[redacted] पावती

Wednesday,October 11 ,2017
4:03 PM

ginal/Duplicate
नोंदणी क्र. :39म
Regn. 39M

पावती क्र. : 12965 दि. 11/10/2017

सादरचे नाव: तुषार
दस्तऐवजाचा अनुक्रमांक: बरा1-10126-2017
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: पवई स्टुडिओज प्रा.लि.तर्फे दस्तऐवजात अनुक्रम कमतरतेचा प्रदेश

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 2160.00
पृष्ठांची संख्या: 108	
एकूण :	₹. 32160.00

DELIVERED

आपणास मूळ दस्त ,थमनेल प्रिंट,सूची-२ अंदाजे
4:12 PM द्वारे वेळेत मिळेल.

दुय्यम निबंधक कुर्ला 1

बाजार मूल्य: ₹.30162055/-
मोबदला ₹.24186676/-
भरलेले मुद्रांक शुल्क : ₹. 1509000/-

सह. दुय्यम निबंधक कुर्ला-१ (वर्ग २)

1) देयकाचा प्रकार: eSBTR/SimpleReceipt संदर्भ: ₹.30000/-
डीडी/चलाईन/पे ऑर्डर क्रमांक: MH005951785201718R दिनांक: 11/10/2017
बँकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash संदर्भ: ₹.2160/-

मूळ दस्त व थमनेल प्रिन्ट मिळाली

Index-2(सूची - २)

16/10/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1
दस्त क्रमांक : 10128/2017
नोंदणी :
Regn.63m

गावाचे नाव : 1) तुंगवा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	24188678
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पटेदार ते नमूद करावे)	30162055
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: युनिट नं 1604, मजला नं: 16वा मजला, इमारतीचे नाव: लोढा सुप्रिमस - पवई, ब्लॉक नं: लोढा सुप्रिमस - पवई, रोड नं: साकी विहार रोड, इतर माहिती: सोबत एक कार पार्किंग((C.T.S. Number : 182/ए-1 व इतरांत नमूद केल्याप्रमाणे .))
(5) क्षेत्रफळ	1) 133.89 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेले असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-लोढा डेव्हलपर्स प्रा.लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. प्रताप सालसेकर वय :-33; पत्ता :-प्लॉट नं: -, माळा नं: 4था मजला ,412, इमारतीचे नाव: 17वी कॉर्पोरेट टॉवर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई, रोड नं: कामगार पतेल रोड , महाराष्ट्र, मुम्बई - पिन कोड:- 400001 पॅन नं:-AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-पवई म्युनिसिपल प्रा.लि. तर्फे डायरेक्टर अनुज कमलनयन पटेल - - वय :-43; पत्ता :- 11वा एच-1,1103, भूमी पार्क ,, टॉवर -2,जलकल्याण नगर जवळ ,बालाजी सेन्ट ,मुंबई पि तार्के रोड , इतर माहिती , MAHARASHTRA, MUMBAI, Non-Governmental पिन कोड:-400095 पॅन नं:-AAICP2988B
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2017
(10)दस्त नोंदणी केल्याचा दिनांक	11/10/2017
(11)अनुक्रमांक, खंड व पृष्ठ	10128/2017
(12)बाजारभाव(भाडेपट्टा आकारणी देतो की पटेदार ते नमूद करावे)मुद्रांक शुल्क	1509000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण [illegible] तपशील इतरप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना दिलेला सवलतीचा अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE SUB REGISTRAR KURLA-I

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

iSarita v1.5.0

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 2017101112862

11 October 2017 04:27:24 PM

मूल्यांकनाचे वर्ष 2017
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 117-तुंगवा - कुर्ला
उप मूल्य विभाग 117/544-भूभाग: तुंगवा गावातील सर्व मिळकती
सर्वे नंबर /न. भू. क्रमांक सि.टी.एस. नंबर#132

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
112900	167100	199600	223200	187100	चौरस मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र	133.89चौरस मीटर	मिळकतीचा वापर	कार्यालयीन/व्यावसायिक	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर	Rs.199600/-
उद्वाहन सुविधा	आहे	मजला	11th floor To 20th floor		

संमिश्र वापराच्या इमारतीमधील कार्यालयीन व्यावसायिक - No

मजला निहाय घट/वाढ = 110% apply to rate= Rs.219560/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((219560-112900) * (100 / 100))+112900)
=
Rs.219560/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 219560 * 133.89
= Rs.29396888.4/-

E) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौ.मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.94 * (219560 * 25/100)

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 29396888.4 + 0 + 0 + 0 + 765166.6 + 0 + 0 + 0
= Rs.30162055/-

कुरल - १		
१०१२८	९	१०५
२०१७		

Home Print

SK

THE SEAL OF THE SUB REGISTRAR KURLA-1 * MUMBAI SUB URBAN DIST (BANDRA)

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH005951705201718R	BARCODE	Form ID :	Date 03-10-2017

Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR197-KRL1_JT SUB REGISTRAR KURLA NO 1	Location	PAN-AAICP2988B
Year	Period: From : 28/09/2017 To : 31/03/2099	Full Name	POWAI CUBICLES PRIVATE LIMITED

Object	Amount in Rs.
0030045501-75	1509000.00
0030063301-70	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
Total	1509000.00

Flat/Block No, Premises/ Bldg	1604 16TH FLOOR SUPREMUS POWAI
Road/Street, Area /Locality	OPP MTNL OFF JVLR
Town/ City/ District	POWAI
PIN	4 0 0 0 7 2
Remarks (If Any) :	
Amount in words	Rupees

करल - १

20925 | 3 | १०८

20918

Payment Details ID : Banking

Payment ID : 13784

FOR USE IN RECEIVING BANK

Bank CIN No : 69103332017100350758

Cheque- DD Details	
Cheque- DD No.	
Name of Bank	BANK
Name of Branch	
Date	03-10-2017
Bank-Branch	454 DADAR
Scroll No.	

Print

https://corp.idbibank.c /corp/BANKAWAYTRAN;jsessionid=0000SR4sOOerF9bEN2... 10/3/2017

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH005951785201718R	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: From : 28/09/2017 To : 31/03/2099		Full Name	POWAI CUBICLES PRIVATE LTD

Object	Amount in Rs.		
		Flat/Block No, Premises/ Bldg	1604 SUPREMUS POWAI OPP MTNL OFF JVLR
0030045501-75	0.00	Road/Street, Area /Locality	
0030063301-70	30000.00	Town/ City/ District	POWAI
	0.00	PIN	4 0 0 0 7 2
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	30000.00	Amount in words	Thirty Thousand Only

करल - 9

9945	8	90
2099		

Payment Det... D NetBanking Payment ID : 137841 9		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332017100350...	
Cheque- DD No.		Date	03-10-2017
Name of Bank	9 BANK	...nk-Branch	454 DADAR
Name of Branch		...No	

Print

SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MUMBAI)

https://corp.idbibank.... n/corp/BANK... ...;jsessionid=0000SR4sOOerF9bEN2... 10/3/2017

करल - ९		
१०९८	५	१०८
२०९१७		

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 C[illegible] shall be constructing the Building (*as defined herein*) as part of the Project [illegible] herein) on the Larger Property (*as defined herein*).

B. The [illegible] of the Compan[illegible] the Larger Property is at **Annexure 2** (Ch[illegible]).

C. [illegible] Report [illegible] respect of the Larger Property is at **Annexure 3** (Re[illegible]).

D. The Co[illegible] applied for [illegible]tained various Approvals for the development [illegible] Buildin[illegible] key A[illegible] obtained are set out at **Annexure 4** (Ke[illegible]). Approv[illegible] Ap[illegible]ions for [illegible]ovals may be under consideration [illegible] authoritie[illegible] the Company may obtain further approvals as may be [illegible] applicab[illegible]

E. The Co[illegible] engag[illegible] services of architects and structural engineers for the preparati[illegible] the design an[illegible]s in respect of the Building and the construction of the Build[illegible] s[illegible] be under th[illegible] professional supervision of the said architects and structural engineer[illegible] required [illegible] bye-laws of the local authorities.

F. [illegible]ser ha[illegible]mpany for allotment of the Unit (*as defined herein*) in the Buil[illegible].

G. A copy [illegible] floor plan in resp[illegible] the said Unit is hereto annexed and marked as **Annexur[illegible]** (*Floor Plan*).

H. Relying upo[illegible]tion and the representations, declarations and assurances [illegible] by [illegible] to faithfully abide by all the terms, conditions and stipulations containe[illegible] this Agreement, the Company has agreed to sell to the Purchaser and the Purchas[illegible] has agreed to purchase from the Company the Unit at the consideration and on the term[illegible] and conditions hereinafter appearing.

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

1. DEFINITIONS

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

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

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

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

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

1.6. "**BCAM Charges**" shall mean the Buildingcommon 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 / stilt / 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.

POWAI PUBLICITY PRIVATE LIMITED

करल - 9

70925	6	705
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1.14 "**Cheque Bouncing Charges**" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the chequein question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.

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

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

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

1.20 "**Exclusive Balcony/ Verandah/Open Terrace Area**" or"**EBVT Area**"shall mean the floor area of [illegible]y or verandah or open terrace as the case may be, which is appurtenant to the n[illegible] area of the Unit, meant for the exclusive use of the Purchaser. EBVT Area is [illegible] prior to application of any finishes (i.e. on bare shell basis) and is subject to toler[illegible] +/- 3 per cent on account of structural, design and construction [illegible] case of [illegible]pute on the measurement of EBVT Area, the same shall be [illegible] measure [illegible] all finishes that have been applied/fitted and the cost of removal [illegible] of [illegible] borne by the Party which raises the dispute in relation to [illegible] Area

1.21 "**FCAM [illegible]harges**", if applicable [illegible] mean the Federationcommon area maintenance charges [illegible]yable by the Purch[illegible] *inter alia* for the maintenance of the [illegible] Property (excluding [illegible]he Bu[illegible] not include BCAM Charges. FCAM [illegible] shall be applicable [illegible]here th[illegible]onsists of more than one Ultimate Organisation [illegible] as set out [illegible] *Unitand Project Details*)

1.22 "**Federa[illegible]**" [illegible]the apex body to be formed by and consisting of the ultimate organis[illegible]ed in respect of various buildings constructed/to be constructed in the Project, [illegible]aintain, administe[illegible] manage theLarger Propertyand the Project. This may be [illegible]ny or a regist[illegible]eration or any other management structure as permissible in law

1.23 "**Fede[illegible]ce**" shall have the meaning ascribed to it in Clause 14.4 below

1.24 "**FCMA**" shall [illegible] ascribed to it in Clause 21(z) below

1.25 "**FMC**" [illegible] have the meaning ascribed to it in Clause 15.1 below.

1.26 "**FSI Fr[illegible] onstructed Spaces**" shall have the meaning ascribed to it in Clause 15.12 below.

1.27 "**IndirectTax** [illegible]" means goods and services tax, service tax, value added tax, sales tax, [illegible] and import duties, levy, impost, octroi, and, or, duty of any nature wh[illegible]mposed and, or, levied by any Authority, together with any interest an[illegible] thereto, excluding any Direct Tax.

1.28 "**Interest**" shall mean simple interest at State Bank of India's (**SBI**) highest Marginal Cost of Lending [illegible] (**MCLR**) + 2 per cent per annum. The MCLR shall be taken as applicable on

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

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

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

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

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

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

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

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

1.36 "**Project**" shall mean the project with RERA registration number as stated in **Annexure 6**(*Unit andProject Details*). The Project may be part of a larger layout on the Larger Property.

1.37 "**Refund Amount**" shall mean:

1.37.1 In case of termination pursuant to Clause11.2.1 and Clause 11.2.2 an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting there from the Liquidated Damages and, if applicable, any amounts paid to 3rd parties by the Company on behalf of the Purchaser including but not limited to stamp duty, registration charges, brokerage charges.

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

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

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

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

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

1.42 "**Structural Defects**" shall mean any defect related to the load bearing structure of the Building. This shall not include non-load bearing elements or water proofing.

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

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

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

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

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

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

1.44. "**Total Consideration**" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out at **Annexure 6**(*Unit and Project Details*), Reimbursements, the Maintenance Related Amounts and all Indirect Taxes thereto.

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

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

2. **RULES FOR INTERPRETATION**

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

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

b. statutory instruments, orders made pursuant to a statutory provision;

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

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

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

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

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

2.6. Any references 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 number of days for the occurrence of an event or the performance of any act, the same shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

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

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

2.12 In case of any conflict between the provisions of Clause 22 and any other provisions of this Agreement, the provisions of Clause 22 shall prevail.

2.13 The recitals above shall form part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. **DISCLOSURES AND TITLE**

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

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

b. The Approvals (current and future);

c. The drawings, plans and specifications;

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

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

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

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

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

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

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

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

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

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

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

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 [illegible] 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 [illegible] shall be valid or binding upon the Company.

