

XXXXXXXXXXXX
Wednesday, October 11, 2017
4:03 PM

पावती

Original/Duplicate
रीटसी # 39M
Regn. 39M

पावती # 12960

दि. 11/10/2017

राज्याचे नाव: गुजरात
उत्प्रेषणक्रमांक: वाता1-10126-2017
उत्प्रेषणक्रमांक प्रकार: कराणनामा
राज्य कार्यावाचे नाव: पावती वसुकिनाम या ति जरी राज्याचे उत्तम कामचलवत घेतले

मोदणी वी ₹ 30000.00
दस्त हाताळणी वी ₹ 2160.00
पुस्तकी मर्यादा 100

DELIVERED

एकूण

₹ 32160.00

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

₹ निवडक कुर्ता 1

वापार मुद्रा: ₹.30162055/-
मोबादना ₹.24186676/-
भारतेने मुद्राक मुद्रा: ₹. 1509000/-

सह. दुय्य
कुर्ता-१

निवडक
जर्मा २)

- 1) देवकाचा प्रकार: eSBTR/SimpleReceipt एडम ₹.30000/-
रीटसी/उत्प्रेषणक्रमांक: वाता1-10126-2017 क्रमांक: MH005951765201718R तारखे: 11/10/2017
मिळणे नाव व पत्ता: IOBI
- 2) देवकाचा प्रकार: By Cash एडम ₹.2160/-

मूळ दस्त व थमनेल प्रिंट मिळाली



16/10/2017

सूची क्र.2

दुधम विबंधक मह.द.मि.कुर्ली
 एन क्रमांक : 10128/2017
 संदर्भी :
 Regn.63m

साधारण साध 1) तुंगडा

(1) विवेकाचा प्रकार	करारनामा
(2) नोंदण	24186678
(3) बाजारभावा भांडेपट्टापात्रा बांधकामपट्टाकार आकारणी देणे वी पट्टेदार ते अमुर करणे)	30182055
(4) पू-साधन, रोडवित्तन व परक्याक (असाधारण)	1) पाकिस्ताने साध मुंबई व.न.पा. इतर प्रलंब सदरिका न. सुमि नं 1604, माळा नं. 16वा मजला, इभाउलीचे साध लोडा मुद्रिमल - एवई, ब्लॉक नं. लोडा मुद्रिमल - एवई, रोड नं. माडी विहार रोड, इतर माहिती सोधत एक वार पाकि (C.T.S Number 182/ग-1 व इतर साध केवळप्रमाणे .)
(5) क्षेत्रफळ	1) 133.69 चौ.मीटर
(6) साकारणी किंवा सुटी देण्यात असेल किंवा	
(7) इस्तोवक करन देणा-या/विहून देणा-या पधकारणे साध किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा असेल असाधारण, प्रतिबाधिते साध व पत्ता	1) साध-लोडा देवळमार्गे फा.वि. लॉकेट नं. मु. सुरेन्द्र साध लॉकेट नं. मु. प्रसाद साधिका कर -13, पत्ता-साध नं. - माळा नं. 4वा मजला ,412, इभाउलीचे साध, 17वी वर्धमान नंबर, ब्लॉक नं. हुमिमल मकैल, फोटे, मुंबई, रोड नं. बाकमती पटेल रोड, महागाट, मुंबई, पिन कोड- 400001 पिन नं.-AAACL1490J
(8) इस्तोवक करन देणा-या पधकारणे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा असेल असाधारण, प्रतिबाधिते साध व पत्ता	1) साध-एवई कुबिकाळ फा.वि. लॉकेट नं. मु. सुरेन्द्र साध लॉकेट नं. मु. प्रसाद साधिका कर -13, पत्ता-साध नं. - माळा नं. 4वा मजला ,412, इभाउलीचे साध, 17वी वर्धमान नंबर, ब्लॉक नं. हुमिमल मकैल, फोटे, मुंबई, रोड नं. बाकमती पटेल रोड, महागाट, मुंबई, पिन कोड- 400001 पिन नं.-AAACL1490J
(9) इस्तोवक करन दिव्याचा दिनांक	03/10/2017
(10) इस्तोवक करन दिव्याचा दिनांक	11/10/2017
(11) अमुरमांक	10128/2017
(12) बाजारभावा	मुद्राक तुंगडा 1509000
(13) बाजारभावा	पाव नोंदणी तुंगडा 30000
(14) अंश	



मुल्यांकनासाठी : 1) मुल्यांकनाची आवश्यकता नाही कारण इस्तोवकानुसार आवश्यक नाही

मुद्राक तुंगडा जाकारासाठी : 1) (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत

मह. दुधम विबंधक, कुर्ली-१
 पुर्ण उपनगर जिल्हा

मुल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID		30311012862		11 October 2017 04:23:24 PM	
मूल्यांकनार्थी वर्ष	2017				
डिवीजन	मुंबई (उत्तर)				
मूल्य विभाग	117-मुंबई - बांधीव				
एच मूल्य विभाग	117144(उत्तर) मुंबई शहरीय क्षेत्र मूल्य विभाग				
वार्ड नंबर अथवा इतर संदर्भ	वि.टी.एच. नंबर(13)				
मूल्य मूल्य दर	मूल्यांकन मूल्य	व्याजदर	रुग्ण	औद्योगिक	मूल्यांकनार्थी मूल्य
112000	167100	190000	224200	187100	शहर मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	111 इन्वॉयस मीटर	मिळकतीचे प्रकार	बांधीव/वाणिज्यिक	मिळकतीचे प्रकार	बांधीव
मूल्यांकनार्थी इन्वॉयस	1 आर मी	मिळकतीचे इतर	570 20%	मूल्यांकन मूल्य	Rs. 190600/-
उत्पादन सुविधा	अडे	उत्पादन	1100000 To 10000000	दर	
मूल्य मूल्यांकन मूल्यांकन मूल्यांकन					
मजला मूल्य घटवण		= 110% apply to rate Rs.219560/-			
घटा यामुळे = कमी प्रति वी मीटर मूल्यांकन = बांधीव मूल्यांकन - मुंबई शहरीय क्षेत्र दर = घटा यामुळे मूल्य दर = मुंबई शहरीय क्षेत्र दर = (167100 - 112000) * (100 / 100) + 112000 = Rs.219560/-					
A) मूल्यांकन मूल्य		= घटा यामुळे मूल्य दर * मिळकतीचे क्षेत्र = 219560 * 133.50 = Rs.29396884/-			
E) बदिल्ले वाढणारे क्षेत्र		= 25/100			
उत्कृष्ट मूल्य		= A + B + C + D + E + F + G + H = 29396884 + 0 + 0 + 0 + 25146.8 + 0 + 0 + 0			

90925 | 9 | 90K
2010

SK



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	Location	PAN-AAICP2988B		
	NO 1		PAN No. (If Applicable)		
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		
		Premises/ Bldg	SUPREMUS POWAI		
0030045501-75	1509000.00	Road/Street, Area /Locality	OPP MTNL OFF JVLK		
0030063301-70	0.00	Town/ City/ District	POWAI		
	0.00	PIN	4 0 0 0 7 2		
	0.00	Remarks (If Any) :			
	0.00	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> करल - १ २०१९ ३ १०८ २०१९ </div>			
	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	454 DADAR		
Name of Bank	INDIAN BANK	Roll No.			
Name of Branch					



Handwritten signature: I. K. Patil



Print

CHALLAN
MTR Form Number - 6

CHN NUMBER	MEH0059517852017188	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 No. (If Applicable)	
	PAN: AAICP2988B			
Year	Period:	Full Name	POWAI CUBICLES PRIVATE LTD	
	From: 28/09/2017 To: 31/03/2019			
Object	Amount in Rs.	Flat/Block No.	1604 SUPREMUS POWAI	
		Premises/ Bldg	OPP MTNL OFF JVLR	
0030045501-75	0.00	Road/Street, Area /Locality	POWAI	
0030063301-70	30000.00	Town/ City/ District	POWAI	
	0.00	PIN	4 0 0 0 7 0	
	0.00	Remarks (If Any)		
	0.00	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p align="center">करल - १</p> <p align="center">२०१५ ४ १०६</p> <p align="center">२०१७</p> </div>		
	0.00			
	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 CIN No	: 69103332017100350	
Cheque- DD Details:		Date	03-10-2017	
Cheque- DD No.		Bank-Branch	454 DADAR	
Name of Bank	91 BANK	Branch No		
Name of Branch				



करल - १		
२०१८	५	१३८
२०१९		

AGREEMENT TO SELL

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 title deed of the Company in the Larger Property is at Annexure 2 (Title Deed).
- C. The details of the Building in respect of the Larger Property is at Annexure 3 (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 4. Other Approvals for the Building may be under consideration of the relevant authorities and the Company may obtain further approvals as may be required for the Building.
- 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 5 (Floor Plan).
- H. Relying upon the information and the representations, declarations and assurances made by the Company to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.



B

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

1. **DEFINITIONS**
2092C E 98C
1.1 "Agreement" shall mean this Agreement together with the schedules and annexures ~~to this Agreement~~ 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.



B

करल - १		
२०१८	७	३०८
२०१७		

- 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 balcony or verandah or open terrace as the case may be, which is appurtenant to the Unit and is 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 any dispute on the measurement of EBVT Area, the same shall be on physical measurement of the EBVT Area with all finishes that have been applied/fitted and the cost of measurement 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 Common 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 and 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 Certificate" 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



B

Yes

करल = 9
1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
20919

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.

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

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

1.33 "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 5** (Unit and Project Details).

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

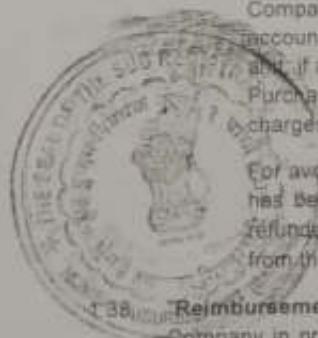
1.35 "OC" shall have the meaning ascribed to it in Clause 10.3 below.

1.36 "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.

1.37 "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.

1.38 "Refund Amount" shall mean:

1.38.1 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.

1.39 "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).

1.40 "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.

1.41 "Service Providers" shall have the meaning ascribed to it in Clause 15.12 below.

1.42 "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.

1.43 "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.

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

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



B

करल - १		
१०१२८	e	१०८
२०१७		

- 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. any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - b. any statutory instruments made pursuant to a statutory provision;
 - c. any statutory provisions of which these statutory provisions are a consolidation or amendment;
 - d. any statutory provisions.
- 2.2. Words denoting the plural shall include the plural and words denoting the singular shall include the singular.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, clauses or schedules to this Agreement.
- 2.5. References to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determining the period of days for the occurrence of an event or the performance of an act, the first 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.



१

2.10 करल - 9
90728
2098

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 borne by the Purchaser with 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



B

करल - १		
११	१३	१०८

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:

- a. **Firstly**, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
- b. **Secondly**, towards Interest due as on the date of payment;
- c. **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
- d. **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 dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Purchaser which 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, which delayed payments, which are estimated to be two percent (2%) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees Twenty thousand/-) per instance) and shall be payable in 20% and shall be revised on 1st April of every year at the rate of 10% 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 or demur 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 requires for the execution of the Project or as may be directed by the competent authorities. This may include any change wherein the Company, if permitted by the competent authorities, transferring the construction permissible on the Larger Property to the Larger Property or transferring the construction permissible on the Larger Property to the Larger Property at any time 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 on a given floor), height of the Unit (with respect to its height above ground) or reduction in the Carpet Area of the Unit. In case a change is proposed in any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

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, partially or wholly, by one (or more) unit purchaser(s) in the Building and such unit

Handwritten signature and initials.

90
20
The Purchaser(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 indemnify the Company or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be at absolute liberty to allocate 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, in which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

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

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

8. CAR PARKING

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



B

करल - 9		
2014	15	14

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 shall, upon formation of the Ultimate Organisation and/or execution of conveyance, as contemplated herein, cause such warrants and confirm that the Purchaser shall, upon formation of the 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 :- the Company at the rate of INR 100 per sq. ft. per month or part thereof from the expiry of the aforementioned period. The Purchaser shall be deemed to have taken possession of the Unit from the date of the expiry of the 2 months from the date of the Possession Demand Letter and the Purchaser shall alone be responsible/liable in respect any loss or damage caused to the Unit after this date.

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

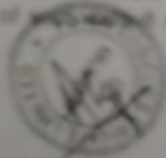
11. TERMINATION

11.1 This Agreement shall be terminable under any circumstances, save and except the specific circumstances stated herein. 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



9

909
10/10/18
[Stamp]

fourteen days from the date of such notice to cure the said default. In the event that the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default or such default is not capable of being rectified, the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD speed post (Company Notice of Termination)

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

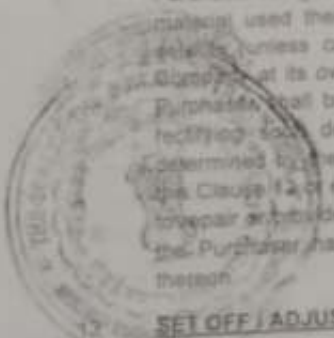
11.3. **Consequences of Termination and Payment of Refund Amount**

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

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

12. **DEFECT LIABILITY**

12.1. 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 defect, unless caused by or attributable to the Purchaser, shall be rectified by the Company at its own costs. In the case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be in any way liable to repair or provide compensation for Structural Defects as set out in this Clause 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.



B

करल - १		
१०१५	१५	१०५
२०१७		

- 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 Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.
- 14.5. The Purchaser hereby agrees and undertakes that the Purchaser along with other holders in the Ultimate Organisation/ Federation shall be liable to pay all out of pocket expenses including stamp duty, registration charges legal fees and all other 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.

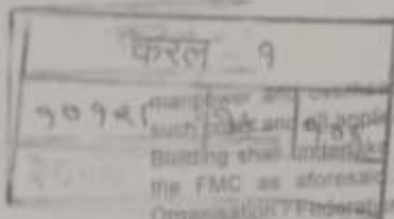


15. FACILITY MANAGEMENT COMPANY, CAM CHARGES AND MAINTENANCE RELATED AMOUNTS

- 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



B



...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.



B

करल - १		
१०१५	१५	१०५
२०१७		

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:

- a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
- b. Upon formation of the Ultimate Organisation, the Ultimate Organisation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
- c. 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.

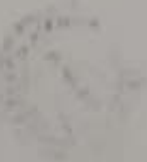
16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.

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.



Handwritten signature or mark.



करल - 9

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 payan 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.



Handwritten signature or mark.

करल - १		
१०१२८	१९	१०८
२०१७		

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.

