Part and Shripal Realty Pvt. Ltd. the Developer therein of the Eighth 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 Balance Land admeasuring 5083.50sq.mts admeasuring 6085.5 sq. mts. as per Property Card ("Property") together with second building admeasuring 1000 sq.ft. of ground floor structure and third building a Bungalow admeasuring 800 sq.ft. together with building and sitting room floor space that may be available thereon including Transfer of Development Rights (TDR) including consuming fullest potential of the 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 the Developer irrevocable license exclusively to enter continue and remain on the 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 Kurla-1 on 13th July, 2006 in favour of Directors and their nominees of Shripal Realty Pvt. Ltd. conferring on 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 Nirmal 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-I 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 Powai Estate),



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Taluka Kurla in Mumbai Suburban District bearing City Survey No. 182A/1P admeasuring 5085.5 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. 669 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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DOI: 10.1054/jco.1999.5500*

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© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 202-208

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1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets.

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10. *Journal of the American Medical Association*, 270, 12, 1500-1501 (1993).

Fig. 2. Effect of the concentration of the inhibitor on the rate of polymerization of styrene in the presence of $\text{K}_2\text{S}_2\text{O}_8$ at 50°C . The concentration of $\text{K}_2\text{S}_2\text{O}_8$ was 1.5×10^{-2} mole/l. The concentration of the inhibitor was: (1) 0; (2) 1.5×10^{-3} ; (3) 3.0×10^{-3} ; (4) 4.5×10^{-3} mole/l.

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Annexure 4
(Key Approvals)

करल - १		
१०१२८	३३	१०८
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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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Annexure 6

(Unit and Project Details)

: 1266757

कॉन्सल - 7	
(i) CUSTOMER ID	138708
(ii) Correspondence Address of Purchaser:	H-1, 1103, 11Th Floor, Bhoomi Park, Phase-2, Nr Jankalyan Nagar, Off Marve Road, Malad-West, Mumbai City, MH 400095
(iii) Email ID of Purchaser:	ankush97@yahoo.com, ankush97@gmail.com

(IV) Unit Details:

- (i) Development/Project: Lodha Supremus-Powai
(ii) Building Name: Lodha Supremus-Powai
(iii) Wing: --
(iv) Unit No.: 1604
(v) Area:

	Sq. Ft.	Sq. Mtrs.
Carpet Area	1201	111.58
EBVT Area	-	-
Net Area (Carpet Area +EBVT Area)	1201	111.58

(VI) Car Parking Space allotted: 1 (ONE)

(V) Consideration Value (CV): Rs. 24,186,678/- (Rupees Two Crores Forty One Lakhs Eighty Six Thousand Six Hundred Seventy Eight Only)

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

Sr. No.	Payment Milestone	Principal Amount
1	Application money-1 (1st Instalment - At the time of booking)	Rs 540,000/-
2	Application money-2 (2nd Instalment - Within 21 days from booking)	Rs 4,273,149/-
3	Application Money 3 (Within 45 days from signing the application form)	Rs 19,373,529/-

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

(1) Land Under Construction (LUC) Reimbursement

Rs.3,708/- (Rupees Three Thousand Seven Hundred Eight 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.



B

करल - १		
१०१५८	३१	१५८
२०११/१०		

- (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: Rs. 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. Payable to the society covering period of 18 months from DOP.
- (4) Sinking Fund: Rs. NA/- (NA)
- (5) Building Protection Deposit: Undated cheque of Rs.111,240/- (Rupees One Lakh Eleven Thousand Two Hundred Forty Only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines for execution of fit out/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 stamp duty, 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 for Possession



२१

करसी - १		
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३०५१०		

Annexure 7

Common Areas and Amenities)

Key Amenities:

- Vastu compliant design.
- 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.
- Grand Cafe and sit-outs
- Environmentally sensitive building with advanced features designed to lower operational costs through lower consumption and recycling
- World's 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.



B

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

For Powai Cubicles Private Limited

Anil Lal
Director

करल - ९

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२०१७



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT: LODHA SUPREMUS, POWAI

FLOOR: 9TH, 16TH, 17TH - 1604

LODHA
SUPREMUS

Signature boutique offices

DEVELOPER

POWAI REALTY
PVT LTD

PROPOSED OFFICE /
COMMERCIAL BUILDING ON PLOT
BEARING C.T.S NO. 182 A/1 OF
VILLAGE TUNDVA, AT SANI VIKAR
ROAD, POWAI, MUMBAI



ARCHITECT

SPACEAGE CONSULTANTS
S-101, NARAJ BUILDING,
MIDLAND COMMERCE LINE
ROAD,
MUMBAI (W), MUMBAI



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

1070

2. *Limnodynastes dorsalis* (Faint)

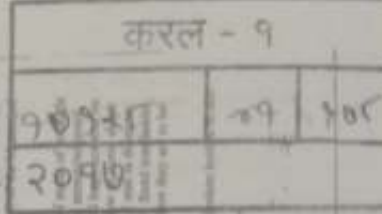


Fluorine Equivalents, Rising Progression
Time, $T(t)$, units αT

THIS ATTENTION GIVES NO RIGHT TO BUILD UPON SECOND WHICH IS NOT YOUR PROPERTY

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1. *Chrysomelidae*



25) If the program abstract is submitted to be carried on an old bookbinding and document, you will do so at your own risk.

Illustrative English Publishing Proposals

Zones $\frac{7}{8}$ words -7

करल - १		
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करल - १		
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२०१७		

24E

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4374/BPES/AL 15 JAN 2015

To,
M/s. Spaceage Consultants,
B-106, Natraj Bldg., Shrushti Complex,
Mulund - Link Rd., Mulund - (W),
Mumbai - 400 060.

Sub. : Amended plans for Proposed Commercial building on plot bearing C.T.S No. 182-A/1 of village Tungwa at Sakl Vihar road, Kuria (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 released 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,

Acc. One set of plan

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

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

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



करल - १		
२०१७	०३	१०६
२०१७		

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4374/BPES/AL 04 NOV 2015

To,
M/S. Spaceage Consultants
B-106, Natraj Building, Shiv shrushti Complex,
M.G. Road Goregaon - Link Road, Mulund (W),
Mumbai- 400 060.

Sub :- Full Occupation for Commercial building on plot bearing C.T.S No. 182-A/1 of village Tungwa at Sakl Vihar road, Kurla (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. Karwaljit Singh Bindra having licensed no. SJ691/SS-1 & Licensed L.S. Shri. Shashikant L. Jadhav having License no. J/167/L.3. 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 06/01/2014, 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 06/01/2014 shall be submitted & copy of agreement showing the above condition shall be submitted.

A set of plans duly stamped/signed showing occupation permission granted to portion certified completions plans is hereby returned in the token of Municipal approval.