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

4.6. The Parties agree that, in addition to the Interest, in case of every [illegible] delayed payment [illegible] the other Party shall be entitled to recover from the other Party [illegible] delayed payments, all costs associated with the administrative actions [illegible] such delayed payments, which are estimated to be [illegible] (two) percent [illegible] amount [illegible] payment per instance (subject to minimum of INR 2[illegible] (Rupees [illegible] Twenty [illegible] per instance) [illegible] payment in 2[illegible] shall be revised [illegible] 1st April o[illegible] at rate of [illegible] Bank of India's consumer price index [illegible]

5. **CONSTRUCTION AND DEVELOPMENT**

5.1. The Company has constructed the Building in accordance with the Approved Plans and amendments thereto [illegible] 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 with [illegible] Company may make amendments to the plans or layouts of the Building [illegible] the Project [illegible] required for the execution of the Project or as may be directed by the [illegible] authorities. This may include any change wherein the Company, if permitted by [illegible] authorities, transferring the construction permissible on the Larger Property or transferring to the Larger Property the construction permissible [illegible] other projects at any time prior to conveyance of the Larger Property to the Federation/Ultimate Organization. The Purchaser gives his consent for such changes provided such changes shall [illegible] change in location of the Unit (with respect to its direction [illegible] a given floor), [illegible] with respect to its height above ground) or reduction [illegible] the Carpet Area. In case a change is proposed [illegible] of the aforesaid factors, separate written consent shall be [illegible]

5.4 [illegible] Purchaser [illegible] the Company shall allow various balconies/verandahs/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit

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 not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be at absolute liberty to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6 **SECURITIZATION OF THE TOTAL CONSIDERATION**

6.1 The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial Institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable herein. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and/or any bank or financial institution nominated by the Company in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7 **LOANS AGAINST THE UNIT**

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

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

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

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

8 **CAR PARKING**

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

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

9. **REGISTRATION**

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

10. **POSSESSION**

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Company shall endeavor to provide the Unit to the Purchaser on or before the estimated DOP set out at **Annexure E**(*Unit and Project Details*).

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

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

11. **TERMINATION**

11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Total Consideration of the Unit may change (increase or decrease), in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of such change the Total Consideration.

Company's Right to Terminate

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

11.2.1. Non-Payment: If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to) making payment of all due amounts as per Schedule of Payment set out at **Annexure E**(*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

(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 if the 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 the terminate this Agreement sending the CompanyNotice of Termination.

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

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

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

12. **DEFECT LIABILITY**

12.1. If during a period of 36 (thirty six) months from the Date of Offer of Possession, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the materials used therein (excluding wear and tear and misuse), wherever possible, such defects shall be rectified by the Company, unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In the case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be in any way liable to repair or provide compensation for Structural Defects as set out in this Clause 12where the Purchaser has made any structural changes in the Unit or in the materials used therein.

13. **SET OFF / ADJUSTMENT**

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

14. **ULTIMATE ORGANISATION**

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

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

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

14.4. Within 18 months from the receipt of the occupation certificate for the last building within the 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 Land/ Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.

14.5. The Purchaser hereby agrees and undertakes that the Purchaser along with other shareholders in the Ultimate Organisation/ Federation shall be liable to pay all cost of payment 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/ FederationConveyanceas contemplated herein, make full and true disclosure of the nature of its title to the Larger Property as well as encumbrances and/or claims, if any in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organisation/Federation, the Larger Property is free from encumbrances.

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

15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company (**FMC**). The FMC will be appointed by the Company for a period of upto 60 (sixty) months commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all

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costs) incurred along with a margin of 20 per cent margin on manpower and overheads costs) incurred along with the other purchasers in the such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organisation to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the Ultimate Organisation/Federation may appoint the FMC for a further term or choose to appoint any other facility management company.

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

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

b. theBCAM Charges andFCAM chargesas applicable, have not been paid by 100 per cent of the unit purchasers at the due date (with a grace period of 30 days).

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

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

CAM Charges and Maintenance Related Amounts

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

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

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

15.8. The Purchaser is aware that the CAM charges stated hereinabove are provisional and based on estimates at the time of sales launch of the development. The said amount is subject to inflation increases as per market factors (currently estimated @ 7.5 to 10 per cent per annum). Further, these charges are subject to the revision every 12 months after the Date of Offer of Possession by 7.5 to 10 per cent per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.

15.9. The Purchaser undertakes to make payment of the estimated BCAM charges for the first 18 (eighteen) months and estimated FCAM charges for the first 60 (sixty)months on or before the Date of Offer of Possession.

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

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

Other Key Common Areas

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

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

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

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

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

16.6 The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period of start of construction till the Date of Offer of Possession as specified at **Annexure 6**(*Unit and Project Details*). The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17 **BUILDING PROTECTION DEPOSIT**

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

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

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

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

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

18 **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 Organisationtowards Sinking Fund. TheSinking 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 Organisationshall control the usage of the Sinking Fund.

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19. **INDIRECT TAXES AND LEVIES**

19.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes assignments of any nature whatsoever (present or future)in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned form the development and sale to the Purchaser of the Unit shall be borne by Company.

20. **INTEREST**

20.1. The Purchaser agrees to pay to the Company,Interest (as defined at Clause 1.28) on all the amounts including the Total Consideration or any part thereof payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.

21. **PURCHASER'S COVENANTS**

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

a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and/or 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, Pardis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organisation;

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

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

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 Organisationto ensure that the Building is painted once every 5 years from the Date of Offer of Possession and kept in good and proper condition.

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 shallnot allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No 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.

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

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

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

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

n. In the event the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage

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The Purchaser shall pay a fixed monthly sum to the Company [illegible]ding this supply, which shall be made known to the Purchaser by the FM[illegible]

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

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

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

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

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

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

u. The Purchaser agrees and acknowledges (and the Purchaser shall cause the Ultimate Organisation to agree and ratify) that the Company shall have the unconditional and irrevocable right to sell, transfer, lease, encumber and/or create

any right, title or interest in the unsold units without any consent/no-objection of any nature whatsoever in this regard from and payment of any transfer fees to the Ultimate Organisation and such purchaser of such unsold unit/s shall deemed to be a member of the Ultimate Organisation. Where consents and, or, permissions may be required from the Ultimate Organisation pursuant to Applicable Law (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 andAmenities and facilities at par with any other member of the Ultimate Organisation/Federation. In the event of a violation or breach of the covenants at Sub-Clause 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

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application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.

aa. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.

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

22. **SPECIAL CONDITIONS**

22.1. <not applicable if blank>

22.2. <not applicable if blank>

22.3. <not applicable if blank>

23. **MISCELLANEOUS**

23.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Building, Project or Larger Property or any part thereof.

23.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at **Annexure 6**(*Unit and Project Details*). Electronic communication (eg. Email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.

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

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: xxxxxxx". 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-Clause24.1 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**)

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 Lawthat shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

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, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.

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.

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

SIGNED AND DELIVERED)
By the Company within named)
Lodha Developers Private Limited)
through the hands of Constituted Attorney)
Mr. Surendran Nair)
authorised vide Power of Attorney)
dated _____)
In the presence of)
1. _____)
2. _____)

For Powai Cubicles Private Limited

Director

SIGNED AND DELIVERED)
By the within named Purchaser)
M/s. Powai Cubicles Pvt Ltd thru DIRECTOR)
ANKUSH KAMMANNAYAN PATEL
In the presence of)
1 _____)
2 _____)

THE SUB REGISTRAR KURLA

POWAI CUBICLES PVT. LIMITED

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Annexure 1

Description of Larger Property)

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

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Annexure 2

(Chain of Title)

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. DurgadeviChandrabhanBhooramal Sharma (therein referred to as the Vendor of the One Part) and Shri. RamnathPuri(therein referred to as the Purchaser of the Other Part), the Vendor therein sold, transferred, conveyed and assigned unto Shri.RamnathPuri, 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. RamnathPuri (the Vendor therein of One Part) and Chemtrol Engineering Ltd. (the Purchaser of the Other part), the said RamnathPuri 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. RamnathPuri 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. RamnathPuri the Vendor therein of One Part, and (i) M/s. Puri Properties and Investments, as First Confirming Party of the Second Part, (ii) MinnuPuri, 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 Pa (v) Sunil Puri as Fifth Confirming Party of the Sixth Part, (vi) NirmalPuri, as Sixth Confirm Party of the Seventh Part and Shripal Realty Pvt. Ltd ,the Developer therein of the E Part, the said Shri nPuri, with confirmation of the Confirming Parties granted o Shripal Realty Pvt. Ltd velopment rights to develop a portion of the Balance Land ad asuring 5083.50sq.mts dmeasuring 6085.5 sq. mts. as per Property Card ("**Propert** ") together with seco building admeasuring 1000 sq.ft. of ground floor structure third building a B galow admeasuring 800 sq.ft. together with building and ting re floor space that may be available thereon including Transfer of Developme ts (TDR) including consuming fullest potential of the Property in the form of TD more particularly described in the fourth schedule thereunder written and delinea d on plans thereto for consideration and on the terms and conditions stated therein nd also the Developer irrevocable license exclusively to enter continue and remain on the perty for the purpose of development thereof.

4. Pursuant thereto R 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 1 y, 2006 in favour of Directors and their nominees of Shripal Realty Pvt. Ltd. confer on them powers and authorities to do and perform various acts, deeds, matters a ngs for and on his behalf in respect of the development of the said Property.

5. By and under an Indenture of C ance dated 30th May, 2008 executed between Shri.RamnathPuri (therein referred to as the Vendor of the First Part), M/s. Puri Properties and investments, MinnuPuri, M/s. Chemtrol Associates, K. Nandkumar and NirmalPuri (therein referred to as the Confirming Parties of the second to sixth part) and Shripal Realty Pvt. Ltd. (therein referred to as the purchaser of the seventh part), registered with the office of the Sub Registrar of Assurances in Book-I under Serial No.BDR/04487/2008, the Vendor therein sold, transferred, conveyed and assigned unto Shripal Realty Pvt. Ltd., all that piece or parcel of land situate in the revenue Village of Tungwa (in Powai Estate),

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Taluka Kurla in Mumbai Suburban District bearing City Survey No.182A/1P admeasuring 6085 ~~sq~~ mts in the registration District and Sub-District of Mumbai City and Mumbai Suburban together with (i) building known as second building admeasuring 1000 sq. ft. consisting of ground floor and (ii) building known as third building being a bungalow ~~admeasuring 800 sq. ft.~~ consisting of ground floor and more particularly, described in the Fourth Schedule thereunder written, for the consideration and in the manner as stated therein. Pursuant to the said Deed of Conveyance dated 30th May, 2008, name of Shripal Realty Pvt. Ltd. was entered into the Property Card as owners to the extent of 6085.5 sq. mts. or thereabouts.

6. By and under Deed of Confirmation dated 9th September, 2008 (registered with the office of the Sub Registrar of Assurances under Serial No.BDR/07388/2008) Mr. Sunil Puri,one of the partners of M/s. Puri Properties and investments through his constituted Attorney Mr. RamnathPuri 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.

Pradip Garach
Advocate
High Court, Bombay

[illegible]
L. B. S. Road, Kanjur,
Kurla (West), Mumbai – 400 070
Mobile 9820[illegible]
Email [illegible]

REPORT ON TITLE

Lodha Developers Private Limited

Sub: ALL THAT PIECES AND PARCELS OF land together with the structures standing thereon situate at Bakhti Khan Road, Kurla, Mumbai – 400 070 in the revenue village of Tungwa in Powai Estate, Taluka Shahkopar within the limits of Greater Mumbai in the District and registration sub-district of Mumbai City and Mumbai Suburban bearing City Survey No 1024/14 admeasuring 5095.3 sq. mtrs. and CTS No.1024/28 and 1004.5 sq. mtrs. aggregating in all 6099.8 sq. mtrs. or thereabouts ("Property").

1. I have, on the instructions of my clients Lodha Developers Private Limited, investigated Title to the captioned Property by computing Search in the Revenue Records and publication of advertisement including perusal of the Search Report of Title investigation viz. Mortgage Search and the documents related to the said Property. On perusal thereof, I observe as follows :-

2. By an Indenture of Conveyance dated 8th September, 1972 (The First Conveyance") executed between Shri. Gulabrai Chandmalbhai Morarwala (hereinafter referred to as the Vendor of the One Part and the Karnath Pun (hereinafter referred to as the Purchaser of the Other Part registered with the office of the Sub Registrar of Assurances under Serial No.[illegible] or Book I on [illegible], the Vendor thereinbefore said sold transferred, conveyed and assigned unto Shri Karnath Pun, all that piece or parcel of land admeasuring 8021 square metres situate at village Tungwa bearing Survey No.[illegible] and New Survey No. 35, Hissa No. 1(part) and CTS No.1[illegible] (now CTS No.1024) and more particularly described in the Annexed Schedule thereto for the consideration and in the manner as stated therein (hereinafter referred to as the said Larger Property).

3. In the year 2004 and 2005, by and under 5 (six) separate Indentures of Conveyance (The Chemtrols Conveyance") of various dates and registered under different numbers with the Sub-Registry Office the said Karnath Pun the owners thereof of One Part sold Chemtrol Engineering Ltd. and Lakshmee Daffodils Pvt. Limited the said Karnath Pun had with transferred, conveyed and assigned a portion of the said Larger Land in favour of the vendor to the extent of 2395.0 square metres. In the remaining portion of the land bearing City Survey No.1024 admeasuring 5095.3 metres, the said Shri Karnath Pun has constructed 4 structures as follows :-

(a) a building admeasuring 9874 sq. ft. having ground plus four floors, hereinafter referred to as the First Building;

(b) a Building admeasuring 1000 sq. ft. on ground floor structure, hereinafter referred to as the Second Building;

(c) a bungalow admeasuring 800 sq. ft. hereinafter referred to as the Third Building;

(d) a group flow structure admeasuring 1200 sq. ft. hereinafter referred to as the Fourth Building and some sub structures.

4. On 8th March 2005, as per the Collector Order, the said land completion of CTS No.1024 was sub-divided into 1024/1 and 1024/2 admeasuring 5095.3 sq. mtrs and 2395.0 sq. mtrs. The said sub-divided properties as a result of several transactions for sale executed by Karnath Pun.

5. By and under Deed of Conveyance dated 10th January 2006 executed by Karnath Pun, vendor of the One Part in favour of Chemtrol Engineering Limited as the Purchaser of the Other Part, the vendor and conveyed transferred and assigned unto Chemtrol Engineering Limited, portion of the land comprised in Survey No.1024/1 admeasuring 450 sq. mtrs. together with building thereon more particularly described in the whole thereinafter written.