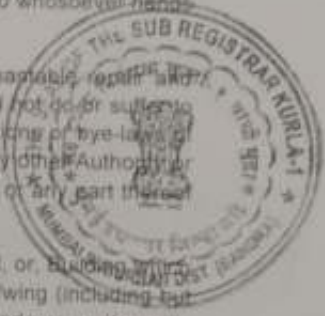
20. **INTEREST**

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:
 - (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to not making any change or to alter the windows and/or grills provided by the Company);
 - (ii) Not make any changes to the common area/lobby and structural changes in the Building;
 - (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
 - (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
 - (v) Not change the location of the wet/waterproofed areas;
 - (vi) Not make any alteration in the elevation and outside color scheme of the Building;
 - (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Partis or other structural elements in the Unit without the prior written permission of the Company, and/or the Ultimate Organisation;
 - (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and
 - (ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.



Handwritten signature or mark.

കുറല	20925	20925
	20919	

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.

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

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

No 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.



Handwritten signature or mark.

करल - १		
१०२५	२१	१०५

The Purchaser shall pay a fixed monthly sum to the Company ^{₹ 20819} providing 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 DC 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, but not limited to the application form, allotment letter, brochure and any 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 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



Handwritten signature or mark.

करल	3092
2090	

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

- v. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 21(u) and (v), the Purchaser will be liable to pay an amount equivalent to 1 per cent of the Total Consideration of the Unit being sold for each month of delay caused.
- w. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organisation, the Company shall earmark certain parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organisation to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.

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



B

करल - १		
१०१२८	२३	१०८

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**).



Handwritten signature or mark.

2437
90901
2000
222
905

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.

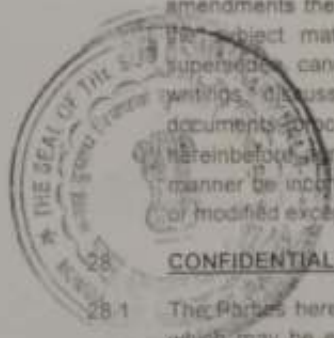
25.2 The Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect nearest the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

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:
a. 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
b. such disclosure is required in connection with any litigation; or
c. such information has entered the public domain other than by a breach of the Agreement.



B

करल - १		
२०१२	२१	१०५
२०१७		

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 _____



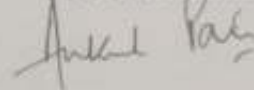

In the presence of

1.  _____
2.  _____

SIGNED AND DELIVERED

By the within named Purchaser
M/s. Powal Cubicles Pvt Ltd thru DIRECTOR
ANEKUSH KAMALNAYAN PATEL

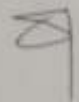
For Powal Cubicles Private Limited



Director

In the presence of

1.  _____
2.  _____

करल १		
५०४२६	२६	१०६
२०००		

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 grater Mumbai in the district and registration sub district of Mumbai city and Mumbai suburban City respectively.



Handwritten signature or initials.

करल - १		
५०१२८	२७	१०८
२०१७		

Annexure 2
(Chain of Title)

1. By an Indenture of Conveyance dated 5th September, 1972 (registered with the office of the Sub Registrar of Assurances under Serial No. BOM/R/4854/1972) ("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 area floor space that may be available thereon including Transfer of Development Rights (TDR) including consuming fullest potential of the Property in the form of TD more particularly described in the fourth schedule thereunder written and delineated on plans thereto for consideration and on the terms and conditions stated therein and also granted to the Developer irrevocable license exclusively 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 upon them powers and authorities to do and perform various acts, deeds, matters and things for and on his behalf in respect of the development of the said Property.
5. By and under an Indenture of Conveyance dated 30th May, 2008 executed between Shri. Ramnath Puri (therein referred to as the Vendor of the First Part), M/s. Puri Properties and Investments, Minnu Puri, M/s. Chemtrol Associates, K. Nandkumar and 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),



B

करल - १	
२०१२	२०१७

Taluka Kuria in Mumbai Suburban District bearing City Survey No. 182A/1P admeasuring 6085.5 sq. mts. in the registration District and Sub-District of Mumbai City and Mumbai Suburban together with (i) building known as second building admeasuring 1000 sq. ft. consisting of ground floor and (ii) building known as third building being a bungalow admeasuring 600 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.



Handwritten signature or mark.

Pradip Gurav
Advocate
High Court, Mumbai



SECRET/108/2018

Joint Declaration of Parties Involved

RE: M/s. PVP PAPER AND PAPERIES (P) LTD. together with the
Petitioner (hereinafter referred to as "PVP") and M/s. PVP Paper
& Paperies (P) Ltd. (hereinafter referred to as "PVP Paper & Paperies")
the Petitioner and Respondent in the matter of the
Mumbai High Court bearing No. 108/2018 (PVP) dated 14.08.2018
dated 14.08.2018 and 20.08.2018, in the matter of PVP Paper & Paperies
(PVP Paper & Paperies).

1. In the light of the above, the Petitioner (PVP) and the
Respondent (PVP Paper & Paperies) have entered into a
Joint Declaration of Parties Involved (hereinafter referred to as
"Joint Declaration") dated 14.08.2018, in the matter of PVP Paper & Paperies
(PVP Paper & Paperies).

2. The Joint Declaration of Parties Involved (hereinafter referred to as
"Joint Declaration") dated 14.08.2018, in the matter of PVP Paper & Paperies
(PVP Paper & Paperies) is as follows: (i) The Respondent (PVP Paper & Paperies)
has agreed to pay to the Petitioner (PVP) the amount of Rs. 100 Lakhs
within a period of 30 days from the date of the Joint Declaration.
(ii) The Respondent (PVP Paper & Paperies) has agreed to pay to the
Petitioner (PVP) the amount of Rs. 100 Lakhs within a period of 30 days
from the date of the Joint Declaration.

3. The Respondent (PVP Paper & Paperies) has agreed to pay to the
Petitioner (PVP) the amount of Rs. 100 Lakhs within a period of 30 days
from the date of the Joint Declaration. (i) The Respondent (PVP Paper & Paperies)
has agreed to pay to the Petitioner (PVP) the amount of Rs. 100 Lakhs
within a period of 30 days from the date of the Joint Declaration.
(ii) The Respondent (PVP Paper & Paperies) has agreed to pay to the
Petitioner (PVP) the amount of Rs. 100 Lakhs within a period of 30 days
from the date of the Joint Declaration.

4. The Respondent (PVP Paper & Paperies) has agreed to pay to the
Petitioner (PVP) the amount of Rs. 100 Lakhs within a period of 30 days
from the date of the Joint Declaration. (i) The Respondent (PVP Paper & Paperies)
has agreed to pay to the Petitioner (PVP) the amount of Rs. 100 Lakhs
within a period of 30 days from the date of the Joint Declaration.
(ii) The Respondent (PVP Paper & Paperies) has agreed to pay to the
Petitioner (PVP) the amount of Rs. 100 Lakhs within a period of 30 days
from the date of the Joint Declaration.

Pr

1. The Respondent (PVP Paper & Paperies) has agreed to pay to the
Petitioner (PVP) the amount of Rs. 100 Lakhs within a period of 30 days
from the date of the Joint Declaration. (i) The Respondent (PVP Paper & Paperies)
has agreed to pay to the Petitioner (PVP) the amount of Rs. 100 Lakhs
within a period of 30 days from the date of the Joint Declaration.
(ii) The Respondent (PVP Paper & Paperies) has agreed to pay to the
Petitioner (PVP) the amount of Rs. 100 Lakhs within a period of 30 days
from the date of the Joint Declaration.

करल - १		
१०१५८	२६	१०८
२०१७		



कार्रम = 7		
70745	30	705
20		

The first part of the report of the Commission dated 10th April 1974, after referring to the Commission's report dated 10th April 1974, stated that the Commission had been set up by the Government of India in 1971 to study the working of the Commission of Enquiry and to make recommendations for its improvement. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974.

The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974.

The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974.



1. The Commission of Enquiry was set up by the Government of India in 1971 to study the working of the Commission of Enquiry and to make recommendations for its improvement. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974.

2. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974.

3. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974. The Commission's report dated 10th April 1974, was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (2), on 10th April 1974.

करल - १

१०१२८

३१

१९९१

२०१७

It is hereby notified that the
 Part II of the Property Tax Bill, 1991
 has been passed by the Council of
 Ministers of the Government of Karnataka
 on the 12th day of August, 1991.
 The Bill is now in the form of
 a Bill for the purpose of giving effect
 to the provisions thereof.

१०१२८
 ३१
 १९९१



18. In an application made to the Local Government under
 section 17(1) of the Karnataka Municipal Corporation Act, 1977
 for the grant of a licence for the operation of a motor vehicle
 in the city of Bangalore, the applicant has filed a declaration
 that he is not a citizen of India and is not eligible for
 citizenship under the Citizenship Act, 1955.

19. The Local Government has refused to grant a licence
 to the applicant and has issued a notice requiring
 him to show cause why a licence should not be granted
 to him.

20. The applicant has filed an appeal against the
 order of the Local Government and the Government
 has refused to grant a licence to him.

21. The Government has referred the matter
 to the Government of Karnataka for its opinion
 and the Government of Karnataka has issued an order
 directing the Government to grant a licence to the
 applicant.

22. The Government has issued an order
 directing the Government to grant a licence to the
 applicant.

23. The Government has issued an order
 directing the Government to grant a licence to the
 applicant.

24. The Government has issued an order
 directing the Government to grant a licence to the
 applicant.

Sl. No.	1	2	3	4
Particulars	Rs.	P.	A.	Annas
...
...
...

24

करल - १		
१०१२८	३२	१०८
२०१७		



Annexure 4
(Key Approvals)

करल - १		
१०१२८	३३	१०८
२०१७		

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



१

Annexure 6

(Unit and Project Details)

: 1266757

कॉन्सल - 7	
(i) 707-1	CUSTOMER ID 1387707
(ii) 20	

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

(vii) 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.



करल - १		
२०१५	३१	२०८
२०८/१०		

- (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 service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(IX) Date of Offer of Possession: Ready for Possession



१

करसे - १		
१-०१-२०१८	३५	१०
Common Areas and Amenities		

Annexure 7

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

करल - १		
१०१५८	३४	१०८
२०१७		

For Powai Cubicles Private Limited

Anil Lal
Director



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



ARCHITECTS
SPACEAGE CONSULTANTS
S-126, NARAJ BLDG,
MUMBAI-GOREGAON LINK
RD-43
MUMBAI (W), MUMBAI-400042



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

NOTES

- (1) The work should not be started unless all previous work is completed with.
- (2) A certificate of approval should be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary arrangements on premises of property should be obtained any shed to house and cover for construction purposes, boundaries of work areas shall not be allowed to fall. The temporary structures for existing construction material shall be demolished before submission of building completion certificate and certificate signed by Architects submitted along with the building completion certificate.
- (4) Temporary auxiliary accommodation on full building system with necessary drainage arrangements should be provided on site workers, before starting the work.
- (5) Water connections for constructional purposes will not be given until the building is constructed and application made to the Ward Officer with the required layout for the construction of drainage systems, over the road side drains.
- (6) The owner shall submit the Hydraulic Engineer or his representatives in Writing about 15 days prior to the date of which the proposed construction work is to be started to the Ward Officer. The arrangements will be refused for these construction works and they will not be allowed to start any Municipal Works for construction purposes. Failing this, it will be presumed that Municipal law water has been obtained on the construction works and fully protected against these arrangements.
- (7) The building or access will be supported the depth of building, especially that is constructed before morning six work even though no guarantee may be added to that of the property. The arrangements, knock down, and other things, etc., should not be deposited over the property or public areas by the owner's architect or other contractors, the architect obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the owner is obtaining all the obligations is approved by the Departments.
- (9) No work should be started unless the structural design is approved.
- (10) The work should proceed until the extent unless the owner is shown to this effect by the Architect concerned and acknowledgment obtained from him regarding commencement of the site space & dimensions.
- (11) The application for access across streets, if necessary, should be made simultaneously with the commencement of the work on the Municipal Corporation will require that to maintain alternatives due to avoid the obstruction of the road an Engineer.
- (12) All the terms and conditions of the approved layout, instructions under No. 10 should be adhered to and completed work.
- (13) No Building Charge/Competition Certificate will be accepted from owner.
- (14) The Building Charge/Competition Certificate for the construction property address shall be returned to the jurisdiction of the Municipal Corporation as per the provisions of Section 345 of the Building Municipal Corporation Act and as per the terms and conditions for submission to the Ward.
- (15) Permission granted on access over streets should be developed before submission of Building Completion Certificate.
- (16) The work shall be completed in water based concrete before commencing work and should be complete to the jurisdiction of Municipal Corporation including waterproofing lighting and drainage before submission of the Building Completion Certificate.
- (17) There is some through adjoining building or adjacent, if any should be mentioned separately and Building Officer is to be satisfied.



ಕರಲ - 9

20	29
20/01/18	20/01

CITY WORKS DEPARTMENT, 20 APR 2011

- (17) The remaining open spaces around the building should be consolidated in Concrete paving blocks plates plates at the rate of 12.2 cubic metres per 10 sq. metres below pavement.
- (18) The completed wall or footing should be constructed clear of the road retaining clear with foundation below level of bottom of road side drains without obstructing flow of rain water from adjoining building before starting the work to prove the owner's building.
- (19) No work should be started unless the retaining structures proposed to be demolished are demolished.
- (20) The foundation of Deepgrove is given exclusively for the purpose of making gas to pressure further with the acceptance of obtaining the Clearance Certificate from the Housing Commissioner under Section 11 (B) of the Rent Act and is for the event of year providing with the work either without an excavation clear retaining the work under Section 12(5) (a) or year starting the work without retaining the structure. It is provided to be treated as not shall be done at a stress level of the condition under which the foundation of Deepgrove is found and the foundation will be provided and the compensation certificate granted under Section 61 of the Maharashtra Regional and Town Planning Act 1966, 12 of the Town Planning Act, will be with shown.

