

392/8340

पावती

Original/Duplicate

Monday, November 23, 2020

नोंदणी क्र. :39म

2:23 PM

Regn.:39M

पावती क्र.: 8724 दिनांक: 23/11/2020

गावाचे नाव: बाशी

दस्तऐवजाचा अनुक्रमांक: टनन8-8340-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मे. सुरज इन्फॉर्मॅटिक्स प्रायव्हेट. लिमिटेड., तर्फे डायरेक्टर
श्री. अमित गुप्ता - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:40 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

बाजार मुल्य: रु.18052133.76 /-

मोबदला रु.35190850/-

भरलेले मुद्रांक शुल्क :

रु. 1055800/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 1840/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

बीबी/घनादेश/पे ऑर्डर क्रमांक: MH007298422202021E

दिनांक: 23/11/2020

बँकेचे नाव व पत्ता:


सह दुय्यम निबंधक ठाणे क्र-८



23/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 8340/2020

नोंदणी :

Regn:83m

गावाचे नाव : वाशी

| | |
|---|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 35190850 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेढी की पट्टेदार ते नमुद करावे) | 18052133.76 |
| (4) घू-भाषण,पोढहिल्ला व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: बुनिट नं. 2031,2 रा मजला,जे -बिंग,अक्षर बिलनेस पार्क,प्लॉट नं. 3,सेक्टर-25,वाशी,नवी मुंबई,2219.20 चौ.फुट. कारपेट एरिया.((Plot Number : 3 ; SECTOR NUMBER : 25 ;)) |
| (5) क्षेत्रफळ | 1) 2219.20 चौ.फुट |
| (6) आकारणी किंवा जुडी देण्यात असेल वेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. अक्षर डेव्हलपर्स ठर्के भागीदार श्री. हरी बी. मुजाव यांच्या तर्फे कु. सु. म्हणुन श्री. हितेश अरेडिया -- बय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस नं:-225, 2 रा मजला, बिंग स्पॅश, प्लॉट नं:-78,79, सेक्टर-17,वाशी,नवी मुंबई, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAKFA0455B |
| (8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मे. सुरज इनफॉर्मेटिक्स प्रायव्हेट. लिमिटेड., तर्फे डायरेक्टर श्री. अमित गुप्ता -- बय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ई-203, बेलापुर रेल्वे स्टेशन, बेलापुर, नवी मुंबई, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400814 पॅन नं:-AAJCS8442B |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 23/11/2020 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 23/11/2020 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8340/2020 |
| (12)बाजारभावाप्रमाणे मुद्रांक मुलूक | 1055800 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)वेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निघवलेला असुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक ठाणे क्र-6



Index-2(सूची - २)

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-----------------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | SURAJ INFORMATICS PRIVATE LIMITED | eChallan | 89103332020112314516 | MH007298422202021E | 1055900.00 | SD | 0003306421202021 | 23/11/2020 |
| 2 | | By Cash | | | 1840 | RF | | |
| 3 | SURAJ INFORMATICS PRIVATE LIMITED | eChallan | | MH007298422202021E | 30000 | RF | 0003306421202021 | 23/11/2020 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





CHALLAN
MTR Form Number-6



| | | | | | | | | | | |
|---|--------------------|---------|--|--|------------------------|---------------------|---|---------|--|--|
| GRN | MH007298422202021E | BARCODE | | | Date | 23/11/2020-13:36:05 | | Form ID | 25.2 | |
| Department Inspector General Of Registration | | | | | Payer Details | | | | | |
| Stamp Duty | | | | | TAX ID / TAN (If Any) | | | | | |
| Type of Payment Registration Fee | | | | | PAN No.(If Applicable) | | | | | |
| Office Name THN3_THANE NO 3 JOINT SUB REGISTRAR | | | | | Full Name | | SURAJ INFORMATICS PRIVATE LIMITED | | | |
| Location THANE | | | | | Flat/Block No. | | UNIT NO. 2031, 2nd FLOOR, WING: J, AKSHAR | | | |
| Year 2020-2021 One Time | | | | | Premises/Building | | BUSINESS PARK | | | |
| Account Head Details | | | | | Amount In Rs. | | | | | |
| 0030045401 Stamp Duty | | | | | 1055600.00 | | Road/Street | | Plot No 3, Sector 25, Vashi | |
| 0030063301 Registration Fee | | | | | 30000.00 | | Area/Locality | | Navi Mumbai | |
| | | | | | | | Town/City/District | | | |
| | | | | | | | PIN | | 4 0 0 7 0 3 | |
| | | | | | | | Remarks (If Any) | | | |
| | | | | | | | Second Party Name=AKSHAR DEVELOPERS-CA=35190850 | | | |
| | | | | | | | | | | |
| Total | | | | | 10,85,800.00 | | Amount In Words | | Ten Lakh Eighty Five Thousand Eight Hundred Rupees | |
| Payment Details IDBI BANK | | | | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | | | Bank CIN | | Ref. No. | | 69103332020112314516 2643705558 | |
| Cheque/DD No. | | | | | Bank Date | | RBI Date | | 23/11/2020-13:36:26 Not Verified with RBI | |
| Name of Bank | | | | | Bank-Branch | | IDBI BANK | | | |
| Name of Branch | | | | | Scroll No. , Date | | Not Verified with Scroll | | | |

Department ID :

Mobile No. : 9324972198

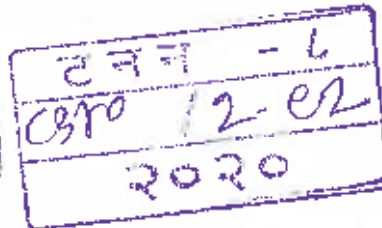
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

रादर चलन केवल मुख्य निबंधक कार्यालय (नॉटरी) कार्यालय में दर्ज कराया जा सकता है। नोटरी अ कार्यालय में दर्ज कराया जा सकता है।

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|---------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-392-6340 | 0003306421202021 | 23/11/2020-14:23:55 | IGR120 | 30000.00 |

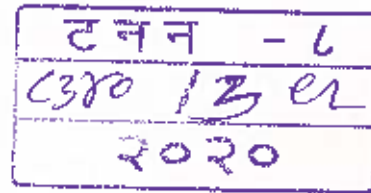
| | | | | | |
|--------------------------|--------------|-----------------------|---------------------|----------------------------|--------------|
| GRN : MH007298422202021E | | Amount : 10,85,800.00 | Bank : IDBI BANK | Date : 23/11/2020-13:36:05 | |
| 2 | (S)-392-8340 | 0003306421202021 | 23/11/2020-14:23:55 | IGR120 | 1055800.00 |
| Total Defacement Amount | | | | | 10,85,800.00 |



| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|---|----------------|----------------------|-------------------------------|-------------------|
| Valuation ID | 202011234219 | | | 23 November 2020, 01:40:10 PM | |
| मूल्यांकनाचे वर्ष | 2020 | | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका ठाणे | | | | |
| उप मूल्य विभाग | 5/172-वाशी चोड सेक्टर क्र. 25 Central Warehousing Corp. Peripheral Road (300m) Railway Goods Yard. | | | | |
| क्षेत्राचे नांव | Navi Mumbai Municipal Corporation | | | सर्व्हे नंबर /- भू क्रमांक | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
| | 28400 | 66500 | 79600 | 101100 | 79600 |
| मोजमापनाचे एकक | चौ मीटर | | | | |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र (Built Up)- | 226.7856 चौ. मीटर | मिळकतीचा वापर- | कार्यालये/व्यावसायिक | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2 वर्षे | मूल्यदर/बांधकामाचा दर- | Rs. 79600/- |
| उद्वाहन सुविधा - | आहे | मजला - | 1st To 4th Floor | कार्पेट क्षेत्र- | 206.1687 चौ. मीटर |
| संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही | | | | | |
| Sale Type - First Sale | | | | | |
| Sale/Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ | | | | |
| | = (79600 * (100 / 100)) * 100 / 100 | | | | |
| | = Rs. 79600/- | | | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | | |
| | = 79600 * 226.7856 | | | | |
| | = Rs. 18052133.76/- | | | | |
| Applicable Rules | = 3 | | | | |
| एकत्रित अंतिम मूल्य | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - मेजॅनईन् मजला क्षेत्र मूल्य + लग्नाच्या गच्चीचे मूल्य (खुली बाळकणी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या अग्निनीवशील वाहन तळाचे मूल्य + इतरती गावतऱ्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी = A + B + C + D + E + F + G + H - I = 18052133.76 - 0 - 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 18052133.76/- | | | | |

Home

Print





CHALLAN
MTR Form Number-6



| | | | |
|---|--------------------------|---|--|
| GRN MH007298422202021E | BARCODE | Date 23/11/2020-13:36:05 | Form ID 25.2 |
| Department Inspector General Of Registration | | Payer Details | |
| Stamp Duty | | TAX ID / TAN (If Any) | |
| Type of Payment Registration Fee | | PAN No.(If Applicable) | |
| Office Name THN3_THANE NO 3 JOINT SUB REGISTRA | Full Name | SURAJ INFORMATICS PRIVATE LIMITED | |
| Location THANE | | | |
| Year 2020-2021 One Time | Flat/Block No. | UNIT NO. 2031, 2nd FLOOR, WING: J, AKSHAR | |
| | Premises/Building | BUSINESS PARK | |
| Account Head Details | Amount In Rs. | | |
| 0030046401 Stamp Duty | 1055800.00 | Road/Street | Plot No 3, Sector 25, Vashi |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | Navi Mumbai |
| | | Town/City/District | |
| | | PIN | 4 0 0 7 0 3 |
| | | Remarks (If Any) | |
| | | SecondPartyName=AKSHAR DEVELOPERS-CA=35190850 | |
| | | Amount In | Ten Lakh Eighty Five Thousand Eight Hundred Rupees |
| Total | 10,85,800.00 | Words | Only |
| Payment Details IDBI BANK | | FOR USE IN RECEIVING BANK | |
| Cheque-DD Details | | Bank CIN | 69103332020112314516 |
| Cheque/DD No. | | Ref. No. | 2643705558 |
| Name of Bank | | Bank Date | 23/11/2020-13:36:26 |
| Name of Branch | | RBI Date | Not Verified with RBI |
| | | Bank-Branch | IDBI BANK |
| | | Scroll No. , Date | Not Verified with Scroll |

Department ID :

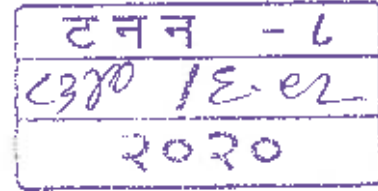
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9324972188

सदर चालन केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.



| |
|-----------|
| टनन - ८ |
| ७४० १५.६२ |
| २०२० |



AGREEMENT FOR SALE

"AKSHAR BUSINESS PARK"

UNIT NO. 2031, ON SECOND FLOOR,

WING: 'J',

On Plot No.3, Sector - 25,

Vashi, Navi Mumbai.

BUILDING CONSISTS BASEMENT+ GROUND + 3 UPPER FLOORS

USEABLE CARPET AREA IN SQ. FT. = 2219.20 SQ. FT

STAMP DUTY PAYABLE = Rs.10,55,800/-

SALE PRICE = Rs.3,51,90,850/-

[Handwritten signature]

[Handwritten signature]

This Agreement made at Navi Mumbai on this 23rd day of November Two Thousand and Twenty.

BETWEEN

M/S. AKSHAR DEVELOPERS, a Partnership firm registered under the Partnership Act, 1932 PAN:AAKFA0455B through its partner Shri Hari Mujat registered office at 225, 2nd Floor, Big Splash, Plot No.78 & 79, Sector-17, Vashi, Navi Mumbai (the "**Promoter**") (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include partners for the time being of the said firm, the survivor(s) of them and the heirs, executors, administrators and assigns of the last surviving partner) of the **one part**.

AND

M/S. SURAJ INFORMATICS PRIVATE LIMITED, (PAN NO. AAICS9442B) a company incorporated under the Companies Act, 1956 through its Director **MR. AMIT GUPTA** (PAN NO: AFGPG6939M), registered office at E-203, BELAPUR RAILWAY STATION, BELAPUR, NAVI MUMBAI-400614 (the "**Allottee**") (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators, and permitted assigns) of the **other part**.

WHEREAS

- A. Vide Agreement to Lease dated 17-03-2006, executed between City Industrial Development Corporation (the "**CIDCO**") and the said Promoters, CIDCO has agreed to grant leasehold rights, title and interest in respect of CIDCO Plot bearing No. 03, admeasuring 42,639.79 Sq. Mtrs., situated at Sector- 25, Vashi, Navi Mumbai, Dist. Thane (the "**said Plot**") in the name of Promoter. The said plot is more particularly described in the "**First Schedule**" hereunder written. A copy of layout plan of said Plot is annexed hereto as '**Annexure - 1**'.
- B. The Promoters have obtained exemption under section 20 (1) of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the said plot from the competent authority under UL (C & R) Act, 1976.
- C. Vide letter dated 30.06.2006 issued by Navi Mumbai Municipal Corporation (the



Hari

Amit

"NMMC"), the Promoter has obtained Commencement Certificate and Development permission bearing Letter No. NMMC/TPD/BP/Case No.A-5603/2074/06 and sanction of the building plans in respect of said plot.

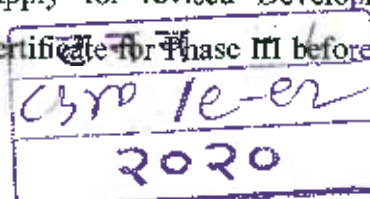
- D. Vide letter dated 11.06.2012 issued by NMMC, the Promoter has obtained the revised Commencement Certificate and the Development permission bearing No. NMMC/TPD/BP/Case No. A-5603/2716/2012. Accordingly, the Promoter is entitled to construct a commercial complex having 28 wings namely A to Z – 2 consisting of basement and Ground plus Three upper floors having commercial units, car parking's, common area utilizing 63,906.459 sq. mtrs. of Floor Space Index (FSI) out of available 63,959.685 sq. mtrs. The said commercial Complex is known as "AKSHAR BUSINESS PARK".
- E. The Promoter has separately obtained the Certificate of Environment Clearance in respect of development on the said Plot a copy of which has been inspected by the Allottee.
- F. Vide order dated 01.06.2017, CIDCO granted the Promoter change of use of the said plot from "Warehousing use" to "Commercial use"/"Mercantile use" along with the additional 0.5 FSI on payment of additional premium, thereby increasing the present available FSI to 1.5FSI i.e. 63,959.685 sq. mtrs. A copy of the said order dated 01.06.2017 is appended hereto as 'Annexure-2'.
- G. The Promoter has registered the said project being Phase-I under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority having Registration no. **P51700009578**. The Promoter is in process of registering Phase – II and Phase-III separately.
- H. Vide "Modified Agreement to lease" dated 07.08.2018 executed with CIDCO, the Promoter by virtue of payment of additional premium is entitled to use the said plot for commercial use / mercantile use with enhancement of FSI from VPR 4m to 1.50 FSI up to 63,959.685 sq. mtrs and has accordingly modified the Principle Agreement to lease by incorporating the changes such as "change of use of land" and the "additional FSI of 0.5".
- I. The Promoter is developing the said commercial complex on the said plot in phases. Wing A to P of Ground plus 3 upper floors is developed as 'Phase – I' (the "said project") and is more particularly described in 'Second Schedule'. The portion of said plot upon which said project is constructed is marked in

layout plan of said plot appended as Annexure-1 (the "**project plot**"). Said project plot admeasuring 23,647.36 sq. mtr. out of total 42,639.79 sq. mtr is more particularly described in '**Third Schedule**'.