6. By and under a Development Agreement dated 10th June, 2006 executed and registered under No. 2006-4588 of 2006 with the Sub-Registrar of Assurances of Kurla-1 on 10th July 2006 amongst Shri. Karnath Pun the Owner thereof of One Part, and M/s. Pun Properties and Investments, as First Confirming Party of the Second Part, Mirwa Pun, as Second Confirming Party of the Third Part, M/s. Chemtrol Industries, as Third Confirming Party of the Fourth Part, K. Handloom, as Fourth Confirming Party of the Fifth Part, Sumit Pun as Fifth Confirming Party of the Sixth Part, Komal Pun as Sixth Confirming Party of the Seventh Part and M/s. Shilpa Realty Pvt. Ltd. the Developer thereof of the Eight Part, the said Shri. Karnath Pun with confirmation of the Confirming Parties have granted to M/s. Shilpa Realty Pvt. Ltd., development rights to develop the said Property admeasuring 5095.3 sq. mtrs. together with present building admeasuring 1000 sq.ft. of ground flow structure. Their Building is Bungalow admeasuring 1000 sq.ft. together with utilizing and exploiting future floor space that may be available on the said property including Transfer of Development Rights (TDR) being collected as "the said Property" herein forming a portion of larger property including unexpiring forward potential of the said property in the form of TDR more particularly described in the Fourth Schedule thereunder written and demarcated on plans thereto for construction and on the terms and conditions stated therein, and also granted to the Developer irrevocable power exclusively under lock and seal and on behalf of the said property for the purpose of development thereof.

7. Pursuant thereto Karnath Pun has executed an Irrevocable Power of Attorney dated 10th June, 2006 and same is registered under No. 2006-4589 of 2006 with the Sub-Registrar of Assurances at Kurla-1 on 10th July 2006 in favour of Developer and their associates of M/s. Shilpa Realty Pvt. Ltd. conferring upon them powers and authorities to do and perform various acts, deeds, matters and things for and on the behalf in respect of the development of the said property.

THE SEAL OF THE SUB REGISTRAR KURLA-1

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18. On an application made by Lodha Developers Limited and conversion to Private Limited Company, the Registrar of Companies, Western Region has issued a fresh Certificate of Incorporation for change of name and conversion to private limited company under section 21 (1) of the Companies Act on 11th January 2017 in the name [illegible] Private Limited.

19. On perusal of Property Card dated on 18.[illegible] Chakkiyan – Mumbai Suburban District [illegible] No 18/247 admeasuring 6985.00 [illegible] parts and each part is given a sub-[illegible] Survey numbers which is as follows:

Lease Office City Survey [illegible] three [illegible] respective City

Sr. No.	City [illegible]	[illegible] sq. meter
1	[illegible]	2349.5
2	[illegible]	1994.5
3	[illegible]	440

20. By virtue of the Property Card referred in preceding paragraph the Property bearing CTS No 18/247 admeasuring 5985.5 sq. mtrs as described Schedule to the Deed of Conveyance referred in Clause B hereinabove is now identified CTS No 18/247/A admeasuring 3990.5 sq. mtrs and CTS No 18/247/B and 1994.5 sq. mtrs aggregating in all 5985.5 sq. mtrs as more particularly described in Schedule hereunder written.

21. Shriyan Realty Private Limited have obtained credit facilities at the security of the said Property from State Bank of India under Mortgage Deed dated 28th March 2012 registered under no.BDR14-6211-2012 on terms, covenants and conditions stated therein.

22. On the basis of aforesaid findings and subject to mortgage, in my opinion Lodha Developers Pvt. Ltd. is entitled to the said property more particularly described in schedule hereunder written as Owner thereof and carry out development of the same as per the sanctioned plans.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCELS OF land together with structures standing thereon situate at Sakki Village Road, Powai, Mumbai – 400 072 in the revenue village of [illegible] Taluka Kurla Mumbai Suburban District in Mumbai within the [illegible] of Greater Mumbai in the district and registration sub-district of Mumbai City and Mumbai Suburban bearing CTS No 18/247/A admeasuring 3990.5 sq. mtrs and CTS No 18/247/B and 1994.5 sq. mtrs aggregating in all 5985.5 sq. mtrs or thereabouts and bounded as follows:

On or towards the East : By land belonging to Hari Mohan Pun and bearing New Survey No.87 (Part).

On or towards the West : By Sak Vihar Road and partly by the First portion of Conveyed Property

On or towards the North : By land belonging to Mrs. Tara Sarva and bearing New Survey No.53 (Part)

On or towards the South : Partly by land belonging to Hindkal and bearing Survey No.5 (Part) and partly by land belonging to the said Hari Mohan Pun and bearing Survey No.87 (Part)

Dated this 16th day of April, 2019

Advocate High Court, Bombay

THE SEAL OF THE SUB REGISTRAR * URLA-1 * (MUMBAI CITY) (MUMBAI)

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THE SEAL OF THE SUB REGISTRAR KIRLA-I

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Annexure 4

(Key Approvals)

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

Annexure 6

(Unit and Project Details)

(I) CUSTOMER ID : 1266757

(II) Correspondence Address of Purchaser: H-1,1103,11Th Floor,Bhoomi Park,Phase-2, Nr Jankalyan Nagar,Off Marve Road, Malad-West, Mumbai City, MH 400095

(III) Email ID of Purchaser: ankush97@yahoo.com, ankush97@gmail.com

(IV) Unit Details:

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

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

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

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

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

Sr. No.	Payment Milstone	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.

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(3) **Legal Charges** **Rs.28,000/- (Rupees Twenty Eight Thousand Only)**

(4) **Administrative Charges** **Rs.29,050/- (Rupees Twenty Nine Thousand Fifty Only)**

(5) **Utility connection and related expenses: Rs.83,000/- (Rupees Eighty Three Thousand Only)**

(6) **Pipes Gas connection and related expenses (If applicable): Rs. NA/- (NA)**

(VIII) **Maintenance Related Amounts**:Provisional amounts (subject to actuals) payableon/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 Prot[illegible] Deposit which shall be encashed only if there is violation of guidelines [illegible] execution of fit outs/interior works.

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

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

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

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Annexure 7

(Common Areas and Amenities)

Key Amenities:

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

Key Facilities

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

* except at periphery

**unfinished.

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

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For Powai Cubicles Private Limited

Director

PROJECT : LODHA SUPREMUS, POWAI | FLOOR : 9TH,16th,17th - 1604

LODHA SUPREMUS

Signature boutique offices

DEVELOPERS: SHRIPAL REALTY PVT LTD

PROPOSED OFFICE / COMMERCIAL BUILDING ON PLOT BEARING C.T.S NO. 192 AT OF VILLAGE TUNGVE, AT SAKI VIHAR ROAD, POWAI, MUMBAI

N

ARCHITECTS: SPACEAGE CONSULTANTS, S-103, NATRAJ BUILDING, MULUND GOREGAON LINK ROADS, MULUND (W), MUMBAI-80

Valid upto 19 APR 2012

Form ___ / 20

In replying please quote No. and date of this letter 24

MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/ES/0756/L/S7/(NEW) Of

CE/ 4574 /BPES/A L 20 APR 2011

MEMORANDUM

Municipal Office,

Mumbai

To,

Sonpal Realty Pvt. Ltd.

218, Shah & Nahar Ind.Estate, Dr. E. Moses road, Worli, Mumbai-400 018, India

With reference to your notice, letter No. 3413 dated 23/3/11 and delivered on and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed I.T. buildings on plot bearing CTS no. 192/1 of village Tungwa at Powai Hiranandani Gardens (A)

furnished to me under your letter, dated I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the work shall not be carried out between 7.00a.m. to 7.00p.m.
2. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and license No.duly registered will not be submitted.
3. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
4. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.O. shall not be submitted.
5. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
6. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
7. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted.
8. That the requirement of bye law 4(c) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project) Planning & completion certificate from him will not be submitted.
9. That the copy of intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the development of site shall not be given to the would be purchaser and also displayed at site.
10. That the N.A. permission from the Collector of Bombay shall not be submitted.
11. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
12. That the development charges as per M.R.T.P.(amendment) Act 1982 will not be paid.
13. That the garage entrance shall not be provided before starting the work.
14. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
15. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on

Executive Engineer Building Proposal
Western Suburbs I - 2

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES

CE/ 4574 /BPES/A L 20 APR 2011

before starting the work.

16. That the documentary evidence regarding ownership, area and boundaries of building is not produced by way of affidavit form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
17. That separate P.R.Cards for each sub-divided plots, road etc will not be submitted.
18. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards satisfy compliance thereof.
19. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and the requirements will not be complied with.
20. That the proposal will contravene the section 231 (A)(A) of the Mumbai Municipal Corporation Act.
21. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the section tank, overhead storage tank for proposed and existing work without for submitted before starting the work and the requirements will not be complied with.
22. That the capacity of overhead tank will not be provided as per "F" form issued by Department of Hydraulic Engineer and structural design to that effect submitted before requesting to grant commencement certificate.
23. That the undertaking for paying workforce premium due to increase in land rate etc and when demanded shall not be submitted.
24. That the N.O.C. from Chief Eng (MBZ) for artificial ventilation to the basement shall not be obtained.
25. That the board mentioning the name of Architect/Owner shall not be displayed on site.
26. That Reg. undertaking for agreeing to grant Right of Way to adjacent plots shall not be submitted.
27. That the N.O.C. from Inspectorate Officer shall not be submitted.
28. That the commencement certificate under Sec.69(6)(1)(a) of the M.R.& T.P.Act shall not be obtained before starting the proposed work.
29. That the compound wall shall not be constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without overcoming the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.33(27).
30. That the low lying plot shall not be filled up to reduced level of atleast 60 T.H.D or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc.and will not be levelled, rolled, consolidated and stayed therein road side before starting the work.
31. That the specification for layout/D.P.for access road development of setback land shall not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land shall not be developed accordingly including providing street lights and S.W.D., the completion certificate shall not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.).E.S. before submitting building completion certificate.
32. That the extra water & sewerage charges will not be paid to the assistant engineer water works better C.C.
33. That the requirement of N.O.C. of Chief fire Officer / Reliance energy will not be complied with before occupation certificate / B.C.C.
34. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix VI Regulation 32(2)(c) will not be submitted by him.
35. That the Indemnity Bond indemnifying the Corporation for any action pending on existing structure, any legal dispute of plot, ownership, accident, damage risks, no nuisance to neighbourhood and occupants etc will not be
36. That the structural design and calculations for the proposed work considering seismic forces as per I.S.1893-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CO/PG/11/1993 dated 5.2.2004 building showing adequacy thereof to take up additional load will not be submitted by him.
37. That the regular/sanctioned proposed lines and reservations will not be got demarcated on site through (Survey)E.E.(T&CP)E.E.(I.P.)E.(L.R.)before applying for C.C.
38. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to surrender the setback land free of compensation and that the setback handing over certificate will not be obtained from Town Planning and the ownership of the setback land will not be transferred in the name of M.C.G.M.
39. That the existing structure proposed to be demolished will not be demolished or necessary shoring/underpinning agreement will not be submitted and got approved before C.C.
40. That the basement will not comply with the Basement Rules and regulations regarding height, ventilation and registered undertaking for not enclosing the basement will not be submitted before C.C.

B CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

C - GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

Executive Engineer
Building Proposal

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CFC 4323 / 2011 20 APR 2011

[illegible]

2. [illegible] shall not be sold separately with C.C.phase.

3. [illegible] shall not be provided as per C.R. [illegible] of 26.8.1019.

4. [illegible] drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.

4. That 10 Meters correct pathway cum staircase will not be provided.

5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be avoided and demolished before requesting to grant permission to occupy the building or submitting the B.C.C.whatever is earlier.

6. That the name plate(board) showing plot No.name of the building etc.will not be displayed at a prominent place before B.C.C.B.C.C.

7. That the parking spaces shall not be provided as per D.C.Regulation No.36.

8. That B.C.C. will not be obtained and I.O.D.and bills deposit etc without be claimed for refund within a period of 6 years from the date of its payment.

9. That the provision will not be made for making available water for flushing and other non potable purposes through a system or borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.

10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, services, fixtures, parts in drainage pipes etc.and that the workmanship is found very satisfactory shall not be submitted.

11. That one set of plans mounted on canvas will not be submitted.

12. That the certificate from LIfi Inspector regarding satisfactory installation and operation of lift will not be submitted.

13. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Inspectorate Officer with a provision of temporary but safe and stable ladder etc.

14. That the final NOC from S.G. shall not be submitted.

15. That the requisitions of clause No.A5 & A6 of D.C.R.91 shall not be complied with.

16. That the infrastructural works such as; construction of manhole/chambers, ducts for underground cables, concealed wiring inside the Substations, mounting/space for telecom installations etc. required for providing telecom services shall not be provided.

17. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.

18. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialised in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

D : CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 276-A of the Bombay Municipal Corporation Act will not be obtained from H.E.T.a department regarding adequacy of water supply.

Executive Engineer Building Proposal
(Western Suburbs)

फिरस्ता - ग्रा
20927
20910

CFC 4323 / 2011 20 APR 2011

2

[ ] That proper gutters and down pipes are not provided to be put to prevent water dropping from the eaves of the roof on public street.

[ ] That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the notice mentioned objections and meet by requisition but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of ... but not in contravance any of the provision of the said Act, as amended or afterwards or any rule, regulations or byelaw made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, P/L , Wards -T.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 58 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 248 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect an new domestic building shall cause the same to be built so that every part of the plinth of he--

A) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street.
b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (150 cms.) of such building.
c) Not less than 93 ft. (28.05 m) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be re-under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation detected by the Assessor and Collector's Department.