- (21) If it is proposed to demolish the existing structures in conjunction with the town, under the circumstances the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:
 - 1. Specific plans in respect of retaining or retaining the existing structure on lower retaining their number and the area in reconstruction of work.
 - 2. Specially signed agreement from owner and the retaining structure that they are willing to avail in the alternative reconstruction to the proposed structure at standard cost.
 - 3. Plans showing the proposed programme of construction has to be duly approved by the officer before starting the work as to the construction at the stage of construction, the Development Control Committee reporting open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms, drawing light and air there other shall be done first starting the work.
- (23) In case of additional floor no work should be started during construction which will cause water leakage and disturbance to the tenants staying on the floor below.
- (24) The bottom of the over head storage tank should be finished level of the terrace shall not be same level as terrace.
- (25) The work should not be started unless the floor level unless the City Engineer Certificate from the Civil and Mechanical Department, where necessary is obtained.
- (26) It is to be understood that the foundations must be cast and done to hand and.
- (27) The position of the columns and other arrangements in the building should be as arranged to suit to maintain the height of ground under the building.
- (28) The water arrangements may be started only in areas conforming with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 180 of the Corporation Act.
- (30) All party traps and open channel drains shall be provided with regular fitting temporary pipe end of the trap or length. The number of all drains shall be provided with a properly fitted trap and the height of the trap over the ground level, with the height of the trap above the ground level. The number of all drains shall be provided with a properly fitted trap and the height of the trap over the ground level, with the height of the trap above the ground level. The number of all drains shall be provided with a properly fitted trap and the height of the trap over the ground level, with the height of the trap above the ground level. The number of all drains shall be provided with a properly fitted trap and the height of the trap over the ground level, with the height of the trap above the ground level.
- (31) No fixtures shall be fixed on the building walls. The provisions apply only to fixtures for the use of water for supplying over compound wall.

for ... 20 APR 2011

Overleaf

If the proposed address is intended to be used for all bookkeeping and accounts, you will do so at your own risk.

Executive Engineer, Building Progress
Zone ...

करल - १		
१०१२८	४२	१०८
२०१७		



करल - १		
१०१२८	४३	१०८
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

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

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

15/1/15
Executive Engineer
(Building Proposal)E.S.-I





MUNICIPAL CORPORATION OF GREATER MUMBAI

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

Project Title: P. S. Ltd.
P. S. State & N. State Ind. Estate Co. E. State Ind.
Block Number: 407 P. S. Ind.

1. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

2. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

3. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

4. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

5. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

6. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

7. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

8. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

9. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

10. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

11. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

12. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

13. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

14. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

15. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

16. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

17. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

18. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

19. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

20. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

21. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

22. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

23. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

24. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

25. The land covered in certificate No. 2423 of 1966 is situated at the site of the project. The land is situated at the site of the project. The land is situated at the site of the project.

CA 4374 ORIGINAL 03.08.2018

C.C. for Commercial 1-7. Building comprising of two units basement + 2nd + 3rd level office parking + 1st floor for public parking as per approved amended plans dt. 20/04/2018

CA 4374 ORIGINAL 03.08.2018

C.C. upto 2nd floor (i.e. 26.76 sqm) as per approved plan dt. 20/04/2018

CA 4374 ORIGINAL 03.08.2018

C.C. upto 3rd floor (i.e. 30.26 sqm) as per approved plan dt. 20/04/2018

CA 4374 ORIGINAL 03.08.2018

C.C. upto 4th floor as per existing approved amended plans dt. 20/04/2018

CA 4374 ORIGINAL 03.08.2018

C.C. upto 12th floor (i.e. 105.15 sqm) as per approved amended plans dt. 20/04/2018

CA 4374 ORIGINAL 03.08.2018

C.C. upto 15th floor (i.e. 125.15 sqm) as per approved amended plans dt. 20/04/2018

CA 4374 ORIGINAL 03.08.2018

C.C. upto 18th floor (i.e. 150.15 sqm) as per approved amended plans dt. 20/04/2018

करल - 9		
2092	24	906
2090		



By: P. S. Chitambar
Executive Engineer, Building Division
The Municipal Corporation of Greater Mumbai

Received on: 24/08/2018 (P. S. Chitambar) Date: 24/08/2018 Signature: _____

करल - १		
२०१५	०३	१०६
२०१७		

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4374/8PES/AL 04 NOV 2015

To,
M/S. Spaceage Consultants
B-106, Natraj Building, Shiv shrushti Complex,
Mulund 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, Kuria (W).

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


With reference to above letter is to inform you that there is no objection to occupy for Comprising of two level basement one basement for Service/Utility & Second basement for office parking + ground (pt) + 1st & 2nd level office parking + 1st to 14th (pt) (for Commercial user) the supervision of licensed Site supervisor Shri. Karwaljit Singh Bindra having licensed no. S/691/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.

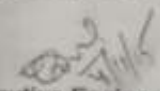
A set of plans duly stamped/signed showing occupation permission granted to portion certified completions plans is hereby returned in the token of Municipal approval.

Yours faithfully,-

Acc : One set of plan


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

भारतसिमा पत्रिका

क्रमांक - १०००
 दिनांक - १०/०५/२०१९
 पृष्ठ - १०००



१०/०५/२०१९
 १०००

क्रमांक	दिनांक	पृष्ठ	विषय	विवरण
१०००	१०/०५/२०१९	१०००	भारतसिमा पत्रिका	भारतसिमा पत्रिका
१०००	१०/०५/२०१९	१०००	भारतसिमा पत्रिका	भारतसिमा पत्रिका
१०००	१०/०५/२०१९	१०००	भारतसिमा पत्रिका	भारतसिमा पत्रिका

भारतसिमा पत्रिका

क्रमांक - १०००
 दिनांक - १०/०५/२०१९
 पृष्ठ - १०००

क्रमांक	दिनांक	पृष्ठ	विषय	विवरण
१०००	१०/०५/२०१९	१०००	भारतसिमा पत्रिका	भारतसिमा पत्रिका
१०००	१०/०५/२०१९	१०००	भारतसिमा पत्रिका	भारतसिमा पत्रिका
१०००	१०/०५/२०१९	१०००	भारतसिमा पत्रिका	भारतसिमा पत्रिका



करल - १
 १०/०५/२०१९
 १०००

STANDARD FORM

PROPERTY NO. - 123456789
 DISTRICT - ...
 ...

Sl. No.	Particulars	Area	Value	Remarks
1
2
3



STANDARD FORM

PROPERTY NO. - 987654321
 DISTRICT - ...
 ...

Sl. No.	Particulars	Area	Value	Remarks
1
2

...

...

...

Wednesday, June 07, 2017
5:10 PM

भाबरी

Original/प्लेजियस
शीट नं. 308
Bughn 30M



भाबरी नं. 3697

दिनांक: 07.06.2017

भाबरी नं. 3697
राज्यपाल कार्यालय, काठमाडौं-२७०८-२०१७
राजधानी नगरपालिका, काठमाडौं
नगर कार्यवाही नं. ४९, काठमाडौं नगरपालिका
भाबरी नं. ४९
काठमाडौं नगरपालिका-४९
भाबरी नं. ४९

रुपैयाः

₹ 1560.00

भाबरी नं. ३६९७
५:१० PM (काठमाडौं नगरपालिका)

Eman
काठमाडौं नगरपालिका, काठमाडौं

भाबरी नं. ३६९७

भाबरी नं. ३६९७
भाबरी नं. ३६९७

भाबरी नं. ३६९७, काठमाडौं नं. १

१) देखात नगर: By Cash रूप: ₹ 1000-
२) देखात नगर: By Cash रूप: ₹ 5600-

RECEIVED
ON 07.06.17

THE FOLLOWING IS RECEIVABLE FROM PHYSICAL CASH

COACHMAN
MTR From (Date)

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

PAAN No. (If Applicable)

Full Name: ...

Address: ...

Signature: ...

Stamp: ...

Bank Name: ...

Branch Name: ...

Account No.:

Amount in words: ...

FOR USE IN RECEIVING BANK

Bank C/PN No.:

Date:

Branch:

Serial No.:

2017

2017



REGISTRATION NUMBER: 181/1000/1000/1/1			REGISTRATION DATE: 03/11/2016
TYPE OF DOCUMENT: SALE DEED	CLASSIFICATION: 181/1000/1000/1/1	REGISTERED VALUE: 500000	STAMP DUTY: 50000
NAME OF PARTIES: M/S. SRI SRI ENTERPRISES PRIVATE LIMITED	DETAILED DESCRIPTION OF THE PROPERTY: ...	ADDRESS: ...	LOCALITY: ...
REGISTRATION OFFICE: KURLE-1	REGISTRAR: ...	DATE OF REGISTRATION: 03/11/2016	REGISTRATION FEE: ...




करल - १	
2016	43 90
2019	



वर्ग - २
2016
2019

कचरल - 9		
१०१२८	४४	१०८
२०११		




SPECIAL PROVISIONS OF ACTING

12. AND BY WHICHE THESE PROVISIONS SHALL APPLY: AND IT IS ENACTED THAT WHEREAS

1. The said Companies are engaged in business of their own and require additional and increasing various facilities of investment and commercial nature and are willing to offer such investment and commercial projects to investors.

2. The said Companies are engaged in business of their own and require additional and increasing various facilities of investment and commercial nature and are willing to offer such investment and commercial projects to investors.

3. The said Companies are engaged in business of their own and require additional and increasing various facilities of investment and commercial nature and are willing to offer such investment and commercial projects to investors.

4. The said Companies are engaged in business of their own and require additional and increasing various facilities of investment and commercial nature and are willing to offer such investment and commercial projects to investors.

१०१२८	४४	१०८
२०११		



१०१२८	४४	१०८
२०११		

Handwritten signature and text

Handwritten initials and numbers at the top left corner.

करल - 9
90925 47 105
2099

shall attorney's to do following with these matters and things and to execute all in any of the powers and authorities hereinbefore conferred that it is to see
To execute the contract of allotment for the purpose of all and allotment or allotment and commercial projects in the various buildings constructed by the said Companies in various development projects in favor of the prospective purchasers.

To execute Agreements to sell, Agreements to lease, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/lease/transfer of such residential and commercial projects/ structures as may be required to be signed, executed, stamped, lodged and registered before the concerned Sub-Registrar of Assurances from time to time. In order to facilitate the same, the said Companies are desirous to appoint (1) Mr. Surendra Nair and (2) Mr. Manoj Chhabra as attorneys to execute the said Agreements to sell and license Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers in the manner appearing hereunder:

subject to prior approval of the management of the said Companies, with all necessary powers and authorities to do all and to execute all in any of the powers and authorities hereinbefore conferred that it is to see To execute the contract of allotment for the purpose of all and allotment or allotment and commercial projects in the various buildings constructed by the said Companies in various development projects in favor of the prospective purchasers.

To execute Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/lease/transfer of such residential and commercial projects/ structures as may be required to be signed, executed, stamped, lodged and registered before the concerned Sub-Registrar of Assurances from time to time. In order to facilitate the same, the said Companies are desirous to appoint (1) Mr. Surendra Nair and (2) Mr. Manoj Chhabra as attorneys to execute the said Agreements to sell and license Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers in the manner appearing hereunder:

To execute Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/lease/transfer of such residential and commercial projects/ structures as may be required to be signed, executed, stamped, lodged and registered before the concerned Sub-Registrar of Assurances from time to time. In order to facilitate the same, the said Companies are desirous to appoint (1) Mr. Surendra Nair and (2) Mr. Manoj Chhabra as attorneys to execute the said Agreements to sell and license Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers in the manner appearing hereunder:

To execute Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/lease/transfer of such residential and commercial projects/ structures as may be required to be signed, executed, stamped, lodged and registered before the concerned Sub-Registrar of Assurances from time to time. In order to facilitate the same, the said Companies are desirous to appoint (1) Mr. Surendra Nair and (2) Mr. Manoj Chhabra as attorneys to execute the said Agreements to sell and license Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers in the manner appearing hereunder:



The Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/lease/transfer of such residential and commercial projects/ structures as may be required to be signed, executed, stamped, lodged and registered before the concerned Sub-Registrar of Assurances from time to time. In order to facilitate the same, the said Companies are desirous to appoint (1) Mr. Surendra Nair and (2) Mr. Manoj Chhabra as attorneys to execute the said Agreements to sell and license Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers in the manner appearing hereunder:

For and in behalf of the said Companies, hereby appoint (1) Mr. Surendra Nair (who is presently residing at: ...) and (2) Mr. Manoj Chhabra (who is presently residing at: ...) as attorneys to execute the said Agreements to sell and license Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers in the manner appearing hereunder:

- NOTY KNOW YE ALL AND THESE PRESENTS WITNESS that we (1) Shyamdas Gopinath Mills Limited - Kameeshchandra Chichan 2) Ludha Developers Private Limited - Ludha Ludha 3) Ludha Impression Real Estate Private Limited - Rural Road 4) PVR/Inch 5) Tech Builders Private Limited - Rural Road 6) Indira Green Submart Private Limited - ... 7) ... 8) Ludha Developers Private Limited - ... 9) ... 10) ... 11) ... 12) ... 13) ... 14) ... 15) ... 16) ... 17) ... 18) ... 19) ... 20) ...



बचत
2019
2019

To execute Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/lease/transfer of such residential and commercial projects/ structures as may be required to be signed, executed, stamped, lodged and registered before the concerned Sub-Registrar of Assurances from time to time. In order to facilitate the same, the said Companies are desirous to appoint (1) Mr. Surendra Nair and (2) Mr. Manoj Chhabra as attorneys to execute the said Agreements to sell and license Agreements to sell, Agreements to lease, Agreements to lease and license Agreements, Lease Deeds and such other documents with the prospective purchasers in the manner appearing hereunder:

Handwritten signatures and initials at the bottom right corner.

करल - १		
२०१४	५७	१०८
२०१७		



SIGNED AND DELIVERED
By the within named
WELLS SUBURB PROJECT LIMITED
Through its Director
Mr. BHASKARJI RAM
in the presence of
1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED
By the within named
Shree Singh Enterprises (Construction and Development) Private Limited
Through its Director
Mr. Manoj Kishorewar
in the presence of
1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED
By the within named
Indira Property Development Private Limited
Through its Director
Mr. Vinod Chakrapani
in the presence of
1. *[Signature]*
2. *[Signature]*



[Signature]

[Signature]

[Signature]

[Signature]

SIGNED AND DELIVERED
By the within named
BELOING DROWN BUSBARAT PRIVATE LIMITED
Through its Director
Mr. BHASKARJI RAM
in the presence of
1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED
By the within named
SOOMA DEVELOPED THANE PRIVATE LIMITED
Through its Director
Mr. PRADIP GMA
in the presence of
1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED
By the within named
PAJANA DWELLERS PRIVATE LIMITED
Through its Director
Mr. NILESH KHAM
in the presence of
1. *[Signature]*
2. *[Signature]*

SIGNED AND DELIVERED
By the within named
LUPHA ESTATE PRIVATE LIMITED
Through its Director
Mr. EUNAS MOSE
in the presence of
1. *[Signature]*
2. *[Signature]*



3001-30
2017

कॉल - 9
 9092r 4r hor
 20

APR 23, 16

THE REGISTRAR OF COMPANIES AND CHIEF EXECUTIVE OFFICER OF THE SUB-REGISTRAR OFFICE
 For No. Name
 1. Mr. Manoj Kumar
 2. Mr. Manoj Kumar
 3. Mr. Manoj Kumar



WOMES AND DELIVERED
 By the written name
 SARAVANA BIOTECH & ZARMA PRODUCTS LIMITED
 Through its Director
 Mr. PURNIMA SAHAY
 in the presence of

WOMES AND DELIVERED
 By the written name
 LOMA HEALTHY CONSTRUCTION AND DEVELOPMENT PRIVATE LIMITED
 Through its Director
 Mr. MANOJ KUMAR CHEZHUR
 in the presence of

WOMES AND DELIVERED
 By the written name
 SAMANTHAKA ENTERPRISES LIMITED
 Through its Director
 Mr. MANOJ KUMAR
 in the presence of

WOMES AND DELIVERED
 By the written name
 SARAVANA BIOTECH PRIVATE LIMITED
 Through its Director
 Mr. MANOJ KUMAR
 in the presence of

APR 23, 16
 2016

SHREENIWAS COTTON MILLS LTD.
 10th Floor, N.M. Joshi Bldg., 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 HRS. AT EXCELLEN, N.M. JOSHI BLDG., MALABAR, MUMBAI 400 011, INDIA

***RESOLVED THAT** consent of the committee be and is hereby accorded to sanction Special Power of Attorney in favour of Mr. Surendra Hari and Mr. Manojendra Chandra to authorize them to attend to the affairs of the a/c. 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 letters to the Hon'ble Public Director of the Company be and are hereby specially authorized to sign, execute and complete the registration of the said SPA and to do all such acts, deeds and things as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surendra Hari and Mr. Manojendra Chandra, notwithstanding opposition or non-attendance of any of the members of the Company at the said meeting, be and are hereby specially empowered to substitute any of the members of the Company in the place of any of the members of the Company 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 this resolution to the concerned authorities insofar as may be necessary and they be required to act thereon.