Yours faithfully,-

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

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

WILLIAMSON

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घोषणापत्र

मी, श्री. सुनंदराज पटेल / श्री. सतिश साहू या द्वारा घोषित कराते श्री. सुनंदराज निवासिक कुर्ना - १ यादें वरवींमया करावज्या या निवेदनकाय दस्त नीदणीमदीं सदा करवात आता आहे. श्री. रमेशचंद्र शेवारी, गुणाल मंदीर, मारा कुमार देव, निरुध्द शीरा, निवेश पार, सतीश राजपुत, रावेंद्र जोष, विनाय लक्ष्मणकर, रामचंद्रगंग वारी, पूर्विका फावडे यांनी दिलेले २८/०८/२०१७ रोजी आग्रहान दिलेल्या कुलसुत्रावधारकाचा अपात श्री. सदा दस्त नीदणीम सदा केला आहे. निवेदनीय मन्वर कमुदीनखम दिसा आहे. सदा कुलसुत्रावधार विद्वत देणार यादी कुलसुत्रावधार रर केलेले नाही, किंवा कुलसुत्रावधार विद्वत देणार लवकरांमदीं मेलणीरी मया झालेले नाही किंवा अन्य योग्यांमदीं करणामुळे कुलसुत्रावधार रर कायन झालेले नाही. सदाचे कुलसुत्रावधार पूर्णतः संप असून उपरोक्त कुली कायनाम श्री. पुर्णिम लखन आहे. सदाचे कथन पुर्णिम अय्यल्ल आत्माय, लीदणी अर्पितिया १९८८ री कयन ८१ आचारे निवेदन मी याच मीमि यादी मया लपेय आहे.

विनाय
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यादी

कुलसुत्रावधार यादी लपेयकर विद्वत देणार

घोषणापत्र

मी, श्री. पंचरी कडकर / श्री. राजलक्ष दाम / श्री. अशोक कावडे / श्री. सुनंदराज देव / श्री. दामन साहदेकर या द्वारा घोषित कराते श्री. सुनंदराज निवेशिक कुर्ना - १ यादें वरवींमया करावज्या या निवेदनकाय दस्त नीदणीमदीं सदा करवात आता आहे. श्री. रमेशचंद्र शेवारी, गुणाल मंदीर, मारा कुमार देव, निरुध्द शीरा, निवेश पार, सतीश राजपुत, रावेंद्र जोष, विनाय लक्ष्मणकर, रामचंद्रगंग वारी, पूर्विका फावडे यांनी दिलेले २८/०८/२०१७ रोजी आग्रहान दिलेल्या कुलसुत्रावधारकाचा अपात श्री. सदा दस्त नीदणीम सदा केला आहे. निवेदनीय मन्वर कमुदीनखम दिसा आहे. सदा कुलसुत्रावधार विद्वत देणार यादी कुलसुत्रावधार रर केलेले नाही, किंवा कुलसुत्रावधार विद्वत देणार लवकरांमदीं मेलणीरी मया झालेले नाही किंवा अन्य योग्यांमदीं करणामुळे कुलसुत्रावधार रर कायन झालेले नाही. सदाचे कथन पुर्णिम अय्यल्ल आत्माय, लीदणी अर्पितिया १९८८ री कयन ८१ आचारे निवेदन मी याच मीमि यादी मया लपेय आहे.

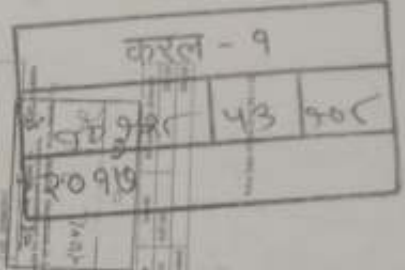
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4. The said Companies are engaged in business of air conditioning equipment and contracting various building, construction, civil, mechanical and electrical works. The said Companies are engaged in business of air conditioning equipment and contracting various building, construction, civil, mechanical and electrical works.



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SIGNED AND DELIVERED:

By the witness named
RELLING DUNN RUSSELL PRIVATE
LIMITED

Through its Director

Mr. BHARATLAL JAIN

In the presence of

1. 

SIGNED AND DELIVERED

By the witness named

LOONA DEVELOPED THANE PRIVATE LIMITED

Through its Director

Mr. PRADIP KUMAR

In the presence of

1. 

SIGNED AND DELIVERED

By the witness named

PAJANA DWELLERS PRIVATE LIMITED

Through its Director

Mr. NITIN KUMAR

In the presence of

1. 

SIGNED AND DELIVERED

By the witness named

LUPINA ESTATE PRIVATE LIMITED

Through its Director

Mr. VIKAS AGGAR

In the presence of

1. 



















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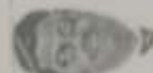












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SIGNED AND DELIVERED
By the witness named
SARAVANA SURETECH & TARA PRASAD
LIMITED

Through its Director
Mr. PURNIMA SAIVE
in the presence of
[Signature]

SIGNED AND DELIVERED
By the witness named
LOKMA HEALTHY CONSTRUCTION AND
DEVELOPMENT PRIVATE LIMITED

Through its Director
Mr. MANISH JAIN
in the presence of
[Signature]

SIGNED AND DELIVERED
By the witness named
SANTHAKRISHNAN ENTERPRISES LIMITED

Through its Director
Mr. SANTHAKRISHNAN
in the presence of
[Signature]

SIGNED AND DELIVERED
By the witness named
SARAVANA SURETECH PRIVATE LIMITED

Through its Director
Mr. SARAVANA SURETECH
in the presence of
[Signature]

१०८ ७३, १८
२०१८

SHREENIWAS COTTON MILLS LTD.

10th Floor, N.M. Joshi Marg, Malabar, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 24th APRIL, 2017 AT 10:00 AM, EXCELLENCE, N.M. JOSHI MARG, MALABAR, MUMBAI 400 011, INDIA

RESOLVED THAT consent of the committee be and is hereby accorded to the Special Power of Attorney in favour of Mr. Surendra Nar and Mr. Manoj Chandra to authorize them to execute in all the name of the said, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney (SPA), in joint before the company, be and is hereby approved and Mr. Manoj Chandra, Chairman, the Members of the Board, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the deed and to do all such acts, deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surendra Nar and Mr. Manoj Chandra, authorized signatories be and are hereby also authorized to execute any of the documents of the Company in the name of the company in any other person as he may deem fit.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representative of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution in the concerned authorized parties as may be necessary and they be requested to act thereon.

Certified True Copy
For Shreenivas Cotton Mills Ltd.

(Signature)
Sujay Rangwade
Company Secretary
F-4114

8th June 2017

बत - २
१७/६/१७
२०१७



बत - २
१७/६/१७
२०१७

करल - १
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Shreenivas Cotton Mills Ltd., 10th Floor, N.M. Joshi Marg, Malabar, Mumbai 400 011, India
Tel: 022-23456789, Fax: 022-23456789
CIN: L27200MH1999PLC000001

LODHA DEVELOPERS PRIVATE, LTD. Lodha Estate, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF LODHA DEVELOPERS PRIVATE LIMITED AT ITS MEETING HELD ON 15th MAY, 2017

"RESOLVED THAT members of the committee be and is hereby authorized to execute Special Power of Attorney in favour of Mr. Surendra Hegar and Mr. Manoj Chhabra to authorize them severally to act as Attorney."

RESOLVED FURTHER THAT the draft Special Power of Attorney ("POA") as placed before the meeting, be and is hereby approved and Mr. Manoj Chhabra and Mr. Surendra Hegar, Directors of the Company be and are hereby severally authorized to sign, execute and carry out the POA and to do all such acts, deeds and things, as may be required in this regard."

RESOLVED FURTHER THAT Mr. Surendra Hegar and Mr. Manoj Chhabra, authorized representatives be and are hereby also severally empowered to introduce any of the executives of the Company to the group companies or any other person as he may deem fit."

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a "True copy" of this resolution to the concerned authorities called in may be necessary and they be requested to act thereon."