5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certi with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permis before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1)(aa) of Bombay Municipal Corporation Act.

7. One more copy of the layout plan should be submitted for the Collector, Mumbai Suburbs District.

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

Executive Engineer Building Proposal
(Western Suburbs) [illegible]

No. EE/CE/ 4717 /BP

NOTES

1) The work should not be started unless objections are complied with.

2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.

3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.

4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.

5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.

6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand pieces debris, etc. should not be deposited over footpaths or public street by the owner/ architect/ their contractors, etc without obtaining prior permission from the Ward Officer of the area.

8) The work should not be started unless the remove in obtaining all the objections is approved by this department.

9) No work should be started unless the structural design is approved.

10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.

11) The application for sewer drain connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road as footpath.

12) All the terms and condition of the approved layout/ sub-division under No. /of should be adhered to and complied with.

13) No Building Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submission of the Building Completion Certificate.

16) Flow of water through adjoining building or culvert, if any should be maintained unobstructed.

Building Proposal
Ward Officer / E.E.

CE 4717/ MRESAL 20 APR 2011

17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters before payment.

18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining building before starting the work to prove the owner's holding.

19) No work should be started unless the existing structures proposed to be demolished are demolished.

20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (b) (B) of the Rent Act and in the event I your proceeding with the work either without an intimation about commencing the work under Section 345(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which the Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.

21) If it is proposed to demolish the existing structures by negotiations with the tenant, 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:-
   i. Specific plans in respect of existing or releasing the existing tenants on hour stating their number and the areas in occupation of each.
   ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
   iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first starting the work.

23) In case of additional floor no work should be start in during monsoon which will cause seize water leakage and consequent nuisance to the tenants staying on the floor below.

24) The bottom of the over hand storage work above the finished level of the terrace slab not be more than 1 metre.

25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

26) It is to be understood that the foundations must be taken down to hard soil.

27) The positions of the cubicals and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

28) The water arrangement may be carried out as strict accordance 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 181 of the Bombay Municipal Corporation Act.

30) All gully traps and open channel drains shall be provided with right fitting mosquito proof [illegible] cast iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting [illegible] hinged cast iron cap, even in one piece, with locking arrangement provided with a lock and [illegible] highly serving the purpose of lock and the warning pipes of the cisterns provided with [illegible] points (like a garden man cock) with copper pipes with perforations each not exceeding [illegible] The cisterns shall be made easily, safely and permanently accessible by providing a fixed [illegible] the upper ends of the ladder should be secured and extended 40 cms above the top where they are to be fixed so as to cover ends in cement concrete blocks.

31) No fences barbed should be fixed over boundary walls. This prohibition refers only to [illegible] in the use of glass glass for coping over compound wall.

THE SEAL OF THE DIR REGISTRAR

करार - 9

कवरल - ९		
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THE SEAL OF THE SUB REGISTRAR KURLA-I
MUMBAI SUBURBAN DIST (MAHARASHTRA)

करल - १		
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२०१७		

२५E

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 – 400 080.

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

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

Sir,

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

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

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

Yours faithfully,

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.

15/1/15

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

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CC/ 4374 / SPECIAL

COMMENCEMENT CERTIFICATE

05 AUG 2011

To,
Sangal Realty Pvt. Ltd.
216, Shah & Nahar Ind.Estate, Dr. E. Moses road,
Worli, Mumbai 400 018. India.

Sir,

With reference to your application No. [illegible] Dated [illegible] for Development Permission and grant of Commencement Certificate under Section 45 & 53 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S. No. 1323A-1 Zone/Village/Town/Survey No. [illegible] situated at Road / Street, Sion - [illegible], Ward L Ward the Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the enforcement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if –
   (a) That Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
   (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out this development work in contravention of Section 43 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

5 AUG 2011

This CC is valid upto [illegible] for approved plans. See details [illegible]

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

Executive Engineer, Building Proposal
Eastern Suburbs

Issued on	Valid upto	C.C. Extension	Remarks	Signature

CC 4374 SPECIAL 05 AUG 2011
C.C. for commercial I.T. Building Comprising of two wings Basement + Stilt + 1st to 2nd level office parking + part for Public Parking as per approved amended plans dt. 21/10/10

CC 4374 SPECIAL 05 AUG 2011
C.C. upto 2nd floor (i.e. 26.75 mt) as per approved plan dt. 23/04/2013.

Executive Engineer Building Proposal (Eastern Suburbs)

CC 4374 SPECIAL 05 AUG 2011
C.C. upto 3rd floor (i.e. 30.30 mt) as per approved plan dt. 23/07/2013.

Executive Engineer Building Proposal (Eastern Suburbs)

CC 4374 SPECIAL 05 AUG 2014
C.C. upto 9th floor as per latest approved amended plans dated 07/04/2014

Executive Engineer Building Proposal (Eastern Suburbs)

CC 4374 SPECIAL 02 JUL 2014
C.C. upto 12th floor (P+5) as per approved amended plans [illegible] as per plan dt. [illegible]

Executive Engineer Building Proposal (Eastern Suburbs)

CC 4374 SPECIAL 03 AUG 2015
C.C. upto [illegible] floor as per [illegible] approved amended plans dated [illegible]

Executive Engineer Building Proposal (Eastern Suburbs)

करारनामा - ९
९०१८
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करल - ९		
१०९२८	४७	१०८
२०९७		

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/4374/BP(ES)/AL 04 NOV 2015

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

Sub :- Full Occupation for Commercial building on plot bearing C.T.S No. 182-A/1 of village Tungwa at Saki Vihar road, Kurla (W).

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

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

1. That the certificate under Section 270-A of M.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
2. That as per Circular No. Ch.E./27921/DP/Gen dated 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

मालमत्ता पत्रक

मालमत्ता पत्रक

THE SEAL OF THE SUB REGISTRAR KURLA-1

कुरला - १

महानगरपालिका

महानगरपालिका

घोषणापत्र

मी, श्री. सुरेन्द्रन नायर / श्री. मनिंदर छाबा या द्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला-१ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. रमेशचंद्र पेपाली, कुणाल मोदी, भरत कुमार जैन, पियुष तोरा, निलेश परब, मनोज रामचंदानी, शर्वेश लोढा, विशाल चांदीवाकर, रामसेवनम पांडे, पूर्णिमा पाठक यांनी दिनांक 28/06/2017 रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण कुर्ला
दिनांक 27/07/18

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

घोषणापत्र

मी, श्री. चंद्रशेखर / श्री. रामनाथ दायम / श्री. प्रमोद काळे / श्री. सुरज चव्हाण / श्री. प्रशांत आठवेकर या द्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला-१ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुरेन्द्रन नायर / मनिंदर छाबा यांनी दिनांक 28/06/2017 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण कुर्ला
दिनांक 27/07/18

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

PRADIP GAIKAR MUMBAI

THE SEAL OF THE SUB REGISTRAR KURLA-I MUMBAI DIST (SUBURBAN)

करार - १
क्रमांक ५१
२०१७

Wednesday,June 07 ,2017
5:10 PM

पावती

Original/Duplicate
नोंदणी क्र. :39M
Regn :39M

पावती क्र. 3697 दिनांक 07/06/2017

गावाचे नाव: नरीमन पॉइंट
दस्तऐवजाचा अनुक्रमांक: बबई1-2706-2017
दस्तऐवजाचा प्रकार : स्पेशल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: श्रीनिवास कॉटन मिल्स लिमिटेड तर्फे डायरेक्टर रमेशचंद्र चेवानी

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 980.00
पृष्ठांची संख्या: 49	
एकुण:	₹. 1080.00

आजचा मुद्रांक दस्त ,संकलन सिंह,बुधी-२ यांनी 5:28 PM द्वारे वेबसेवेवर सिलेक्ट

दुय्यम निबंधक, मुंबई-1

बाजार मुल्य: ₹.0 /-
मोबदला ₹.0/-
भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
2) देयकाचा प्रकार: By Cash रक्कम: ₹ 980/-

सह दुय्यम निबंधक, मुंबई शहर क्र. 1

DELIVERED
29/6/17

Page - of 1

Challan Receipt Successfully Generated for Payment of Stamp Duty

CHALLAN
MTR Form Number :

GRN NUMBER	MH001414232017A	BARCODE	
Department	Inspector General Of Registration	Type Details	
Account Type	Stamp Duty/Stamp Duty	Trgt. ID(If Any)	
Office Name	SO344_IT SUB REGISTRAR MUMBAI 4 Location	PAN No.(If Applicable)	
Year	Period From : 01/06/2014 To : 31/03/2099	Full Name	SHREENIWAS COTTON MILLS LIMITED
Object	Amount in Rs.	Flat/Block No. Premises/Bldg	Cawasji Patel Road Horniman Circle
0030041301 Stamp Duty	100.00	Road/Street, Area/Locality	412 4th Floor 370 Vardhaman Chambers Fort Mumbai
	0.00	Town/ City/ District	
	0.00	PIN	4 0 0 0 0 1
	0.00	Remarks (If Any)	
	0.00	PAID=ACMPV2519E~SecondPartyName=SUREN(KA NAIR~Maharash=(	
	0.00		
	0.00		
	0.00		
Total	100.00	Amount in words	Sixty Five Hundred Only
Payment Details:SBI NetBanking Payment ID : 12512849		FOR USE IN RECEIVING BANK	
Cheque- DD Details		Bank CIN No.	09101332017000114649
Cheque- DD No.		Date	07/06/2017 12:16:29
Name of Bank	SBI NET BANK	Bank Branch	
Name of Branch		Scroll No.	

Print

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B. The Agreements to Sell, Agreements to Assign, E registration Agreements to Sell, Leave and License Agreements, Lease Deeds and such other documents with the prospective purchasers for the sale/transfer/license of such residential and commercial premises/ structures are required to be signed, executed, submitted, 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. Surendran Nair and (2) Mr. Maninder [illegible] referred to as '**Attorneys**' and individ[illegible] as '**Attorney**') jointly and/or severally [illegible] the said Companies as is hereinafter stated and which the said Attorneys have agreed to do.

C. Pursuant thereto, the said Companies hereby appoint (1) Mr. Surendran Nair (Vice President) and (2) Mr. Maninder Chhabra (Sr. Vice Pre[illegible]) jointly and/ or severally, as their true and lawful attorney/s to do all or any of [illegible]ving acts, deeds, matters and things as may be necessary in respect of the Agreements and such other transfer and related documents with/in favour of the prospective purchasers in the manner appearing hereinafter.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that we (1) Shreeniwas Cotton Mills Limited - Ramakrishnan Chechani 2) Lodha Developers Private Limited - Rajendra Lodha 3) Lodha Impression Real Estate Private Limited - Kunal Modi 4) Ajitnath Hi-Tech Builders Private Limited - Kunal Modi 5) Bellissimo Crown Buildmart Private Limited - [illegible] 6) Lodha Developers Thane Private Limited - Piyush Vora 7) Palava [illegible] Limited - Nilesh Parab 8) Lodha Estate Private Limited - Kunal Modi 9) [illegible] Private Limited - Bharatkumar Jain 10) Shree Sainath Enterprises [illegible] and Developers Private Limited - Manoj Ramchandran 11) Bellissimo [illegible] Development Private Limited - Vishal Ghadigaonkar 12) Jawala Real Estate [illegible] Limited - Ramsundaram Pandey, 13) Sarvesha Kulthech & Farms Private Limited- Purnima Pavle 14) Lodha Healthy Construction and Developers Private Limited - Ramakrishnan Chechani 15) Sanathnagar Enterprises Limited - Purnima Pavle 16) [illegible] Private Limited - Bharatkumar Jain, all adults, Indian inhabitants, and [illegible] of the directors of the said Companies, having their office address at 412, Floor- 4, 170 Kanjimarg Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 [illegible] nominate, constitute and appoint (1) Mr. Surendran Nair (Vice President of Mumbai), Indian inhabitant, having his office address at 412, Floor- 4, 170 Kanjimarg Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 and (2) Mr. Maninder Chhabra (Sr. Vice President of Mumbai), Indian inhabitant, having his office address at 412, Floor- 4, 170 Kanjimarg Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (hereinafter collectively referred to as 'Attorneys' and individually as 'Attorney') jointly and/ or severally, as their true and lawful attorney/s to do following acts deeds matters and things and to exercise all or any of the powers and authorities hereinafter conferred that is to say:

1. To execute the Letters of Allotment for the purpose of sale and allotment of residential and commercial premises/ structures in the buildings constructed by the said Companies in various development projects in favour of the prospective purchasers.

2. To execute Agreements to Sell, Agreements to Assign, E registration Agreements to Sell, Leave and License Agreements, Lease Deeds relating to the sale/transfer/license of the residential and/ or commercial units in the various buildings constructed by the said Companies and to execute other ancillary and incidental documents, papers, [illegible] deeds in connection with such Agreements to Sell and/or Agreements [illegible] E registration Agreements to Sell and/or Leave and License Agreements [illegible] Deeds.

3. Subject to prior approval of the management of the said Compa[illegible] forms, writings, affidavits and other ancillary papers and documents as [illegible] to enable the prospective purchasers of the residential and/ or commercial units of [illegible] private loans and financial assistance from the banks and financial institutions for the purpose of payment of the consideration payable by such prospective purchasers to the said Companies, without making any monetary or other commitments or any other liabilities of any nature whatsoever on behalf of or against the said Companies to or to the banks or financial institutions.