Certified True Copy
 For Shreenivas Cotton Mills Ltd.

(Signature)
 Srijaya Rangwade
 Company Secretary
 F-4114

8th June 2017

बत - २
 2017 4/24 82
 २०१७



बत - २
 २०१७

करल - १		
१०१४८	५९	१०८
२०१७		

Shreenivas Cotton Mills Ltd., Malabar, Mumbai, India
 CIN: L28100MH1997PLC000001

LODHA DEVELOPERS PRIVATE, LTD.
 Lodha Estates, N.M Road, Malad, 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 18th MAY, 2017

RESOLVED THAT members of the committee be and is hereby authorized to execute Special Power of Attorney in favour of M. Suresh Kumar and M. Manoj Kumar to authorize them to attend and act at any of the a/c, bank, bank, and other matters as may be particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the draft Special Power of Attorney (SPA) as placed before the meeting, be and is hereby approved and M. Suresh Kumar, M. Manoj Kumar and M. Rajendra Singh, Directors of the Company be and are hereby jointly and severally authorized to sign, execute and carry out the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.

RESOLVED FURTHER THAT M. Suresh Kumar and M. Manoj Kumar, authorized representatives of the company be and are hereby jointly and severally empowered to execute any of the documents of the company 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 sign a 'True copy' of this resolution to the concerned authorities insofar as may be necessary and they be required to act therein.

Certified True Copy
 For Lodha Developers Private Limited

M. Rajendra Singh
 Company Secretary
 Membership No: 24154
 8th June, 2017



आवेदन क्र. 2017/2017
 18/05/2017
 2017

LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED
 Lodha Estates, N.M Road, Malad, 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 17th APRIL, 2017 AT 11:00 AM

RESOLVED THAT members of the Board be and is hereby authorized to execute Special Power of Attorney in favour of M. Suresh Kumar and M. Manoj Kumar to authorize them to attend and act at any of the a/c, bank, bank, and other matters as may be particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the draft Special Power of Attorney (SPA) as placed before the meeting, be and is hereby approved and M. Rajendra Singh, M. Suresh Kumar and M. Manoj Kumar, Directors of the Company be and are hereby jointly and severally authorized to sign, execute and carry out the registration of the SPA and to do all such acts, deeds and things, as may be required in this regard.

RESOLVED FURTHER THAT M. Suresh Kumar and M. Manoj Kumar, authorized representatives of the company be and are hereby jointly and severally empowered to execute any of the documents of the company 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 sign a 'True copy' of this resolution to the concerned authorities insofar as may be necessary and they be required to act therein.

Certified True Copy
 For Lodha Impression Real Estate Private Limited

M. Rajendra Singh
 Company Secretary
 Membership No: 24154
 8th June, 2017



आवेदन क्र. 2017/2017
 18/05/2017
 2017

AJITNATH HI-TECH BUILDERS PVT. LTD.

(Company registered 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 LONHA EXCELUS, N. W. JOSHI MARG, MALAD WEST, MUMBAI 400016, INDIA.

"RESOLVED THAT whereas the Board has and is hereby authorized to exercise Special Power of Attorney in favor of Mr. Sureshwar Naik 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 (S.P.A.), as placed before the meeting, be and is hereby approved and Mr. Sureshwar Naik and Mr. Manoj Kumar Choudhary be and are hereby authorized to sign, execute and complete the registration of the S.P.A. and to do all such acts, deeds and things as may be required in the regard.

RESOLVED FURTHER THAT Mr. Sureshwar Naik and Mr. Manoj Kumar Choudhary authorized representatives be and are hereby authorized to subscribe any of the documents of the Company or the great companies or any other person as may be required to do so.

RESOLVED FURTHER THAT any and all 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 required to act thereon."

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

Sureshwar Naik
Sureshwar Naik
Authorized Representative



बचत - २
१००८१८१२
२०१७

REGD. OFF. 201, Sector 4, G-13, Vardaan (Gurgaon) - Gurgaon, Haryana (India). Pin - 122002
Tel. No. 01299241111 Fax - 01299241112
E-Mail: info@ajitnath.com

BELISSIMO CROWN BUILDSMART PVT. LTD.

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

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELISSIMO CROWN BUILDSMART PVT. LTD. FORMERLY KNOWN AS LONHA EXCELUS BUILDSMART PRIVATE LIMITED, AT ITS MEETING HELD ON 14th APRIL, 2017 AT LONHA EXCELUS, N. W. JOSHI MARG, MALAD WEST, MUMBAI 400016, INDIA.

"RESOLVED THAT whereas the Board has and is hereby authorized to exercise Special Power of Attorney in favor of Mr. Sureshwar Naik 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 (S.P.A.), as placed before the meeting, be and is hereby approved and Mr. Sureshwar Naik and Mr. Manoj Kumar Choudhary be and are hereby authorized to sign, execute and complete the registration of the S.P.A. and to do all such acts, deeds and things as may be required in the regard.

RESOLVED FURTHER THAT Mr. Sureshwar Naik and Mr. Manoj Kumar Choudhary authorized representatives be and are hereby authorized to subscribe any of the documents of the Company or the great companies or any other person as may be required to do so.

RESOLVED FURTHER THAT any and all 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 required to act thereon."

Certified True Copy
For Belissimo Crown Buildsmart Private Limited

Sureshwar Naik
Sureshwar Naik
Authorized Representative



बचत - २
१००८१८१२
२०१७

करल - १
२०१२८ ८१ १०८
२०१७



REGD. OFF. 201, Sector 4, G-13, Vardaan (Gurgaon) - Gurgaon, Haryana (India). Pin - 122002
Tel. No. 01299241111 Fax - 01299241112
E-Mail: info@ajitnath.com

LODHA DEVELOPERS THANE PRIVATE LIMITED
 (FORMERLY KNOWN AS SHOWER REALTY AND TECHNOLOGIES PRIVATE LIMITED)
 LODHA DEVELOPERS THANE PRIVATE LIMITED


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA DEVELOPERS THANE PRIVATE LIMITED AT ITS MEETING HELD ON 05TH MAY, 2017 AT LODHA EXCELUS, N.M. JOSHI MANS, MAJALAJAM, MUMBAI 400 011, INDIA.

RESOLVED THAT consent of the Board be and is hereby accorded to Messrs Special Power of Attorney in favour of Mr. Sumesh Naar and Mr. Manoj Chitambar to authorize them jointly or any of them to attend, discuss, matters and bring all matters particularly mentioned in the said Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be and is hereby approved and Mr. Prayash Vora and Mr. Subodh Vora, 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. Sumesh Naar and Mr. Manoj Chitambar, authorized representatives be and are hereby also severally empowered to authorize any of the members 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 for use as may be necessary and they be requested to act thereon.

Certified True Copy
 For Lodha Developers Thane Pvt. Ltd.

 Prayash Vora
 Director
 DIN: 00812856

6th June, 2017



बतवई - २३
 १०/६/१७
 २०१७



PALAVA DWELLERS PVT. LTD.
 Lodha Excluse, N.M. Joshi Mans, Majalajam, Mumbai 400 011, India


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PALAVA DWELLERS PRIVATE LIMITED HELD ON 2ND MAY, 2017 AT 10TH FLOOR, 10, LUDHIANE FACELIFE, APOLLO BELLS COMPOUND, N.M. JOSHI MANS, MAJALAJAM, MUMBAI 400 011, INDIA.

RESOLVED THAT consent of the Board be and is hereby accorded to Messrs Special Power of Attorney in favour of Mr. Sumesh Naar and Mr. Manoj Chitambar to authorize them jointly or any of them to attend, discuss, matters and bring all matters particularly mentioned in the said Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be and is hereby approved and Mr. Prayash Vora and Mr. Subodh Vora, 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. Sumesh Naar and Mr. Manoj Chitambar, authorized representatives be and are hereby also severally empowered to authorize any of the members of the Company or the group companies or any other person as he may deem fit.

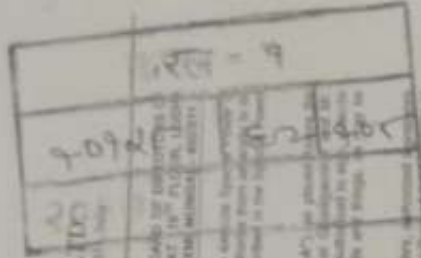
RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorized Representatives of the Company or Company Secretary of the Company be and are hereby authorized to issue a 'True Copy' of this resolution to the concerned authorities for use as may be necessary and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

Certified True Copy
 For Palava Dwellers Private Limited

 Prayash Vora
 Director
 DIN: 00812856

6th June, 2017



बतवई - २३
 १०/६/१७
 २०१७



LODHA ESTATE PVT. LTD.

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

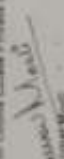
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA ESTATE PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 31ST MAY, 2017 AT LODHA EXCELLENCE, N.M. ROAD MARG, APOLLO HILLS COMPOUND, MUMBAI - 400 011

"RESOLVED THAT" inserted in the Minutes as and is hereby authorized to execute Special Power of Attorney in favor of Mr. Subraman Mur and Mr. Manoj Kumar Chakravarti to subscribe from onwards to the end of May of the said. Such matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as stated before the meeting, be and is hereby approved and Mr. Subraman Mur and Mr. Manoj Kumar Chakravarti, 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. Subraman Mur and Mr. Manoj Kumar Chakravarti, authorized signatories be and are hereby also authorized to authorize any of the associates of the Company or the group companies to any other person as 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 make a true copy of this resolution to the concerned authorities therein as may be necessary and they be empowered to act thereon.

Certified True Copy
For Lodha Estate Private Limited

Manoj Kumar Chakravarti
Director
DIN: 86793388
6th June, 2017



बर्खास्त - २५
१५/०६/१७
२०२७

Registered Office: Lodha Estate, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India.
Tel: +91 22 22024400 Fax: +91 22 22024333
CIN No. L1999MH2017PL123801

HI-CLASS BUILDCON PVT. LTD.

Lodha Estate, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India. Tel: +91 22 22024400 Fax: +91 22 22024333

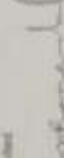
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HI-CLASS BUILDCON PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 6TH FEBRUARY, 2017 AT LODHA EXCELLENCE, N.M. ROAD MARG, APOLLO HILLS COMPOUND, MUMBAI - 400 011

"RESOLVED THAT" inserted in the Minutes as and is hereby authorized to execute Special Power of Attorney in favor of Mr. Subraman Mur and Mr. Manoj Kumar Chakravarti to subscribe from onwards to the end of May of the said. Such matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as stated before the meeting, be and is hereby approved and Mr. Subraman Mur and Mr. Manoj Kumar Chakravarti, 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. Subraman Mur and Mr. Manoj Kumar Chakravarti, authorized signatories be and are hereby also authorized to authorize any of the associates of the Company or the group companies to any other person as 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 make a true copy of this resolution to the concerned authorities therein as may be necessary and they be empowered to act thereon.

Certified True Copy
For Hi-Class Buildcon Private Limited

Manoj Kumar Chakravarti
Director
DIN: 86793388



बर्खास्त - २५
१५/०६/१७
२०२७

करल - ९
२०१२८
२०१७



Registered Office: Lodha Estate, N.M. Road, Marg, Maharashtra, Mumbai 400 011, India.
Tel: +91 22 22024400 Fax: +91 22 22024333
CIN No. L1999MH2017PL123801

SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

(Formerly known as Shree Sainath Enterprises, then converted into Private Limited Company Act. 1956)
 Laxmi Chaudhri, N.M. Jadhav Marg, Malabar Hill, 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 A MEETING HELD ON 1ST APRIL, 2017 AT LODHA, ECCELLE, N.M. JOSHI MARI, APOLLO MILLS COMPOUND, MALABAR HILL, MUMBAI - 400 011.

RESOLVED THAT contents of the Board Res and is hereby authorized to execute Special Power of Attorney in favor of M. Sundar Nar and M. Manoj Chandra to authorize them to execute any or any of the a/c, bank, deposit, 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 Board of Directors, 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 are required to do in regard to the SPA.

RESOLVED FURTHER THAT M. Sundar Nar and M. 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 they deem fit.

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 wherever necessary and they be empowered to act thereon.

Certified True Copy
 For Shree Sainath Enterprises Construction and Developers Private Limited

(Signature)
 Manoj Ramachandran, Sanjay Ramchandran
 Director
 DIN: 8778383

6th June, 2017



BELLISSIMO PROPERTIES DEVELOPMENT PRIVATE LTD.

(Formerly known as Laxmi Properties Development Private Limited)
 Laxmi Chaudhri, N.M. Jadhav Marg, Malabar Hill, Mumbai - 400 011, India

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BELLISSIMO PROPERTIES DEVELOPMENT PRIVATE LIMITED (THE COMPANY) AT ITS MEETING HELD ON 31ST MAY, 2017 AT LODHA, ECCELLE, N.M. JOSHI MARI, APOLLO MILLS COMPOUND, MALABAR HILL, MUMBAI - 400 011.