Certified True Copy

For Lodha Developers Private Limited



Sanjay Rangnekar
 Company Secretary
 Membership No.: F4154

6th June, 2017



2017
 15/05/2017
 2017

Regd. Off: A-12, Phase A, 1/2, Tachibana Chambers, Central Post Road, Ghatkoti, Mumbai-400018
 Tel: +91 22 2554480 Fax: +91 22 2554418
 CIN No: U45200MH1997PTC033861



LODHA IMPRESSION REAL ESTATE PVT. LTD.
 Lodha Estate, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA IMPRESSION REAL ESTATE PRIVATE AT ITS MEETING HELD ON 15th APRIL, 2017 AT MUMBAI

"RESOLVED THAT members of the Board be and is hereby authorized to execute Special Power of Attorney in favour of Mr. Surendra Hegar and Mr. Manoj Chhabra to authorize them severally to act as Attorney."

RESOLVED FURTHER THAT the draft Special Power of Attorney ("POA") as placed before the meeting, be and is hereby approved and Mr. Surendra Hegar and Mr. Manoj Chhabra, Directors of the Company be and are hereby severally authorized to sign, execute and carry out the POA and to do all such acts, deeds and things, as may be required in this regard."

RESOLVED FURTHER THAT Mr. Surendra Hegar and Mr. Manoj Chhabra, authorized representatives be and are hereby also severally empowered to introduce any of the executives of the Company to the group companies or any other person as he may deem fit."

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a "True copy" of this resolution to the concerned authorities called in may be necessary and they be requested to act thereon."

Certified True Copy

For Lodha Impression Real Estate Private Limited



Sanjay Rangnekar
 Company Secretary
 Membership No.: F4154

6th June, 2017



2017
 15/04/2017
 2017

Regd. Off: A-12, Phase A, 1/2, Tachibana Chambers, Central Post Road, Ghatkoti, Mumbai-400018
 Tel: +91 22 2554480 Fax: +91 22 2554418
 CIN No: U45200MH1997PTC033861

AJITNATH HI-TECH BUILDERS PVT. LTD.

(Company incorporated in India under the Companies Act, 1956)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF AJITNATH HI-TECH BUILDERS PRIVATE LIMITED AT ITS MEETING HELD ON 14TH APRIL, 2017 AT LADHA EXCELLENCE, N. M. JOSHI MARG, APOLLO WILLO COMPOUND, MAHARAJA, MUMBAI 400 011.

"RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favor of Mr. Surinder Nath and Mr. Manoj Kumar Choudhary to authorize them to do all or any of the acts, deeds, matters and things as may be required in the Special Power of Attorney."

"RESOLVED FURTHER THAT the said Special Power of Attorney (SPA), as placed before the meeting, be and is hereby approved and Mr. Surinder Nath and Mr. Manoj Kumar Choudhary, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard."

"RESOLVED FURTHER THAT Mr. Surinder Nath and Mr. Manoj Kumar Choudhary, authorized representatives of the Company be and are hereby authorized to execute any of the documents of the Company or the great companies or any other person as may be required."

"RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company be and are hereby authorized to issue a 'True copy' of this resolution to the concerned authorities (banks) as may be necessary and they be requested to act thereon."

Certified True Copy
For Ajitnath Hi-Tech Builders Pvt. Ltd.

(Signature)
Sudhir Kulkarni
Director
100-8073389



चयनित - २
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Page 2 of 2
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BELLISSIMO CROWN BUILDSMART PVT. LTD.

(Company incorporated in India under the Companies Act, 1956)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO CROWN BUILDSMART PVT. LTD. FORMERLY KNOWN AS LADHA EXCELLENCE BUILDSMART PRIVATE LIMITED AT ITS MEETING HELD ON 14TH MAY, 2017 AT LADHA EXCELLENCE, N. M. JOSHI MARG, MAHARAJA, MUMBAI 400 011.

"RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favor of Mr. Surinder Nath and Mr. Manoj Kumar Choudhary to authorize them to do all or any of the acts, deeds, matters and things as may be required in the Special Power of Attorney."

"RESOLVED FURTHER THAT the said Special Power of Attorney (SPA), as placed before the meeting, be and is hereby approved and Mr. Surinder Nath and Mr. Manoj Kumar Choudhary, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard."

"RESOLVED FURTHER THAT Mr. Surinder Nath and Mr. Manoj Kumar Choudhary, authorized representatives of the Company be and are hereby authorized to execute any of the documents of the Company or the great companies or any other person as may be required."

"RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company be and are hereby authorized to issue a 'True copy' of this resolution to the concerned authorities (banks) as may be necessary and they be requested to act thereon."

Certified True Copy
For Bellissimo Crown Buildsmart Private Limited

(Signature)
Sudhir Kulkarni
Director
100-8073389



चयनित - २
२०१७/१८
२०२७

Page 2 of 2
100-8073389
100-8073389
100-8073389

कारल - १
२०१७/१८
२०२७



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FORWARDED FLORIDIAN TRUST CO. Treasurer Name and Mr. Maurice Chidley, authorized signatories and are hereby jointly and severally obligated to advance any of the expenditures of the Company at a given time or in any other manner as he may deem fit.

RECEIVED FURTHER THAT any one Director of the Company acting with any one of the Independent Authorized Representative of the Company or Company Secretary of the Company, be it as the hereby authorized to have a "true copy" of this resolution to the concerned stockholder for the necessary and does he undertake to not disclose the same to any third parties.

S. A. Langford
Sanford Langford
Author of "The ..."



वर्ग - ४
१०८०
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111

(Handwritten notes on document)

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2006-0522 FURNISH THAT the Services Trust and Mr. Steven C. Chivers, President of the Trust, are hereby and severally empowered to authorize any of the individuals named in a grant completed in any other portion of this trust document.

DISCLOSED FURTHER THAT any one Director of the Company being who are of the required Additional Experience of the Company of the Company, he it is hereby authorized to make a full copy of this resolution to the Investment Publications Section may be necessary and they be requested to act thereon.

St. Vincent

Black Panther
Director
Call 347.067.49



वर्ग - २			
साल १५			
२०२७			

LODHA ESTATE PVT. LTD.

Lodha Estate, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA ESTATE PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 31ST MAY, 2017 AT LODHA EXCELIS, N.M. ROAD MARG, APOLLO HILLS COMPOUND, MAHARASHTRA, MUMBAI - 400 011

"RESOLVED THAT" consists of the Board and is hereby authorized to nominate Special Power of Attorney in favor of Mr. Surinder Nair and Mr. Manoj Chandra to authorize them separately or jointly or any of the said, jointly, mutually and through or more particularly mentioned in the Special Power of Attorney;

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as passed before the meeting, be and is hereby approved and Mr. Surinder Nair and Mr. Manoj Chandra, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard;

RESOLVED FURTHER THAT Mr. Surinder Nair and Mr. Manoj Chandra, authorized signatories be and are hereby also severally empowered to authorize any of the executives of the Company or the group companies or any other person as he may deem fit;

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities wherein as may be necessary and they be required to act thereon.

Certified True Copy
For Lodha Estate Private Limited

[Signature]
Surinder Nair
Director
DIN: 86752485
8th June, 2017



वर्ष - २०१७
दिनांक - ०८/०६/१७
२०१७

Surinder Nair, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India
Tel: +91 22 22024800 Fax: +91 22 22024801
CIN No. L29999MH2004PT1234567

HI-CLASS BUILDCON PVT. LTD.