4. To execute Deeds of Modification or Cancellation or Confirmation or any other Documents as may be required in connection with such Agreements to Sell and/or Agreements to Assign and/or E registration Agreements to Sell and/or Leave and License Agreements and/or Lease Deeds for sale/transfer/license of the residential and/ or commercial units in the various buildings constructed by the said Companies.

5. To present and assign for registration with the concerned Sub-Registrar of Assurances the Agreements to Sell, Agreements to Assign, E registration Agreements to Sell, Leave and License Agreements, Lease Deeds, Deeds of Modification or Cancellation or Confirmation, relating to the sale/transfer/license of the residential and/ or commercial units and other ancillary and incidental documents, papers, [illegible] in connection therewith.

6. To appear and admit execution before the concerned Sub-Registrar of Assurances of the Agreements to Sell, Agreements to Assign, E registration Agreements to Sell, Leave and License Agreements, Lease Deeds, Deeds of Modification or Cancellation or Confirmation, relating to the sale/transfer of the residential and/ or commercial units and [illegible]

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other ancillary and incidental documents, papers, forms and deeds in connection therewith.

3. To comply with all the requisitions and complete all the formalities to register such Agreements to Sell/Agreements to Assign/E registration Agreements to Sell/Lease and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/license of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection therewith under the Registration Act, 1908.

4. For the better doing, performing and executing all the matters and things aforesaid, we hereby further grant unto the Attorneys full power and absolute authority to substitute and appoint in their place one or more substitutes on such terms as they shall deem fit and proper and to exercise all or any of the powers and authorities and to do all acts, things, matters and things under this Special Power of Attorney and to revoke such appointments from time to time and to substitute or appoint any other person in his place and the Attorney from time to time as they think fit and/or proper subject to terms and conditions.

AND GENERALLY to do all acts, deeds, matters or things relating to the execution and registration of the Agreements to Sell/Agreement to Assign/ E registration Agreements to Sell/Lease and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation relating to the sale/transfer/license of the residential and commercial units and other ancillary and incidental documents, papers, forms and deeds in connection with such Agreements to Sell/Agreement to Assign/ E registration Agreements to Sell/ Lease and License Agreements/Lease Deeds/Deeds of Rectification or Cancellation or Confirmation entirely at the risk and cost of the said Attorneys.

PROVIDED that notwithstanding anything herein before contained, the said Attorneys shall always act within and not outside the instructions or directions received by them from the Directors of the said Companies and the said Companies hereby agree to ratify and confirm all acts and things lawfully done by the said Attorneys pursuant to the powers herein/before contained.

PROVIDED that this power shall remain valid and in force till the same is revoked or cancelled by all or any one of the said Companies insofar as far as the Attorneys are in employment of any of the said companies and this Power of attorney will be used for company registration only.

THE SEAL OF THE SUB REGISTRAR KURLA-I

MUMBAI

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2096

IN WITNESS WHEREOF [illegible] have hereunto set and subscribed their respective seals to this Power of Attorney on the [illegible] day of June 2017

SIGNED AND DELIVERED
By the within named
SHRIDHARAS [illegible]
Through its Director
Mr. [illegible]
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
LODHA DEVELOPERS PRIVATE LIMITED
Through its Director
Mr. RAJENDRA LODHA
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED
Through its Director
Mr. KUNAL MODI
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
ASTHETIK HI-TECH BUILDERS PRIVATE LIMITED
Through its Director
Mr. KUNAL MODI
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
BELLISSIMO CROWN BUILDMART PRIVATE LIMITED
Through its Director
Mr. BHARATKUMAR JAIN
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
LODHA DEVELOPERS THANE PRIVATE LIMITED
Through its Director
Mr. PIYUSH VORA
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
PALAVA DWELLERS PRIVATE LIMITED
Through its Director
Mr. NILESH PARAB
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
LODHA ESTATE PRIVATE LIMITED
Through its Director
Mr. KUNAL MODI
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
HI-CLASS BUILDCON PRIVATE LIMITED
Through its Director
Mr. BHARATKUMAR JAIN
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Shree Siddhi Vinayakam construction and Developers Private Limited
Through its Director
Mr. Manoj Ramchandran
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
Ballistic Properties Development Private Limited
Through its Director
Mr. Vishal Bhatiyamkar
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
[illegible] PRIVATE LIMITED
Through its Director
[illegible]
In the presence of
1)
2)

PRADIP GARACH
ADVOCATE

THE SUB REGISTRAR KURLA-1
(BANDRA) LEC (MUMBAI SUBURBAN)

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SIGNED AND DELIVERED
By the within named
SAMVARA BUILDTECH & FARMS PRIVATE LIMITED
Through its Director
Mr. PURVIRA FAVIZ
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
LODHA REALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED
Through its Director
Mr. RAMESHCHANDRA CHEDHAK
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
SANATHNAGAR ENTERPRISES LIMITED
Through its Director
Mr. PURVIRA FAVIZ
In the presence of
1)
2)

SIGNED AND DELIVERED
By the within named
SAMVARA BUILDTECH PRIVATE LIMITED
Through its Director
Mr. BHARATKUMAR JAIN
In the presence of
1)
2)

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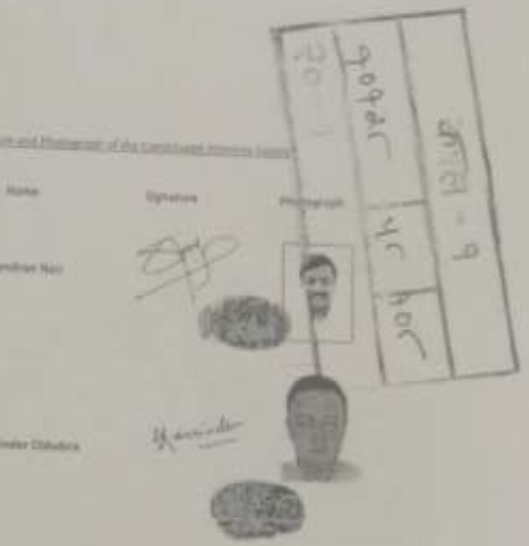
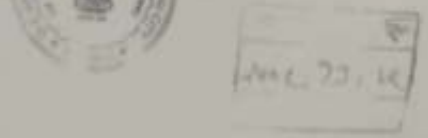
Specimen signature and Photograph of the Constituted Attorney holders

Sr. no.	Name	Signature	Photograph
1	Mr. Surendra Nori		
2	Mr. Maninder Chhabra		





SHREENIWAS COTTON MILLS LTD.

Lodha Excelus, K.M Joshi Marg, Mahalaxmi, Mumbai 400011, 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 LODHA EXCELUS, K.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011, INDIA

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

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

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

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

Certified True Copy
For Shreeniwas Cotton Mills Ltd.

Sanjeet Rangnekar
Company Secretary
F-4554

6th June, 2017

THE SEAL OF THE SUB REGISTRAR KURLA-I (RANGHLA)

PRADIP P. ACH MUMBAI

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LODHA DEVELOPERS PRIVATE LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

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

"**RESOLVED THAT** consent of the committee be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Surendran Nair and Mr. Maninder Chhabra to authorise them severally to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney."

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company, be and are hereby authorised to leave a "true copy" of this resolution to the concerned authorities (parties) as may be necessary and they be requested to act thereon."

Certified True Copy
For Lodha Developers Private Limited

Sanjyot Rangnekar
Company Secretary
Membership No.: F4154

6th June, 2017

LODHA IMPRESSION REAL ESTATE PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 EXCELUS, APOLLO MILLS COMPOUND, N.M. JOSHI MARG, MAHALAXMI, MUMBAI 400 011.

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company, be and are hereby authorised to leave a "true copy" of this resolution to the concerned authorities (parties) as may be necessary and they be requested to act thereon."

Certified True Copy
For Lodha Impression Real Estate Private Limited

Kunal Modi
Director
DIN: 06703488

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

AJITNATH HI-TECH BUILDERS PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

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

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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/ parties as may be necessary and they be requested to act thereon."

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

Kunal Modi
Director
DIN: 00713485

Sanjyot Rangnekar
Authorised Representatives

4th June, 2017

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BELLISSIMO CROWN BUILDMART PVT. LTD.

(Formerly known as Lodha Crown Buildmart Pvt. Ltd.)
Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO CROWN BUILDMART PVT. LTD. (FORMERLY KNOWN AS LODHA CROWN BUILDMART PRIVATE LIMITED) AT ITS MEETING HELD ON 2ND MAY, 2017 AT LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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/ parties as may be necessary and they be requested to act thereon."

Certified True Copy
For Bellissimo Crown Buildmart Private Limited

Bhavatkumar Jain
Director
DIN: 06726199

Sanjyot Rangnekar
Authorised Representative

4th June, 2017

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LODHA DEVELOPERS THANE PRIVATE LIMITED

(FORMERLY KNOWN AS TIDWER REALTY AND TECHNOLOGIES PRIVATE LIMITED)
LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011, [illegible]

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA DEVELOPERS THANE PRIVATE LIMITED AT ITS MEETING HELD ON [illegible] MAY, 2017 AT LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011, [illegible]

"RESOLVED THAT consent of the Board be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Surendran Nair and Mr. Maninder Chhabra to authorise them either jointly or singly to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

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

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

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

Certified True Copy
For Lodha Developers Thane Pvt. Ltd

Piyush Vora
Director
DIN: 00512998

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

THE SEAL OF THE SUB REGISTRAR KURLA-I

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PALAVA DWELLERS PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 19th FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, N.M JOSHI MARG, MAHALAXMI, MUMBAI - 400011

"RESOLVED THAT consent of the Board be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Surendran Nair and Mr. Maninder Chhabra to authorise them either jointly or singly to do all or any of the acts, deeds, matters and things as more particularly described in the Special Power of Attorney;

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

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

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

Certified True Copy
For Palava Dwellers Private Limited

Nilesh Parab
Director
DIN: 06756741

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

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LODHA ESTATE PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

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

Certified True Copy
For Lodha Estate Private Limited

Kumar Modi
Director
DIN: 06753485

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

HI-CLASS BUILDCON PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India, Tel.: +91 22 [illegible] Fax: +91 22 [illegible]

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 EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

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

Certified True Copy
For Hi-Class Buildcon Private Limited

Bharatkumar Jain
Director
DIN: 06755165

Sanjyot Rangnekar
Authorised Representative

PRADIP GARACH
MUMBAI

THE SEAL OF THE SUB REGISTRAR KURLA-I

बबई - १५
१०१८ | ०२ | १८
२०१७

२४ | ०५ | १८
२०१७

करल - ९
१०१९८ | ०३ | १८
२०१७

SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

(Formerly known as Shree Sainath Enterprises, first incorporated under Part IX of Companies Act, 1956)
Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 6TH APRIL, 2017 AT LODHA EXCELUS, N.M JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

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

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

Manoj Ramachandran
Director
DIN: 07785383

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

बलार्ड एस्टेट
२०१७

Regd. Off: 412, Floor 4, 192 Vardhman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001
Tel. +91 22 2261 1400 Fax: +91 22 2261 0108
CIN No. U45200MH2010PTC210330

BELLISSIMO PROPERTIES DEVELOPMENT PVT. LTD.

(Formerly known as Lodha Properties Development Private Limited)
Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 (FORMERLY KNOWN AS LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED) ("THE COMPANY") AT ITS MEETING HELD ON 31ST MAY, 2017 AT LODHA EXCELUS, N.M JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company, be and are hereby authorised 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 Bellissimo Properties Development Private Limited

Vishal Ghadigaonkar
Director
DIN: 06755142

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

बलार्ड एस्टेट
२०१७

Regd. Off: 412, Floor 4, 192 Vardhman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001
Tel. +91 22 2261 1400 Fax: +91 22 2261 0108
CIN No. U45200MH2010PTC210330

JAWALA REAL ESTATE PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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 (parties as may be necessary and they be requested to act thereon."

Certified True Copy
For Jawala Real Estate Private Limited

Sanjyot Rangnekar
Company Secretary
Membership No.: F 4154

6th June, 2017

SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED

(FORMERLY KNOWN AS PADMAVATI BUILDTECH & FARMS PVT. LTD.)
LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, 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 LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011, INDIA

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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 (parties as may be necessary and they be requested to act thereon."

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

Purnima Pavle
Director
DIN: 06705133

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

बरदी - १
२०१६ | ०५ | १६
२०१७

बरदी - १
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LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

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

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

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

RESOLVED FURTHER THAT Mr. Surendran Nair and Mr. Maninder Chhabra, authorized signatories be and are hereby also severally empowered to authorise any of the executives of the Company or the group companies or any other person as 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

Atul Kumar Tewari
Director
DIN: 07711024

2nd June, 2017

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-1

बा - १ रु.
२००१ | २८ | ५९
२०१७

Regd. Off.: 412, Floor-4, LTG Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400001
Tel.: +91 22 2301 4400 Fax: +91 22 2301 4030
CIN No. U45200MH2008PTC188911

SANATHNAGAR ENTERPRISES LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SANATHNAGAR ENTERPRISES LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 2nd JUNE, 2017 AT LODHA EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI - 400 011

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

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

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

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

Certified True Copy
For Sanathnagar Enterprises Ltd.

Jitendra Prasad
Company Secretary
Membership No.:- A27231

6th June, 2017

बाबाई - १ रु.
२००१ | २८ | ५९
२०१७

Regd. Off.: 412, Floor-4, LTG Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400001
Website: www.santhnagar.in Email id: santhnagar.ltd@gmail.com
Tel.: +91 22 2301 4400 Fax: +91 22 2301 4030
CIN No. U45200MH2008PTC188911

SAMVARA BUILDTECH PVT. LTD.