RESOLVED THAT contents of the Board Res and is hereby authorized to execute Special Power of Attorney in favor of M. Sundar Nar and M. Manoj Chandra to authorize them to execute any or any of the a/c, bank, deposit, 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 Board of Directors, 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 are required to do in regard to the SPA.

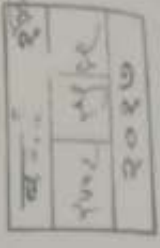
RESOLVED FURTHER THAT M. Sundar Nar and M. Manoj Chandra, authorized signatories be and are hereby also severally empowered to authorize any of the executives of the Company or the group companies or any other person as they deem fit.

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 wherever necessary and they be empowered to act thereon.

Certified True Copy
 For Bellissimo Properties Development Private Limited

(Signature)
 Sanjay Ramchandran
 Authorized Representative
 DIN: 8778383

6th June, 2017



JAWALA REAL ESTATE PVT. LTD.

Legal Director, H.M. Jadhav Street, Maharashtra, 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 6th MAY 2017 AT LORINA EXCELLE, 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 favour of Mr. Sunilman Nair and Mr. Manojinder Chhabra to authorize them severally to do or any of the acts, deeds, matters and things as more particularly enumerated 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. Sunilman Nair and Mr. Avind 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. Sunilman Nair and Mr. Manojinder Chhabra, authorized signatories to and are hereby also severally empowered to authorize 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 this resolution to the concerned authorities (such as may be necessary and they be requested to act thereon).

Certified True Copy
For Jawala Real Estate Private Limited



Sanjivjit Bangrekar
Sanjivjit Bangrekar
Company Secretary
Membership No.: F 4154

6th June, 2017



वर्तनी - २४
१०६६४६४६
२०१७

Regd. Off: 412, Tower 1, 175, Vardhman Chandra, Ganga Park Road, Bandra East, Mumbai - 400 051
Tel: +91 22 25074488 Fax: +91 22 25074486
CIN No: L17000MH2005PTC028176

SARVAVASA BUILDTech & FARMS PRIVATE LIMITED

HOUSING KNOWLEDGE AND NAVY ROAD, SARVAVASA & FARMS PVT. LTD.
LORINA EXCELLE, N.M. JOSHI MARG, MAHARAJA, MUMBAI 400 011, 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 LORINA EXCELLE, N.M. JOSHI MARG, MAHARAJA, 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. Sunilman Nair and Mr. Manojinder Chhabra to authorize them severally to do 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. Sunilman Nair and Mr. Avind 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. Sunilman Nair and Mr. Manojinder Chhabra, authorized signatories to and are hereby also severally empowered to authorize 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 this resolution to the concerned authorities (such as may be necessary and they be requested to act thereon).

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



Sanjivjit Bangrekar
Sanjivjit Bangrekar
Authorized Representative

6th June, 2017



वर्तनी - २४
१०६६४६४६
२०१७

Regd. Off: 412, Tower 1, 175, Vardhman Chandra, Ganga Park Road, Bandra East, Mumbai - 400 051
Tel: +91 22 25074488 Fax: +91 22 25074486
CIN No: L17000MH2005PTC028176

२०१७ २४ २४



LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

Lodha Complex, N.M. Joshi Marg, Malabar Hill, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 8th JUNE, 2017

"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. Manohar Chitambar to authorize them severally, jointly and 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 ("POA"), as placed before the meeting, be and is hereby approved and Mr. Ajay Tawari and Mr. Ramasubramanian Chakraborty, Directors of the Company be and are hereby severally authorized 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. Surinder Nair and Mr. Manohar Chitambar, authorized signatories be and are hereby also severally empowered to authorize any of the associates 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 parties / service providers as may be necessary and they be requested to act thereon."

Certified True Copy
For Lodha Healthy Constructions and Developers Private Limited

(Signature)
Amit Kumar Tewari
Director
DOI: 87711024
8th JUNE, 2017



बचत - रक
१०२४८१४
२०२०

Page 08 of 10, Page 4, 110 Vaikuntar Chaudhary, Ganga Park Road, Indraprastha Circle, New Market, Gurgaon
Tel: +91-122-23214999 Fax: +91-122-23214928
CIN No. U41200G200712140001

SANATHINAGAR ENTERPRISES LTD.

Lodha Complex, N.M. Joshi Marg, Malabar Hill, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SANATHINAGAR ENTERPRISES LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 08th JUNE, 2017 AT LODHA, EXCELISURE, NEW ACQUA MARE, APOLLO MILLS COMPLEX, MALABAR HILL, MUMBAI - 400 011

"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. Manohar Chitambar to authorize them severally, jointly and 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 ("POA"), as placed before the meeting, be and is hereby approved and Mr. Prakash Patel and Mr. Vinod Jain, Directors of the Company be and are hereby severally authorized 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. Surinder Nair and Mr. Manohar Chitambar, authorized signatories be and are hereby also severally empowered to authorize any of the associates 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/ parties as may be necessary and they be requested to act thereon."

Certified True Copy
For Sanathinagar Enterprises Ltd.

(Signature)
Manohar Prasad
Company Secretary
Membership No.: A27221
8th JUNE, 2017



बचत - रक
१०२४८१४
२०२०

Page 08 of 10, Page 4, 110 Vaikuntar Chaudhary, Ganga Park Road, Indraprastha Circle, New Market, Gurgaon
Tel: +91-122-23214999 Fax: +91-122-23214928
CIN No. U41200G200712140001



Company Secretaries to M/s. Finbharaj Builders Private Limited
Sudha Chavhan, D-10, Park Street, Madhav Nagar, Mumbai - 400 017, India

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.

RESOLVED THAT APPROVED BY THE BOARD OF DIRECTORS OF SASIVARA BUILDTECH PRIVATE LIMITED AT THE MEETING HELD ON 03.06.2017 AT SION, MUMBAI.



Supernatural Telecom Services, India
BANKING TELEPHONE NUMBERS LIMITED, MUMBAI

Table with columns: Service Name, Tariff, Validity, etc.

Table with columns: Service Name, Tariff, Validity, etc.

Table with columns: Service Name, Tariff, Validity, etc.

Table with columns: Service Name, Tariff, Validity, etc.

Table with columns: Service Name, Tariff, Validity, etc.

Table with columns: Service Name, Tariff, Validity, etc.

Table with columns: Service Name, Tariff, Validity, etc.

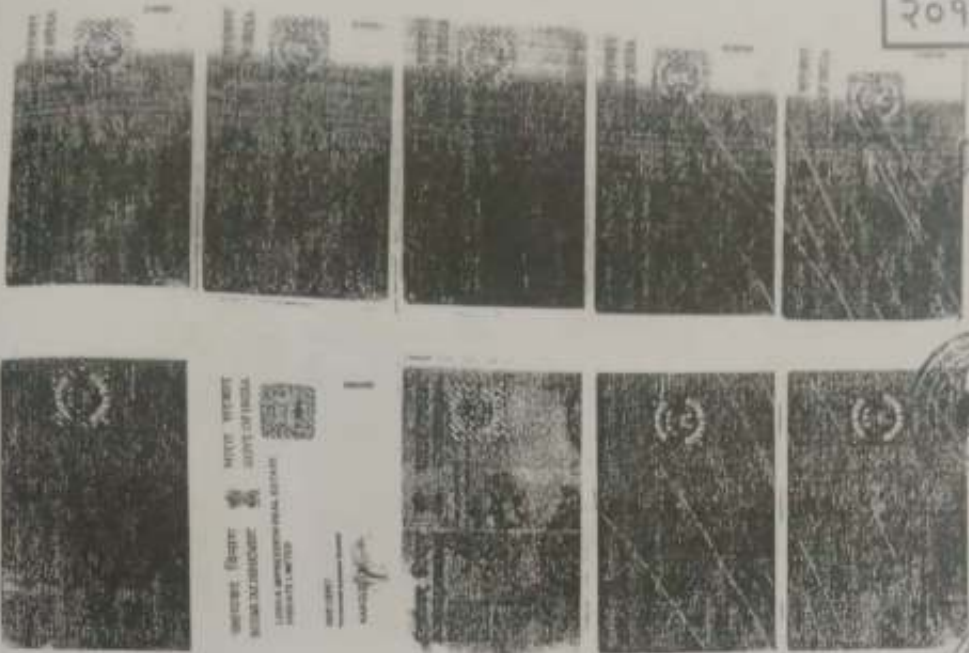
करल - 9
१०१५५
२०१७



१०१५५
२०१७

REGISTRAR, MUMBAI

करल - १
 यथोक्त ६२ १०८
 २०१७



भारतीय डाक
 भारतीय डाक
 भारतीय डाक
 भारतीय डाक
 भारतीय डाक
 भारतीय डाक

२०१७ ३४ १८
 ५५७



Attachment

117. Proof of Registered Office address
 118. Proof of Director's address
 119. Copy of the Memorandum of Association
 120. Copy of the Articles of Association
 121. Copy of the latest financial statements
 122. Copy of the latest balance sheet
 123. Copy of the latest profit and loss account
 124. Copy of the latest cash flow statement
 125. Copy of the latest tax returns
 126. Copy of the latest audit report
 127. Copy of the latest bank statements
 128. Copy of the latest insurance policy
 129. Copy of the latest legal opinion
 130. Copy of the latest contract documents
 131. Copy of the latest intellectual property rights
 132. Copy of the latest employee contracts
 133. Copy of the latest supplier contracts
 134. Copy of the latest customer contracts
 135. Copy of the latest government licenses
 136. Copy of the latest industry certifications
 137. Copy of the latest patents
 138. Copy of the latest trademarks
 139. Copy of the latest domain names
 140. Copy of the latest social media profiles
 141. Copy of the latest website content
 142. Copy of the latest press releases
 143. Copy of the latest media coverage
 144. Copy of the latest awards and honors
 145. Copy of the latest industry rankings
 146. Copy of the latest market research reports
 147. Copy of the latest competitor analysis
 148. Copy of the latest SWOT analysis
 149. Copy of the latest business plan
 150. Copy of the latest strategic vision statement

1. Name of the company:

2. CIN:

3. Date of incorporation:

4. Registered office address:

5. Director's name:

6. Director's address:

7. Director's PAN:

8. Director's Aadhaar:

9. Director's photograph:

10. Director's signature:

11. Director's stamp:

12. Director's ID card:

13. Director's passport size photograph:

14. Director's affidavit:

15. Director's declaration:

16. Director's consent letter:

17. Director's resignation letter:

18. Director's appointment letter:

19. Director's resignation and appointment letter:

20. Director's resignation and appointment letter with board resolution:

21. Director's resignation and appointment letter with shareholder resolution:

22. Director's resignation and appointment letter with creditor resolution:

23. Director's resignation and appointment letter with debenture holder resolution:

24. Director's resignation and appointment letter with employee resolution:

25. Director's resignation and appointment letter with supplier resolution:

26. Director's resignation and appointment letter with customer resolution:

27. Director's resignation and appointment letter with government resolution:

28. Director's resignation and appointment letter with industry resolution:

29. Director's resignation and appointment letter with patent resolution:

30. Director's resignation and appointment letter with trademark resolution:

31. Director's resignation and appointment letter with domain resolution:

32. Director's resignation and appointment letter with social media resolution:

33. Director's resignation and appointment letter with website resolution:

34. Director's resignation and appointment letter with press release resolution:

35. Director's resignation and appointment letter with media resolution:

36. Director's resignation and appointment letter with award resolution:

37. Director's resignation and appointment letter with ranking resolution:

38. Director's resignation and appointment letter with market research resolution:

39. Director's resignation and appointment letter with competitor resolution:

40. Director's resignation and appointment letter with SWOT resolution:

41. Director's resignation and appointment letter with business plan resolution:

42. Director's resignation and appointment letter with vision statement resolution:

Certificate by practicing professional

I, the undersigned, being a practicing professional, have examined the documents submitted in support of the application for the appointment of the Director of the Company and I have verified the same and I have found that the same are in conformity with the provisions of the Companies Act, 2013 and the Companies (Appointment and Disqualification of Directors) Regulations, 2014 and I have no objection to the appointment of the Director of the Company.

Signature of the professional:

Name of the professional:

Address of the professional:

Registration number of the professional:

Professional seal:

Date:

Place:

Signature of the Director:

Name of the Director:

Address of the Director:

Registration number of the Director:

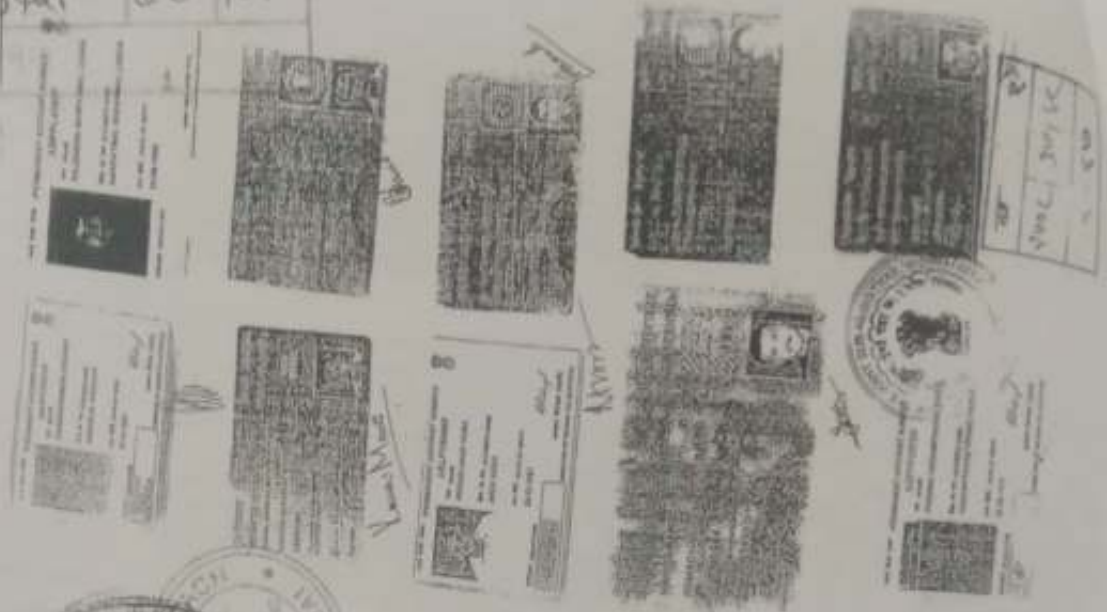
Director's seal:

Date:

Place:



1922-9
 909ar 60 90r



9495 0885 8048
 9495 0885 8048
 9495 0885 8048
 9495 0885 8048
 9495 0885 8048
 9495 0885 8048

करल - १		
५०५५८	७१	१०८
२०१७		



५०५५८	७१	१०८
२०१७		

THE REGISTRAR OF COMPANIES
 PRADIYAPARA, ODISHA
 10/10/2017



५०५५८	७१	१०८
२०१७		



10/10/2017
 10/10/2017
 10/10/2017
 10/10/2017
 10/10/2017

कारल - १	
१०१२८	१०१२८
२०१६	२०१६



कारल - १
१०१२८
२०१६

1. The Government of India
 2. The Ministry of Home Affairs
 3. The Department of Public Relations
 4. The Press Information Bureau
 5. The Public Relations Officer
 6. The Press and Publicity Officer
 7. The Publicity Officer
 8. The Publicity Officer
 9. The Publicity Officer
 10. The Publicity Officer



कारल - १
१०१२८
२०१६

1. The Government of India
 2. The Ministry of Home Affairs
 3. The Department of Public Relations
 4. The Press Information Bureau
 5. The Public Relations Officer
 6. The Press and Publicity Officer
 7. The Publicity Officer
 8. The Publicity Officer
 9. The Publicity Officer
 10. The Publicity Officer

A

Form 101 (1/1/2017)

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101

101



101



करल - १		
१११२५	७३	१०५
२०१७		

101

കരള - 9
 907MR 04 905
 2010

വയസ്സ് 2
 2010 14 10
 2020



Barcode and identification numbers

Barcode and identification numbers

Sl. No.	Name	Signature	Photo
1	[Name]	[Signature]	[Photo]
2	[Name]	[Signature]	[Photo]
3	[Name]	[Signature]	[Photo]
4	[Name]	[Signature]	[Photo]
5	[Name]	[Signature]	[Photo]
6	[Name]	[Signature]	[Photo]
7	[Name]	[Signature]	[Photo]
8	[Name]	[Signature]	[Photo]



1) 20/10/20



1. ...
2. ...
3. ...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

करल - 9
१०२५ ७५ १०८
२०१७



...