J. Vide Certificate dated 08/10/2018, the Architect has certified the completion of the construction of the Phase-I of the project on the said plot, wherein the Phase-I has utilized 44,612.144 sq. mtrs. of FSI out of the available 63,959.685 sq. mtrs on the said project plot. A copy of the Architect Certificate is appended hereto as '**Annexure-3**'. Vide Certificate dated 03/11/2018 bearing reference no. O. No. NMMC/TPO/OC/"20181BONMMC54286/4425/2018" issued by NMMC the Promoter has obtained the Part Occupation Certificate for the said project being Phase-I and Phase-II. A copy of the Occupancy Certificate dated 03/11/2018 is appended hereto as **Annexure-4**.

K. The Allottee has perused the amendments as per the sanctioned "as built plan" and the occupancy certificate, visited the site and have personally inspected the project, the wings, the specific unit and grants his unconditional acceptance and consent to such amendments.

L. The Promoter have informed to the Allottee that Wings Q-V of Ground plus 3 upper floors also stand developed as '**Phase - II**' by utilizing the available FSI of 11632.193 sq. mtrs out of the total 63959.685 sq. mtrs. The Occupancy certificate for the said phase is also included in the OC dated 03/11/2018. The Promoter shall develop **Phase-III** by constructing Wings W-Z2 of Ground plus 3 upper floors and a separate building by utilizing the balance FSI for which the Promoter shall apply for revised Development permission and amended commencement certificate for Phase III before NMMC or any other competent authority.



The entire project of commercial complex consisting of 28 wings being Wings Q-V of Ground plus 3 upper floors along with the separate building shall be known as "**AKSHAR BUSINESS PARK**". This agreement is concerned only with Phase-I.

N. The Promoter has represented to the Allottee that vide mortgage deed dated 23.01.2018, the Promoters has mortgaged the said plot with L & T Finance Ltd and has obtained disbursement of the loan. The Allottee has perused the said Mortgage deed dated 23.01.2018 and all the relevant mortgage documents. The Allottee hereby consents to such mortgage. The Promoters assures that the said

mortgage shall be cleared by the promoter before conveying the said land to the Society of Purchasers.

O. Certificate of Title dated 01.12.2018 issued by Adv. Rajesh H. Patil in respect of the said plot has been seen and inspected by the Allottee and a copy thereof has been appended hereto as 'Annexure- 5'.

P. i) The Allottee has demanded and the Promoter has given to the Allottee/s inspection of the following documents:-

- (1) Agreement to Lease dated 17th March, 2006;
- (2) Commencement Certificate dated 30th June, 2006 having reference No. NMMC/TPD/BP/Case No.A-5603/2074/06;
- (3) Commencement Certificate dated 11th June, 2012 bearing reference No. NMMC/TPD/BP/Case No. A-5603/2716/2012;
- (4) Order dated 01.06.2017 for change of use of the said plot from "Warehousing use" to "Commercial use"/"Mercantile use" along with the additional 0.5 FSI.
- (5) Project Registration Certificate under RERA for Phase-I bearing registration no. **P51700009578**
- (6) Modified Agreement to lease dated 07th August, 2018
- (7) Architect Completion Certificate dated 08/10/2018 for Phase-I,
- (8) Occupation Certificate dated 03.11.2018 bearing reference no. O. No. NMMC/TPO/OC/"20181BONMMC54286/4425/2018" for phase I and Phase II.
- (9) Certificate of Title dated 01.12.2018 issued by Adv. Rajesh H. Patil for the said plot
- (10) Sanctioned plan for Phase- I and Phase-II

All other relevant documents, letters, papers and writings referred to herein.

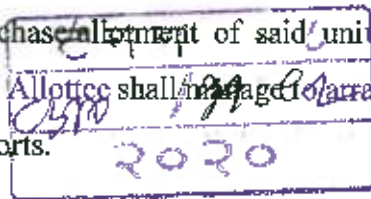
ii) All plans sanctioned by the NMMC, and other authorities, the designs, specifications etc., submitted to NMMC, and other authorities as required under

the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there under.

iii) The Allottee/s has / have examined the foregoing Agreements and relevant documents, letters, papers, writings, RERA portal along with RERA registration certificate, inspection of which, the Promoters have given to him/her / them and get him/her / them satisfied. Allottee/s hereby confirm that they have inspected, read and understood the terms and conditions of all the title deeds and documents including all plans/ permissions and sanctions. The Promoter has updated the amendments as per sanctioned as built plan with RERA and the occupancy certificate received for the Phase-I.

Q. The Allottee has also perused the letters and orders in respect of change of use of said plot and the proposed plan in respect of entire project which includes phase – II, phase- III and separate building. Besides a copy of all such documents are available at the site office and is available for verification by the Allottee after giving a reasonable notice of 15 days. The Allottee/s by virtue of this having executed this Agreement, are deemed to have accepted the title of the Promoter to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised by the Allottee/s upon the same in any matter relating thereto.

R. Prior to expressing intention for receiving allotment the Allottee has informed the Promoter that the Allottee is aware about all eligibility terms and conditions of MCMC and any other Competent Authority for obtaining its NOC/Permission for the purchase/allotment of said unit in said Complex/Building and if so required the Allottee shall manage/arrange such NOC/ permission at their own cost and efforts.



Promoter is desirous to submit the said project to the provisions of Maharashtra Co-operative Housing Society Act. The Promoter shall accordingly form (the "Society"). The Allottee has agreed and consented to be bound by the laws of the said Society. The Allottees of the Phase-II shall be inducted as members of the said society upon receipt of letter from Promoter after they have paid the entire consideration towards their unit along with all the sums payable as taxes and other sums.

T. The Promoter has entered into an agreement with Architect Dimensions registered with the Council of Architect being having address at Plot No.99, Sector-08, Near Sagar Vihar, Vashi, Navi Mumbai-400703.

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- U. The Promoter has appointed a Structural Engineer 'Dr. B L Agarwal & Associates', having address at B-003/004, Ground Floor, Lotus CHS, Plot No.16, Sector-14, Koparkhairane-Navi Mumbai for the preparation of the structural design and drawings of the building and the Promoter accept the professional supervision of the Architect and the Structural Engineer till the completion of said project.
- V. The Promoter has entered into an Agreement with Contractor Jigar Enterprises having its office at B-302, Tirupati Darshan Co-op Hsg Society Gograswadi-Dombivili (E) -421201 to carry out construction of said project.
- W. On satisfying himself/herself about the plans and other terms and conditions including the Title and what is provided herein and after physical inspection of the building and units therein during various site visits the Allottee/Allottee/s hereby agree/s to purchase Unit No. 2031 admeasuring 185.46 Sq. Mtrs. Equivalent to 1996.29 Sq. ft. carpet area on **Second** floor of "J" wing total consideration of **Rs.3,51,90,850/- (Rupees Three Crore Fifty One Lakh Ninety Thousand Eight Hundred Fifty Only)**. In addition, the Allottee is entitled to **14.430** sq. mtrs. of E.B. area, **4.329** sq. mtrs. of Niche area, **1.950** Sq. mtrs. AHU area (the "**additional area**"). The aggregate of carpet area and additional area is the "**gross usable area**" totaling to **206.17** sq. mtrs. Equivalent to **2219.20** Sq. ft. available for use by the Allottee in the Project /Building known as "**AKSHAR BUSINESS PARK**" constructed on the said plot (the "**said unit**") and which is more particularly described in the "**Fourth Schedule**". A copy of Floor Plan is appended hereto as **Annexure-6** and said unit is marked in the floor plan.
- X. The Allottee has paid an amount of **Rs.1,00,000/- (Rupees One Lakh Only)** out of total consideration and has now requested the Promoter to execute and register this Agreement for Sale of the said unit on such terms and conditions as mentioned hereinafter.

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

1. CONSIDERATIONS:

1. The Allottee shall pay a total Consideration of **Rs.3,51,90,850/- (Rupees Three Crore Fifty One Lakh Ninety Thousand Eight Hundred Fifty Only)** to the Promoter against transfer of said unit being the full

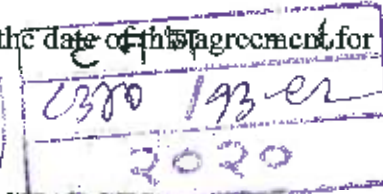
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consideration. The Allottee has paid to the Promoter a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** being part consideration for the said unit agreed to be sold by the Promoter to the Allottee the receipt whereof the Promoters do hereby admit and acknowledge and from the same and every part thereof do hereby acquit, release and discharge the Allottee.

2. The Promoter shall after receipt of balance consideration of **Rs.3,50,90,850/- (Rupees Three Crore Fifty Lakh Ninety Thousand Eight Hundred Fifty Only)** grant right, title and interest in the said unit, possession with all the benefits advantages, concessions, licenses, hereditaments, easementary rights, equities, claims, demands, privileges, appurtenances or any other things attached to the said unit. The Allottee shall at all times peacefully and quietly possess the said unit and enjoy the same without any disturbance or obstruction or interruption and the same is forever free from all encumbrances, charges, all kinds of mortgage, agreement to sell, court litigation's and any other statutory charges.

3. The Allottee shall before taking the delivery of the possession of the said unit pay the balance consideration to the Promoter within the period of 10 Days from the date of this agreement for sale.



2. ADDITIONAL CHARGES:

The Allottee shall on or before delivery of possession of the said unit, pay to the Promoter further total amount on following account:

- (a) Proportionate share of taxes and other charges/ levies in respect of the Society.
- (b) Payment towards water, electric and other utility and services connection charges.
- (c) Payment of electrical receiving and sub-station provided in layout.
- (d) Payment towards Clubhouse membership which is as applicable.

3. MODE OF PAYMENT

1. All payment shall be made by the Allottee by drawing cheque/ DD in the name of "M/S. Akshar Developers Master Collection A/C", Escrow A/C No. 57500000132747, HDFC Bank, Payable at Navi Mumbai or other account as the Promoter may intimate subsequently to the Allottee.

Allottee shall separately pay NMMC/CIDCO transfer charges, if any, and other statutory dues which may be levied from time to time.

2. The Allottee shall be entitled to deduct tax at source on the payment made at the prevalent rate, if applicable and furnish a TDS certificate to the Promoter within 07 days of such deduction made.

Provided that the receipt for the payment made shall be issued by the Promoter only after the bank instrument is cleared and the funds mentioned therein reaches the stated bank account of the Promoter or in the account as Promoter subsequently intimated to the Allottee and the TDS certificate if applicable is received by the Promoter.

4. PAYMENT OF STATUTORY DUES AND TAXES:

1. In addition to the Consideration of said unit as above, the Allottee shall pay to Promoter any statutory taxes (as made applicable from time to time) like MSEDCL Deposit, water connection charges or any other charges, levy, tax, GST if any, duty by whatever name called, if made applicable under any law by the government on this transaction for all times to come. Such payment shall be made by the Allottee at the time of execution of these presents or at the time of making each payment as per the provisions of law. If such liability arises thereafter, then the Allottee shall make over such payment to Promoter within Ten (10) days of notice of demand from Promoter.

2. The valuation report charges and other out of pocket expenses on this transaction shall be borne by the Allottee. Further, the Allottee shall take immediate steps to get this deed registered under the Registration Act, 1908 by making payment of stamp duty and registration charges. Promoter undertakes to make themselves available through authorized representative for purpose of registration at fifteen (15) days notice from Allottee. The Promoter shall not be liable under any law for any delay, laches and / or negligence shown by the Allottee in presenting this agreement for registration before the competent authority. The Allottee indemnifies the Promoter against any claim, action, judgment, cost, charges, penalties that may arise on Promoter due to inaction or non compliance of obligation under this Agreement or under any other law.

3. The Allottees indemnify and keep indemnified the Promoter against any payment to be made to the concerned department on account of GST whether in present or in future.

5. PAYMENT OF BALANCE CONSIDERATION:

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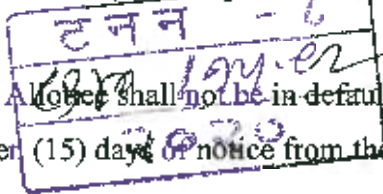
1. The Allottee shall pay the balance consideration within 10 days from the date of registration of this agreement. Timely payment of balance consideration within the prescribed time by the Allottee is the essence of this contract/Agreement. Constructive and physical possession of the said unit shall be handed over to Allottee by Promoter only upon receipt of all payments mentioned in this agreement and compliance of all obligations as per this agreement.

6. DEFAULT BY ALLOTTEE:

1. Following shall deemed to be a default on the part of Allottee:
 - (a) Default in making timely payment of sums due as mentioned in this agreement;
 - (b) Creating nuisance on the site resulting in danger/damage to the said project, said Plot, threat to life;
 - (c) Delay in accepting the possession of the unit within a period of two (2) months of intimation to take possession by Promoter;
 - (d) Refusing/ delay in taking membership of said Society.
 - (e) Breach of any terms and conditions of this agreement;

(f) Breach of any law or provisions thereto.

2. The Allottee shall not be in default if he corrects/ remedies such breach within fifteen (15) days of notice from the Promoter to the Allottee.



7. TERMINATION OF AGREEMENT:

1. On the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings), the Promoter at its option may grant further time of 30 days for payment of defaulted amount along with interest @2% per month. In the event of continued default the Promoter will be entitled to terminate this agreement as per the provisions of this agreement.

2. Without prejudice to the right of the promoter to charge interest in as above, on the Allottee committing default as per clause 6.1 above and on the Allottee committing continuous default even after notice of termination, the Promoter shall at its own discretion, may terminate this Agreement.

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3. Provided that, Promoter shall give another notice of seven (7) days in writing to the Allottee, by registered post AD at the address provided by the Allottee or an e-mail at the email address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter may terminate this agreement unilaterally.

4. Upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee the payments made by him till that date subject to adjustment of 15% of payments received or Rs.3.00 lakhs which ever is more as liquidated damages and service charge. Such refund shall be issued after a period of sixty (60) days of the registration of cancellation/ termination deed and removal of name of the Allottee as a member from the society to be formed for the said project.

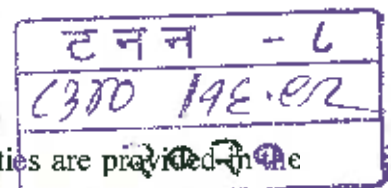
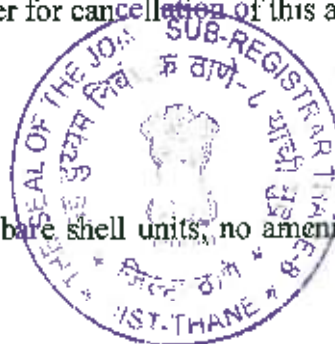
5. Upon termination of this Agreement the Promoter, shall be at liberty to dispose of and sell the unit to such person and at such price as the Promoter may in his absolute discretion think fit.