(Formerly known as Vitha Fabricator Builder's Private Limited)

Lodha Excelus, N M Joshi Marg, Mahalaxmi, 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 [illegible] 2017 AT LODHA EXCELUS, N M JOSHI MARG, MAHALAXMI, MUMBAI 400 011

"RESOLVED THAT pursuant of the Board be and is hereby accorded [illegible] a Power of Attorney [illegible] Mr. [illegible] Khan and Mr. Maninder Chh[illegible] authorise them [illegible] to do all or any [illegible] as [illegible] collated in the Sp[illegible]

RESOLVED FURTHER THAT the draft Special Power of Attorney ("PoA"), as [illegible] meeting, be and is hereby approved [illegible] Kumar Jain and Mr. Amit Kanth[illegible] Directors of the Company be and are hereby severally [illegible] sign, execute and [illegible] the [illegible] of the PoA and to do all such acts, deeds and [illegible] may be required [illegible]

RESOLVED FURTHER THAT Mr. Sa[illegible] Mr. Maninder Ch[illegible] be and are hereby also severally emp[illegible] other any of the [illegible] of the Co[illegible] the group companies or any other perso[illegible]

RESOLVED FURTHER THAT any [illegible] Company [illegible] with [illegible] Designated Authorised Representative [illegible] Company [illegible] and are hereby authorized to issue a true [illegible] Action to the [illegible] as may be necessary and they be requested [illegible]

Certified True Copy
For Samvara Buildtech Private limited

BharatKumar Jain
Director
DIN 00705158

Sanjyot Kunghikar
Authorised Representative

6th June, 2017

Regd. Off: 401, Floor-4, 170 Tardeo Road, Chamber Cuffe Parade, Tardeo Circle, Fort, Mumbai 400001

Tel.: +91 22 [illegible] Fax: +91 22 [illegible]

CIN No. [illegible]

MTNL

महानगर टेलिफोन निगम लिमिटेड, मुंबई

MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलिफोन बिल भुगतान / Telephone Bill Pay

Billing Period

Due Date

Amount Payable

Tariff Plan

Current Charges Details

Trinity Abhishiyaan... same dazzle with MTNL Broadband

Now get up to THREE TIMES more data at the SAME PRICE

THE SEAL OF THE SUB-REGISTRAR KURLA-1

कुर्ला - १

2016

फक्त एक रुपयात, समृद्ध भविष्याचा प्रारंभ!

*Please call on following number for booking advertisement on

MTNL Bills

Mobile - 09870204401,
Tel No.- 022-24985456 / 57
e-mail :
deepakmhatre76@gmail.com /
vaze.prism@gmail.com*

FORM NO. INC-22

(Pursuant to section 12(2) & (4) of The Companies Act, 2013 and Rule 25 and 27 of The Companies (Incorporation) Rules 2014)

Notice of situation or change of situation of registered office

Form Language: (•) English ( ) Hindi

Enter the instruction kit for filling the form

1. This form is for: ( ) New company (•) Existing company

2. (a) Corporate identity number (CIN) of company: U70109MH1920PLC000340

(b) Global location number (GLN) of company:

3. (a) Name of the company: SHREEKRANTI COTTON MILLS LIMITED

(b) Address of the registered office of the company:

216, Shah & Nahar Industrial Estate,
Dr. E Moses Road, Worli

(c) Name of the office of existing Registrar of Companies (RoC):

Registrar of Companies, Mumbai

(d) Purpose of 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 state
- ( ) Change in RoC within the same state
- ( ) Change in state within the jurisdiction of same RoC
- ( ) Change in state outside the jurisdiction of existing RoC

4. Notice is hereby given that

(a) The address of the registered office of the company with effect from
(•) U70109MH (DDMMYYYY) is
( ) The date of incorporation of company is

Address: Line 1: 812, Floor 8, 172, Vardhaman Chamber,
Line 2: Cawasji Patel Road, Horniman Circle, Fort,
City: Mumbai
District: Mumbai City
State/Union Territory: Maharashtra MH
Country: INDIA
Pin code: 400001
email ID: shreekranti@indiatimes.com

(b) Registered Office is
- ( ) Owned by Company
- ( ) Owned by shareholder/ies taken on lease by company
- ( ) Taken on lease by company
- (•) Owned by any other entity/Persons (Not taken on lease by company)

(c) Name of office of proposed RoC or new RoC:

Registrar of Companies, Mumbai

(d) Full address of the police station under whose jurisdiction the registered office is situated

Name: AZAD MAIDAN POLICE STATION
Address Line 1: D.N. ROAD
Address Line 2: CHATRAPATI SHIVAJI TERMINUS
City: MUMBAI
State/Union Territory: Maharashtra MH
Pin code: 400001

(e) Particulars of the utility bill showing the address of the registered office
Tax Bill/ Rent deed number:
Date:

THE SEAL OF THE CITY REGISTRAR MUMBAI

रोकड़ - १

Attachments

(1)* Proof of Registered Office address (Copies of electricity bill/ Leave deed/Rent Agreement along with the rent receipts) etc.. — Attach

(2)* Copies of the utility bills as mentioned above (not older than two months) — Attach

(3)*A proof that the Company is permitted to use the address as the registered office of the Company if the same is owned by any other entity/ Person (not taken on lease by company) — Attach

(4). List of all the companies (specifying their CIN) having the same registered office address, if any. — Attach

(5) Optional attachment, if any — Attach

List of attachments:
- DHCML.pdf
- Electricity Bill.pdf
- NOC_MANJU LODHA .pdf

Remove attachments

Declaration

I * Ashwin Tatke

(a) have been authorized by the Board of Directors of the company vide resolution number 4 dated 01/06/2011 to sign this form and declare that

(b) * all the requirements of The Companies Act,2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with.

(c) * I also declare that all the information given herein above is true, correct and complete including the attachments to this form and nothing material has been suppressed.

(d) It is hereby further certified that Jinal Shah , a Company Secretary(in whole-time practice) having Membership Number 20255 and certificate of practice number 9830 certifying this form has been duly engaged for this purpose.

* To be digitally signed by

* Designation Director

* Director Identification Number of the director / or DIN or PAN of the manager or CEO or CFO / or Membership number of the Company secretary 02070158

Certificate by practicing professional

I, Jinal Shah Secretarily engaged for the purpose of certification of this form, it is hereby certified that I have duly filled the provisions of The Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original records maintained by the company which is subject matter of this form and found them to be true, correct and complete and no material fact to this form has been suppressed. I further certify that

(a) The said records have been properly prepared, signed by the required officers of the company and maintained as per the relevant provisions of The Companies Act, 2013 and were found to be in order.

(b) All the required attachments have been completely and legibly attached to this form.

(c) I further declare that I have personally visited the registered office given in the form at the address mentioned herein above and verified that the said registered office of the company is functioning for the business purposes.

To be digitally signed By

Jinal Shah

Chartered Accountant (in whole-time practice) or Cost accountant (in whole-time practice) or Company Secretary (in whole-time practice)

Whether associate or fellow — Associate / Fellow

Membership Number 20255

*Certificate of practice number 9830

Note: Attention is drawn to provisions of Section 448 and 449 which provide for punishment for false statement/certificate and punishment for false evidence respectively.

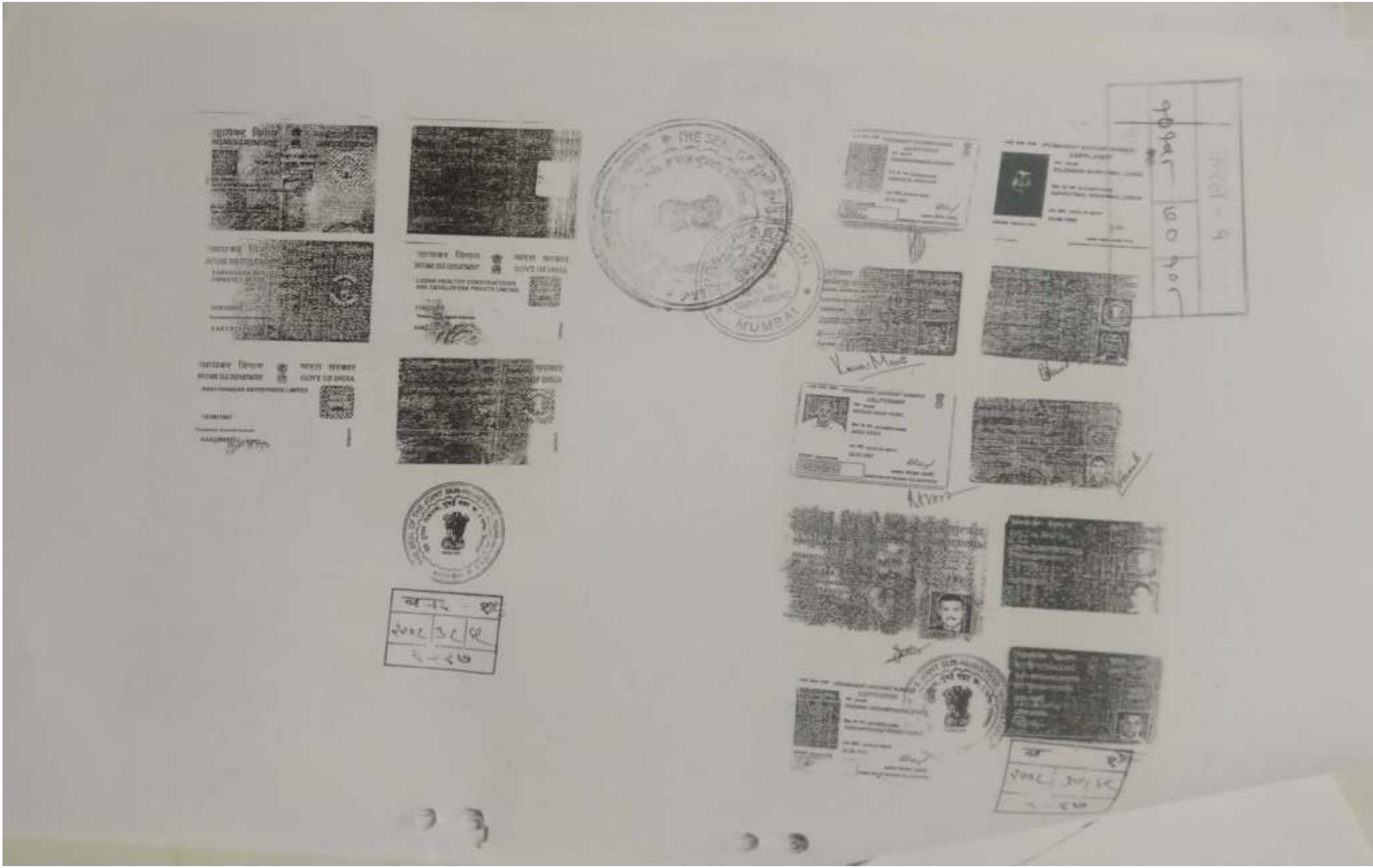
Verify | Check Form | Preview(Alt) | E-Sign

Page 3 of 3

PRADIP GARACH MUMBAI

THE SEAL OF THE AUS REGISTRAR

करल - 9
२०१७



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माझे आधार, माझी ओळख

THE SEAL OF THE SUB REGISTRAR

PRADIP GARACH

करार - १

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Summary (Undervaluing)

प्रतिज्ञापत्र

PRADIP GANDHI
MUMBAI

THE REGISTRAR

करल - १
१७४८
१७३
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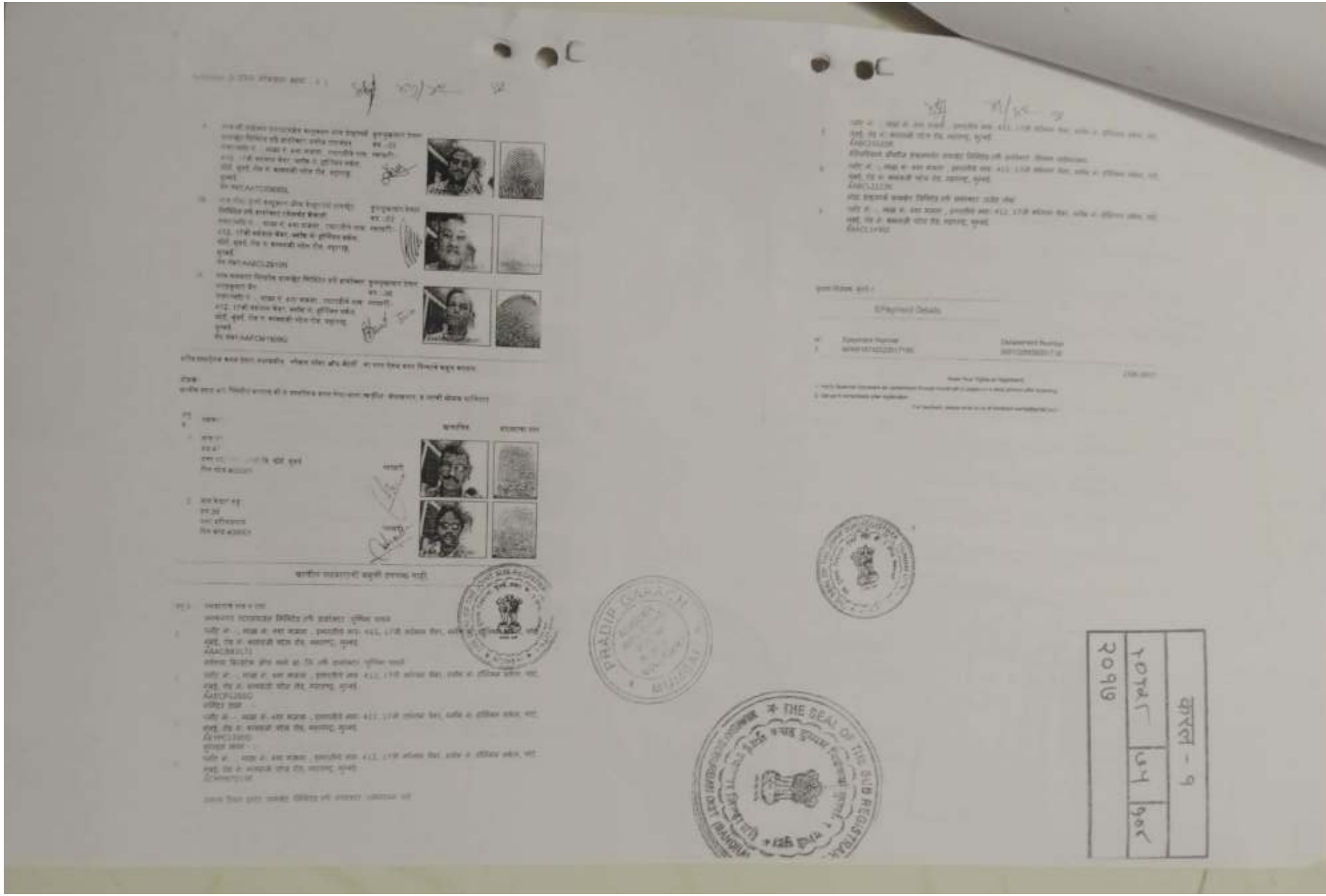