1. **IDENTIFICATION**
 The applicant must be a citizen of India and must be at least 18 years of age at the time of application.
 2. **RESIDENCE**
 The applicant must be a resident of India for at least 10 years immediately preceding the date of application.
 3. **EDUCATION**
 The applicant must have passed the examination for the degree of Bachelor of Education (B.Ed.) from a recognized university in India.
 4. **TEACHING EXPERIENCE**
 The applicant must have been employed as a teacher in a school for at least 5 years immediately preceding the date of application.
 5. **CHARACTER**
 The applicant must be of good character and must not be a member of any unbecoming association.
 6. **OTHER CONDITIONS**
 The applicant must not be a member of any unbecoming association and must not be a member of any unbecoming association.



1. **IDENTIFICATION**
 The applicant must be a citizen of India and must be at least 18 years of age at the time of application.
 2. **RESIDENCE**
 The applicant must be a resident of India for at least 10 years immediately preceding the date of application.
 3. **EDUCATION**
 The applicant must have passed the examination for the degree of Bachelor of Education (B.Ed.) from a recognized university in India.
 4. **TEACHING EXPERIENCE**
 The applicant must have been employed as a teacher in a school for at least 5 years immediately preceding the date of application.
 5. **CHARACTER**
 The applicant must be of good character and must not be a member of any unbecoming association.
 6. **OTHER CONDITIONS**
 The applicant must not be a member of any unbecoming association and must not be a member of any unbecoming association.

Sl. No.	Name	Signature	Photograph
1	[Name]	[Signature]	[Photograph]
2	[Name]	[Signature]	[Photograph]
3	[Name]	[Signature]	[Photograph]
4	[Name]	[Signature]	[Photograph]
5	[Name]	[Signature]	[Photograph]
6	[Name]	[Signature]	[Photograph]
7	[Name]	[Signature]	[Photograph]
8	[Name]	[Signature]	[Photograph]



1. **IDENTIFICATION**
 The applicant must be a citizen of India and must be at least 18 years of age at the time of application.
 2. **RESIDENCE**
 The applicant must be a resident of India for at least 10 years immediately preceding the date of application.
 3. **EDUCATION**
 The applicant must have passed the examination for the degree of Bachelor of Education (B.Ed.) from a recognized university in India.
 4. **TEACHING EXPERIENCE**
 The applicant must have been employed as a teacher in a school for at least 5 years immediately preceding the date of application.
 5. **CHARACTER**
 The applicant must be of good character and must not be a member of any unbecoming association.
 6. **OTHER CONDITIONS**
 The applicant must not be a member of any unbecoming association and must not be a member of any unbecoming association.

Handwritten notes or markings at the top of the page.

1800-0000000
Wednesday, June 07, 2017
8:27 AM

व्यक्ति
प्रशासक, प्रशासनिक सेवा, कोलकाता-700017

व्यक्ति का नाम: प्रशासक, प्रशासनिक सेवा, कोलकाता-700017
दिनांक: 07.06.2017
समय: 8:27 AM

प्रशासनिक सेवा, कोलकाता-700017

क्या तुम्हारे विषय, मुझे पता है ?

1) कृपया पत्र: By Cash तैयार करें ₹ 1000
2) कृपया पत्र: By Cash तैयार करें ₹ 6000

करल - 9		
909ar	600	405
2096		

DELIVERED
OUR DELIVERY



- 1. कृपया पत्र: By Cash तैयार करें ₹ 1000
- 2. कृपया पत्र: By Cash तैयार करें ₹ 6000
- 3. कृपया पत्र: By Cash तैयार करें ₹ 1000
- 4. कृपया पत्र: By Cash तैयार करें ₹ 6000
- 5. कृपया पत्र: By Cash तैयार करें ₹ 1000
- 6. कृपया पत्र: By Cash तैयार करें ₹ 6000
- 7. कृपया पत्र: By Cash तैयार करें ₹ 1000
- 8. कृपया पत्र: By Cash तैयार करें ₹ 6000
- 9. कृपया पत्र: By Cash तैयार करें ₹ 1000
- 10. कृपया पत्र: By Cash तैयार करें ₹ 6000

Date: 07/06/2017
Time: 8:27 AM

DELIVERED

करल - १
 २०१८ ७९ १२८
 २०१७

CHALLAN

MTR Form Number - 8

REMITTANT'S DETAILS Name: <u>XXXXXXXXXXXX</u>		RECIPIENT'S DETAILS Name: <u>XXXXXXXXXX</u>	
Address: <u>XXXXXXXXXXXX</u>		Address: <u>XXXXXXXXXX</u>	
City: <u>XXXXXXXXXX</u>		City: <u>XXXXXXXXXX</u>	
State: <u>XXXXXXXXXX</u>		State: <u>XXXXXXXXXX</u>	
PIN Code: <u>XXXXXXXXXX</u>		PIN Code: <u>XXXXXXXXXX</u>	
Bank Name: <u>XXXXXXXXXX</u>		Bank Name: <u>XXXXXXXXXX</u>	
Branch Name: <u>XXXXXXXXXX</u>		Branch Name: <u>XXXXXXXXXX</u>	
Account No: <u>XXXXXXXXXX</u>		Account No: <u>XXXXXXXXXX</u>	
Amount: <u>XXXXXXXXXX</u>		Amount: <u>XXXXXXXXXX</u>	
Date: <u>XXXXXXXXXX</u>		Date: <u>XXXXXXXXXX</u>	
Signature: <u>XXXXXXXXXX</u>		Signature: <u>XXXXXXXXXX</u>	
Stamp: <u>XXXXXXXXXX</u>		Stamp: <u>XXXXXXXXXX</u>	

Total: XXXXXXXXXX
 Payment Details: XXXXXXXXXX
 Payment to: XXXXXXXXXX
 Name: XXXXXXXXXX
 Design: XXXXXXXXXX
 Name of Bank: XXXXXXXXXX
 Name of Branch: XXXXXXXXXX



चालान नं.
 २०१८
 ७९
 १२८

90902 | 90902



<p>FORM NO. 1 APPLICATION FOR REGISTRATION OF VEHICLE</p>	
<p>Registration Number: 90902</p>	<p>Vehicle Category: 2W</p>
<p>Make of the Vehicle: Maruti Suzuki</p>	<p>Model: Swift</p>
<p>Year of Manufacture: 2013</p>	<p>Engine Number: 1234567</p>
<p>Chassis Number: 87654321</p>	<p>Color: Silver</p>
<p>Registration Office: Bangalore</p>	<p>Registration Date: 2013-11-15</p>
<p>Registration Fee: 10000/-</p>	<p>Stamp Fee: 5000/-</p>
<p>Inspection Fee: 2000/-</p>	<p>Other Fees: 1000/-</p>
<p>Total Fee: 18000/-</p>	<p>Signature of Applicant: _____</p>
<p>Signature of Officer: _____</p>	<p>Date: 2013-11-15</p>

90902 | 90902



90902

90902

LODHA DEVELOPERS THANE PRIVATE LIMITED
 (FORMERLY KNOWN AS BIRNOR REALTY AND TECHNOLOGIES PRIVATE LIMITED)
 LODHA EXCELLENCE, NEW LOUR VADIA ROAD, MUMBAI 400 071, 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 EXCELLENCE, N.M. JOSHI MARG, MAHALLANGA, MUMBAI 400 071, 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. Narasimhan Chidambaram to authorize their respective names to be at or any of the said, needs, matters and things as more particularly described in the Certificate Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), in respect of the said meeting, be and is hereby approved and Mr. Piyush Jais and Mr. Anshu Jain, Directors of the Company be and is hereby severally authorized to sign, execute and countersign the registration of the SPA and to do all such acts, deeds and things as they be required to do in this regard.

RESOLVED FURTHER THAT Mr. Sureshwar Nair and Mr. Narasimhan Chidambaram authorized representatives be and is hereby and severally empowered to substitute any of the beneficiaries of the Company or the group (comprised of any other person as may be deemed fit).

RESOLVED FURTHER THAT any one Director of the Company acting with any one of the Signatories Authorized Representatives of the Company or Company Secretary of the Company be and is hereby authorized to issue a 'true copy' of this resolution to the concerned authorities in India at any time as may be required to be so done.

Certified True Copy
 For Lodha Developers Thane Pvt. Ltd

[Signature]
 Piyush Jais
 Director
 DIN: 00193993



- | Name | Signature | Photograph |
|-------------------------------|--------------------|------------|
| Mr. Prashant Venkatar P. Jais | <i>[Signature]</i> | |
| Mr. Rajesh Venkatar | <i>[Signature]</i> | |
| Mr. Anshu Jain | <i>[Signature]</i> | |
| Mr. Piyush Jais | <i>[Signature]</i> | |
| Mr. Narasimhan Chidambaram | <i>[Signature]</i> | |



[Signature]
 2017 05 04



2017 05 04
 2017

करल - १
 १०१५८ ८३१०८
 २०१७

SHREENIWAS COTTON MILLS LTD.
Lodha Estate, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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 LODHA ESTATE, M.M. AGARWAL MARG, MAHARASHTRA, MUMBAI 400 011, INDIA.

"RESOLVED THAT members of the committee be and is hereby empowered to execute Special Power of Attorney in favour of Mr. Sureshwar Prasad and Mr. Manojkumar Chitambar to authorize them appearing to the Board of Directors of the Company and to do all such acts, deeds, matters and things as may be required to be done in relation to the registration of the said Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") as issued before the meeting, be and is hereby approved and Mr. Manojkumar Chitambar, Mr. Sureshwar Prasad and Mr. Manojkumar Chitambar, 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 to be done in relation to the SPA.

RESOLVED FURTHER THAT Mr. Sureshwar Prasad and Mr. Manojkumar Chitambar, authorized representatives of the Company be and are hereby severally empowered to authorize any of the Disappointed Applicants or any other person as may be deemed fit.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Disappointed Applicants or any other person authorized to do so in relation to the SPA, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities/agents as may be necessary and they be empowered to act thereon."

बचत - २०
२०१७
२०१७



Certified True Copy
For Shreenivas Cotton Mills Ltd.
Sureshwar Prasad
Company Secretary
Maharashtra No. 14114

6th June, 2017

Registered Office: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LODHA DEVELOPERS PRIVATE, LIMITED
Lodha Estate, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA DEVELOPERS PRIVATE LIMITED AT ITS MEETING HELD ON 24TH APRIL, 2017.

"RESOLVED THAT members of the committee be and is hereby authorized to execute Special Power of Attorney in favour of Mr. Sureshwar Prasad and Mr. Manojkumar Chitambar to authorize them appearing to the Board of Directors of the Company and to do all such acts, deeds, matters and things as may be required to be done in relation to the registration of the said Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") as issued before the meeting, be and is hereby approved and Mr. Manojkumar Chitambar, Mr. Sureshwar Prasad and Mr. Manojkumar Chitambar, 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 to be done in relation to the SPA.

RESOLVED FURTHER THAT Mr. Sureshwar Prasad and Mr. Manojkumar Chitambar, authorized representatives of the Company be and are hereby severally empowered to authorize any of the Disappointed Applicants or any other person as may be deemed fit.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Disappointed Applicants or any other person authorized to do so in relation to the SPA, be and are hereby authorized to issue a true copy of this resolution to the concerned authorities/agents as may be necessary and they be empowered to act thereon."

बचत - २०
२०१७
२०१७



Certified True Copy
For Lodha Developers Private Limited
Sureshwar Prasad
Company Secretary
Maharashtra No. 14114

6th June, 2017

Registered Office: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

Lodha Estates, N.M Road, Vashi, Maharashtra, Mumbai 400 041, 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. Sureshwar Nair and Mr. Meenraj Chidambaram to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be placed before the meeting to be and is hereby appointed with Mr. Abu Tarek and Mr. Parvathichandran Chidambaram 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. Sureshwar Nair and Mr. Meenraj Chidambaram, 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 Tevar
Director
CIN: 67711924

27th June, 2017



बचत - २३
१७/०६/१७
२०१७

Regd. Off: 407, 408 & 409, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Fort, Mumbai - 400 006
 Tel: 022-23220488 Fax: 022-23220416
 E-mail: lodha@lodha.com (022) 23220416

JAWALA REAL ESTATE PVT. LTD.

Lodha Estates, N.M Road, Vashi, Maharashtra, Mumbai 400 041, 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 EXCELIS, N.M. ROAD MANG. MUMBAI 400 041

*RESOLVED THAT consent of the Board be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Sureshwar Nair and Mr. Meenraj Chidambaram to authorize them severally to do all or any of the acts, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be placed before the meeting to be and is hereby appointed with Mr. Abanprakash Parikh 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. Sureshwar Nair and Mr. Meenraj Chidambaram, 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 Representative 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/ bodies as may be necessary and they be requested to act thereon.