6. The Promoter is not liable to refund the taxes and other statutory charges collected from the Allottee till the date of termination of the agreement.

7. The Promoter may at its own option approach the authority under RERA for seeking appropriate order for cancellation of this agreement.

8. UTILITY AREAS:

Since the promoter is selling bare shell units, no amenities are provided in the said unit.



9. POSSESSION:

The Promoters shall hand over the possession of the said unit to the Allottee upon receipt of all money as per this agreement. Until then this agreement does not result in demise in law of any right, title and interest in the said unit in favour of the Allottee.

10. DECLARATION BY THE PROMOTERS:

1. The Promoter hereby declares and covenants with the Allottee that upon payment of all consideration, the Allottee will become sole and absolute owner and shall have absolute possession of the said unit with a clear, legally valid and marketable title thereto subject to any lien, encumbrances or mortgage or rights created by the Allottee himself and therefore, an absolute right to sell and convey the same to any third party in future. The Promoter further declares that they have not done any acts, deeds or things so as to curtail, restrict or prejudice his right to convey or prevent him from selling the said unit in terms of this deed.

2. Any structural defects of workmanship quality or provision of service is discovered within five years of the date of Occupancy Certificate, then, wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Allottee shall

be entitled to receive from the Developer, compensation for such defects in the manner as provided under the Act. This warranty is applicable only if after occupying the unit the Allottee maintains the unit in the same condition as it was handed over to him by the Promoter. In case he makes any changes like shifting of the walls, doors, windows and their grills, bedrooms, kitchen bathrooms, enclosing balconies flower bed, extending rooms, changing floors, plumbing systems, electrical wiring, sanitary systems and fitting, fixing falls ceiling or doing any work affecting and damaging the columns and/ or beams of the building, or damaging the stability of the structure of the building, intentionally or due to negligence, with or without the permission of the competent authority and/ or association, this warranty shall stand lapsed. Further, in the following cases where the Allottee (i) Installs air conditioners on the external walls haphazardly which may destabilize the structure (ii) Allottee loads heavy luggage in the lift (iii) Damage any portion of the neighbor's unit or common area by drilling or hammering etc. and (iv) Does not follow the conditions mentioned in the maintenance manual, the aforesaid warranty given by the Promoter s shall not be invokable.

3. It is further agreed that that the aforesaid consideration amount includes furniture, fixtures, seventy seater work station, air-condition, ahu's, glass partition.

4. The Promoter shall construct the amenities as per Annexure-7 along with Phase – II and Phase-III. The said common amenities shall be handed over to the society only after entire project on said plot is complete and said plot is



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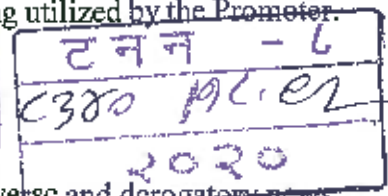
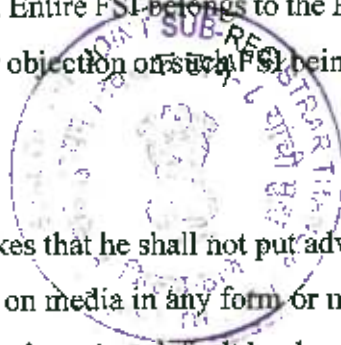
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conveyed to the society. However the Promoter may permit the use of such amenities as and when ready for use at his sole discretion.

11. DECLARATION BY THE ALLOTTEE:

The Allottee hereby declares and undertakes as under:

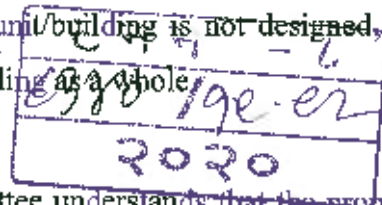
1. The Allottee hereby declares and represents that he has physically inspected the said unit, taken measurement and is satisfied that the said unit is in conformity with the sanctioned plan, the size of the unit and its configuration is as promised and as per the sanctioned plan, the internal amenities are as promised by the Promoter.
2. The Allottee is satisfied with the quality of material used, the brands of hardware and other items used. The Allottee further undertakes not to raise any claim, create any dispute about the construction and the amenities and the material used.
3. The Allottee indemnifies the Promoter against any liability that may arise due to any interior work, renovation, fit out carried out by him in the said unit. He will carry out interior of furniture work without creating nuisance to other unit owners without damaging the lift and stair case and other common areas.
4. Allottee has perused the revised commencement certificate in respect of Phase III and the Allottee undertakes that he shall not in any case interfere with the development activity undertaken in respect of Phase – II, Phase III and the separate building or raise any objection to any amendment to the plans of these phases. Entire FSI belongs to the Promoter and Allottee shall not raise any claim or objection on such FSI being utilized by the Promoter.
5. The Allottee undertakes that he shall not put adverse and derogatory news, material and opinion on media in any form or manner about the project or the promoter of the project. Any default by the allottee would be treated as breach of contract and promoter would be entitled to claim cost and compensation and cancellation of this agreement coupled by forfeiture of advance given by the allottee.



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6. The Allottee hereby undertakes that he shall abide by the rules of fire fighting system as stated in the Occupation certificate and the fire norms before taking the possession of the said unit.
 7. The Allottee assures and confirms that the Promoter would be entitled to put up sign boards, signage, neon sign boards displaying its name in any part of the project like terrace, common area and garden etc. The said board would be maintained by the Promoter at its own cost. The said board would not contain any information which is false or misleading. The Allottee shall not raise any objection to said boards or create any nuisance or hurdle in putting and maintaining said boards.
 8. The Allottee declares and assures that they have no claim of any kind on the Promoter. He further undertakes not to raise any claim on the Promoter hereafter under any law as all obligations of the Promoter stand fulfilled.
 9. The Allottee states that from the date of taking over of possession of the said unit the Promoter will not be responsible in case of any damage caused to the unit/building, by accident and on any tampering with the Geometrical sections of the unit/building for any purpose whatsoever, any overloading of the unit/building, lack of upkeep and maintenance, which could not have been envisaged while designing the unit/building for which the project/unit/building is not designed, any act that is detrimental to the unit/building as a whole.
- The Allottee understands that the promoter is developing the said plot in phases. The amenities sanctioned and proposed will be used by all the Allottee of development on the said plot. The Allottee here will not claim exclusive right over such any amenities. The Allottee also assures and undertakes that though society shall be formed before the completion of Phase-II and Phase III, such society shall not in any way pass any resolution or do any act which adversely affects the right of the Promoter to carry on the development of Phase-II and Phase III or sell the unsold units of any phase and the said society shall not withhold back the induction of any allotted as member of the said society.



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11. The Allottee hereby confirms and declares that he will not raise any objection to the Promoter for utilizing the terrace space for providing various commercial use like cafe, recreation area and other such common facilities for the benefit of the purchasers of the units in the project.
12. The Allottee also assures and undertakes to contribute its share of expenses for the upkeep and maintenance of any recreational amenities on terrace or elsewhere as and when determined and demanded by the promoter / society.
13. The Allottee shall obtain "No Objection Certificate" and "No Dues Certificate" from Promoter to transfer the right, title and interest in respect of the said unit to third party before possession of said unit to Allottee. Without obtaining the said certificates any document executed by Allottees in the name of third party shall be treated as 'void-ab-initio'.

12. RESERVATION FOR CAR PARKING:

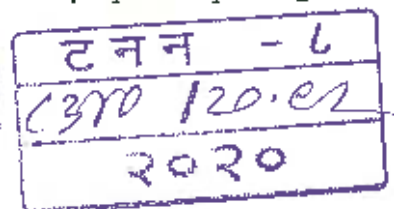
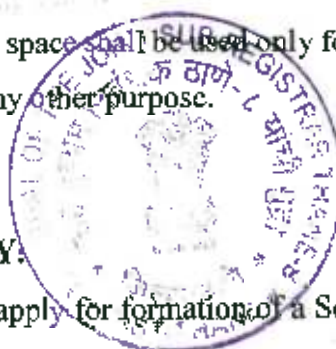
1. Allottee has requested for reservation of covered car parking (the "*car parking*") to be used to park its motor vehicle. Accordingly, Promoter hereby reserves car parking in the basement for exclusive use of Allottee.
2. Allottee shall not be allowed to allot/transfer/let-out said car parking to any outsider/visitor i.e. other than the unit Allottee of said unit.
3. Allottee shall keep the said car parking space as shown in the sanctioned plan of said project and shall not enclose or cover it in any manner.
4. The said car parking space shall be used only for the purpose of parking motor vehicle and not for any other purpose.

13. FORMATION OF SOCIETY:

1. The Promoter shall apply for formation of a Society of Allottees under Maharashtra Co-operative Housing Society Act within 9 months from the date the prescribed percentage of units are sold in the entire project. The allottees of phase-II and phase III shall join as members of such society since such society is for complete project and not for any individual phase.
2. The Allottee is entitled to apply for membership of Society after payment of full consideration to the Promoter as per this Agreement. The Allottee shall for this purpose from time to time sign and execute the

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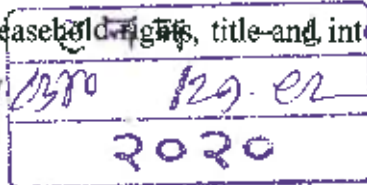
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applications, other papers and documents for becoming a member of the Society. These documents duly filled in and signed shall be returned to the Promoter within 07(seven) days of the same being forwarded by the Promoter to the Allottee, so as to enable Allottee to become a member of the Society. Any delays in signing and handing over relevant documents by the Allottee shall not constitute default of the Promoter. The Allottee shall be expelled from the said society if the Allottee defaults in making timely payments or violates this deed in any manner. For such expulsion the termination letter from Promoter shall be sufficient document.

14. CONVEYANCE:

1. The Promoter shall after receipt of full consideration from all the Allottees in both phases and within 12 months from the date of receipt of Occupancy certificate in respect of last building in said plot from NMMC or any competent authority for utilization of full potential FSI of said land shall execute a Tri - partite agreement/ Conveyance Deed in favour of said Society to transfer the leasehold rights, title and interest in respect of said plot in the name of Society.



The common amenities of the said plot as specified in Annexure-7 shall be conveyed to the said Society at the time of conveyance of said plot to the said Society. The Allottees shall not raise any claim for the use of amenities till the said plot is conveyed to Society, although the Promoter may at its discretion allow the use of amenities to Allottees prior to such conveyance. Provided that the cost of conveyance of lease of said plot to Society shall be borne by the Allottee collectively and they shall come forward to accept lease of the said Plot in the name of Society for such conveyance from the Promoter, within two (02) months from date of intimation by the Promoter. This amount is not included in agreement value and shall be calculated and informed to the members of the society after Occupancy certificate.

15. SOCIETY MAINTENANCE CHARGES:

1. Commencing a week after notice in writing is given by the Promoter to the Allottee that the said unit is ready for use and occupation, irrespective of the Allottee taking the possession of the said unit, the Allottee shall be liable for proportionate share of outgoings in respect of said Plot for water charges, insurance, common lights, repairs, salaries, property tax if any, security,

sweepers and all other expense necessary and incidental to the maintenance of the said Plot. Such proportionate share of expense shall be calculated on the basis of area of the said unit plus the additional area attached to the said unit i.e. gross usable area vis a vis total gross usable area of said project.

2. The Allottee shall pay to the Promoter at the time of possession, an advance maintenance for Twenty Four months along with GST as "common maintenance charges" for the upkeep and maintenance of the said Project. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until the Plot is conveyed to the Society as aforesaid.

3. At the time of conveyance of said plot in the name of said Society, surplus balance if any, shall be handed over to the said Society and thereafter said Society shall maintain the project in the said plot.

16. UNSOLD UNITS IN SAID PROJECT:

1. The Promoter shall be inducted as a member of said Society for unsold units upon conveyance of said Plot to Society.

2. Promoter shall be entitled to sell the unsold units in said project without any separate permission or consent of Society and the members of Society. The prospective Allottee of such unsold units shall be inducted by the Society as members and no objection shall be raised either by existing members or the Society.

3. Allottee or Society shall not be entitled to demand any transfer charge for the transfer of unsold unit by the Promoter to prospective Allottees.

4. Promoter shall also be entitled to at least one car parking reserved for the unsold units and the Society or Allottee shall not stake claim on such parking.

5. Promoter shall be entitled to mortgage the unsold units of the said project with the financial institutions without any separate NOC from Society or the members of Society.

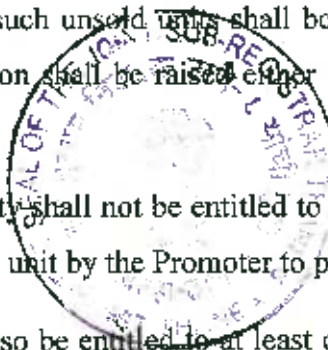
6. Promoter is entitled to all the rights of being a member of Society i.e. right to attend meeting, right to vote in the meeting etc.

17. POST POSSESSION OBLIGATIONS OF ALLOTTEE:

Allottee himself/themselves with intention to bring all persons into whosoever hands the said unit may come, hereby covenant with the Promoter as follows:-

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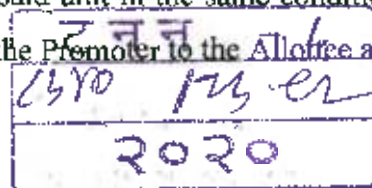
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(a) To maintain the said unit at Allottees own cost in good tenantable repair condition from the date of possession of the said unit is taken and shall not do or suffered to be done anything in or to the building or to the exterior or elevation of the building in which the said unit is situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the said unit is situated and the said unit itself or any part thereof.

(b) Not to store in the said unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said unit is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said unit is situated. In case any damage is caused to the building in which the said unit is situated, on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

To carry out at his own cost all internal repairs to the said unit and maintain the said unit in the same conditions, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffering to be



do anything in or to the building in which the said unit is situated or the said unit which may be given in the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the said unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said unit is situated and shall keep the portion/sewers, drains pipes in the said unit and appurtenances thereto in good tenantable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the said unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural components in the said

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unit without the prior written permission of the Promoter and/ or the said Society, as the case may be.

(e) Not to do or permit to be done any act or thing which may tender void or voidable any insurance of the said property and the building in which the said unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the said property and the building in which the said unit is situated.

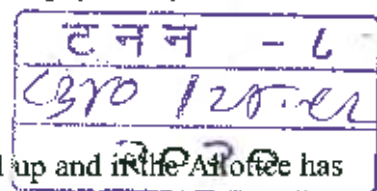
(g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said unit by the Allottee viz. for any purposes other than permitted use.

(h) Allottee shall take membership of the society and shall ensure that he is allotted the share certificates corresponding to the said unit. The Allottee shall ensure to inform the society of any charge created on the said unit and submit relevant documents immediately.