करत - १

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Wednesday June 07, 2017
5:27 PM

पावती

Original/Duplicate

पोच क्र. : 3241

पावती क्र. : 2080 दिनांक : 07/06/2017

सादरकर्ता : मोहिता शेख

दस्तऐवजाचा अनुक्रमांक : बबई-2707-2017

दस्तऐवजाचा प्रकार : लिखित परिक्षा अहवाल पोचपावती

मोबदला : नाही

बाजार भाव (भाडेपट्टयाकरिता असल्यास) : पुढील वेळेस

नोंदणी फी	₹ 730.00
हस्तांतरण फी	₹ 100.00
पृष्ठांची संख्या : 33	
एकूण :	₹ 830.00

आपणास मूळ दस्त, धनादेश दि. पुढील तारखेस 5:45 PM ह्या वेळेस मिळेल.

मूळ दस्त मिळण्याचे ठिकाण

बाजार मूल्य : ₹ 1/-

मोबदला ₹ 0/-

भरलेले मुद्रांक शुल्क : ₹ 500/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 660/-

सह दुय्यम निबंधक, मुंबई शहर क्र. 1

DELIVERED
on 20/6/17

THE SEAL OF THE SUB REGISTRAR

करल - १

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CHALLAN

MTR Form Number - 6

GRN (CHALLAN)	MH008184872201516D	BARCODE	Date (D/M/Y) Time (H:M:S)
Department	Inspector General Of Registration	Payee Details	
Receipt Type	Stamp Duty/Stamp Duty	Depo. ID (If Any)	
Office Name	RUM4_17 SUB REGISTRAR MUMBAI 4 / Location	PAN No. (If Applicable)	ACMPS7610G
Period From : 01/10/2014 To : 31/10/2014		Full Name	SUBHASHBAN AAMI
Mobile	Amount in Rs	Flat/Block No. Premises/Bldg.	Lowejo Park Road Sonsma Circle
8108841501		Road/Street	412 4th Floor CSG Vasdhara
Stamp Duty	100.00	Area/Locality	Chandivali Pvt Mumbai
	0.00	Town/City/District	
	0.00	PIN	4 0 0 0 7 2
	0.00	Remarks (If Any)	
	0.00		
	0.00	PAN2=AUMPC2684~SecondPartyName=RANDEEP KUSAKLAR~Mobile=NA	
	0.00		
	0.00		
	0.00		
Total	100.00	Amount in words	One Hundred Only
Payment Details IDBI NetBanking Payment ID : 1511129282		FOR USE IN RECEIVING BANK	
Charges: DD Details		Bank CIN No.	
Charge: DD No.		Date	
Name of Bank	STATE BANK	Bank Branch	
Name of Branch		Bank Pin	

करार - ९

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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We Mr. Surendhan Nair and Mr. Bhavinder Chhabra, adults, Indian Inhabitants having our office address at 412, Floor - 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 and being Power of Attorney holders for 1) Shreenath Cotton Mills Limited, 2) Lodha Developers Private Limited, 3) Lodha Impressions Real Estate Private Limited, 4) Aplomb Hi-Tech Builders Private Limited, 5) Brilliance Crown Buildwell Private Limited, 6) Lodha Developers Thane Private Limited, 7) Panna Dwellers Private Limited, 8) Lodha Estate Private Limited, 9) Hi-Class Buildcon Private Limited, 10) Shree Sainath Enterprises Construction and Developers Private Limited, 11) Radhacina Properties Development Private Limited, 12) Janata Real Estate Private Limited, 13) Sarvesnar Buildtech & Farms Private Limited, 14) Lodha Healthy Construction and Developers Private Limited, 15) Sevenhangar Properties Limited, 16) Sunrock Buildcon Private Limited, all of them incorporated and registered under the provisions of the Companies Act, 1956 and having their registered address at 412, Floor - 4, 170 Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001 (hereinafter collectively referred to as "the said Companies", which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their successors and assigns) DO HEREBY SEND GREETING.

WHEREAS

1. The said Companies are engaged in business of real estate and development of land, constructing various buildings comprises of residential and commercial premises/ structures and selling such residential and commercial premises/ structures in Mumbai, Thane and elsewhere in India.

2. The agreements for Sale, Agreements by Assign, Agreements Agreements to Sell, Lease and License Agreements, Lease Deed and such other transfer documents with the prospective purchasers for the sale/transfer/leasing of such residential and commercial premises/ structures are required to be signed, executed, admitted, lodged and registered before the Joint Sub Registrar of Assurances from time to time.

PRADIP GAHACH
MUMBAI

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES (WORLI DIST. MUMBAI)

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करल - ९
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Specimen Signature and Photographs of the Constituted Attorney holder

Name	Signature	Photograph
Mr. Prasthut Kasarkar		
Mr. Rahul Waundekar		
Mr. Ramnath Rawal		
Mr. Pramod Kamble		
Mr. Pawan Salunkhe		

LODHA DEVELOPERS THANE PRIVATE LIMITED

(FORMERLY KNOWN AS ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED)
LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011, INDIA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LODHA DEVELOPERS THANE PRIVATE LIMITED AT ITS MEETING HELD ON 6TH MAY, 2017 AT LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011, INDIA

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

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

RESOLVED FURTHER THAT Mr. Surendran Nair and Mr. Manoder Cintalore authorised signatories be and are hereby and severally empowered to authorise 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 Authorised Representative of the Company or Company Secretary of the Company, be and are hereby authorised to issue a "true copy" of this resolution to the concerned authorities (parties) as may be necessary and they be requested to act thereon."

Certified True Copy
For Lodha Developers Thane Pvt. Ltd

Piyush Vora
Director
DIN: [illegible]

Sangram Ranganekar
Authorised Representative

6th June, 2017

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	फारम - ५

SHREENIWAS COTTON MILLS LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 LODHA EXCELUS, N.M. JOSHI MARG, MAHALAXMI, MUMBAI 400 011, INDIA

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

RESOLVED FURTHER THAT the draft Special Power of Attorney ("PoA"), as circulated before the meeting, be and is hereby approved and Mr. Rameshchandra Chedhan, Mr. Kishore Tolke and Ms. Purnima Pavle, Directors of the Company be and are hereby severally authorised to sign, execute and complete the registration of the PoA and to do all such acts, deeds and things, as may be required in this regard.

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

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

Certified True Copy
For Shreeniwas Cotton Mills Ltd.

Sanjyot Rangnekar
Company Secretary
F-4154

6th June, 2017

बचाई - १
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LODHA DEVELOPERS PRIVATE LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 11th MAY, 2017

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

RESOLVED FURTHER THAT the draft Special Power of Attorney ("PoA"), as circulated before the meeting, be and is hereby approved and Mr. Abhishek Lodha, Mr. Rajendra Lodha and Mr. [illegible] Singh, Directors of the Company be and are hereby severally authorised to sign, execute and complete the registration of the PoA and to do all such acts, deeds and things, as may be required in this regard.

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

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

Certified True Copy
For Lodha Developers Private Limited

Sanjyot Rangnekar
Company Secretary
Membership No.: F4154

6th June, 2017

बचाई - १
१५०१० | ३० | ३८
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LODHA HEALTHY CONSTRUCTIONS AND DEVELOPERS PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

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

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

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

RESOLVED FURTHER THAT Mr. Surendran Nair and Mr. Maninder Chhabra, authorized signatories be and are hereby also severally empowered to authorise any of the executives of the Company or the group companies or any other person as 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

Atul Kumar Tewari
Director
DIN: 07711024

2nd June, 2017

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JAWALA REAL ESTATE PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 LODHA EXCELUS, N.M JOSHI MARG, MAHALAXMI, MUMBAI 400 011

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

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

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

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

Certified True Copy
For Jawala Real Estate Private Limited

Sanjyot Rangnekar
Company Secretary
Membership No.: F 4184

6th June, 2017

बचई - १३
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PRADIP GARACH MUMBAI

THE SEAL OF THE SUB REGISTRAR KURLA (MUMBAI)

SARVAVASA BUILDTECH & FARMS PRIVATE LIMITED

(FORMERLY KNOWN AS PARMAYATI BUILDTECH & FARMS PVT. LTD.)
LODHA EXCELUS, N.M.JOSHI MARG, MAHALAXMI, 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 LODHA EXCELUS, N.M.JOSHI MARG, MAHALAXMI, MUMBAI 400 011, INDIA.

"RESOLVED THAT consent of the Board be and is hereby accorded to execute Special Power of Attorney in favour of Mr. Surendran Nair and Mr. Manohar Chhabria to authorise them severally to do and perform the acts, deeds, matters and things as more particularly described in the Special Power of Attorney.

RESOLVED FURTHER THAT the draft Special Power of Attorney ("PoA"), as placed before the meeting, be and is hereby approved and Mr. Purnima Pavle, Mr. Ashok Tulsa and Mr. Sanjay [illegible] Directors of the Company be and are hereby severally authorised to sign, execute and complete the registration of the PoA, and to do all such acts, deeds and things, as may be required in this regard.

RESOLVED FURTHER THAT Mr. Surendran Nair and Mr. Manohar Chhabria, authorised signatories of the PoA are hereby also severally empowered to authorise any of the executives of the Company or [illegible] any other person as he may deem fit.

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company, be and are hereby authorised 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 Sarvavasa Buildtech & Farms Pvt. Ltd.

Purnima Pavle
Director
DIN: 06755133

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

बबई - १		
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HI-CLASS BUILDCON PVT. LTD.

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 9TH FEBRUARY, 2017 AT LODHA EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company be and are hereby authorised to leave a true copy of this resolution to the concerned authorities (parties) as may be necessary and they be requested to act thereon."

Certified True Copy
For Hi-Class Buildcon Private Limited

Bharatkumar Jain
Director
DIN: 01728102

Sanjyot Rangwala
Authorised Representative

बचई - १
२००५ ३१ ३८
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BELLISSIMO CROWN BUILDMART PVT. LTD.

(Formerly known as Lodha Crown Buildmart Pvt. Ltd.)
Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BELLISSIMO CROWN BUILDMART PVT. LTD. (FORMERLY KNOWN AS LODHA CROWN BUILDMART PRIVATE LIMITED) AT ITS MEETING HELD ON 2ND MAY, 2017 AT LODHA EXCELUS, N.M. JOSHI MARG, MAHALAXMI, MUMBAI 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company be and are hereby authorised to leave a true copy of this resolution to the concerned authorities (parties) as may be necessary and they be requested to act thereon.

Certified True Copy
For Bellissimo Crown Buildmart Private Limited

Bharatkumar Jain
Director
DIN: 00759168

Sanjyot Rangwala
Authorised Representative

4th June, 2017

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बारल - १
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SAMVARA BUILDTECH PVT. LTD.

(Formerly known as Max Platinum Buildtech Private Limited)
Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 6, 2017 AT LODHA EXCELUS, N M JOSHI MARG, MAHALAXMI, MUMBAI 400 011

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

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

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

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

Certified True Copy
For Samvara Buildtech Private Limited

Bharatkumar Jain
Director
DIN 00703968

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

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Regd. Off. 412, Floor 4, 170 Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400001
Tel. +91 22 22654488 Fax. +91 22 22654478
CIN No. U45400MH2007PTC169113

LODHA ESTATE PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 APRIL 6, 2017 AT LODHA EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

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

Certified True Copy
For Lodha Estate Private Limited

Kunal Modi
Director
DIN 00703483

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

चवाई - १५
२०१५ | ३८ | ३८
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Regd. Off. 412, Floor 4, 170 Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400001
Tel. +91 22 22654488 Fax. +91 22 22654478
CIN No. U45400MH2007PTC169113

LODHA IMPRESSION REAL ESTATE PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, 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 EXCELUS, APOLLO MILLS COMPOUND, N.M. JOSHI MARG, MAHALAXMI, MUMBAI – 400 011.

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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/parties 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: 06703485

Sanjyot Rangolkar
Authorized Representative

6th June, 2017

बघई - १
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AJITNATH HI-TECH BUILDERS PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

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

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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/parties as may be necessary and they be requested to act thereon."

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

Kunal Modi
Director
DIN: 06703485

Sanjyot Rangolkar
Authorized Representative

6th June, 2017

बघई - १
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करल - १
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FIRAQUIP CARACH MUMBAI

THE SEAL OF THE SUB REGISTRAR KURLA-I

PALAVA DWELLERS PVT. LTD.