Certified True Copy
For Jawala Real Estate Private Limited



Arvind Subramanian
Sanjay Parikh
Company Secretary
Membership No.: F-4154

27th June, 2017



बचत - २३
१७/०६/१७
२०१७



करल - १
२०१७
१७/०६/१७

Regd. Off: 407, 408 & 409, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Fort, Mumbai - 400 006
 Tel: 022-23220488 Fax: 022-23220416
 E-mail: lodha@lodha.com (022) 23220416

9000

9000	9000
------	------

SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED
 120/80A, 120/80B, 120/80C, N. CHITRAKOOT, MUMBAI 400 042, INDIA

WHEREAS THE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED ("THE COMPANY") HELD IN ANNEXURE 'A' TO THE RESOLUTION DATED 28.08.2017 IS HEREBY SUBMITTED TO THE MEMBERS OF THE COMPANY FOR THEIR APPROVAL;

AND WHEREAS THE MEMBERS OF THE COMPANY HAVE AGREED TO AUTHORISE THE BOARD OF DIRECTORS OF THE COMPANY TO TAKE SUCH STEPS AS MAY BE NECESSARY TO GIVE EFFECT TO THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY;

AND WHEREAS THE MEMBERS OF THE COMPANY HAVE AGREED TO AUTHORISE THE BOARD OF DIRECTORS OF THE COMPANY TO TAKE SUCH STEPS AS MAY BE NECESSARY TO GIVE EFFECT TO THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY;

AND WHEREAS THE MEMBERS OF THE COMPANY HAVE AGREED TO AUTHORISE THE BOARD OF DIRECTORS OF THE COMPANY TO TAKE SUCH STEPS AS MAY BE NECESSARY TO GIVE EFFECT TO THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY;

AND WHEREAS THE MEMBERS OF THE COMPANY HAVE AGREED TO AUTHORISE THE BOARD OF DIRECTORS OF THE COMPANY TO TAKE SUCH STEPS AS MAY BE NECESSARY TO GIVE EFFECT TO THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY;



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

[Signature]
 Authorized Representative

Poojita Papp
 Director
 CIN: 0735113



अवधि - २३
१५/०८/१७
२०२७

Sub-Registrar of Companies, Mumbai
 120/80A, 120/80B, 120/80C, N. Chitarkoot, Mumbai 400 042, India
 Tel: 022-25522449
 E-mail: subreg@subreg.mca.gov.in

HI-CLASS BUILDCON PVT. LTD.

Company Number: 1907, Date of Inception: 08/03/2011, Registered Office: 108, 1st Floor, 'A', 22/23/24th Lane, 40/1, 22/23/24th Lane, Bangalore, Karnataka - 560021

RECEIVED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HI-CLASS BUILDCON PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 17th FEBRUARY 2017 AT LUDHA. EXECUTIVE, M. JOSH MANG, ANKOLLA WILLS COMPOUND, BANGALORE, KARNATAKA - 560021

RESOLVED THAT members of the Board be and is hereby authorized to execute Special Power of Attorney in favour of Mr. Sureshchandra Hari and Mr. Manoj Kumar Choudhary authorized herein members to do all or any of the acts, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be granted subject to the meeting, be and is hereby approved and Mr. Sureshchandra Hari and Mr. Manoj Kumar Choudhary of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA with the relevant authorities, as may be required in this regard.

RESOLVED FURTHER THAT Mr. Sureshchandra Hari and Mr. Manoj Kumar Choudhary, authorized herein, be and are hereby severally empowered to substitute any of the beneficiaries of the Company in the group companies 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 Representatives of the Company or Company Secretary of the Company be and are hereby authorized to make a true copy of the resolution for concerned authorities, parties as may be necessary and they are requested to act thereon.

Certified True Copy
For Hi-Class Buildcon Private Limited

Shankumar Jain
Director
DIN: 03781103

Manoj Kumar Choudhary
Authorized Representative



चक्रवर्ति - ४
2017/2/17
2017

BELISSIMO CROWN BUILDWART PVT. LTD.

Company Number: 1907, Date of Inception: 08/03/2011, Registered Office: 108, 1st Floor, 'A', 22/23/24th Lane, Bangalore, Karnataka - 560021

RECEIVED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELISSIMO CROWN BUILDWART PVT. LTD. ("THE COMPANY") AT ITS MEETING HELD ON 17th FEBRUARY 2017 AT LUDHA. EXECUTIVE, M. JOSH MANG, ANKOLLA WILLS COMPOUND, BANGALORE, KARNATAKA - 560021

RESOLVED THAT members of the Board be and is hereby authorized to execute Special Power of Attorney in favour of Mr. Sureshchandra Hari and Mr. Manoj Kumar Choudhary authorized herein members to do all or any of the acts, deeds, matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA") be granted subject to the meeting, be and is hereby approved and Mr. Sureshchandra Hari and Mr. Manoj Kumar Choudhary of the Company be and are hereby severally authorized to sign, execute and complete the registration of the SPA with the relevant authorities, as may be required in this regard.

RESOLVED FURTHER THAT Mr. Sureshchandra Hari and Mr. Manoj Kumar Choudhary, authorized herein, be and are hereby severally empowered to substitute any of the beneficiaries of the Company in the group companies 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 Representatives of the Company or Company Secretary of the Company be and are hereby authorized to make a true copy of the resolution for concerned authorities, parties as may be necessary and they are requested to act thereon.

Certified True Copy
For Belissimo Crown Buildwart Private Limited

Shankumar Jain
Director
DIN: 03781103

Manoj Kumar Choudhary
Authorized Representative



चक्रवर्ति - ४
2017/2/17
2017

करल - १
2017/2/17
2017



SAMVARA BUILDTech PVT. LTD.

(Private) Limited, a State Government Public Company Limited,
 Lodha Estate, N.M. Joshi Marg, Maharashtra, Mumbai 400 011, 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. JOSHI MARG, MUMBAI, 400 011.

"RESOLVED THAT consent of the Board be and is hereby requested to sanction Special Power of Attorney to Messrs. M. Suresh Chandra and Mr. Manoj Chandra to authorize them to execute the Memorandum of Association of the Company in accordance with the provisions of the Companies Act, 1956 and to do all such acts, deeds, matters and things as may be required in this regard."

RESOLVED FURTHER THAT Mr. Suresh Chandra and Mr. Manoj Chandra, authorized signatories to the group companies or any other person as the may desire to

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Authorized Signatories 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, where it may be necessary and that be requested to act thereon."

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Authorized Signatories 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, where it may be necessary and that be requested to act thereon."

Certified True Copy
 For Samvara BuildTech Private Limited
 Manoj Chandra
 Director
 DIN: 01331948
 8th June, 2017



बचत - २४
 १००७८१८
 २०१७

Page 02 of 03 Pages, 0.00, Maharashtra, Mumbai, Maharashtra, India, 400 011
 No. 01331948
 CIN No. U01102MH19950101

LODHA ESTATE PVT. LTD.

(Private) Limited, a State Government Public Company Limited,
 Lodha Estate, N.M. Joshi 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 ONLY AT LODHA ESTATE, N.M. JOSHI MARG, SPOLLO WELLS COMPOUND, MUMBAI, 400 011.

"RESOLVED THAT consent of the Board be and is hereby requested to sanction Special Power of Attorney to Messrs. M. Suresh Chandra and Mr. Manoj Chandra to authorize them to execute the Memorandum of Association of the Company in accordance with the provisions of the Companies Act, 1956 and to do all such acts, deeds, matters 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 Signatories 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, where it may be necessary and that be requested to act thereon."

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Authorized Signatories 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, where it may be necessary and that be requested to act thereon."

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Authorized Signatories 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, where it may be necessary and that be requested to act thereon."

Certified True Copy
 For Lodha Estate Private Limited
 Manoj Chandra
 Director
 DIN: 01331948
 8th June, 2017



बचत - २४
 १००७८१८
 २०१७

Page 02 of 03 Pages, 0.00, Maharashtra, Mumbai, Maharashtra, India, 400 011
 No. 01331948
 CIN No. U01102MH19950101

क्रमांक - १

LODHA IMPRESSION REAL ESTATE PVT. LTD.

Lodha Estates, N. M. Joshi 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 17TH APRIL, 2017 AT LODHA EXCELCELUS, APOLLO MILLS COMPOUND, MUMBAI, MAHARASHTRA, INDIA.

RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favor of Mr. Surendra Nar and Mr. Manmohan Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things to 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 is hereby approved and Mr. Kunal Modi 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. Surendra Nar and Mr. Manmohan Chhabra, authorized signatories be and are hereby and severally empowered to authorize any of the associates of the Company in the global 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 insofar as may be necessary and they be requested to act thereon.

Certified True Copy
For Lodha Impression Real Estate Private Limited

Kunal Modi
Director
DIN: 00703448



बनाई - २५
२०१७
२०१७

Regd. Off: Lodha Estates, N. M. Joshi Marg, Maharashtra, Mumbai 400 011, India.
The Lodha Impression Real Estate Private Limited, Mumbai
CIN No. U27100MH2011PLC10488

AJITHNATH HI-TECH BUILDERS PVT. LTD.

Lodha Estates, N. M. Joshi Marg, Maharashtra, Mumbai 400 011, India.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF AJITHNATH HI-TECH BUILDERS PRIVATE LIMITED AT ITS MEETING HELD ON 16TH APRIL, 2017 AT LODHA EXCELCELUS, N. M. JOSHI MARG, APOLLO MILLS COMPOUND, MUMBAI, MAHARASHTRA, INDIA.

RESOLVED THAT consent of the Board be and is hereby accorded to exercise Special Power of Attorney in favor of Mr. Surendra Nar and Mr. Manmohan Chhabra to authorize them severally to do all or any of the acts, deeds, matters and things to 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 is hereby approved and Mr. Kunal Modi 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. Surendra Nar and Mr. Manmohan Chhabra, authorized signatories be and are hereby and severally empowered to authorize any of the associates 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 insofar as may be necessary and they be requested to act thereon.

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

Kunal Modi
Director
DIN: 00703448



बनाई - २५
२०१७
२०१७



Regd. Off: Lodha Estates, N. M. Joshi Marg, Maharashtra, Mumbai 400 011, India.
The Lodha Impression Real Estate Private Limited, Mumbai
CIN No. U27100MH2011PLC10488

करल - ९

२०१७	२५	२०१७
२०१७		

PALAVA DWELLERS PVT. LTD.

(Formerly known as Shree Sainath Enterprises, Registered Office: Plot 12, Old Bangalore Road, Bangalore - 560 011, India.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PALAVA DWELLERS PRIVATE LIMITED HELD ON 27th MAY, 2017 AT 18th FLOOR, LODHA EXCELS, ANECCO MILLS COMPOUND, HINDEGOWDANGI, MAHALAKSHI, BANGALORE - 560011

RESOLVED THAT consent of the Board be and is hereby accorded to authorize Special Power of Attorney to Shri M. Suresh Nar and Mr. Manoj Chhabra to authorize them to execute all or any of the acts, deeds, matters and things as more particularly described in the Form of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as stated below the meeting, be and is hereby approved and Mr. Manoj Chhabra, Mr. Vishal (Subordinate) and Mr. Suresh Nar, 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. Suresh Nar and Mr. Manoj Chhabra, authorized signatories be and are hereby and severally empowered to authorize any of the subsidiaries of the Company or the group companies or any other person as they 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, transfer as they be necessary and they be requested to act thereon.

Qualified Sign Copy

For Palava Dwellers Private Limited

(Signature)
Mishra Prasad
Director
DIN: 03795244



(Signature)
Suresh Rangulakar
Authorized Representative



वर्ष - २७
१००७५३८
२०२७

Regd. Off: 412, Phase 4, JVC, Vasanth Nagar, Bangalore - 560022
Tel: +91 22 22244444 Fax: +91 22 22244444
CIN: L11001KA1999PTC000000



SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

(Formerly known as Shree Sainath Enterprises, Registered Office: Plot 12, Old Bangalore Road, Bangalore - 560 011, 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 27th APRIL, 2017 AT LODHA EXCELS, ANECCO MILLS COMPOUND, MAHALAKSHI, BANGALORE - 560011

RESOLVED THAT consent of the Board be and is hereby accorded to authorize Special Power of Attorney to Shri M. Suresh Nar and Mr. Manoj Chhabra to authorize them to execute all or any of the acts, deeds, matters and things as more particularly described in the Form of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as stated below the meeting, be and is hereby approved and Mr. Manoj Chhabra, Mr. Vishal (Subordinate) and Mr. Suresh Nar, 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. Suresh Nar and Mr. Manoj Chhabra, authorized signatories be and are hereby and severally empowered to authorize any of the subsidiaries of the Company or the group companies or any other person as they 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, transfer as they be necessary and they be requested to act thereon.

Qualified True Copy

For Shree Sainath Enterprises Construction and Developers Private Limited

(Signature)
Mishra Prasad
Director
DIN: 03795244



वर्ष - २७
१००७५३८
२०२७

Regd. Off: 412, Phase 4, JVC, Vasanth Nagar, Bangalore - 560022
Tel: +91 22 22244444 Fax: +91 22 22244444
CIN: L11001KA1999PTC000000

PVT. LTD.

SANATHINAGAR ENTERPRISES LTD.

(Public Limited Company) Maharashtra, Mumbai-400 011, India

HEREBY FILE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SANATHINAGAR ENTERPRISES LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 23RD MAY 2017 AT MUMBAI, KESHavn, N.W. (GISH) MARK, APOLOO MILLS COMPOUND, MUMBAI, 400 011.

RESOLVED THAT consent of the Board be and it hereby authorized to execute Special Power of Attorney in favor of M. Surviran Nair and M. Shivraj Chandra to authorize them to do in any of the above matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as stated herein, be and it hereby approved and M. Shivraj Chandra and M. Surviran Nair, Directors of the Company, be and it 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 M. Surviran Nair and M. Shivraj Chandra, authorized representatives be and it hereby and severally empowered to authorize any of the members of the Company in the group companies 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 Representatives of the Company or Company Secretary of the Company, be and it hereby authorized to make a true copy of the resolution in the concerned authorities within 30 days of the date of the meeting and they be authorized to do so.

Certified True Copy
For Sanathinagar Enterprises Ltd.

(Signature)
Anurag Prasad
Company Secretary
Membership No. - A27251

6th June, 2017



बचत	₹
2017	2017
2017	2017

BELISSIMO PROPERTIES DEVELOPMENT PVT. LTD.

(Public Limited Company) Maharashtra, Mumbai-400 011, India

HEREBY FILE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BELISSIMO PROPERTIES DEVELOPMENT PRIVATE LIMITED FORMERLY KNOWN AS COSMA PROPERTIES DEVELOPMENT PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 17TH MAY 2017 AT COSMA EXCELLENCE, N.W. (GISH) MARK, APOLOO MILLS COMPOUND, MUMBAI, 400 011.