Lodha Estate, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HI-CLASS BUILDCON PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 8TH FEBRUARY, 2017 AT LODHA EXCELIS, N.M. ROAD MARG, APOLLO HILLS COMPOUND, MAHARASHTRA, MUMBAI - 400 011

"RESOLVED THAT" consists of the Board and is hereby authorized to nominate Special Power of Attorney in favor of Mr. Surinder Nair and Mr. Manoj Chandra to authorize them separately or jointly or any of the said, jointly, mutually and through or more particularly mentioned in the Special Power of Attorney;

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as passed before the meeting, be and is hereby approved and Mr. Surinder Nair and Mr. Manoj Chandra, Directors of the Company be and are hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard;

RESOLVED FURTHER THAT Mr. Surinder Nair and Mr. Manoj Chandra, authorized signatories be and are hereby also severally empowered to authorize any of the executives of the Company or the group companies or any other person as he may deem fit;

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities wherein as may be necessary and they be required to act thereon.

Certified True Copy
For Hi-Class Buildcon Private Limited

[Signature]
Surinder Nair
Authorized Representative
DIN: 86752485



वर्ष - २०१७
दिनांक - ०८/०६/१७
२०१७



Surinder Nair, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India
Tel: +91 22 22024800 Fax: +91 22 22024801
CIN No. L29999MH2004PT1234567

करल - १
२०१७
२०१७

SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

(Formerly known as Shree Sainath Enterprises, then converted under Sec 13 of Companies Act, 1956)
Ladha Chavhan, N.M. Jadhav Marg, Maharashtra, Mumbai - 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 3RD APRIL, 2017 AT LODHA, EXCELLENCE, N.M. JADHAV MARG, APOLLO HILLS COMPOUND, MAHARASHTRA, MUMBAI - 400 011

"RESOLVED THAT members of the Board be and is hereby authorized to execute Special Power of Attorney in favor of Mr. Sunil Kumar Nair and Mr. Manoj Kumar Choudhary to authorize them to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

"RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as placed before the meeting, be and is hereby approved and Mr. Manoj Kumar Choudhary, Mr. Sunil Kumar Nair and Mr. Manoj Kumar Choudhary, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as they be required in this regard;

"RESOLVED FURTHER THAT Mr. Sunil Kumar Nair and Mr. Manoj Kumar Choudhary, authorized signatories be and are hereby also severally empowered to authorize any of the executives of the Company to do all or any of the acts, deeds, matters and things as they may deem fit;

"RESOLVED FURTHER THAT any one Director of the Company along with any one of the Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities insofar as they be necessary and they be required to act thereon."

Certified True Copy
Shree Sainath Enterprises Construction and Developers Private Limited

(Signature)
Manoj Kumar Choudhary
Director
DIN: 87783283

6th June, 2017



बल	२४
२०१६	२४
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Regd. Off: A-11, Floor, 152, Vallamban Chaur, Chavhan Road, Sainath Park, N.M. Jadhav Marg, Mumbai - 400 011
Tel: 91-22-2301-0000 Fax: 91-22-2301-0000
CIN No. U63000MH2001PTC000000



BELISSIMO PROPERTIES DEVELOPMENT PRIVATE LTD

(Formerly known as Lusha Properties Development Private Limited)
Ladha Chavhan, N.M. Jadhav Marg, Maharashtra, Mumbai - 400 011, India

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BELISSIMO PROPERTIES DEVELOPMENT PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 31ST MAY, 2017 AT LODHA, EXCELLENCE, N.M. JADHAV MARG, APOLLO HILLS COMPOUND, MAHARASHTRA, MUMBAI - 400 011

"RESOLVED THAT members of the Board be and is hereby authorized to execute Special Power of Attorney in favor of Mr. Sunil Kumar Nair and Mr. Manoj Kumar Choudhary to authorize them to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

"RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as placed before the meeting, be and is hereby approved and Mr. Sunil Kumar Nair and Mr. Manoj Kumar Choudhary, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as they be required in this regard;

"RESOLVED FURTHER THAT Mr. Sunil Kumar Nair and Mr. Manoj Kumar Choudhary, authorized signatories be and are hereby also severally empowered to authorize any of the executives of the Company to do all or any of the acts, deeds, matters and things as they may deem fit;

"RESOLVED FURTHER THAT any one Director of the Company along with any one of the Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities insofar as they be necessary and they be required to act thereon."

Certified True Copy
Belissimo Properties Development Private Limited

(Signature)
Manoj Kumar Choudhary
Director
DIN: 87783283

6th June, 2017



बल	२४
२०१६	२४
२०१७	२४

Regd. Off: A-11, Floor, 152, Vallamban Chaur, Chavhan Road, Sainath Park, N.M. Jadhav Marg, Mumbai - 400 011
Tel: 91-22-2301-0000 Fax: 91-22-2301-0000
CIN No. U63000MH2001PTC000000

JAWALA REAL ESTATE PVT. LTD.

Lodha Estate, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 015, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF JAWALA REAL ESTATE PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 6th MAY, 2017 AT LODHA ESTATE, N.M. JOSHI MARG, MAHALAXMI, MUMBAI 400 015

"RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favour of Mr. Surinder Nair and Mr. Maninder Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as placed before the meeting, be and is hereby approved and Mr. Karamchandam Pandey and Mr. Anand Subramanian, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard;

RESOLVED FURTHER THAT Mr. Surinder Nair and Mr. Maninder Chhabra, authorized signatories be and are hereby also severally empowered to authorize any of the subsidiaries of the Company or the group companies or any other person as he may deem fit;

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a "true copy" of this resolution to the concerned authorities (such as may be necessary and as may be required) to act thereon."

Certified True Copy
For Jawala Real Estate Private Limited



Sanjivni Hangretkar
Sanjivni Hangretkar
Company Secretary
Membership No.: F 4154

6th June, 2017



वर्ग - २०
१०६/१६/१६
२०१७

Regd. Off: 412, Pooni 1, 150, Vardhman Chandra, Ganesh Park Road, Bandra East, Fort, Mumbai 400 015
Tel: +91 22 25524488 Fax: +91 22 25524486
CIN No: U74999MH2007PC28170

SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED

Formerly known as Sarvavasa Buildtech & Farms Pvt. Ltd.
Lodha Estate, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 015, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED ("THE COMPANY") HELD ON 6th APRIL, 2017 AT LODHA ESTATE, N.M. JOSHI MARG, MAHALAXMI, MUMBAI 400 015, INDIA

"RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favour of Mr. Surinder Nair and Mr. Maninder Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as placed before the meeting, be and is hereby approved and Mr. Karamchandam Pandey and Mr. Anand Subramanian, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard;

RESOLVED FURTHER THAT Mr. Surinder Nair and Mr. Maninder Chhabra, authorized signatories be and are hereby also severally empowered to authorize any of the subsidiaries of the Company or the group companies or any other person as he may deem fit;

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a "true copy" of this resolution to the concerned authorities (such as may be necessary and as may be required) to act thereon."

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



Sanjivni Hangretkar
Sanjivni Hangretkar
Authorized Representative



वर्ग - २०
१०६/१६/१६
२०१७

Registered Office: Ganesh Park Road, Bandra East, Fort, Mumbai 400 015
Tel: +91 22 25524488 Fax: +91 22 25524486
CIN No: U74999MH2007PC28170



LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

Lodha Towers, N.M. Jeeb Marg, Mahabub, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 2nd JUNE, 2017

"RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favour of Mr. Surendra Nair and Mr. Manish Chhabra to authorise them severally, to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

RESOLVED FURTHER THAT the draft Special Power of Attorney ("PoA"), as placed before the meeting, be and is hereby approved and Mr. Ajay Tewari and Mr. Harishchandra Chhabra, Directors of the Company be and are hereby severally authorised to sign, execute and complete the registration of the PoA and to do all such acts, deeds and things as may be required in this regard;

RESOLVED FURTHER THAT Mr. Surendra Nair and Mr. Manish Chhabra, authorized signatories be and are hereby also severally empowered to authorise any of the executives of the Company or the group companies or any other person as they may deem fit;

RESOLVED FURTHER THAT Director of the Company, be and are hereby authorized to issue a 'true copy' of the resolution to the concerned officers / service providers as they be necessary and they be empowered to act thereon."