(i) Allottee shall not let, sub-let transfer, assign or part with his/their interest or benefit obtained under this Agreement or part with the possession of the said unit unless it has obtained a 'No Dues Certificate' letter from Promoter. The Promoter shall issue such Certificate if all the dues payable by the Allottee

to the Promoter under this Agreement are fully paid up and if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has requested in writing to the Promoter. Any transaction of let, sub-let, transfer, assign, sale without obtaining 'No Due Certificate' from Promoter shall be *void-ab-initio*. The Allottee shall obtain such permission from said Society after the leasehold right of said Plot is conveyed to the said Society.

(j) Allottee shall observe and follow all the rules and regulations which the said Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said units therein as also observe and follow the building rules, regulations and bye-laws for the time being, of the concerned local authority, the Government and other public bodies. The Allottee shall also observe and follow all the stipulations and conditions laid down by the said Society regarding the occupation and use of the said unit in



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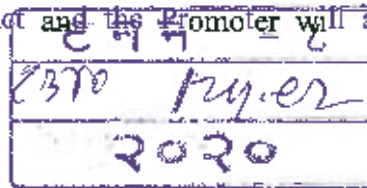
the Building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other out-goings in accordance with the terms of this Agreement.

(k) Till a conveyance of said Plot and all building in the said project is executed the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Plot and buildings or any part thereof to view and examine the state and conditions thereof, but only after prior notice.

18. REGISTRATION OF THIS AGREEMENT:

1. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said unit unless all amounts as agreed upon in this agreement is paid by the Allottee to the Promoter and unless this agreement is duly stamped under the Maharashtra stamp Act and registered under the Registration Act, 1908. The Allottee shall have no claim save and except in respect of the said unit hereby agreed to be sold to him. All open space, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the said Plot and the building thereon is conveyed to the said Society.

2. Allottee shall present this Agreement as well as the Conveyance deed at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereon.



19. NOTICE

1. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee and the Promoter, by Registered Post A.D. at his/her address specified below :-

Address of Allottees: -

E-203,
BELAPUR RAILWAY STATION,
BELAPUR,
NAVI MUMBAI-400614

[Handwritten signature]

[Handwritten signature]

Address of Promoter:-Akshar Developers

Office at 225, 2nd Floor,
Big Splash, Plot No.78 & 79,
Sector-17, Vashi, Navi Mumbai

&

Office No-0047,0048,0049
Ground Floor, Wing- 'O',
Akshar Business Park,
Plot No-03, Sector-25,
Vashi, Navi Mumbai.

AND upon handing over of the possession of the said unit to the Allottee under this agreement, all the notices on the Allottee shall be served at the address of unit handed over to the Allottee under this agreement.

2. That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

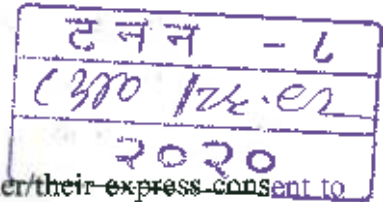
20. ALLOTTEE UNDERTAKING:-

1. The Allottee/s undertake, hereby gives his/her/their express consent to the Promoters to raise any loan against the said Plot and/or the said buildings under construction and to mortgage the same with any bank or bankers or any other financial institutions/s or any other party. This consent is on the express understanding that any such loan liability shall be cleared by the Promoters at their own expenses on or before the conveyance of said plot to the said Society. However, the Promoter may create charge/ mortgage the unsold stock or the future cash flow of the project and Allottee shall not object to such creation of mortgage or charge.

2. It is clearly understood and so agreed by the Allottee that all the provisions contained herein and the obligations arising hereunder in respect of said project shall equally be applicable to and enforceable against any subsequent Allottees of the said unit, in case of a transfer, as the said obligations go along with the said unit for all intents and purposes.

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21. WAIVER NOT A LIMITATION TO ENFORCE

1. The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in delay in making payments as per the Payment schedule including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee.

2. Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

3. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.

22. BINDING EFFECT:

The recitals herein before constitute an integral part of this Agreement and are evidencing the intent of the parties in executing this agreement, and describing the circumstances surrounding its execution. Said recitals are by express reference made a part of the covenants hereof, and this agreement shall be construed in light thereof. The Schedules, Annexures and payment receipt shall be construed as an integral part of this agreement.

23. MATERIAL ADVERSE CHANGE/ CONDITION:

In case of material adverse change in any of the parameters in the said project the parties hereto shall try and amicably modify, alter, settle the matter within themselves.

24. COMPLIANCE OF LAWS RELATING TO REMITTANCES

1. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations 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

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provide the Promoter with such permission, approvals which would enable the Promoter 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 Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

2. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

25. INVESTOR CLAUSE

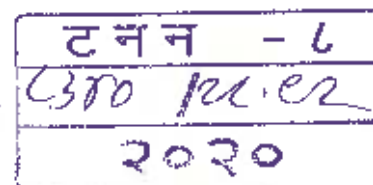
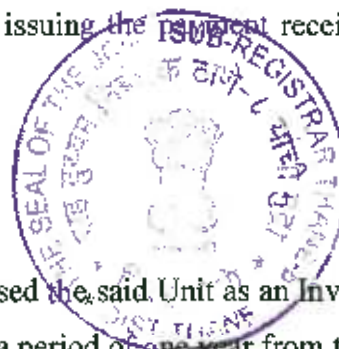
The Allottee has purchased the said Unit as an Investor. The Allottee intends to sell the said unit within a period of one year from the date of this Agreement. In the event the said Unit is sold within one year then the Allottee shall be entitled to invoke the benefit available to an Investor as per the amendment made to the Maharashtra Stamp Act, 2015. Without prejudice to the Allottees right as an Investor, the Allottee may continue to hold the said Unit like any other Allottee if he does not sell it within one year.

26. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or

[Signature]

[Signature]



under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

29. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said unit, as the case may be.

30. JURISDICTION

All disputes concerning this agreement shall be subject to the jurisdiction of courts in Navi Mumbai.

31. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

FIRST SCHEDULE

"SAID PLOT"

Place and parcel of Plot bearing No. 03, admeasuring 42,639.79 Sq. Mtrs. Situate at Sector-25, Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and within the registration District – Thane, registration jurisdiction of the Sub – Registrar of Assurances, Thane bounded as under:

On or towards the North by:- Railway Track
On or towards the South by:- Vashi Turbhe Road
On or towards the East by:- C W C Complex
On or towards the West by:- Railway Goods Yard

SECOND SCHEDULE

SAID PROJECT

Wing A to P ('Phase-I') constructed on the portion of Plot bearing No. 03, admeasuring 23,647.36 Sq. Mtrs. Situate at Sector-25, Vashi, Navi Mumbai which is highlighted in yellow colour in layout plan of said plot appended as Annexure – 1.

A portion of the said plot admeasuring 23,647.36 sq. mtrs and thereabouts wherein the said project being Phase-I is being developed and bounded as under:



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On or towards the North by:- Phase-II
On or towards the South by:- Vashi Turbhe Road
On or towards the East by:- CWC Complex
On or towards the West by:- Railway Goods Yard

FOURTH SCHEDULE

"SAID UNIT"

Unit No. 2031, admeasuring useable carpet area 206.17 Sq. Mtrs. Equivalent to 2219.20 Sq. ft. on Second floor, in "J" wing, Phase – I, within Complex name "Akshar Business Park", Situated at Plot bearing No. 03, Sector-25, Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and within the registration District – Thane, registration jurisdiction of the Sub – Registrar of Assurances, Thane.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

SIGNED, SEALED & DELIVERED:

BY THE WITHINNAMED "PROMOTER"

M/s. AKSHAR DEVELOPERS

THROUGH ITS PARTNER

MR. HARI B. MUJAT

Hari




SIGNED/ SEALED & DELIVERED

BY THE WITHINNAMED ALLOTTEE

M/S. SURAJ INFORMATICS PRIVATE LIMITED *

Through Its Director

MR. AMIT GUPTA


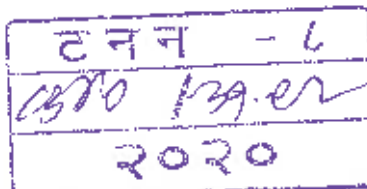
Amit




IN THE PRESENCE OF

1) *[Signature]*

2) *[Signature]*

RECEIPT

RECEIVED with thanks from **M/S. SURAJ INFORMATICS PRIVATE LIMITED** a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** as part payment on execution hereof as per terms & conditions of this Agreement for Sale of Unit No. "2031", on **Second Floor**, wing "J" in Phase-I in the Project Known as "**Akshar Business Park**" to be constructed on Plot bearing No. 03, Sector- 25, admeasuring 42,639.79 Sq. Mtrs. Situated at Vashi, Navi Mumbai.

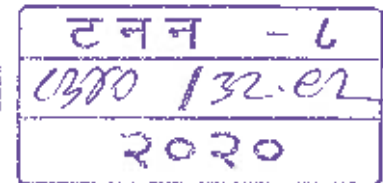
| Ch. Date | Ch. No. | Bank Name | Amount |
|------------|---------|---------------|----------------------|
| 28/09/2020 | NEFT | AXIS BANK LTD | Rs.1,00,000/- |
| | | | |
| | | TOTAL | Rs.1,00,000/- |

The receipt is subject to realization of Cheques and receipt of TDS Certificate.

For, AKSHAR DEVELOPERS



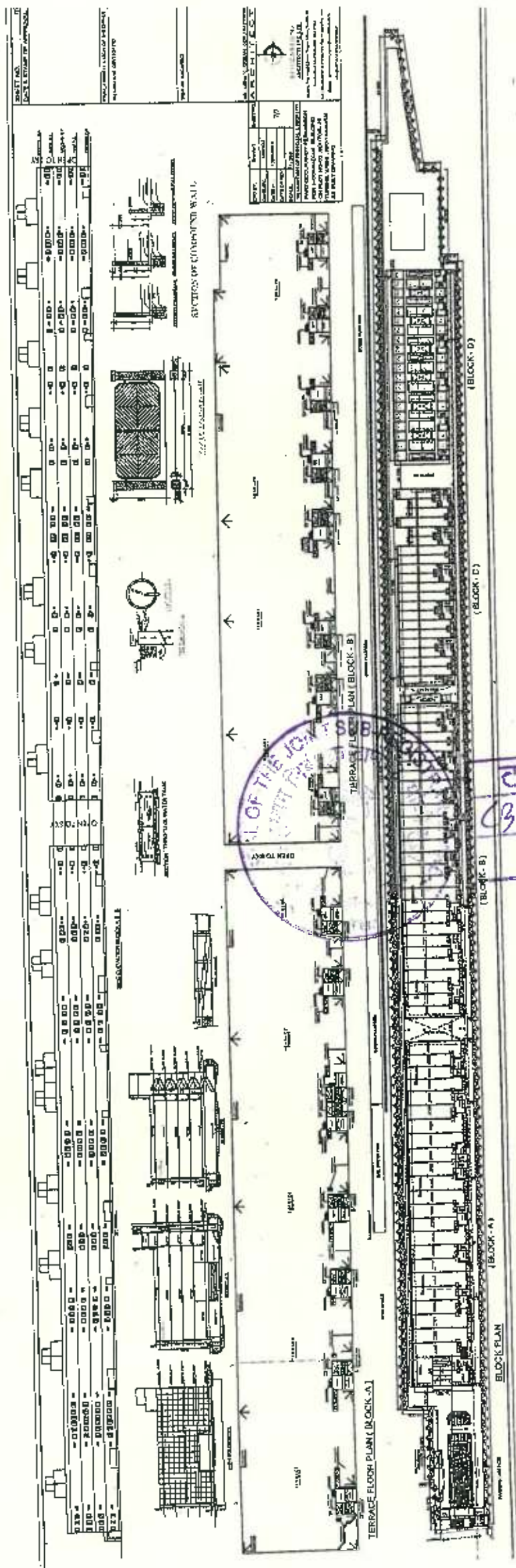
Partner





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ANNEXURE : 1



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ANNEXURE: 2



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु १९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-११-२२-६६५० ०९००

फॅक्स : ००-११-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलगावूर,

नवी मुंबई ४०० ६१४.

दूरध्वनी : ००-११-२२-६७९९ ८९००

फॅक्स : ००-११-२२-६७९९ ८९६६

NO.CIDCO/MTS-IEO(HQ)/2017/ 7135
संदर्भ क्र.

दिनांक : 01.06.2017

To,

M/s. Akshar Developers,
Office No. 22S, 2nd floor, Big Splash,
Plot No. 78 & 79, Sector 17,
Vashi, Navi Mumbai 400 705.

Subject:-

Grant of NOC for change of user and extension of time limit in respect of Plot no. 3, Sector-25, Vashi.

Dear sir,

With respect to the above subject, this is to inform you that the Corporation has accepted your request for grant of additional FSI of 0.5 (Total 1.5 FSI) and conversion of user from Warehousing to Commercial Use/Mercantile Use and the same shall be granted to you subject to following conditions :

- 1) You shall have to pay Additional Lease Premium amounting to Rs. 99,04,51,256/- towards Additional Lease Premium towards conversion of subject property from Warehousing (VPR 4M i.e. FSI 1.00) to Commercial Use/Mercantile Use with FSI 1.5.
- 2) The above payment shall be paid in two equal installments as below ;
 - a) First installment amounting to Rs. 49,52,25,628/- on or before 30.06.2017.
 - b) Second installment amounting to Rs. 49,52,25,628/- on or before 31.07.2017.
- 3) You have to pay Additional Lease Premium amounting to Rs. 15,84,91,049/- towards extension of time limit for the period from 17.11.2011 to 25.11.2015. Additional Lease Premium from 26.11.2015 to 25.5.2017 is levied at 0% rate.
- 4) The Additional Lease Premium shall be applicable as per the prevailing scale from the date of 25.5.2017, till completion of construction.
- 5) You shall complete the construction of additional FSI of 0.5 within a period of 04 years from the date of Modified Agreement. In case you fail to complete the construction of the additional FSI within 4 years, you shall be liable for payment of additional lease premium as per prevailing rules of the Corporation.
- 6) After payment of above Additional Lease Premium, you shall have to execute the Modified Agreement to Lease with the Corporation.

You are requested to make the arrangement of the above payment as per the date and manner described above.

Thanking you,

Estate Officer (HQ)

(Signature)
Shri. S. S. Goshmukh
Estate Officer (HQ)
CIDCO
EMP. No. 122/54

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.
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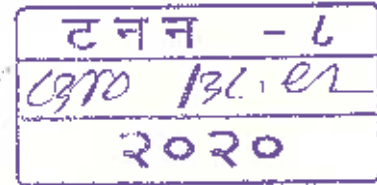
ANNEXURE: 3



DIMENSIONS
ARCHITECTS PVT LTD

Ref: 471/NMMC/ CC/37

To,
Assistant Director of Town Planning,
Navi Mumbai Municipal Corporation
Sector - 1 C.B.D.-Belapur,
Navi Mumbai.