RESOLVED THAT consent of the Board be and it hereby authorized to execute Special Power of Attorney in favor of M. Surviran Nair and M. Shivraj Chandra to authorize them to do in any of the above matters and things as more particularly mentioned in the Special Power of Attorney.

RESOLVED FURTHER THAT the said Special Power of Attorney ("SPA"), as stated herein, be and it hereby approved and M. Shivraj Chandra and M. Surviran Nair, Directors of the Company, be and it 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 M. Surviran Nair and M. Shivraj Chandra, authorized representatives be and it hereby and severally empowered to authorize any of the members of the Company in the group companies 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 Representatives of the Company or Company Secretary of the Company, be and it hereby authorized to make a true copy of the resolution in the concerned authorities within 30 days of the date of the meeting and they be authorized to do so.

Certified True Copy
For Belissimo Properties Development Private Limited

(Signature)
Anurag Prasad
Company Secretary
Membership No. - A27251

6th June, 2017



करल - 9		
2017	2017	2017
2017	2017	2017

बचत	₹
2017	2017
2017	2017



बचत	₹
2017	2017
2017	2017

Page 08 of 11 Pages | M. Surviran Nair and M. Shivraj Chandra, Director of the Company
M. Surviran Nair and M. Shivraj Chandra, Director of the Company
M. Surviran Nair and M. Shivraj Chandra, Director of the Company
M. Surviran Nair and M. Shivraj Chandra, Director of the Company

FORM NO. INC-22

(Prescribed by Section 7(1)(b) & 10 of The Companies Act, 1956 and Form 22 and 23 of The Companies (Incorporation) Rules, 2004)



Ministry of Corporate Affairs

1. Name of the company Foreign Indian

2. The Incorporation is for filing the form

3. (a) Corporate entity number (CIN) of company (Existing company)

(b) Global Incorporation Number (GIN) of company

4. (a) Name of the company LEGION DEVELOPERS PRIVATE LIMITED

(b) Address of the registered office of the company 101, BANGS & MISHRA INDUSTRIAL ESTATE, DR. E. MOSES, BANGS MOSE, MUMBAI

(c) Name of the office of working Registrar of Companies (RoC) MUMBAI

(d) Proposed in the form Change within local limits of city, town or village Change outside local limits of city, town or village within the same RoC and zone Change in RoC within the same zone Change in state within the jurisdiction of same RoC Change in state subject to jurisdiction of working RoC



5. (a) The address of the registered office of the company with a location [PIN CODE] 400001

(b) This office of incorporation of company is

(c) E.O. Floor-1, 110 Vastanrao Chiplur, Chawl, Band Road, Powai, Mumbai - 400016

(d) City Mumbai

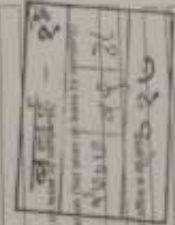
(e) District Mumbai City

(f) State/Union Territory MHARASHTRA

(g) Country INDIA

(h) PIN code 400001

(i) e-mail id inc@legiondev.com



6. (a) Registered Office is Owned by Company Owned by individual Leased on lease by company Owned by any other entity/individual (Not part of lease by company)

(b) Name of office of proposed RoC in same RoC MUMBAI

(c) Name of office of proposed RoC in same RoC MUMBAI

(d) Full address of the public station where internet access is available 101, BANGS & MISHRA INDUSTRIAL ESTATE, DR. E. MOSES, BANGS MOSE, MUMBAI

(e) Name DR. BANGS

(f) Address Line 1 DR. BANGS & MISHRA INDUSTRIAL ESTATE

(g) Address Line 2 MUMBAI

(h) City MUMBAI

(i) State/Union Territory MHARASHTRA

(j) PIN code 400001

(k) e-mail id inc@legiondev.com

(l) Full address of the office for filing the form in the office of the registered office MUMBAI

7. (a) List of the companies (including their RoC) having the same registered office address. They are LEGION DEVELOPERS PRIVATE LIMITED

(b) Optional requirement if any None

(c) Declaration by the applicant None



8. (a) The applicant is the holder of Directorship in the company with registration number 22

(b) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(c) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(d) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(e) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None



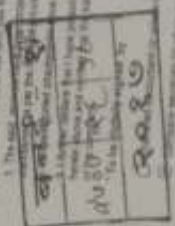
9. (a) The applicant is the holder of Directorship in the company with registration number 22

(b) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(c) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(d) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(e) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None



10. (a) The applicant is the holder of Directorship in the company with registration number 22

(b) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(c) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(d) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

(e) If the applicant is not the holder of Directorship in the company, the name of the person who is the holder of Directorship in the company is None

करल - १		
१०१५८	८७	१५५८
२०१७		



Handwritten text in a rectangular box, possibly a date or reference number.



Handwritten text and a small rectangular stamp impression in the lower left quadrant.

करल - १		
१११०८	२४	१०८
२०१७		



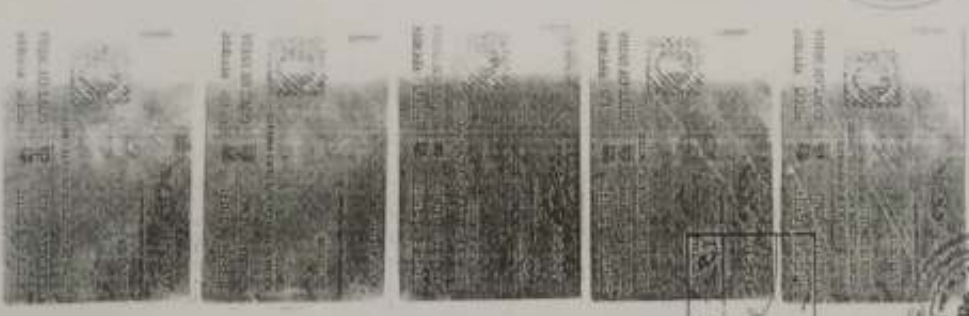
१११०८

The bottom section of the document contains several forms and stamps. It includes handwritten signatures, a date stamp of "11/11/2017", and multiple official seals and stamps from government departments. A prominent seal on the right side features the state emblem of India and the motto "Satyameva Jayate".



१०००
 ३०/१२
 २०१७

करल - १		
१०१२५	५५	१०५
२०१७		



करल - १		
१०१२८	७२	१०८
२०१४	[QR Code]	

१४५९९ ०८८६६ ३०४१९
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ



वर्ष - २०१४
मार्च ३१
२०१३



भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ
 भारतीय डाक सेवाएँ




Form No. 101 (REVISED) 2017



101

THE STATE ELECTORAL COMMISSION

Sl. No.	Name of the Candidate	Roll No.	Signature	Photograph
1	P. S. Srinivasan			
2				
3				
4				
5				

THE STATE ELECTORAL COMMISSION

Form No. 101 (REVISED) 2017

Sl. No.	Name of the Candidate	Roll No.	Signature	Photograph
1				
2				
3				
4				

THE STATE ELECTORAL COMMISSION

Form No. 101 (REVISED) 2017

1. The candidate must be a citizen of India.

2. The candidate must be a resident of the constituency for which he/she is contesting.

3. The candidate must be a Hindu, Muslim, Christian, Sikh, Buddhist, Jain, or Parsi.

4. The candidate must be a person who is not disqualified by law from being elected to the House of Representatives.

5. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

6. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

7. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

8. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

9. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

10. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

कारल - १		
२०१२८	२५	१०८
२०१७		

1. The candidate must be a citizen of India.

2. The candidate must be a resident of the constituency for which he/she is contesting.

3. The candidate must be a Hindu, Muslim, Christian, Sikh, Buddhist, Jain, or Parsi.

4. The candidate must be a person who is not disqualified by law from being elected to the House of Representatives.

5. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

6. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

7. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

8. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

9. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

10. The candidate must be a person who is not disqualified by law from being elected to the House of the People.

THE STATE ELECTORAL COMMISSION

1			
2			
3			
4			



२०१७	१०००	१०००
१०००	१०००	१०००

करल - १



THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA



THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA



THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA



THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA



THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

THE REGISTRAR, LUDHIANA

करल - १		
१०१२८	१००	१०८
२०१७		



१०१२८
१००
१०८

१०१२८
 १००
 १०८
 २०१७

STATEMENT OF WORKING CAPITAL

1	2	3	4	5	6	7	8	9	10

1. Name of the firm: _____

2. Nature of business: _____

3. Date of commencement of business: _____

4. Name of the proprietor/partners: _____

5. Name of the auditor: _____

6. Particulars of working capital:

Fixed Capital	_____	_____
Working Capital	_____	_____
Total	_____	_____

I, the undersigned, certify that the above statement is true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

Signature: _____ Date: _____

STATEMENT OF ASSETS AND LIABILITIES

1. Name of the firm: _____

2. Nature of business: _____

3. Date of commencement of business: _____

4. Name of the proprietor/partners: _____

5. Name of the auditor: _____



Signature: _____

Signature: _____



2017
48901
5-901
6-1020

करल - १		
२०१५	२०१	१५
२०१७		

२०१७



२०१७



२०१७	२०१	१५
२०१७		



करल - १	
१२१२८	१०२-१०८
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 meetings.

2017 - 9		
90787	903	700
20910		

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 Supremus 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 regard. 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 any Agreement, documents, undertakings or writings as may be required in present or future, shall be signed by 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-101/2, Level 10, Lodha Supremus, Sakinaka Road, Near MTNL, Powai, Mumbai-400072
Registered Office: H-101/2, Phase 2, Bhoomi Park, Off Marve Road, Malad (W) Mumbai-400095
CIN: 272400329 www.powaicubicles.com

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

21/06/2018



For Punjab Cycles Private Ltd
Anshu Jain
Dir

करल - 9		
90940	909	100
2099		

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



Anshu Jain
Anshu



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANPAK SAKHANA WANGI
SAKHAJAM KAMCHANDRA WANGI
ANPAK SAKHANA WANGI
ANPAK SAKHANA WANGI

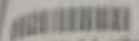


Anpak

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KUNESH PANDURANG HONRALE
KUNESH PANDURANG HONRALE
KUNESH PANDURANG HONRALE
KUNESH PANDURANG HONRALE



Shal



दिनांक: 11 ऑक्टोबर 2017 4.04 म.न.

दस्त जोपवाच भाग: 1

क्रमांक: 101/20/2017

दस्त क्रमांक: करल1/10128/2017

बाजार मुल्य: ₹ 3,01,62,055/-

सोपवला: ₹ 2,41,86,678/-

अस्तित्व मुद्रांक मुल्य: ₹ 15,08,000/-

करल - 9		
30125	920	905
2090		

दु. नि. सह. दु. नि. करल1 बांधे बांधीलघात
अ. क्र. 10128 अर दि. 11-10-2017
रोजी 3-49 म.न. बा. हजर केला.

पावती: 12965 पावती दिनांक: 11/10/2017
सादारकरागारेचे नाव: पवई क्युविकल्प अर नि. सके बांधीलघात अंतुन
कमालतवत पंटेन :-

नोदणी फी ₹ 3000.00
दस्त हाताळणी फी ₹ 2160.00
पुस्तकी संख्या: 108

Ankur Pan

दस्त हजर करणाऱ्याची सही:

एकूण: 32160.00

Abhishek

दु. निबंधक कुला 1

Abhishek

दु. निबंधक कुला 1

दस्ताचा प्रकार: करारनामा

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

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

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





11/10/2017 4:34:29 PM

एन सीआरआर क्रमांक १

क्रमांक: 10128/2017

दस्तावेज क्रमांक: करल/1/10128/2017
दस्तावेज प्रकार: -कारगनामा

करल - १			
१०१२८	१०८	१०८	
२०१७	पत्रकारगना प्रकार	दाताचित्र	अपभ्रंशदाता ठिकाण

- | अनु. क्र. | पत्रकारगनाचे नाव व पत्ता | वय | दाताचित्र | अपभ्रंशदाता ठिकाण |
|-----------|---|----|-----------|-------------------|
| 1 | नाम: मोहा देवदत्तगणेश शा. वि. तर्फे कु. सु. तर्फे कु. सु. प्रयाग मालवेकर
पत्ता: प्लॉट नं. - , माळा नं. २ वा मजला , 412, इमारतीचे म्हादारी -
नाम: 17 जी वर्धमान वेबर, म्हादारी नं. हार्निमल म्हादारी,
फोर्ट, मुंबई, रोड नं. कावसाजी पटेल रोड, - पहाण्ड,
मुम्बई
पिन नंबर: AAACL1490J | ३६ | | |
| 2 | नाम: परबई कपुडिकान्त शा. वि. तर्फे दाखरेकर संकुल
कमानवपन पटेल - -
पत्ता: - , 11 वा मजला , एच-1, 1103, भुमी पार्क , फ्लॉट - म्हादारी -
2, जमकाव्याण नगर जवळ , माताद वेबर , मुंबई शिरी .
ऑफिस मार्ग रोड , ईश्वर - म्हादारी, MAHARASHTRA,
MUMBAI, Non-Government.
पिन नंबर: AAICP2988B | ४३ | | |

वरील दस्तऐवज करल देणार तयारकर्त्या कारगनामा चा दस्त ऐवज करव दिव्याचे कडून कराता.
शिक्का क्र.3 ची वेळ: 11 / 10 / 2017 03 : 53 : 28 PM

नोंदव -
खाणीत इमाम अने निवेदीन करवाण ची ते दस्तऐवज करल देणा-वाला म्हादारी: खोजखतात, व म्हादारी खोजख पत्रचिवाण

- | अनु. क्र. | पत्रकारगनाचे नाव व पत्ता | वय | दाताचित्र | अपभ्रंशदाता ठिकाण |
|-----------|---|----|-----------|-------------------|
| 1 | नाम: अर्पण जगरे - -
वय: 27
पत्ता: 11 वा मजला एच 1-1103 भुमी पार्क प्राणार मुंबई
पिन कोड: 400095 | | | |
| 2 | नाम: शैलेश सुरेश मोरे - -
वय: 26
पत्ता: 4 वा मजला , 412, 17 जी वर्धमान वेबर, हार्निमल म्हादारी
कावसाजी 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

३ निबंधक कुला

EPayment Details.

Sl.	Epayment Number	Registration Number
1	MH005951785201718R	0003462498201718
2	MH005951705201718R	0003462496201718



प्रमाणित करण्यात येते कि या दस्तावेज
एकूण रुक्मी १०८ पाने आहेत.
करल - १ / १०१२८ / २०१७

पत्रकार क्रमांक १ क्रमांकावर

११/१०/१७

सह. दुय्यम निबंधक, कुर्ली-१
मुंबई उपनगर जिल्हा.

10128 / 2017

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
 2. Get prev immediately after registration.
- For feedback, please write to us at feedback.mumbai@gmail.com