**Certified True Copy
For Lodha Healthy Constructions and Developers Private Limited**

1/1/16/16

**Ajay Kumar Tewari
Director
DIN: 87711024**

2nd June, 2017



ख-३-२४
१०६४६६
२०२०

Regd. Off: 402, Floor-4, 110 Vaidhyanagar Chaudhary, Ganga Patel Road, Naraina East, New Delhi-110028
Tel: +91-11-23214400 Fax: +91-11-23214438
E-Mail: info@lodha.com

SANATHINAGAR ENTERPRISES LTD.

Lodha Towers, N.M. Jeeb Marg, Mahabub, Mumbai 400 011, India

"RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favour of Mr. Surendra Nair and Mr. Manish Chhabra to authorise them severally, to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

RESOLVED FURTHER THAT the draft Special Power of Attorney ("PoA"), as placed before the meeting, be and is hereby approved and Mr. Ajay Tewari and Mr. Harishchandra Chhabra, Directors of the Company be and are hereby severally authorised to sign, execute and complete the registration of the PoA and to do all such acts, deeds and things as may be required in this regard;

RESOLVED FURTHER THAT Mr. Surendra Nair and Mr. Manish Chhabra, authorized signatories be and are hereby also severally empowered to authorise any of the executives of the Company or the group companies or any other person as they may deem fit;

RESOLVED FURTHER THAT any one Director of the Company, along with any one of the designated authorized representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a 'true copy' of the resolution to the concerned authorities as they be necessary and they be requested to act thereon."

**Certified True Copy
For Sanathinagar Enterprises Ltd.**

1/1/16/16

**Ajay Kumar Tewari
Director
DIN: 87711024**

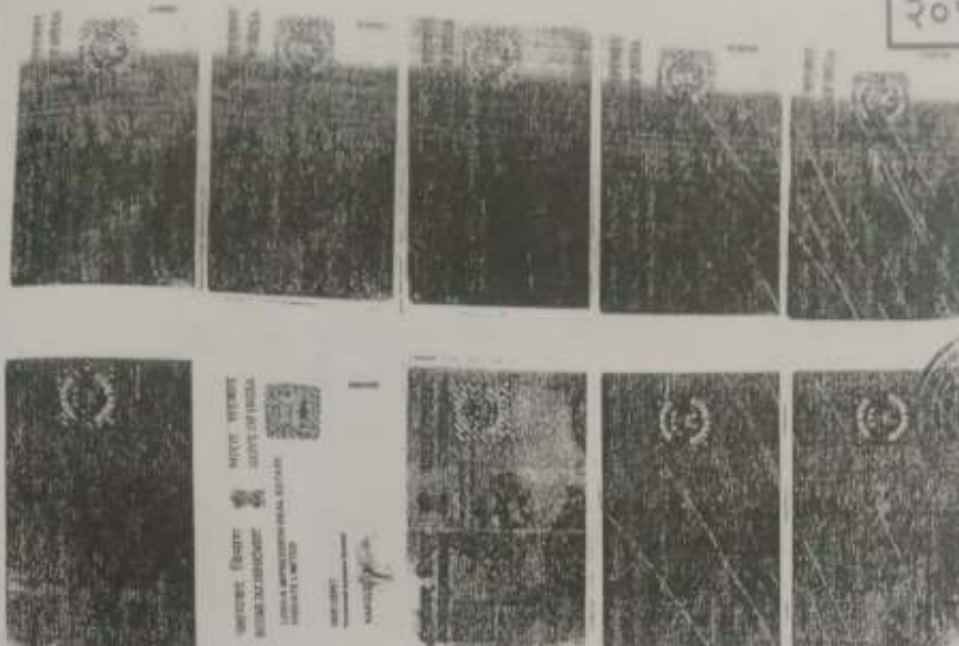
2nd June, 2017



ख-३-२४
१०६४६६
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Regd. Off: 402, Floor-4, 110 Vaidhyanagar Chaudhary, Ganga Patel Road, Naraina East, New Delhi-110028
Tel: +91-11-23214400 Fax: +91-11-23214438
E-Mail: info@lodha.com

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17. ☐ Printed or stamped office address (To be completed upon final agreement along with the next document etc.) 18. ☐ Copy of the letter (to be mentioned above for other than last mentioned) 19. ☐ It is noted that the Company is permitted to use the address as the registered office of the Company if the name is entered in any other entry/entries from when to when (as company) 20. ☐ List of all the companies (including from 20th) having the same registered office address. If any 21. ☐ Optional attachment. If any	22. ☐ ADRES. 23. ☐ Range 24. ☐ Size (sq. ft.) 25. ☐ Office (ft.) 26. ☐ Size (ft.)	27. ☐ Use of photographs (To be used for all PAN, MCA21/2024, etc)	28. ☐ Showing photographs
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^a Designation.

^b Donor-Workstation Number of the structure in
the file.

^c File or Path of the template in CSD or CIF.
Each value number of the Template library.

Certificate by publishing professional:
I am a faculty member at the University of North Carolina at Charlotte and was a co-author of the book. I have been a member of the American Psychological Association since 1998. I have been a member of the American Psychological Association since 1998. I have been a member of the American Psychological Association since 1998.

As a result, the above-mentioned factors have been an important and highly effective factor in the development of the above-mentioned factors.

Q. How many, if any, of the following are true? (1 point each)

Statement	True	False
1. The number of people who are 6 feet tall is 100.	☐	☐
2. The number of people who are 6 feet tall is 100.	☐	☐
3. The number of people who are 6 feet tall is 100.	☐	☐

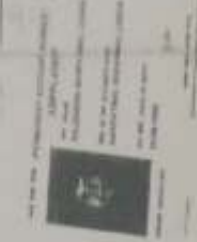
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*** indicates a significant difference.

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कारल - १	
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कारल - १
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करल - 9		
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Although there is a strong right to privacy and a right to be left alone, the right to privacy is not absolute.

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イヌアザミ

For more information:
 Tel: 01223 326111
 Fax: 01223 326112
 Email: enquiries@hampshire.gov.uk

Journal of Management Education 30(6)

1. *What is the purpose of the study?*

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१०/०६/१७

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दिनांक: १०/०६/२०१७

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Wednesday, June 07, 2017
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ON 20/06/17

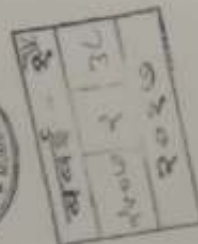


करल - १		
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वर्ग - २
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LODHA DEVELOPERS THANE PRIVATE LIMITED
 (FORMERLY KNOWN AS BINDER REALTY AND TECHNOLOGIES PRIVATE LIMITED)
 LODHA EXCELLEN, NEW LOBBY ROAD, MUMBAI 400 051, INDIA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA DEVELOPERS THANE PRIVATE LIMITED AT ITS MEETING HELD ON 4th MAY, 2017 AT LODHA EXCELLEN, N.M. JOSHI MARG, MAHARASHTRA, MUMBAI 400 051, INDIA

RESOLVED THAT consent of the Board be and is hereby accorded to enable Special Power of Attorney in favour of Mr. Sureshwar Nair and Mr. Sureshwar Chavhan to authorize them to work in the at or any of the with, assets, liabilities and things as more particularly described in the Certificate Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), in present before the meeting, be and is hereby approved and Mr. Piyush Vora and Mr. Sureshwar Chavhan, Directors of the Company be and is hereby authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Sureshwar Nair and Mr. Sureshwar Chavhan authorized representatives be and are hereby and severally empowered to authorize any of the members of the Company or the group (comprised of any other person as he may deem fit).