COMPLETION CERTIFICATE
PART: BLOCK A, B & C

I hereby certify that the carrying out of development of Commercial Building on Plot No. 3, Sector - 25, Vashi, in Navi Mumbai been part completed (admeasuring Net. BUA 56244.337 Sqmt. Of Block A, B & C) on 23/09/13, according to the permission granted vide No. NMMC/TPD/BP/Case No. A-5603/2716, Amended Commencement Certificate Dt. 11/06/2012 and plans approved. I hereby declare that the structural work of the aforesaid proposal has been executed in accordance with the structural design, drawings and details prepared by a qualified structural engineer and under his supervision to ensure due and proper safety and stability of the work carried under the aforesaid proposal. I hereby further certify that no approval or permission granted to the aforesaid proposal has been constructed to impose upon your corporation any liability or responsibility in law for any damage or loss arising from any act or omission in executing the intended work for which I hold myself liable or responsible wholly and exclusively. No provisions of the development control regulations and conditions prescribed in the commencement certificate have been transgressed during the carrying out of development. The development so carried out is fit for which it has been carried out.


ARCHITECT
(Lena Gosavi)

DIMENSIONS
ARCHITECTS PVT. LTD.
ARCHITECTS PROJECTS MANAGERS
GA/94/17690

• Head Office •

Studio: Plot No. 99, Near Sagar Vihar, Sector - 8, Vashi, Navi Mumbai-400 703, India • Tel.: 91-22-2782 3141 (10 Lines)
Fax: +91-22-2782 3641 • Email: info@dimensionsarchitect.in • Website: dimensionsarchitect.in



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नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुमपा मुख्यालय, भुखंड क्र. १,
किल्ले गांवठाण जंक्शन, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलपुर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६७०७० / १ / २ / ३ / ४ / ५
फैक्स : ०२२-२७५७३७८५ / २७५७७०७०

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27573785 / 27577070

जा.क्र./नरवि/भो.प्र/201818ONMMC54286/ 12096
दिनांक : 08/99/2096

अंशतः भोगवटा प्रमाणपत्र

- वाचले :- १) नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र क्र. जा. क्र. नमुमपा/ नरवि/ बां.प./ प्र.क्र.ए-५६०३/२७१६/२०१२, दि. ११/०६/२०१२.
२) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमुख्य शुल्क आकारणीबाबतचे परिपत्रक.
३) वास्तुविशारद मे. डायमेशन यांनी दि. ०८/१०/२०१८ रोजी सादर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ०३, सेक्टर क्र. २५, वाशी, नवी मुंबई या जागेचे मालक मे. अक्षर डेव्हलपर्स, यांनी जागेवरील बांधकाम दि.२३/०९/२०१३ रोजी पुर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद मे. डायमेशन यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. ११/०६/२०१२ मध्ये नमुद केलेल्या अटी व शर्ती तसेच नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ च्या अधिमुख्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे.

- | | |
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| १) भुखंडाचे क्षेत्रफल | : ४२६३९.७२० चौ.मी. |
| २) अनुज्ञेय चटई क्षेत्र निर्देशांक | : १.५६ |
| ३) एकूण अनुज्ञेय बांधकाम क्षेत्र | : ६६९५९६.८५ चौ.मी. |
| ४) वाणिज्य वापरा खालील प्रत्यक्ष बांधकाम क्षेत्र (अंशतः भोगवटा) (A+B+ अंशतः C Block) | : १६९९६.३८८ चौ.मी. |
| ५) वाणिज्य वापराखालील सुधारीत बांधकाम क्षेत्र (अंशतः 'C' + 'D' Block) | : ७६७३.६०९ चौ.मी. |
| ६) एकूण बांधकाम खालील क्षेत्र (४+५) | : ६३७८९.९८९ चौ.मी. |
| ७) बाल्कनी खालील बांधकाम क्षेत्र (A+B+ अंशतः C Block) | : ६७७०.१०४ चौ.मी. |

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

(ओविस ए. सोमीन)

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलपूर, नवी मुंबई - ४०० ६१४,
दूरध्वनी : ०२२-२७५६७७७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५६७७७५ / २७५७७७७०

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27573785 / 27577070

जा.क्र./नरवि/भो.प्र/20181BONMMCS4286/ 8828
दिनांक: 03/११/२०१८

प्रति,
मे. अक्षर डेव्हलपर्स
भुखंड क्र. ०३, सेक्टर क्र. २५,
वाशी, नवी मुंबई.

प्रकरण क्र. 20181BONMMCS4286

विषय : भुखंड क्र. ०३, सेक्टर क्र. २५, वाशी, नवी मुंबई येथे अंशतः भोगवटा प्रमाणपत्र ट
मिळणेबाबत ('A' Block + 'B' Block + अंशतः 'C' Block).

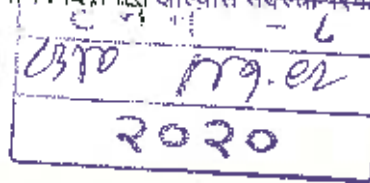
संदर्भ : आपले वास्तुविशारद यांचा दि. ०८/१०/२०१८ रोजीचा अर्ज.

संदर्भाधीन अर्जाच्या अनुषंगाने भुखंड क्र. ०३, सेक्टर क्र. २५, वाशी, नवी मुंबई येथील वाणिज्य
वापरासाठी अंशतः भोगवटा प्रमाणपत्र (पार्ट ऑक्झुपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार दिनापरवानगी मंजूर नकाशात फिरकोळ अंतर्गत
फेरबदल केलेले असल्यामुळे भरणा केलेली सुरक्षा अनामत रक्कम जप्त करण्यात आलेली आहे. याची कृपया
नोंद घ्यावी.

अट :- १) प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशांमध्ये दर्शविल्याप्रमाणे संपूर्ण वाहनतळ व्यवस्था; दर्शविणारे
सिमांकन (Marking) कायमस्वरूपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी घेणेवैकी घेणेत

(२) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा देशामुल
करणारी असल्याचे निदर्शनास आल्यास सचस्ती परवानगी आपोआप रद्द होईल.



आपला,

(ओवैस ए. मोमीन)

सहाय्यक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत : भागिलीसाठी

१. मे. डायमॅशन, वास्तुविशारद,
भुखंड क्र. ११, सेक्टर ८, सागरविहार, वाशी, नवी मुंबई.
२. उपआयुक्त (जमकर), नमुंमपा.
३. उपआयुक्त, परिमंडळ-१/२, नमुंमपा.
४. कर नियंत्रक व संचालक, नमुंमपा.
५. व्यवस्थापक, (शहर सेवा-१/१२.५%), सिडको लि.
६. सहाय्यक आयुक्त तथा विभाग अधिकारी, दुर्भे, नमुंमपा.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

ANNEXURE - 5

RAJESH H. PATIL B.sc, M.L.S, L.L.M.

Advocate High Court

Off.C-338, 1st Floor, Vashi Plaza, Sector-17, Vashi, Navi Mumbai -400 703.

Date: 01/12/2018

TITLE CERTIFICATE

Title Opinion with respect to Plot of land being Plot No 3 admeasuring about 42639.79 Sq Mtr situate at Sector 25, Vashi, Navi Mumbai, District Thane in the name of M/s Akshar Developers.

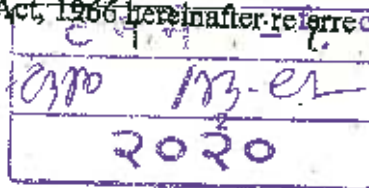
I have perused the copies of the following Documents:

- Allotment Letter dated 17/12/2004 given by CIDCO Ltd to Akshar Developers.
- Agreement To lease dated 17/03/2006 Executed between CIDCO Ltd and Akshar Developers.
- Construction Permission being O. No / NMMC/ TPO/ BP / Case No A-5603/2074/06 dated 30/06/2006 issued by NMMC.
- Amended Building Approval issued by NMMC being O. No / NMMC/ TPO/ BP / Case No A-5603/2716/2012 dated 11/06/2012
- Permission and NOC for the conversion/change of the user given by CIDCO Ltd being Reference No CIDCO / MTS-I / EO(HQ) / 2017 / 7135 dated 01/06/2017.
- Modified Agreement to Lease dated 7th August 2018 Executed between the CIDCO Ltd & Akshar Developers
- Revised construction commencement certificate issued by NMMC being O No / NMMC/TP/ TPO/ RBP / Case No 20181 BO NMMC 54286/ 4424 /2018 dated 03/11/2018
- Part Occupancy certificate issued by NMMC being O. No / TPO/ OC / 20181BONMMC54286/4425/2018 dated 03/11/2018. *u*

- i) CIDCO letter being CIDCO / MM(III) /2004/ dated 20/02/2006 for creation of Mortgage on said Plot to Indian Overseas Bank.
- j) Mortgage Deed dated 29/03/2006 with Indian Overseas Bank.
- k) Supplemental Mortgage Deed dated 20/03/2007 with Indian Overseas Bank.
- l) Letter dated 19/10/2007 given by Indian Overseas Bank to CIDCO Ltd about clearance of Loan.
- m) CIDCO Ltd letter being CIDCO / EMS/ EO(II) /2007/1007 dated 23/10/2007 granting permission for creation of Mortgage in favour of State Bank of India, Industrial Finance Branch, Sakinaka, Mumbai
- n) Mortgage Deed dated 23/10/2007 with State Bank of India
- o) Deed of Release (Reconveyance of Mortgage) of State Bank of India of May 2011
- p) letter by CIDCO Ltd for creation of Mortgage being CIDCO / M(TS-1) / RO/VAS/2018/135 dated 19/01/2018 in favour of L & T Finance Ltd.
- q) Mortgage Deed dated 23/01/2018 with L & T Finance Ltd.

The Narration of the Title is as under:

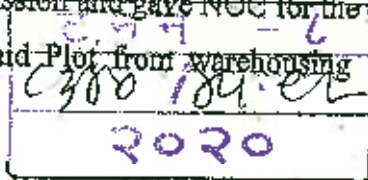
- 1) The City and Industrial Development Corporation of Maharashtra Ltd, a Company incorporated under the Companies Act, 1956 having registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021(hereinafter referred to as CIDCO) is the new Town Development Authority declared for the area designated as site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as said "MRTP Act"



- 2) THE STATE GOVERNMENT in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired Lands and vested in 'CIDCO' for development and disposal of lands.
- 3) By virtue of being the Development Authority, the CIDCO has been empowered u/s. 118 of the said M R T P Act to dispose off any land acquired by it or vested in it accordance with the proposal approved by State Government.
- 4) By an under Scheme of CIDCO Ltd being M3/06/2004-2005, the said CIDCO Ltd had auctioned a Plot of Land being Plot No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane. Hereinafter the abovementioned Plot of Land being Plot No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane is referred to as said Plot.
- 5) M/s Akshar Developers being the highest bidder for the said Plot, M/s Akshar Developers were allotted the said Plot by the said CIDCO Ltd by its Allotment letter being Reference No. 70000244 / 90006048 dated 17/12/2004.
- 6) Under an Agreement to Lease dated 17th March 2006, the said CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (CIDCO), the Lessor, and M/s Akshar Developers, the Lessees, the said CIDCO Ltd leased the said Plot to M/s Akshar Developers for Warehouse purpose.
- 7) M/s Akshar Developers by its letter dated 31/05/2006 had applied to Navi Mumbai Municipal Corporation, hereinafter referred to as NMMC, the Local Planning Authority, for the Construction permission for the said Plot and the said NMMC had issued its construction Permission being O. No / NMMC/ TPO/ BP / Case No A-5603/2074/06 dated 30/06/2006 to M/s Akshar Developers granting permission to develop the said Plot.

8) M/s Akshar Developers by its letter dated 04/02/2012 had applied to said NMMC for the revised/Amended Construction permission for the said Plot for commercial purpose/mercantile purpose and the said NMMC had issued its revised/Amended commencement certificate i.e Amended Building Approval certificate being O. No / NMMC/ TPO/ BP / Case No A-5603/2716/2012 dated 11/06/2012 to M/s Akshar Developers granting them permission to develop the said plot for commercial purpose/mercantile purpose in accordance with the approved plans and conditions.

9) The Developers M/s Akshar Developers gave an Application to said CIDCO Ltd and requested them to grant of NOC for the conversion/change of the user of the said Plot from warehousing purpose to commercial /mercantile use Purpose and the said CIDCO Ltd by its letter being Reference No CIDCO / MTS-I / EO(HQ) / 2017 / 7135 dated 01/06/2017 had granted their permission and gave NOC for the conversion/change of the user of the said Plot from warehousing use to commercial /mercantile use.



10) Under an Modified Agreement to Lease dated 7th August 2018 Executed between the said CIDCO Ltd and M/s Akshar Developers, the abovementioned earlier principal Lease Agreement i.e Agreement to Lease dated 17th March 2006 for said Plot was modified by the Parties wherein there was made change of use of the said Plot from warehousing use to commercial / mercantile use.

11) M/s Akshar Developers by its Architects letter dated 08/10/2018 had applied to said NMMC for the revised/Amended Construction permission for Mercantile/commercial use for the said Plot (Part: 'C' + 'D' Block) and the said NMMC had issued revised/amended construction commencement certificate being (4)

O.No / NMMC/TP/ TPO/ RBP / Case No 20181BONMMC54286 / 4424 / 2018 dated 03/11/2018 to M/s Akshar Developers granting them revised/amended construction permission.

- 12) M/s Akshar Developers by its Architects letter dated 08/10/2018 had applied to said NMMC for the Part Occupancy Certificate for Mercantile/commercial use for the said Plot ('A' Block + 'B' Block +Part: 'C' Block) and the said NMMC had issued Part Occupancy certificate being O. No / TPO/ OC / 20181BONMMC54286/4425/2018 dated 03/11/2018 to M/s Akshar Developers granting them Part Occupancy Certificate in accordance with the conditions as mentioned therein.

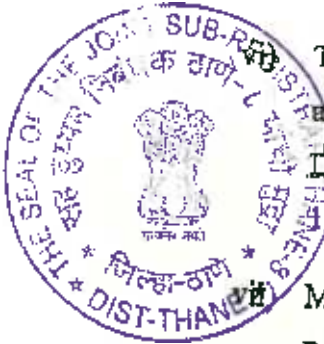
13) Mortgages:

- i) M/s Akshar Developers gave an Application to said CIDCO Ltd and requested them to grant their No objection Certificate for creation of Mortgage on the said Plot and the said CIDCO Ltd by its letter being CIDCO / MM(III) /2004 dated 20/02/2006 had granted their No objection certificate for creation of Mortgage on said Plot to Indian Overseas Bank.

- ii) M/s Akshar Developers had mortgaged the said Plot to Indian Overseas Bank, Santacruz , Mumbai Branch by a Mortgage Deed dated 29/03/2006 and this Mortgage Deed was registered with the sub Registrar of Assurances Thane 11 vide Document No 1794/2006 on 23/09/2006.