Lodha Excelus, N M Joshi Marg, Mahalaxmi, 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 18TH FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, N.M.JOSHI MARG, MAHALAXMI, MUMBAI – 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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 (parties) as may be necessary and they be requested to act thereon."

Certified True Copy
For Palava Dwellers Private Limited

Nilesh Parab
Director
DIN: 06795741

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

बनई - १५
२००५ | ५५ | ३८
२०१७

SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

(Formerly known as Shree Sainath Enterprises, Sole proprietor under Part IX of Companies Act, 1956)
Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 6TH APRIL, 2017 AT LODHA EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised 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 (parties) as may be necessary and they be requested to act thereon."

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

Manoj Ramachandran
Director
DIN: 07785383

Sanjyot Rangnekar
Authorised Representative

6th June, 2017

बनई - १५
२००५ | ५५ | ३८
२०१७

SANATHNAGAR ENTERPRISES LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SANATHNAGAR ENTERPRISES LIMITED ("THE COMPANY") AT ITS MEETING HELD ON 23RD MAY, 2017 AT LODHA EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company , be and are hereby authorised to issue a 'true copy' of this resolution to the concerned authorities (parties) as may be necessary and they be requested to act thereon."

Certified True Copy
For Sanathnagar Enterprises Ltd.

Jitendra Prasad
Company Secretary
Membership No.: A27331

6th June, 2017

BELLISSIMO PROPERTIES DEVELOPMENT PVT. LTD.

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BELLISSIMO PROPERTIES DEVELOPMENT PRIVATE LIMITED (FORMERLY KNOWN AS LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED) ("THE COMPANY") AT ITS MEETING HELD ON 23RD MAY, 2017 AT LODHA EXCELUS, N.M. JOSHI MARG, APOLLO MILLS COMPOUND, MAHALAXMI, MUMBAI – 400 011

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

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

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

RESOLVED FURTHER THAT any one Director of the Company along with any one of the Designated Authorised Representative of the Company or Company Secretary of the Company , be and are hereby authorised to issue a 'true copy' of this resolution to the concerned authorities (parties) as may be necessary and they be requested to act thereon."

Certified True Copy
For Bellissimo Properties Development Private Limited

Vishal Ghadiganokar
Director
DIN: 00751145

Sanjyot Ranpise
Authorised Representative

6th June, 2017

करल - ९
२०१७
१०९८
९१
१०८

FORM NO. INC-22

(Pursuant to sections 12(3) & (4) of the Companies Act, 2013 and Rule 25 and 27 of The Companies (Incorporation) Rules 2014)

Notice of situation or change of situation of registered office

Form Language: (•) English ( ) Hindi

Enter the serial no. link for filling the form

1. This form is for: ( ) New company (•) Existing company

2. (a) Corporate identity number (CIN) of company or LLIN of Form No. INC-1: U45200MH2006PTC200241 — File All

(b) Global location number (GLN) of company:

3. (a) Name of the company: LODHA DEVELOPERS Private Limited

(b) Address of the registered office of the company:

216, SHAH & NAHAR INDUSTRIAL ESTATE DR. E. MOSES ROAD WORLI

(c) Name of the office of existing Registrar of Companies (RoC):

Registrar of Companies, Mumbai

(d)* Purpose of 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 state
( ) Change to RoC within the same state
( ) Change in state within the jurisdiction of same RoC
( ) Change in state outside the jurisdiction of existing RoC

4. Notice is hereby given that:

(a) The address of the registered office of the company will effect from (•) 27/02/2013 (DD/MM/YYYY) or ( ) The date of incorporation of company is

*Address Line I: 412, Floor-4, 17/3 Vardhaman Chamber
Line II: Cawasji Patel Road, Horniman Circle, Fort
*City: Mumbai
*District: Mumbai City
*State/Union Territory: Maharashtra-MH
Country: INDIA
*Pin code: 400001
*email ID: shares@lodhagroup.com

(b)* Registered Office is
( ) Owned by Company ( ) Owned by director/(s) taken on lease by company
( ) Taken on lease by company (•) Owned by any other entity/Person (Not taken on lease by company)

(c) *Name of office of proposed RoC or new RoC:
Registrar of Companies, Mumbai

(d) Full address of the police station under whose jurisdiction the registered office is situated:
*Name: AZAD MAIDAN POLICE STATION
*Address Line I: D.N. ROAD
Address Line II: CHATRAPATI SHIVAJI TERMINUS
*City: MUMBAI
State/Union Territory: Maharashtra-MH
*Pin code: 400001

(e) * Particulars of the Utility Services Bill showing the address of the registered office (not older than two months): Electricity Bill

Page 1 of 3

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES MUMBAI

Attachments:
(a)* Proof of Registered Office address (Consent/Lease agreement/Sale agreement along with the last receipt(s) etc.) — Attach
(b)* Copies of the utility bills as mentioned above (not older than two months) — Attach
(c)* A proof that the Company is permitted to use the address as the registered office of the Company if the same is owned by any other entity/Person (not taken on lease by company) — Attach
(d) List of all the companies (specifying their CIN) having the same registered office address, if any — Attach
(e) Optional attachment, if any — Attach

Declaration:
I, * RAJENDRA NARAYAN LODHA, Director, DIN 00310944, have been authorised by the Board of Directors of the company vide resolution number 2 dated 28/06/2011 to sign this form and declare that:
(•) All the requirements of The Companies Act,2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with.
(•) I also declare that all the information given herein above is true, correct and complete, including the attachments to this form and nothing material has been suppressed.
(•) It is hereby further certified that: URAN SHAH, Company Secretary in whole-time practice, having Membership Number 28293 and certificate of practice number 9832 has been duly employed for this purpose.

Digitally signed by
Director
Director Identification Number of the director or Name and designation of the manager or CEO or CFO or Company Secretary of the Company: 00310944

Certificate by practicing professional

I declare that I have been duly employed for the purpose of verification of this form. It is hereby certified that I have gone through the provisions of The Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the annual particulars (including attachment(s)) from the original records maintained by the company which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

1. The equity shares of the company have been properly prepared, signed by the required officers of the company and were found to be in order.
2. The requisite shares have been cancelled and rightly attached to this form.
3. I further declare that I have personally visited the registered office given in the form at the address mentioned herein above and verified the said registered office of the company in Kolkata/Mumbai for the business purposes.

To be digitally signed by
Name
Date
Company Secretary in whole time practice or Cost accountant in whole time practice or Chartered Accountant in whole time practice

*Whether associate or fellow: (•) Associate ( ) Fellow
*Membership Number: 28293
*Certificate of practice number: 9832

Note: Attention is drawn to provisions of Section 448 and 449 which provide for punishment for false statement and punishment for false evidence respectively.

Verify | Check Form | Preview | Submit

Page 3 of 3

फरल - १

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करल - १		
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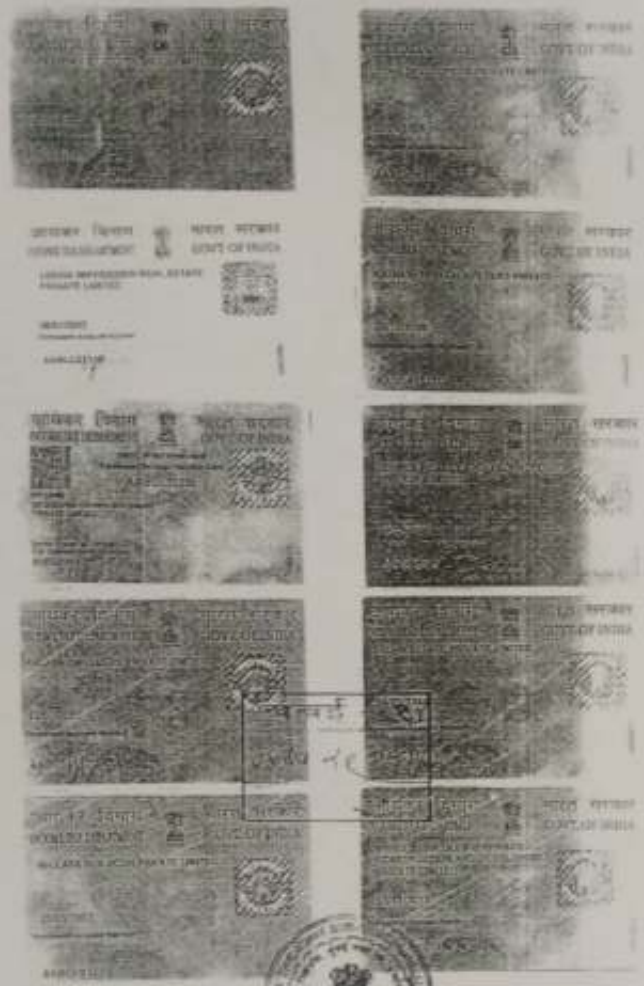
२०१७		

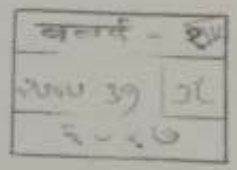


PHILIP GARACH
MUMBAI

THE SEAL OF THE SUB REGISTRAR

करल - ९
९०९८
२०१७


5495 0885 5049
माझे आधार, माझी ओळख



कारण - १		
२०१४८	८/१०८	
२०१७		

करल - १		
१०१४८	८८	१०८
२०१७		

कवर - १		
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कवर - ६		
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कडल - १		
२०१९	३०२-३०५	
२०१९		

THE SUB REGISTRAR KURLA
MUMBAI SUBURBAN DIST. MAHARASHTRA

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 Jankanlyan Nagar, Off Marve Road, Malad west, Mumbai - 400095, Maharashtra, INDIA

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

QUORUM

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

Purchase decision and dealing with 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 regards, 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 the purchase. *The authorized signatory has signed it will be binding on the Company."*

VOTE OF THANKS

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

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed on the Agreement, documents, undertakings or writings as may be required in presence of Mr. 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 K Patel
Director & Chairman of Board

For Powai Cubicles Private Limited

Director

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

For Powai Cubicles Private Limit

Dire

करल - १		
१०१८	१०५	१०८
२०१७		

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

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

शुक्रवार,11 ऑक्टोबर 2017 4:04 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 10128/2017

दस्त क्रमांक: करल1 /10128/2017

बाजार मुल्य: रु. 3,01,62,055/- मोबदला: रु. 2,41,86,678/-

भरलेले मुद्रांक शुल्क: रु. 15,09,000/-

करल - १

१०१२८	१२०	१०८
२०१७		

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात
अ. क्र. 10128 वर दि.11-10-2017
रोजी 3:49 म.नं. वा. हजर केला.

पावती:12965 पावती दिनांक: 11/10/2017

सादरकरणाराचे नाव: पवई स्पुनिकल्प प्रा लि तर्फे डायरेक्टर अंकुश कमलनयन पोरेच - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2160.00

पृष्ठांची संख्या: 108

एकुण: 32160.00

Ankush Por

दस्त हजर करणाऱ्याची सही:

Bhaskar

दु. निबंधक कुर्ला 1

Bhaskar

दु. निबंधक कुर्ला 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) 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)

THE SEAL OF THE SUB REGISTRAR KURLA-I MUMBAI SUBURBAN (MS) INDIA

11/10/2017 4:34:29 PM

दस्त क्रमांक :करल1/10128/2017

दस्ताचा प्रकार :-करारनामा

करल - १

१०१२८ | १०८ | १०८

२०१७

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	बोटाचा ठसा
1	नाव:मोंडा डेव्हलपर्स प्रा.लि. तर्फे कु. मु. प्रताप मालवेकर तर्फे कु. मु. प्रताप मालवेकर पत्ता:प्लॉट नं: -, माळा नं: 4था मजला ,412, इमारतीचे नाव: 17जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई, रोड नं: कावसजी पटेल रोड, , महाराष्ट्र, मुम्बई पॅन नंबर:AAACL1490J	निष्पक्ष देणार वय :-35 स्वाक्षरी :		
2	नाव:पवई क्युबिकल्स प्रा.लि.तर्फे डायरेक्टर अंकुल कमलनयन पटेल - - पत्ता:-, 11वा मजला , एच-1,1103, भूमी पार्क , केव - 2,जनकल्याण नगर जवळ ,मालाड वेस्ट ,मुंबई सिटी - ऑफ मार्वे रोड , ईश्वर नगर, MAHARASHTRA, MUMBAI, Non-Government पॅन नंबर:AAICP2988B	निष्पक्ष देणार वय :-43 स्वाक्षरी :		

वरील दस्तऐवज करून देणार तथाकथित करारनामा या दस्त ऐवज करून दिल्याचे कबूल करतात.

शिक्का क्र.3 ची वेळ:11 / 10 / 2017 03 : 53 : 28 PM

ओळख -

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	बोटाचा ठसा
1	नाव:अर्पणा वलगे - - वय:27 पत्ता:11 वा मजला एच 1-1103 भूमी पार्क मालाड मुंबई पिन कोड:400095	स्वाक्षरी		
2	नाव:शैलेश सुरेश मोरे - - वय:26 पत्ता:4था मजला ,412, 17जी वर्धमान चेंबर, हॉर्निमन सर्कल कावसजी पटेल रोड, फोर्ट, मुंबई पिन कोड:400001	स्वाक्षरी		

प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण एकशे आठ १०८ पाने आहेत.
करल - १ / १०१२८ / २०१७
पुस्तक क्रमांक १ क्रमांकावर
११/१०/१७

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

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

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

5. निबंधक कुर्ला 1

EPayment Details

sr.	Epayment Number	Transaction Number
1	MH005951785201718R	00034624982017 18
2	MH005951705201718R	00034624962017 18

10128 /2017

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For feedback, please write to us at feedback.sarita@gmail.com

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