RESOLVED FURTHER THAT any one Director of the Company, along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company be and are hereby authorized to issue a "true copy" of this resolution to the concerned authorities in the manner as may be necessary and may be required to act thereon.

Certified True Copy
 For Lodha Developers Thane Pvt. Ltd.

[Signature]
 Piyush Vora
 Director
 DIN: 00199999



4th June, 2017

Consent, signature and stamp of the Authorized Directors, herein:

Name	Signature	Photograph
Mr. Prashant Kulkarni	<i>[Signature]</i>	
Mr. Rajesh Wankar	<i>[Signature]</i>	
Mr. Anantash Chaudhary	<i>[Signature]</i>	
Mr. Sureshwar Nair	<i>[Signature]</i>	
Mr. Sureshwar Chavhan	<i>[Signature]</i>	



संख्या	२०१७
दिनांक	०४/०६/२०१७



संख्या	२०१७
दिनांक	०४/०६/२०१७

करल - १	
१०१५८	८३१०८
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London: The British Library, 1997.

BELOW MID THAT creases at the intersection and it merely amounts to another Special Power of Attorney in favor of Mr. Sargent and Mr. Maynard. Changes to authority from property to 40, 50 or all of the stock, bonds, matters and things are more particularly described in the General Power of Attorney.

RECOVERED FURTHER THAT 1b. Respondent has not for Monetary Offenses, committed offenses that will not be finally and adversely impacted to authorize any of the executives of the University or any other persons to any other person as the matter is.

Certified True Copy

—

16 June 2017

वर्ष - २०२०
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2013-2014 TNAF consists of 176 companies. The first 176 companies selected to participate in the survey is a list of the 176 companies that are listed in the TNAF database. The list of the 176 companies is available on the TNAF website. The list of the 176 companies is available on the TNAF website.

to ensure that we covered enough time to cover everything.

David Fine, *Coast*

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LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

Lodha Estate, N.M. Road, Worli, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 27th JUNE, 2017

"RESOLVED THAT consent of the Board be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Surendra Nair and Mr. Manish Chandra to authorize them severally to do all or any of the acts, deeds, matters and things as may particularly be required in the Special Power of Attorney

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be placed before the meeting, be and is hereby approved and Mr. Abul Kalam and Mr. Manish Chandra, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surendra Nair and Mr. Manish Chandra, authorized signatories be and are hereby also severally empowered to authorize any of the executives of the Company or the group companies or any other person as he may deem fit.

RESOLVED FURTHER THAT Director of the Company, be and are hereby authorized to issue a true copy of the resolution to the concerned entities / service providers as may be necessary and they be requested to act thereon.

Certified True Copy
For Lodha Healthy Constructions and Developers Private Limited

Abul Kalam Tewari
Director
DIN: 07711024

27th June, 2017



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Registered Office: N.M. Road, Worli, Mumbai 400 011, India
Tel: 022-22020000 Fax: 022-22020001
E-mail: info@lodha.com

JAWALA REAL ESTATE PVT. LTD.

Lodha Estate, N.M. Road, Worli, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF JAWALA REAL ESTATE PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 27th MAY, 2017 AT LODHA ESTATE, N.M. ROAD, WORLI, MUMBAI 400 011

"RESOLVED THAT consent of the Board be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Surendra Nair and Mr. Manish Chandra to authorize them severally to do all or any of the acts, deeds, matters and things as may particularly be required in the Special Power of Attorney

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be placed before the meeting, be and is hereby approved and Mr. Manish Chandra and Mr. Arvind Subramanian, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surendra Nair and Mr. Manish Chandra, authorized signatories be and are hereby also severally empowered to authorize any of the executives of the Company or the group companies or any other person as he may deem fit.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities/ entities as may be necessary and they be requested to act thereon.

Certified True Copy
For Jawala Real Estate Private Limited

Arvind Subramanian
Company Secretary
Membership No.: F-4164

27th June, 2017



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Registered Office: N.M. Road, Worli, Mumbai 400 011, India
Tel: 022-22020000 Fax: 022-22020001
E-mail: info@lodha.com



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SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED

12/30002, 20/3/2017, N. M. JOSHI ROAD, WAKHUR, MUMBAI 400 071, INDIA

RESOLVED THAT the Board of Directors of the Company do hereby authorize the Managing Director of the Company to execute and sign all such documents and to do all such acts and things as may be necessary or expedient for the purpose of the above resolution.

RESOLVED FURTHER THAT the Managing Director of the Company do hereby authorize the Managing Director of the Company to execute and sign all such documents and to do all such acts and things as may be necessary or expedient for the purpose of the above resolution.

RESOLVED FURTHER THAT the Managing Director of the Company do hereby authorize the Managing Director of the Company to execute and sign all such documents and to do all such acts and things as may be necessary or expedient for the purpose of the above resolution.



RESOLVED FURTHER THAT the Managing Director of the Company do hereby authorize the Managing Director of the Company to execute and sign all such documents and to do all such acts and things as may be necessary or expedient for the purpose of the above resolution.

RESOLVED FURTHER THAT the Managing Director of the Company do hereby authorize the Managing Director of the Company to execute and sign all such documents and to do all such acts and things as may be necessary or expedient for the purpose of the above resolution.



RESOLVED FURTHER THAT the Managing Director of the Company do hereby authorize the Managing Director of the Company to execute and sign all such documents and to do all such acts and things as may be necessary or expedient for the purpose of the above resolution.

RESOLVED FURTHER THAT the Managing Director of the Company do hereby authorize the Managing Director of the Company to execute and sign all such documents and to do all such acts and things as may be necessary or expedient for the purpose of the above resolution.



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9089

RECEIVED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF
N. C. ASIA BUILDING PRODUCTS LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 5
FEBRUARY 2017 AT LINGNA, PATEL N. M. JODH NAGRI, ANKUR WILLS COMPOUND
BANGALORE, KARNATAKA - 560 071

[illegible]

REASON: USED FURTHER 79427 for 1993 General Power of Attorney (79427), as stated below the following: he and I jointly acquired and sold the above-mentioned 1993 and 1994 Ford F-Series. Consents of the County for the said jointly acquired and sold are available and complete. The registration of the said joint sale of both cars, New and Old, can be requested in this regard.

[illegible]

RESOLVED, THAT every person at the Company doing with any one of the Incorporated Subsidiary Enterprises of the Company in Company Territory in any way be deemed to have a True copy of the resolution to the Company in Company Territory.

Certified True Copy
 For All Court Matters - Please Contact

Abstract

...to the ...



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[illegible]

RESOLVED THAT members of the Board be and is hereby authorized to authorize George Fosse to deliver a Notice of Withdrawal from the Board of Directors to the Board of Directors of the University of the South Pacific, and to authorize him to do so in any way that he deems proper and to sign any and all documents that may be required in connection with the withdrawal.

and the 1990s, the 1990s have been a time of "change" in the world, and the 1990s have been a time of "change" in the world, and the 1990s have been a time of "change" in the world.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

[illegible]

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SAMVARA BUILDTECH PVT. LTD.