- iii) By a Supplemental Mortgage Deed dated 20/03/2007 which is supplemental to the abovementioned Principal Mortgage Deed dated 29/03/2006, the abovementioned Indian Overseas Bank had granted additional Loan to M/s Akshar Developers and this Mortgage Deed was registered with the sub Registrar of Assurances Thane 11 vide Document No 1899/2007 on 20/03/2007. Q

- iv) M/s Akshar Developers gave an Application to said CIDCO Ltd and requested them to grant their permission for creation of Mortgage on the said Plot and the said CIDCO Ltd by its letter being CIDCO / EMS/ EO(II) /2007/1007 dated 23/10/2007 had granted their permission for creation of Mortgage on said Plot in favour of State Bank of India, Industrial Finance Branch, Sakinaka, Mumbai.
- v) By a Mortgage Deed dated 23/10/2007, M/s Akshar Developers had mortgaged the said Plot to State Bank of India, Industrial Finance Branch, Sakinaka, Mumbai and this Mortgage Deed was registered with the sub Registrar of Assurances Thane 11 vide Document No 5863/2007 on 23/10/2007.



The State Bank of India had cleared the outstanding Loan of the above mentioned Indian Overseas Bank on behalf of Akshar Developers and Indian Overseas Bank had given letter dated 19/10/2007 to CIDCO Ltd.

- M/s Akshar Developers had paid the entire loan amount to State Bank of India and the State Bank of India by a Deed of Release (Reconveyance of Mortgage) of May 2011 had released the said Plot and this Deed of Release was registered with the sub Registrar of Assurances Thane 8 vide Document No 03780/2007 on 01/06/2011.
- viii) M/s Akshar Developers gave an Application to said CIDCO Ltd and requested them to grant their No objection Certificate for creation of Mortgage on the said Plot and the said CIDCO Ltd by its letter being CIDCO / M(TS-1) / RO/VAS/2018/135 dated 19/01/2018 had granted their permission for creation of Mortgage on said Plot (NOC) to M/s Akshar Developers for borrowing loan from L & T Finance Ltd. &

ix) By a Mortgage Deed dated 23/01/2018, M/s Akshar Developers had mortgaged the said Plot to L & T Finance Ltd and this Mortgage Deed was registered with the sub Registrar of Assurances Thane 8 vide Document No 1211/2018 on 23/01/2018.

14) M/s Akshar Developers are the Lessees of the said Plot has the right Title and interest in the said Plot and has the right to construct Building & Units for Mercantile / commercial use and sell and dispose of the Units etc to the prospective Purchasers as per permissions and sanctioned plans.

On the basis of the perusal of the copies of the abovementioned Documents submitted and with reference to their terms, conditions, covenants & Approvals, I am therefore of the opinion that the title of M/s Akshar Developers on the said Plot i.e Plot No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane is clear and marketable.

The description of the said Plot is more particularly described herein below.

SCHEDULE

All that piece and parcel of plot of Land i.e Plot No 3 admeasuring about 42639.79 Sq Mtrs situate at Sector 25, Vashi, Navi Mumbai, District Thane.

Yours Truly

Rajesh H. Patil

Advocate High Court
RAJESH H. PATIL
Advocate High Court
C-338, Vashi Plaza, 1st Floor,
Sector - 17, Vashi,
Navi Mumbai - 400 703.

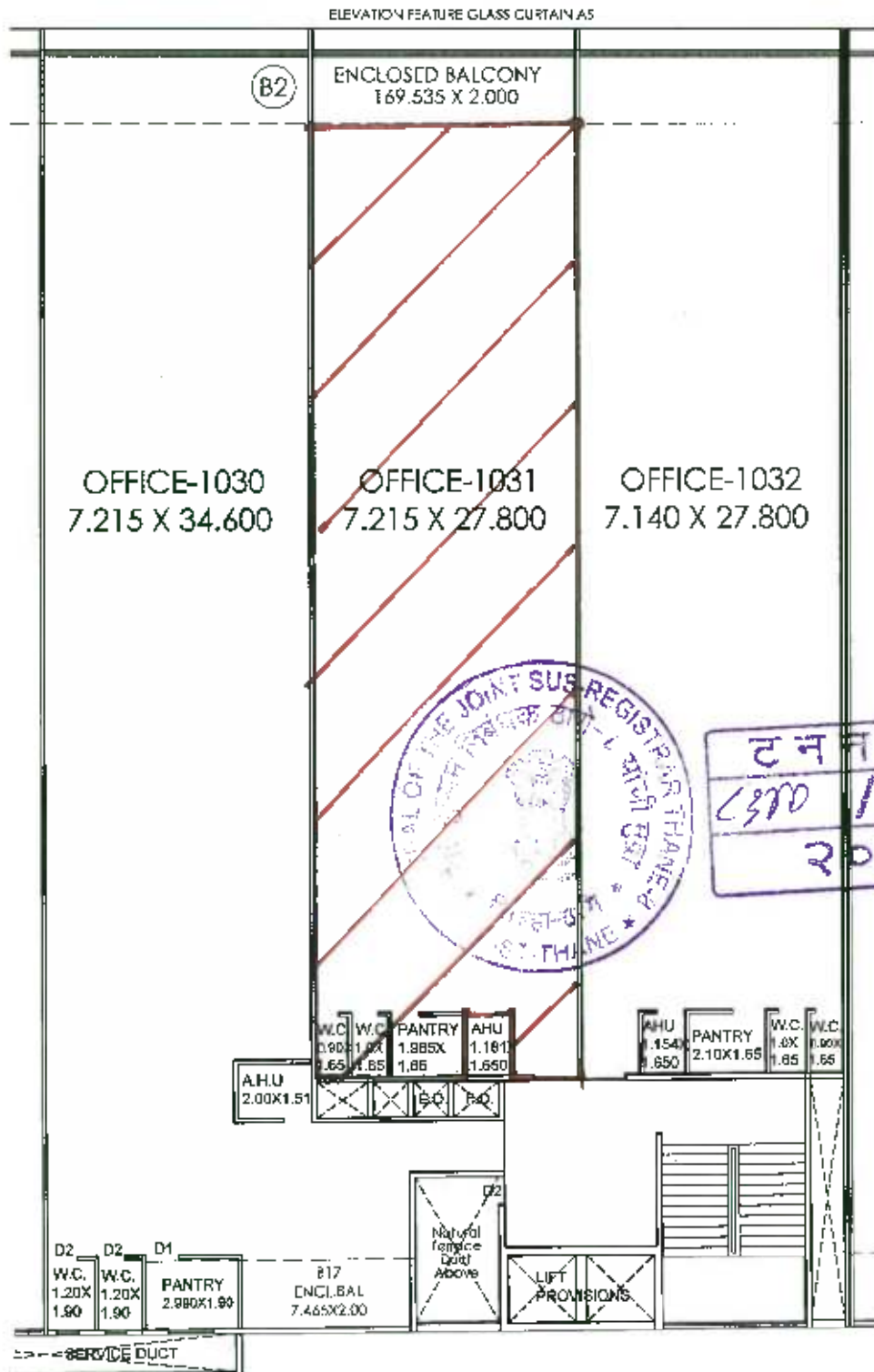


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| दस्तावेज - 6 |
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| 2020 |

ANNEXURE: 6

UNIT NO:- 2031
FLOOR : SECOND
WING:- J

NOTE :
ARTIFICIAL LIGHT & VENTILATION
SHALL BE PROVIDED AS PER N.B.C.



WING - J

1st to 3rd FLOOR PLAN
(BLOCK - B)

3500000000

1800000000
Number : 10000
10000000



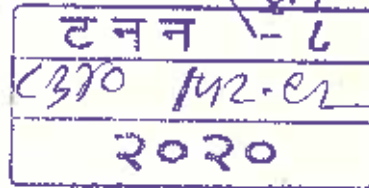
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2000

ANNEXURE- 7

PLOT NO. 3, SECTOR-25, VASHI NAVI MUMBAI

- Glass façade to external Elevation.
- Corporate Houses with Separate Entries.
- 24 X 7 CCTV Surveillance.
- Intercom Security Device in all Units/ Premises.
- Fire extinguishers at strategic locations.
- Decorative lighting fixture on gateposts & Boundary wall.
- Decorative Main Gate (as per the elevation of the building)
- Vitrified flooring in all Units/ premises.
- Paneled main door.
- Concealed copper wiring with adequate points and switches in all units /premises.
- Concealed plumbing system in Pantry and all toilets.
- ATM's
- Recreational Space/Breakout Area
- Basement Parking

Note: The developers shall have absolute right and authority to decide the manufacturer / make / size / colour/variant of all the above amenities without having any reference or recourse. The purchasers shall not object to any selection so made by the developers.





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| टन - 6 |
| 380 143-02 |
| 2020 |



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700009578

Project: Akshar Business Park- Phase I Plot Bearing / CTS / Survey / Final Plot No.: Plot no 3 , Sector 25 at Navi Mumbai (M Corp.), Thane, Thane, 400703;

1. Akshar Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400705.

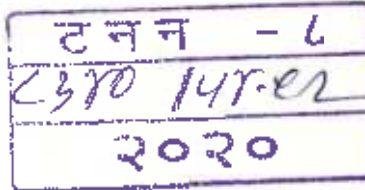
2. This registration is granted subject to the following conditions, namely:-

- ♦ The promoter shall enter into an agreement for sale with the allottees;
- ♦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ♦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- ♦ The Registration shall be valid for a period commencing from 22/08/2017 and ending with 31/12/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ♦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ♦ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Varun Pramanand Prabhu
(Secretary, MahaRERA)
Date: 21/12/2019 4:55:01 PM

Dated: 22/08/2017

Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



2020 - 6
370 44.02

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AKSHAR DEVELOPERS

01/10/2003
Permanent Account Number

AAKFA0455B

Signature



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| टनन - ८ |
| ८३०० / ५६.९२ |
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

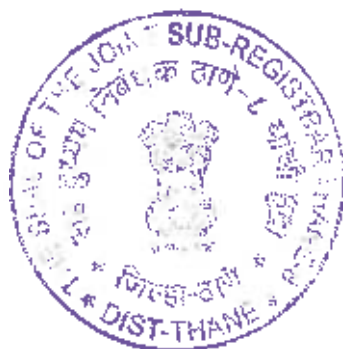
HARI BHACHUBHAI MUJAT
BHACHUBHAI DHANJI MUJAT

04/01/1981
Permanent Account Number

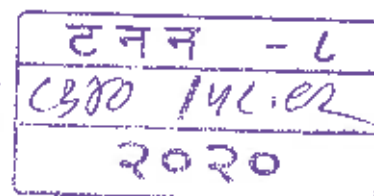
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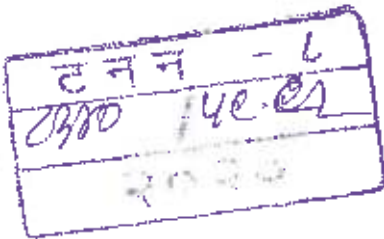
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

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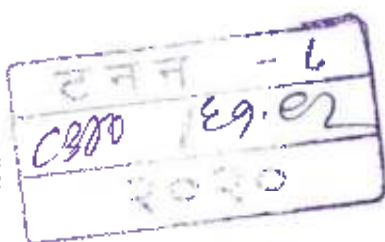


| | | |
|---|--|--|
| स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER | AFGPG6839M |  |
| नाम / NAME | AMIT GUPTA | |
| पिता का नाम / FATHER'S NAME | HAZARI LAL GUPTA | |
| जन्म तिथि / DATE OF BIRTH | 16-07-1977 | |
| हस्ताक्षर / SIGNATURE |  | |
|  | आयकर आगुत (कम्प्युटर केन्द्र) Commissioner of Income-tax (Computer Operations) | |

Amit



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75/5082

पावती

Original/Duplicate

Monday, April 01, 2019

नोंदणी क्र.: 39न

10:20 AM

Regn.: 89M

पावती क्र.: 5870

दिनांक: 01/04/2019

यावाने ताब: 31शी

दस्तावेजाचा अनुक्रमांक: दमन3-5082-2019

दस्तावेजाचा प्रकार: कुलसुद्धारण

सादर करणाऱ्याचे नाव: मेसर्स अमर देवळकर सर्वे तर्फे वरी मी सुजात - -

नोंदणी फी

रु. 100.00

दस्त हस्ताक्षरी फी

रु. 320.00

पुढांची संख्या: 16

एकूण:

रु. 420.00

वापण्यास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
10:46 AM या वेळेस मिळेल.

Joint Sub Registrar Thane 3

दातार मुल्य: रु. 1/-

मोबदला रु. 0/-

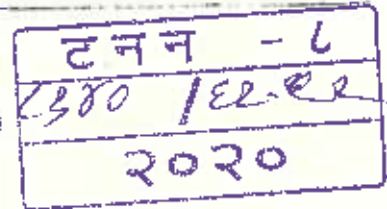
भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुकान निबंधक ठाणे 3

ठाणे क्र. 3

1) देवकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देवकाचा प्रकार: By Cash रक्कम: रु 320/-

पसकाराची सद्दी
मुळ दस्तऐवज घरात मिळाला
इ. नि. ठाणे-3

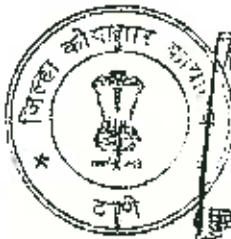




महाराष्ट्र MAHARASHTRA

© 2018 ©

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महाराष्ट्र कोटनगर कार्यालय, ठाणे
26 MAR 2019
मुद्रांक प्रमुख लिपिक / लिपिक
26-3-2019



टनन - ३
दस्तावेज क्र. १८२/२०१९
१/१५

GENERAL POWER OF ATTORNEY

KNOW YE ALL MEN BY THESE PRESENTS, I SHRI. HARI BHACHUBHAI MUJAT, adult, Indian Inhabitant, residing at Flat No. B-2403, Shreeji Heights, Plot No. 1, 1A, 1B & 1C, Sector - 46A, Seawoods, Navi Mumbai-400706 and office address at residing at 225, 2nd Floor, Big Splash, Plot No.78 & 79, Sector-17, Vashi, Navi Mumbai, DO HEREBY SEND GREETINGS: -

WHEREAS I am a Partner of M/s. AKSHAR DEVELOPERS., having its office at 225, 2nd Floor, Big Splash, Plot No.78 & 79, Sector-17, Vashi, Navi Mumbai.

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टनन - ८
८३०/१८.०२
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28 MAR 2019

फॉर्म-२/अपेक्षित-१

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| 5. मुद्रा, मुद्रा, मुद्रा, मुद्रा | 6. मुद्रा, मुद्रा, मुद्रा, मुद्रा |
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अक्षय Developers
S. S. Saraf



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28 MAR 2019

Ph: 27423868 RECEIPT Mob: 9819412072
Valbhavlaxmi Stamp Vendor
STAMP VENDOR - V. S. SARAF
Licence No. 1201025
B-3/6/0, 2, Sector 2, Vashi Near Mumbai.