(Incorporated in India Pursuant to the Companies Act, 1956)
 Samvara Buildtech Private Limited
 10th Floor, 10th Main Road, Marolli Nagar, Mumbai 400 051, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SAMVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON APRIL 8, 2017 AT LODHA ESTATE, N.M. JOSEPH ROAD, SPOLLO WILLS COMPOUND, MUMBAI 400 015.

"RESOLVED THAT consent of the Board and a Special Power of Attorney be and is hereby appointed to authorize Special Power of Attorney in favor of Mr. Surinder Mehta and Mr. Manoj Chandra, authorized signatories of the Company, to and are hereby authorized to sign, execute and carry out the representation of the Board and to do all such acts, deeds and things as may be required in this regard."

"RESOLVED FURTHER THAT the said Special Power of Attorney (P.O.A.), be placed before the Company and be and is hereby approved and Mr. Surinder Mehta and Mr. Manoj Chandra, authorized signatories of the Company, to and are hereby authorized to sign, execute and carry out the representation of the Board and to do all such acts, deeds and things as may be required in this regard."

"RESOLVED FURTHER THAT Mr. Surinder Mehta and Mr. Manoj Chandra, authorized signatories of the Company, to and are hereby authorized to sign, execute and carry out the representation of the Board and to do all such acts, deeds and things as may be required in this regard."

"RESOLVED FURTHER THAT any one Director of the Company, along with any one of the Authorized Representative of the Company or Company Secretary of the Company, be and are hereby authorized to issue a 'True copy' of this resolution to the concerned authorities, as may be necessary and they be required to act thereon."

Certified True Copy

For Samvara Buildtech Private Limited

(Signature)
 Surinder Mehta
 Authorized Representative

Surinder Mehta
 Director
 DIN: 86131948

8th June, 2017



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2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 211

LODHA IMPRESSION REAL ESTATE PVT. LTD.

Lodha Trustees, N. M. Joshi Marg, Mahadevi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED AT ITS MEETING HELD ON 17TH APRIL, 2017 AT LODHA EXCELCEL, APOLLO MILLS COMPOUND, MAHAJAN, MUMBAI - 400 011

RESOLVED THAT consent of the Board be and it is hereby accorded to exercise Special Power of Attorney in favour of Mr. Surendran Nair and Mr. Manoj Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), is placed before the meeting, be and it is hereby approved and Mr. Kunal Mehta and Mr. Gaurav Agrawal, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surendran Nair and Mr. Manoj Chhabra, authorized signatories be and are hereby and severally empowered to authorize any of the executives of the Company or the group companies or any other person as he may deem fit.

RESOLVED FURTHER THAT any one Director of the Company acting with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities parties as may be necessary and they be requested to act thereon.

Certified True Copy

For Lodha Impression Real Estate Private Limited



Kunal Mehta
Kunal Mehta
Director
DIN: 00703445



बवई - २२
२०१७
२०१७

Regd. Off: 101, Nandan, N. M. Joshi Marg, Mahadevi, Mumbai 400 011, India
The Lodha Impression Real Estate Private Limited
DIN No. 00703445

AJITNATH HI-TECH BUILDERS PVT. LTD.

Lodha Trustees, N. M. Joshi Marg, Mahadevi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF AJITNATH HI-TECH BUILDERS PRIVATE LIMITED AT ITS MEETING HELD ON 14TH APRIL, 2017 AT LODHA EXCELCEL, N. M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHAJAN, MUMBAI - 400 011

RESOLVED THAT consent of the Board be and it is hereby accorded to exercise Special Power of Attorney in favour of Mr. Surendran Nair and Mr. Manoj Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), is placed before the meeting, be and it is hereby approved and Mr. Kunal Mehta and Mr. Gaurav Agrawal, Directors of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA and to do all such acts, deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surendran Nair and Mr. Manoj Chhabra, authorized signatories be and are hereby and severally empowered to authorize any of the executives of the Company or the group companies or any other person as he may deem fit.

RESOLVED FURTHER THAT any one Director of the Company acting with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities parties as may be necessary and they be requested to act thereon.

Certified True Copy

For Ajitnath Hi-Tech Builders Pvt. Ltd.



Kunal Mehta
Kunal Mehta
Director
DIN: 00703445



बवई - २२
२०१७
२०१७

Regd. Off: 101, Nandan, N. M. Joshi Marg, Mahadevi, Mumbai 400 011, India
The Ajitnath Hi-Tech Builders Private Limited
DIN No. 00703445



[illegible]

WEEKLY FURTHER THAT Mr. Samuel Hays and Mr. Manning Callahan, authorized signatories of the above letter, are hereby and lawfully empowered to deliver any of the stock of the Company in their possession to any other person or persons as they may deem fit.

Credited Trade Credit
For Plaza Chemicals Private Limited

Sd/-
Rajesh Ranganath
Authorized Representative

Sd/-
Milind Pansare
Authorized Representative





पत्रांक - १४		
१००	१५	३८
१०२७		

[illegible][illegible]

RECEIVED FURTHER THAT Mr. Thompson had and Mr. Harrison Charters, advised respondent that he and Mr. Charters were not members of the Company or its subsidiary and that they were not authorized to discuss any of the matters of the Company or its subsidiary.

[illegible]

Canfield Tree City


 M. K. Ramachandran
 Minister, Government of Madras
 Madras

10

2020	14	36
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the 1990s with steady increases of the amount you and a family member to receive Special Payments of \$100,000 in 1990 to \$4.5 million in 2001. The amount you and MR. Morgan's Children to subtract their property to its net of any of the 1990 assets, estate and have an even percentage, described in the Special Payments History.

REASON TO FURTHER TRUST Mr. Surinjan Nair and Mr. Anurag Chandra, additional signatories to all its letters and contracts, are also past & present directors of the Company in the past companies of which Mr. Nair was managing partner.

Certified True Copy
 The Substantive Equipment Ltd.

三、

2029	7571	23
Date		Page

*68252, 922 71487 (comment of the Board to and a report submitted to various Special Project or advisory committees of the Commission) and Mr. Margaret Callahan to inform that she intends to do it any of the above, except, neither and through the more particularly mentioned in the Executive Order (above).

[illegible]

Cattell, V. E. (1986).

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करल - १		
१०१२५	२९	१०५
२०१७		

वर्ग	२
दिनांक	१७
पृष्ठ संख्या	००२०

करल - १		
१०१०८	८७	१०८
२०१७		



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२०१७		



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करल - १		
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२०१७		



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संयुक्त विभाग
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Form No. 10 (Rev. 10/2017)

आयकर विभाग, दिल्ली

क्र.सं.	नाम	पता	विवरण	प्रमाण
1.	श्री. अ. अ. अ.	...	...	
2.	श्री. अ. अ. अ.	...	...	
3.	श्री. अ. अ. अ.	...	...	
4.	श्री. अ. अ. अ.	...	...	

आयकर विभाग, दिल्ली

आयकर विभाग, दिल्ली

क्र.सं.	नाम	पता	विवरण	प्रमाण
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2.	श्री. अ. अ. अ.	...	...	

आयकर विभाग, दिल्ली



आयकर विभाग, दिल्ली

आयकर विभाग, दिल्ली

आयकर विभाग, दिल्ली

क्र.सं.	नाम	पता	विवरण	प्रमाण
1.	श्री. अ. अ. अ.	...	...	
2.	श्री. अ. अ. अ.	...	...	



कार्य - १	२०१८	२०१७
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करल - १		
००१२८	८००	१०८
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२०१७
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1. Name of the person

2. Date of birth

3. Place of birth

4. Present address

5. Mobile No.

6. Email ID

7. Date of issue

8. Validity

9. Remarks

10. Signature

11. Date



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12. Signature

13. Date

14. Remarks

15. Remarks

16. Remarks

17. Remarks



18. Remarks

करल - १		
२०१५	२०१	२०५
२०१७		



मुंबई नगरपालिका
नगर प्रशासन
नगर कार्यपालिका
नगर कार्यपालिका
नगर कार्यपालिका



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करल - १		
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२०१७		





Minutes of the meeting of the BOARD OF DIRECTORS and the resolution of the Powai Cubicles Private Limited HELD ON 17.08.2017 AT H-1, 1103, 11th floor Bhoomi Park Phase -2, Near Jankalyan Nagar, Off Marve Road, Malad west, Mumbai - 400095, Maharashtra, INDIA

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

QUORUM

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

Purchase decision and dealing with various banks for funding

"RESOLVED THAT Powai Cubicles would like to purchase unit #1604 in Lodha Supremos located opposite MTNL Telephone exchange at Saki Vihar Road, Powai, Mumbai 400072. In this regard, the Board resolves and authorizes Mr. Ankush Patel to make all necessary arrangements like negotiating with Lodha Developers, applying for a loan and completing all legal formalities necessary for the purchase of the unit on behalf of the Board.

Mr Ankush Patel can sign as the authorized signatory for the applications submitted to various banks and Lodha Developers as well as any other legal processes involved in this purchase. 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 for the Agreement, documents, undertakings or writings as may be required in present and future, Mr. Ankush Patel, who shall sign the same in token thereof.

RESOLVED FURTHER THAT in accordance with the provisions of the Companies Act 2013, Mr. Ankush Patel, 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 Patel

Ankush K Patel
Director & Chairman of Board



For Powai Cubicles Private Limited

Ankush Patel

Director

Powai Cubicles Private Limited

Company: H-101, 1st floor, Lodha Supremos, Saki Vihar Road, Near MTNL, Powai, Mumbai-400072
Registered Office: H-101, 1st floor, Bhoomi Park, Off Marve Road, Malad (W) Mumbai-400095
CIN: U74999MH20170000000000000000

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PUNJAB CYCLES PRIVATE LIMITED

21/06/2015



For Punjab Cycles Private Ltd

Arvind Jain

Dir



करल - 9		
90945	1904	100
2099		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANUSH KAMALNATHAN PATEL

KAMALNATHAN TRIBHUVANDAS
PATEL
12/11/2014
12/11/2014
12/11/2014



Arvind Jain

Arvind Jain



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANUPAM KAMCHANDRA KHARGE
KAMCHANDRA KAMCHANDRA KHARGE
12/11/2014
12/11/2014
12/11/2014



Anupam

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANUPAM KAMCHANDRA KHARGE
KAMCHANDRA KAMCHANDRA KHARGE
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12/11/2014



Shal



दस्तावेज क्र. 11 ऑक्टोबर 2017 4.04 म.न.

दस्तावेज क्र. 1

दस्तावेज क्र. 1

दस्तावेज क्र. 101/20/2017

दस्तावेज क्र. करल/10128/2017

बाजार मूल्य: ₹ 3,01,62,055/-

मोबदला: ₹ 2,41,86,678/-

अन्य मूल्य: ₹ 15,09,000/-

करल - 9		
30125	92	905
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द. नि. सह. दु. नि. करल बांधे बांधीलबात

अ. क्र. 10128 वर दि. 11-10-2017

रोजी 3:49 म.न. वा. हजर केला.

पावती: 12965

पावती दिनांक: 11/10/2017

सावरकराबागे बांध. पत्राई कमुनिक्कल वा नि. मने बांधीलबात अंशुल कमुनिक्कल पत्राई :-

नोवणी की

₹. 32200.00

दस्त हाताळणी की

₹. 2160.00

गुणणी संख्या: 108

एकूण: 32160.00

Ankur Par

दस्त हाजर करणाऱ्याची सही.

Abhishek
दु. निबंधक कुला 1

Abhishek
दु. निबंधक कुला 1

दस्तावेज प्रकाश: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वातंत्र्य असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उपा-खंड (डीन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 11 / 10 / 2017 03 : 49 : 46 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 11 / 10 / 2017 03 : 52 : 38 PM ची वेळ: (पी)





11/10/2017 4:34:29 PM

एन सीआर नं. 2

क्रमांक:

एन क्रमांक: 10128/2017

दस्तावेज क्रमांक: करल/10128/2017

दस्तावेज प्रकार: - कारगनामा

करल - 9

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पत्रकारिता प्रकार

आवाचित्र

अपक्रमांक क्रमांक

अनु. क्र. पत्रकारिता नाव व पत्ता

- 1 नाव: मोहा रेणुकादेवी शा. वि. तर्फे कु. सु. पत्रकारिता - विदुल वेणार
तर्फे कु. सु. प्रमाण मालवेकर वय: 35
पत्ता: प्लॉट नं. 1, माळा नं. 4 वा मजला 412, इमारतीचे मालकी:
नाव: 17 जी वर्धमान वेकर, प्लॉट नं. हार्निमन मकेल,
फोर्ट, मुंबई, रोड नं. कावसजी पटेल रोड, महाराष्ट्र,
मुम्बई
पिन नंबर: AAAC1490J



- 2 नाव: पवई कपुडिकान्न शा. वि. तर्फे डॉ. बाबासाहेब आंबेडकर विदुल वेणार
कामगार पटेल - - वय: 43
पत्ता: 11 वा मजला, एच. 1-1103, भुमी पार्क, फोर्ट - मालकी:
2, जमकाबाग नगर जवळ, माताह वेकर, मुंबई शिरी
ऑफिस माई रोड, ईश्वर - MAHARASHTRA,
MUMBAI, Non-Government.
पिन नंबर: AAICP2988B



बरीक दस्तऐवज करल देणार तयारीत कारगनामा वा दस्तऐवज करल दिव्याचे प्रमाण करणार.
शिक्का क्र. 3 ची वेळ: 11/10/2017 03:53:28 PM

जोडव -
खाणीत इमम अमे निवेदीन करणार की ते दस्तऐवज करल देणार-पारल मालकी: जोडवतात, व मालकी जोडव पट्टिचालन

अनु. क्र. पत्रकारिता नाव व पत्ता

- 1 नाव: अर्पण बलगे - -
वय: 27
पत्ता: 11 वा मजला एच 1-1103 भुमी पार्क मालाह मुंबई मालकी
पिन कोड: 400095



- 2 नाव: शैलेश सुरेश मोरे - -
वय: 26
पत्ता: 4 वा मजला 412, 17 जी वर्धमान वेकर, हार्निमन मकेल मालकी
कावसजी पटेल रोड, फोर्ट, मुंबई
पिन कोड: 400001



शिक्का क्र. 4 ची वेळ: 11/10/2017 03:54:14 PM

शिक्का क्र. 5 ची वेळ: 11/10/2017 03:54:44 PM

3 निवेदक कुली

EPayment Details

- sr. Epayment Number
1 MH005951785201718R
2 MH005951705201718R



प्रमाणित करण्यात येते की या दस्तऐवज
एकूण 90925 905 105 पाने आहेत.
करल - 9 / 90925 / 20919

पत्रकारिता क्रमांक 9 क्रमांकावर

शिक्का

शिक्का

सह. दुय्यम निवेदक, कुली-9
मुंबई उपनगर जिल्हा.

10128/2017

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