Sr. No.: 4925 Date: 28/3/19

Name: Akshay Developers
Through: Vashi, 1

| No. | Am. | No. | Total Amt |
|--------|-----|-----|-----------|
| 247794 | 50 | 1 | 501 |
| | | 1 | |
| TOTAL | | | 501 |

V. S. SARAF
V. S. SARAF

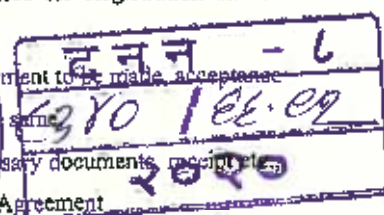
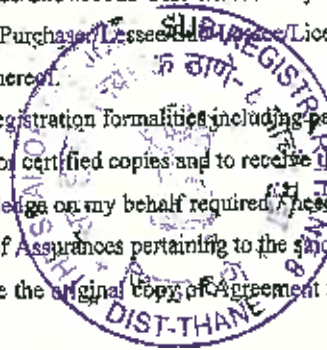
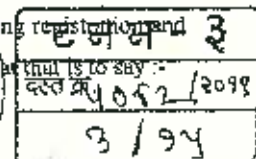


टन - 3
वस्तु क्र. 4054/2019
2/194

AND WHEREAS by Authority Letter dated 27/03/2019, the other partners of the M/s. Akshar Developers have authorized me to execute Power of Attorney in favour of 1) **SHRI. NIKUNJ NAVINCHANDRA SHETH** AND 2) **SHRI. HITESHKUMAR KARMAN ARETHIYA** by authorizing them either jointly or severally to present the Agreement for sale/Sale Deed/Agreement to Lease/Sub-Lease/Leave & License Agreement, Rectification Deed, Cancellation or Termination Agreement to be executed between M/s Akshar Developers and the Purchaser/Lessee/Sub-Lessee/Licensee of the Unit/shop/office/showroom/flat and get it registered before the concerned Registrar of assurances/Joint Sub-Registrar on behalf of the firm relating to project known as "AKSHAR BUSINESS PARK" at Plot No. 3, Sector 25, Vashi, Navi Mumbai, hence I have decided to appoint 1) **SHRI. NIKUNJ NAVINCHANDRA SHETH** 2) **SHRI HITESHKUMAR KARMAN ARETHIYA** to be and as our true and lawful Power of Attorney Holders.

NOW, I **SHRI. HARI BHACHUBHAI MUJAT** hereby nominate, appoint, designate and constitute 1) **SHRI. NIKUNJ NAVINCHANDRA SHETH** adult, Indian Inhabitant, residing at Flat No.301, Mariaai Mata Apartment, Plot No-18, Palm Beach Road, Sector-44A, Nerul, Navi Mumbai-400706 AND 2) **SHRI. HITESHKUMAR KARMAN ARETHIYA**, adult, Indian Inhabitant, residing at A-1902, Shreeji Heights, Plot No.-1A/B/C, Sector-46A, Seawoods, Navi Mumbai-400706, to be our true and lawful Power of Attorney Holders to do or execute or to cause or to be done or executed any or all of the following things, matters etc. either jointly or severally in our name, for us and on our behalf one or more of the following acts, deeds and things regarding registration and registration formalities in respect of the said Unit/shop/office/showroom/flat that is to say :-

1. To appear before the Registrar of Assurances
2. To present the Agreement for sale/Sale Deed/Agreement to Lease/Sub-Lease/Leave and License Agreement, Rectification Deed, Cancellation or Termination Agreement of the Unit/Shop/office/Showroom/ Flat executed by me on behalf of M/s. Akshar Developers and the Purchaser/Lessee/Sub-Lessee/Licensee for Registration and to admit the execution thereof.
3. To comply with the registration formalities including payment to be made, acceptance of receipts, to apply for certified copies and to receive the same.
4. To sign, and acknowledge on my behalf required / necessary documents, receipt of before the Registrar of Assurances pertaining to the said Agreement
5. To collect and receive the original copy of Agreement from the office of Registrar of Assurances.



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ट न न - ३
२२० ५०५/२०१९
४/१५

5. To do all such acts, deeds and things as may be necessary for due and effectual execution of the powers hereby conferred by me on my said attorney.

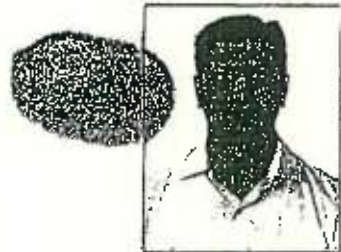
AND GENERALLY to do all other lawful and necessary acts, deeds, things and matters whether specifically mentioned hereinabove or not in the manner as I could do in my name if personally present, by virtue of these presents, shall remain binding upon me. I shall ratify and confirm the same acts, deeds, things and matters done in good faith by virtue of these presents.

IN WITNESS WHEREOF I SHRI. HARI BHACHUBHAI MUJAT has executed this Power of Attorney, at Navi Mumbai, on this 4th day of April, 2019.

SIGNED, SEALED AND DELIVERED]
by within named the "Executants"]
SHRI. HARI BHACHUBHAI MUJAT]
in the presence of]



(SHRI. NIKUNJ NAVINCHANDRA SHETH)



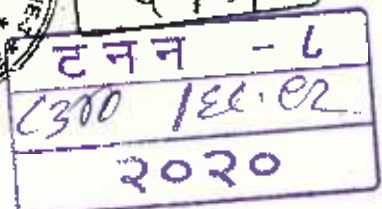
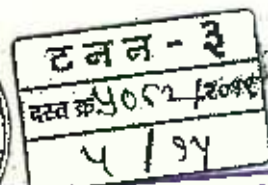
(SHRI. HITESHKUMAR KARMAN ARETHIYA)

(Specimen Signatures of Attorney Holders)



① ~~Pravin Patel~~

② नरपत सिंह





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AKSHAR DEVELOPERS



Date: 27/03/2019

TO WHOMSOEVER IT MAY CONCERN

We, 1) SHRI SHAILESH B. ARETHIYA and 2) SHRI. ISHWARLAL R. THAKKAR, Partners of M/S AKSHAR DEVELOPERS, do hereby authorized one of the partner of the firm SHRI. HARI B. MUJAT, (1) to sign and execute Agreement for Sale, Sale Deed, Rectification Deed, Cancellation Deed to be executed between the M/s Akshar Developers and the prospective purchaser(s) of Unit/shop and affix the seal of the firm on such documents relating to Firm's project known as "AKSHAR BUSINESS PARK" situated Plot No. 3, Sector- 25, Vashi, Navi Mumbai And (2) to Execute and Register Power of Attorney in favour of 1) SHRI. NIKUNJ NAVINCHANDRA SHEETH adult, Indian inhabitant, residing at Flat No.301, Maribai Mata Apartment, Plot No-18, Palm Beach Road, Sector-44A, Nerul, Navi Mumbai-400706 and 2) SHRI. HITESHKUMAR KARMAN ARETHIYA adult, Indian inhabitant, residing at A-1902, Sireeji Heights, Plot No.-1A/B/C, Sector-46A, Seawoods, Navi Mumbai-400706 and empower them either jointly or severally to present the Agreement for Sale/Sale Deed/Agreement, Lease/Sub-Lease/Leave and License Agreement, Rectification Deed, Cancellation or Termination Agreement of the Unit/shops executed between the M/s Akshar Developers and the Prospective purchasers for Registration before concerned Registrar of Assurances and to admit the execution thereof.

Yours Faithfully,

FOR AKSHAR DEVELOPERS

1) SHRI SHAILESH B. ARETHIYA

2) SHRI. ISHWARLAL R. THAKKAR
Partners

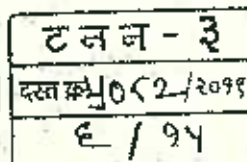
I accept, For Akshar Developers

(SHRI. HARI BHACHUBHAI MUJAT)

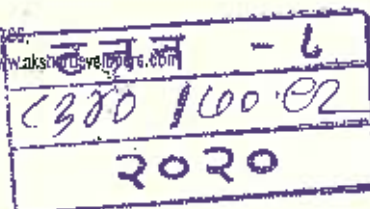
For Akshar Developers

Partner
For Akshar Developers

Partner



Corp. Off.: 225, Big Splash, 1st floor, Sector 17, Vashi, Navi Mumbai-400705.
Tel.: 022-2788 9991-98. Fax: 022-2788 9982 Email: info@akshardevelopers.com Website: www.akshardevelopers.com





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| १९६६ - ६ |
| ६०० ७९.०२ |
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FORM H-1
(See Rule 17 of the Companies Act, 1932)
CERTIFICATE OF REGISTRATION
नॉन-रजिस्टर्ड फर्म



THE INDIAN PARTNERSHIP ACT
(Act No. 12 of 1932)

भारतीय भागीदारी अधिनियम, १९३२
सिन १९३२ का अधिनियम क्रमांक १

Registration No. 100-2020
नॉन-रजिस्टर्ड फर्म

It is certified that a firm by name
with its head office at

has this day been duly registered under The Indian Partnership Act, 1932
(Act No. IX of 1932).

जागरूक अर्थ प्रमाणित करण्यात येत आहे की
१००-२०२० नॉन-रजिस्टर्ड फर्म
१००-२०२० नॉन-रजिस्टर्ड फर्म

या मावाच्या संस्थेची १००-२०२० या दिवशी भारतीय भागीदारी अधिनियम, १९३२
(१९३२ चा अधिनियम क्रमांक १) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hand this 10 day of 10 1920
दिनांक १० नोव्हेंबर २०२० या दिवशी सत्यमेव जयते देण्यात आले.



Registered Assistant Registrar of Firms
Bombay/Mumbai/Aurangabad.
निदेशक सहायक निबंधक भागीदारी संस्था
मुंबई/मुंबई/औरंगाबाद.



टनन - ६
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महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल सह कर/यातायन / Telephone Bill cum Tax Invoice

3rd Floor, Telephone House, V S Wadia Building, Mumbai 400 025. GSTIN No: 27AAACM0028R123

| | | | |
|--|---|--|--|
| Name & Address: M/S. AKSHAR DEVELOPERS OFFICE NO - 225 2ND FLOOR BIG SPLASH FLOT NO 1479 SECTOR 17 VASBI NAWI MUMBAI 400709 | Bill No: 006349 PSN: 07 410221019 | एच आर आई / एच आर आई कोड : मोबाईल नंबर / मोबाईल नंबर ऑफिस नं. - 225 2ND FLOOR बिल आवक नं. 74/19 सेक्टर 17 वासी पोस्ट कोड - 400709 FOR INFORMATION ONLY | GSTIN No. : 27AAACM0028R123 बिल आवक/प्रति Billing Period 01/12/2018 से / to 31/12/2018 अंतिम दिनांक Due Date 28/11/2019 देय राशि Amount Payable 3028.00 |
|--|---|--|--|

| टेलीफोन नं. Telephone No. | प्राइम कार्ड नं. C.A. No. | बिल नं. Bill No. | बिल दिनांक Bill Date | श्रेणी कोड Category Code | तुल्य योजना Tariff Plan | ग्रुप कोड Group Code | ब्रॉडबैंड तुल्य योजना Broadband Tariff Plan |
|---|--|------------------------|-------------------------|-----------------------------|----------------------------|---|--|
| 27829991 | 2070195227 | MLCB1072093142 | 07/01/2019 | NON-GTT GENERAL | Plan 1000 | 1K5R | |
| जोड़क मीटर रीडिंग Connecting Meter Reading | अंतिम मीटर रीडिंग Closing Meter Reading | मीटर कोड Meter Code | देय कॉल Debit Calls | क्रेडिट कॉल Credit Calls | फ्री कॉल Free Calls | नेट कॉल चार्जबल Net Calls Chargeable | |
| 715968 | 708916 | 2908 | 0 | 0 | 2900 | 348 | |

REMARKS :
Rat. ADJ. DEF. IN 21/01/2019 08 0.00

DETAILS OF PAYMENTS furnished after last bill :
 Bill Date Bill Amt Due Date Paid Date Paid Amt
 01/12/2018 2776.00 28/11/2018 22/11/2018 2776.00

| वर्तमान शुल्क (विवरण) Current Charges Details | | राशि (रुपये) Amount (Rs.) |
|--|-----------------------------------|--------------------------------|
| महीने का शुल्क | Monthly Service Charges | 2702.00 |
| जोड़क शुल्क | Cell Charges | 465.00 |
| ब्रॉडबैंड महीने का शुल्क | Broadband Monthly Service Charges | 0.00 |
| ब्रॉडबैंड उपयोग शुल्क | Broadband Usage Charges | 0.00 |
| महीने का टीवी शुल्क | Monthly TV Service Charges | 0.00 |
| अन्य देय शुल्क | Other Debit Charges | 0.00 |
| अन्य क्रेडिट शुल्क | Other Credit Charges | 0.00 |
| ग्रॉस अंतिम | Gross Amount | 3027.64 |
| अन्य देय शुल्क | Other Debit Charges | 0.00 |
| अन्य क्रेडिट शुल्क | Other Credit Charges | 0.00 |
| ग्रॉस देय राशि | Gross Payable | 3028.00 |
| अन्य देय शुल्क | Other Debit Charges | 0.00 |
| अन्य क्रेडिट शुल्क | Other Credit Charges | 0.00 |
| ग्रॉस देय राशि | Gross Payable | 3028.00 |

Digitally signed by
M. S. Nimbkar
Senior Manager (CSMS-CG)

Pay with
PAYZAPP

Got 10% CashBack*

How to avail this offer:
Scan

QR CODE

printed on this bill
and pay with
PayZapp

पयावरण विभाग, महाराष्ट्र शासन

प्लास्टिक पिशवीचा वापर बंद

Detach and enclose this slip with your payment

Mahanagar Telephone Nigam Limited, Mumbai.

| C.A. No. | Bill No. | Due Date | Amount Payable |
|---------------|--------------------------|------------|----------------|
| 2070195227 | MLCB1072093142 | 28/11/2019 | |
| Telephone No. | Bill Period | Bill Date | |
| 27829991 | 01/12/2018 to 31/12/2018 | 07/01/2019 | |



टनन - 6
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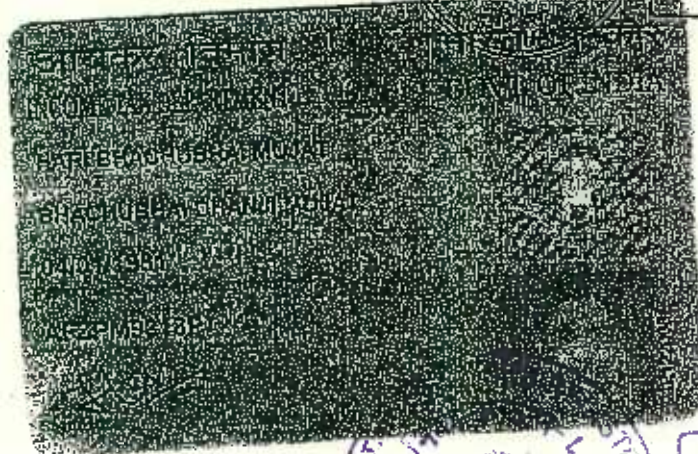
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टनन - ५
दस्तावेज ०५२/२०१९
९/१५



टनन - ६
१३७० १०६.०२
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नीति



टनन - १
दस्तावेज क्र. ५०५४२०९९
१० / १५



टनन - ६
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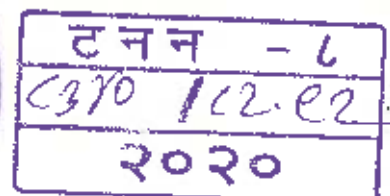


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| टनन - ३ |
| दस्ता क्र ५०६२/२०१९ |
| ११ / १५ |



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|   |   |
| <p align="center">भारत सरकार Unique Identification Authority of India</p> | <p align="center">आधार</p> |
| <p>नॉनगो क्रमिक/ Enrolment No.: 1218/60810/02526</p> <p>To Hitesh Kumar Kampan Aredhiya Flat No A-1902, Plot No 1A/B/C, Shreeji Heights Sector 46 A Navi Mumbai Nerul Mode-III Thane Maharashtra - 400708 9233036738</p> <p>Valid until 2020-09-01</p> | <p>सूचना</p> <ul style="list-style-type: none"> आधार अद्वितीय प्रमाण आहे, भाग्यवाचक नाही. आधार प्रमाण ऑनलाइन अथवा ऑनलाईन द्वारे प्राप्त करा. हे इलेक्ट्रॉनिक प्रमाण आहे त्यावर कोणतेही बदल होऊ शकतात. <p align="center">INFORMATION</p> <ul style="list-style-type: none"> Aadhaar is a proof of identity, not of citizenship. To establish identity, authenticate online. This is electronically generated letter. <p>आधार हा देशभरात मान्यता आहे.</p> <ul style="list-style-type: none"> आधार अद्वितीय प्रमाण आहे व यावर कोणतेही बदल होऊ शकतात. Aadhaar is valid throughout the country. Aadhaar will be helpful in availing Government and Non-Government services in future. |
| <p>आपला आधार क्रमिक / Your Aadhaar No. : 8428 9373 8907 VID : 9180 1683 4583 6882</p> <p align="center">माझे आधार, माझी ओळख</p> | <p align="center">THE SEAL OF THE SUB REGISTRAR, THANE</p> <p align="center">ट न न - ६ दस्तावेज ५०६२/२०१९ १२/११</p> |
| <p>हितेश कुमार कामपन अरेधीया Hitesh Kumar Kampan Aredhiya जन्म तारीख/DOB: 20/04/1983 पुरुष/ MALE</p> <p align="center">8428 9373 8907 VID : 9180 1683 4583 6882</p> <p align="center">माझे आधार, माझी ओळख</p> | <p>हितेश कुमार कामपन अरेधीया Hitesh Kumar Kampan Aredhiya जन्म तारीख/DOB: 20/04/1983 पुरुष/ MALE</p> <p align="center">8428 9373 8907 VID : 9180 1683 4583 6882</p> |





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| | - 6 |
| 1300 | 13-02 |
| | 10 |

सामान्य अधिकार



सामान्य अधिकार
Mansingh Ram Singh Parmar
Date: 11/11/2019
Page: 1/1



7805 6034 2686

आधार - सामान्य माणसाचा अधिकार

Handwritten signature



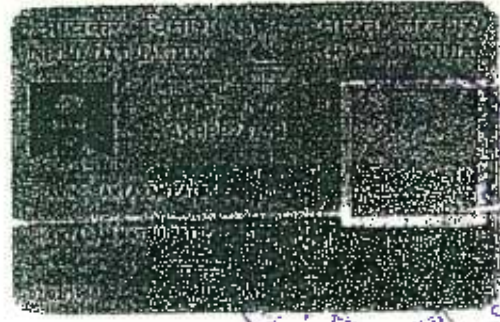
सामान्य अधिकार

पत्ता: 225, विंग बंगला, प्लॉट नं. 78/79,
वडा अड्डा, नवमन्यु हॉटेल बंगला
वडा नं. 17, वडा, मधी मुल, वडा नं. 32
वडा, वडा, 400703

Address: 225, Big Splash, Plot
No-78/79, Asher Office, Near
Narayan Hotel, Sector-17
Navi Mumbai, Vashi
Vashi, Maharashtra



टनन - 6
क्र. 064-30
93/94



टनन - 6
1380 KR. CR
2020

ST. THANE



| | |
|------|-------|
| 6370 | - 6 |
| 6400 | 64-02 |

Summary1 (GoshwaraBhag-1)

75/5082

सोमवार, 01 एप्रिल 2019 10:20 म.पू.

दस्त गोश्वारा भाग-1

टपन 3

दस्त क्रमांक: 5082/2019

दस्त क्रमांक: टपन 3 /5082/2019

चाकरात मुल्य: ₹. 01/-

मोबदला: ₹. 00/-

भरलेले मुदतीक शुल्क: ₹.500/-

इ. नि. अह. दु. नि. टपन 3 यांचे कार्यालयात

पावती: 5870

पावती दिनांक: 01/04/2019

व. क्र. 5082 वर दि. 01-04-2019

सादरकरणाचे नाल: सेसर्स अवर डेव्हलपर्स तर्फे हरी वी मुशात - -

रोजी 10:25 म.पू. वा. हजर केला.

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 320.00

पुढांशी संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकुण: 420.00

Joint Sub Registrar Thane 3

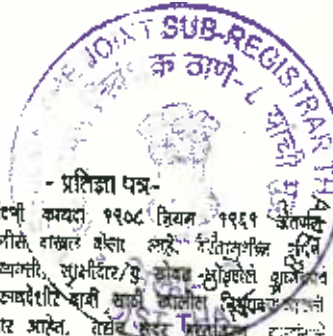
Joint Sub Registrar Thane 3

वस्तुभा प्रकार: कुलमुद्यत्सारपत्र

मुद्रांक शुल्क: (48-व) जेव्हा एकाच संयवहाराच्या संघात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्कादित केल्याचे कळू शकण्यासाठी केला असेल तेव्हा

शिफा क्र. 1 01 / 04 / 2019 10 : 25 : 35 AM ची वेळ: (सादरीकरण)

शिफा क्र. 2 01 / 04 / 2019 10 : 26 : 12 AM ची वेळ: (फी)



टपन - 6
1970 14.12.20
2020

- प्रतिज्ञा पत्र -

पदा दस्तऐवज गोदणी करण्यात १९०८ क्रियम १९६१ च्या अटीनुसार घेवलीस, दाखल केला आहे. दस्तऐवजात कोणत्याही प्रकारचा खोली, सुधारित/पु. सोबत सोबतही शुद्धीकरण करून घ्यावे. खोलीसाठी कोणीही काही काळीस विस्तारवादीतले संशुद्धीकरणे करावयात आहेत. तसेच कोणत्याही प्रकारचे दस्तावेजास/ वेदशस्त्रेन यांच्या कोपलाही कायदा / दिवस / दिवस कोणत्याही प्रकारचे जल्लंघन होत नाही.

अहमद शेख सही
5/4/19

अहमद शेख सही





टमन - ८
100.02
२०२०

Summary-2(दस्त गोष्टवारा भाग - २)



01/04/2019 10:22:33 AM

दस्त क्रमांक : (दनन3/5082/2019

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

दस्त गोष्टवारा भाग-2

दनन3 १५ - १६

दस्त क्रमांक:5082/2019

| अनु क्र. | पत्रकाराचे नाव व पत्ता | पत्रकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--|-----------|---------------|
| 1 | नाम:वेतस अक्षर वैभवसुखपती वॉर्क हरी वी मुजात -- पत्ता:प्लॉट नं: -, माळ्या नं: -, इमारतीचे नाव: ऑफिस नं 225, विंग स्पलेश, प्लॉट नं 78 व 79, सेक्टर नं 17, वाझी नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AAKFA0455B | कुलमुखत्यार देणार वय :- 37 स्वाक्षरी:- | | |
| 2 | नाम:निकुंज नवीनचंद शेठ -- पत्ता:प्लॉट नं: -, माळ्या नं: -, इमारतीचे नाव: 301, मारीआई माता अष्टाईपेट, प्लॉट नं 18, पाम बीच रोड, सेक्टर 44ए, नेरुम नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AVDPS5353A | पॉवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी:- | | |
| 3 | नाम:हितेशकुमार करमाण -- पत्ता:प्लॉट नं: -, माळ्या नं: -, इमारतीचे नाव: ए-1902, धीवी हाईट्स, प्लॉट नं 1ए/बी/सी, सेक्टर 48ए, सीडूब नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर: AFRPA7072G | पॉवर ऑफ अटॉर्नी होल्डर वय :- 35 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार वथाकथीत कुलमुखत्यारपत्र करून देणारे दस्तऐवज दिव्याचे कबुल करदात.
शिक्षा क्र.3 ची वेळ: 01 / 04 / 2019 10 : 27 : 23 AM

ओळख:-

वालीस हसुप बसे निवेदीत करतात की ते दस्तऐवज करून देणारे दस्तऐवज अतिशय ओळखतात व वालीस ओळख पटवितात

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाम:नरपत सिंग धरमार --
वय: 25
पत्ता:वे-17 वासी नवी मुंबई
पिन कोड: 400703

2 नाम:प्रवीण पाटील --
वय: 48
पत्ता: 606, सत्ता प्लाता, प्लॉट नं 18/20, सेक्टर 19डी, वाशी
नवी मुंबई
पिन कोड: 400703

स्वाक्षरी

शिक्षा क्र.4 ची वेळ: 01 / 04 / 2019 10 : 27 : 58 AM

शिक्षा क्र.5 ची वेळ: 01 / 04 / 2019 10 : 28 : 07 AM नोंदणी पुर्ण झाले

Joint Sub Registrar Thane 3

5082 / 2019

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| |
|----------------------|
| टन न - ३ |
| दस्ता क्र. ५०८२/२०१९ |
| १६/१६ |

प्रमाणित करण्यात येवे की सदर दस्ता
सकूण १६ पाने आहेत.

Ravi
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक ५०८२ चर नोंदला

Ravi
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १ माहे ४ सन २०१९



| |
|----------|
| टन न - ६ |
| ५४० ११६२ |
| २०२० |

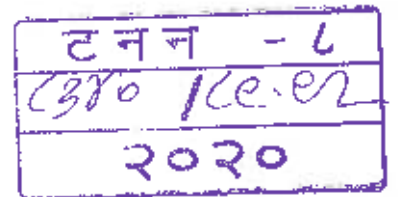
घोषणापत्र

मी 21/11/20 याद्वारे घोषित करतो की, दुय्यम निबंधक क. 21/11/20
यांचे कार्यालयात क. 21/11/20 या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. क. 21/11/20 व इ. यांनी दि. 14/11/20 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 व्यक्तींपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक

23/11/20

कुलमुखत्यारपत्रधारकाचे नाव
व सही



392/8340

सोमवार, 23 नोव्हेंबर 2020 2:24 म.नं.

दस्त गोश्वारा भाग-1

टनन8

दस्त क्रमांक: 8340/2020

दस्त क्रमांक: टनन8 /8340/2020

बाजार मुल्य: रु. 1,80,52,134/- मोबदला: रु. 3,51,90,850/-

भरलेले मुद्रांक शुल्क: रु.10,55,800/-

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात

पावती:8724

पावती दिनांक: 23/11/2020

अ. क्र. 8340 वर दि.23-11-2020

सादरकरणाचे नाव: मे. सुरज इनफॉर्मॅटिक्स प्रायव्हेट.
लिमीटेड., तर्फे डायरेक्टर श्री. अमित गुप्ता - -

रोजी 2:19 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकुण: 31840.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

दस्तावी प्रकार: करारनामा

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 23 / 11 / 2020 02 : 19 : 42 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 11 / 2020 02 : 20 : 27 PM ची वेळ: (फी)

नोंदणीत

सादर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावील संपूर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कामदपत्रांची अचूक दस्तावील सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार

लिहून घेणार

1. 21/11/20

1. [Signature]

2. [Signature]

2. [Signature]



Summary-2(दस्त गोषवारा भाग - २)



23/11/2020 2 29:25 PM

दस्त क्रमांक : 8340/2020

दस्ताचा प्रकार : करारनामा

दस्त गोषवारा भाग-2

पान 8

दस्त क्रमांक: 8340/2020

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | व्यायाचित्र | अंगठ्याचा दस्त |
|----------|---|---------------------------------------|-------------|----------------|
| 1 | नाव:मे. अकर डेव्हलपर्स तर्फे भागीदार श्री. हरी वी. मुजात यांच्या तर्फे कु. सु. म्हापुन श्री. हितेश अरेडिया - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस नं:-225, 2 रा मजला, विंग ब्लॉक, प्लॉट नं:-78,79, मेक्टर- 17, वाणी, नवी मुंबई, रोड नं:-, महाराष्ट्र, THANE. पिन नंबर: AAKFA0455B | लिहून देणार वय :-38 स्वाक्षरी:- | | |
| 2 | नाव:मे. सुरज इनफॉर्मेटिक्स प्रायव्हेट. लिमिटेड., तर्फे डायरेक्टर श्री. अमित गुप्ता - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ई-203, बेलापुर रस्त्याचे स्थान, बेलापुर, नवी मुंबई, रोड नं:-, महाराष्ट्र, THANE. पिन नंबर: AAICS9442B | लिहून देणार वय :-43 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तशीकडील करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिका क्र.3 ची वेळ: 23 / 11 / 2020 02 : 24 : 04 PM

ओळख:-

आधील इगम असे निघेरीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीशः ओळखतात, व त्यांनी ओळख पटविताना

| अनु क्र. | पक्षकाराचे नाव व पत्ता | व्यायाचित्र | अंगठ्याचा दस्त |
|----------|--|-------------|----------------|
| 1 | नाव:हर्षल शिंदे - वय:25 पत्ता:मे-१९, कोपरखैरणे, नवी मुंबई पिन कोड:400709 | | |
| 2 | नाव:एम. व्ही. कालुवा - वय:30 पत्ता:मे-१९, कोपरखैरणे, नवी मुंबई पिन कोड:400709 | | |

शिका क्र.4 ची वेळ: 23 / 11 / 2020 02 : 25 : 53 PM

शिका क्र.5 ची वेळ: 23 / 11 / 2020 02 : 25 : 58 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 8

दस्त गोषवारा निबंधक ठाणे क्र-6

| sr. | Purchaser | Type | Verification no/Vendor | GRIN/SCD | Amount | Used At | Deface Number | Deface Date |
|-----|-----------------------------------|----------|------------------------|----------------------|------------|---------|------------------|-------------|
| 1 | SURAJ INFORMATICS PRIVATE LIMITED | eChallan | 69103332020112314516 | 69103332020112314516 | 1055800.00 | SD | 0003306421202021 | 23/11/2020 |
| 2 | | By Cash | | | 1840 | RF | | |
| 3 | SURAJ INFORMATICS PRIVATE LIMITED | eChallan | 69103332020112314516 | 69103332020112314516 | 30000 | RF | 0003306421202021 | 23/11/2020 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

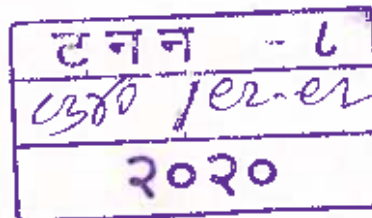
8340 /2020

Summary-2(दस्त गोषवारा भाग - २)

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मुळ दस्तास एकूण.....८२.....पाने आहेत
पुस्तक क्र.....३८०.....
.....३८०.....क्रमांकावर नोंदला

सह दुय्यम निबंधक ठाणे क्र ८
तारीख.....२५.....माहे.....११.....सन २०२०

