भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 61AA 375986

जिल्हा कोषागार कार्यालय, ठाणे

14 SEP 2023

14 SEP 2023

मुद्रांक प्रमुख लिपीक / लिपीक

04/09/2023

THIS AGREEMENT OF SETTLEMENT made and entered into at Mumbai on this _____ day of _____ in the Christian Year Two Thousand Twenty Three (2023) by and between

M/S. JAYSHREE BUILDERS, a partnership firm registered under the Indian Partnership Act, 1932 having its principal office at 13/1304 Girnar Building, Tardeo, Mumbai 400 034 through its partners (1) Mr. Ramesh Amrutlal Mehta, (2) Mrs. Jayshree Ramesh Mehta, (3) Mrs. Mallika Deepak Mehta, (4) Mr. Deepak Ramesh Mehta, (5) Mrs. Alpa Ketan Mehta and (6) Mr. Ruchit Ketan Mehta, hereinafter referred to as **"Jayshree"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or

SHRADDHA PRIME PROJECTS LIMITED MUMBAI

14 SEP 2023

जोडपत्र - २

..... 26418 ..... दिनांक .....

प्रदान प्रकार - ..... दस्त नोंदणी करण्यात आला का ? होय/नाही

दस्तऐवजाचे वर्णन ..... Man .....

दस्त हिंदीत लेखनाचार नाव - ..... पक्षकार -

दस्त ऐवज करुन देणारे नाव, ... M. Rajput

पत्ता - ..... दस्ती - .....

दस्त ऐवज करुन घेणारे नाव - ..... मुद्रांक शुल्क सवलत .....

दस्त नोंदणी दस्ती - .....

दस्त हिंदीत लिहिल्यास - ..... दस्ती नं. दिवाई नगर,

सोबत दस्त नं. १, ठाणे (प.) ..... दस्तावेज क्रमांक - १२०१०१०

JAYSHREE BUILDERS

दस्त ऐवजासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्या दस्तऐवजासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात दस्तऐवज नोंदणीकरण करावे.

or survivors of them and the heirs, executors and administrators of such last surviving partner, his/her/their assigns) of the **ONE PART**;

AND

SHRADDHA PRIME PROJECTS LIMITED, a company incorporated under the Companies Act,1956 and deemed to be existing under the Companies Act, 2013 having company identification number L70100GJ1993PLCO19111 through its director Mr. Sudhir Mehta having its registered office at A-309, Kanara Business Centre Premises Co-operative Society Limited, Link Road, Laxmi Nagar, Ghatkopar (East), Mumbai 400 075, hereinafter referred to as **"Shraddha"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its suecessors and assigns) of the **OTHER PART**;

(Jayshree and Shraddha are hereinafter individually referred to as the "**Party**" and wherever context permits for the sake of brevity, Jayshree and Shraddha are hereinafter collectively referred to as the "**Parties**").

W H E R E A S:

A. One M/s. Jalaram Construction Company a partnership firm registered under the Indian Partnership Act, 1932 having its principal office at Kismat Building, Opposite Sassan Docks, Colaba, Mumbai 400 005, through its partners, (1) Mrs. Laxmi Premji Ruparel, (2) Mr. Kirit Premji Ruparel, (3) Mr. Jayesh Premji Ruparel (4) Mr. Bhavesh Premji Ruparel (5) Mrs. Usha Ashok Ruparel and (6) Mrs. Saroj Vikram Thakkar (hereinafter referred to as **"Jalaram"**) is the owner of all that piece or parcel of land or ground situate at Subhash Road, Bhandup (West), Mumbai 400078 within the limits of Greater Mumbai in the revenue Village of Kanjur, Taluka Kurla in the District and Registration Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 194(p), CTS Nos. 396, 396/1 to 396/59 admeasuring 6437 square yards i.e. 5382 square meters which area as per registered Deed of Rectification Cum Declaration dated 12th June, 2009 is rectified as 5194.1 square meters as per City Survey Records (hereinafter referred to as **"the said**

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Property") together with the structures and hutments standing thereon (since demolished) (hereinafter collectively referred to as **"the said Structures"**) and more particularly described in the **SCHEDULE** hereunder written and shown by **RED** colour boundary line on the **PLAN** annexed hereto as **ANNEXURE "1"**;

B. By a Development Agreement dated 27th March, 2007 read together with Deed of Confirmation dated 17th October, 2008 duly registered with the Office of the Sub-Registrar of Assurances at Kurla-2 Mumbai Suburban District under Serial No. BDR-7/04926/2008 on 17th October, 2008 (hereinafter referred to as **"the said Development Agreement"**) executed by and between Jalaram (therein referred to as "the Party of the First Part") and Jayshree (therein referred to as "the Party of the Second Part"), Jalaram agreed to jointly develop the said Property by demolishing the said Structures then standing thereon along with Jayshree in a Joint Venture under the name and style of M/s. Jay Ram Builders (However, the parties thereto have not implemented or not given effect to Joint Venture M/s. Jay Ram Builder) for the consideration and upon the terms and conditions more particularly set out therein;

C. Under the said Development Agreement it is agreed between Jalaram and Jayshree that after reserving the space for 59 tenants of the said Property each of them to be provided permanent alternative accommodation, the remaining area shall be divided amongst Jalaram and Jayshree in such a manner whereby Jalaram is entitled to receive from out of balance area (i) 50% area in the form of constructed premises i.e. 1750 square meters, free of cost in the proposed development of the said Property on the basis that basic FSI Index is one, plus (ii) Rs.100/- per square feet as royalty from Jayshree in respect of all FSI/TDR over and above FSI Index of one and in consideration of the development rights granted to Jayshree and Jayshree agreeing to bear the entire cost of developing the said Property, Jayshree is entitled to receive the balance 50% constructed area i.e. 1750 square meters along with the benefit of utilization of all additional FSI/TDR beyond FSI Index of one for construction and sell of constructed

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premises therein (hereinafter referred to as "**Jayshree's Entitlement**");

D. In pursuance to the said Development Agreement, Jayshree was put in joint possession of the said Property alongwith Jalaram and Jayshree had thereafter pursued litigation with occupants, tenants to clear title disputes and remove encroachments and clear the defects in title with the efforts and at the cost of Jayshree;

E. Further, pursuant to the said Development Agreement, Jayshree had commenced development of the said Property under the provisions of the then prevailing DCR 1991 and accordingly had obtained IOD vide file bearing No. CE/1275/BPES/SA dated 01st July 2010. Thereafter, it came to the knowledge of Jayshree, that vide Notification No. SLM/1076-5280/G dated 16th September 1976 and 21st October, 1976 a part of the said Property bearing CTS No. 396 is declared as Slum Area and hence, Jayshree was compelled to revise the scheme for redevelopment and it submitted a proposal under Policy for Slum Rehabilitation through the participation of slum dwellers under DC Regulation 33(10) for redevelopment under SRA Scheme for redevelopment of slums. Jayshree has obtained LOI having File bearing No. SRA/ENG/2736/S/PL/LOI dated 19th March,2015 and IOA dated 27th May, 2015 issued in the name of M/s Jayshree Builders. Thereafter, Jayshree has obtained revised LOI on 10th January, 2017 vide File bearing No. SRA/ENG/2736/S/PL/LOI and IOA on 13th January, 2017 vide file bearing No. SRA/ENG/3839/S/PL/AP issued in the name of M/s Jayshree Builders in respect of the building/s to be constructed on the said Property. Jayshree has obtained Further Revised LOI on 27th June, 2022 vide file bearing No. SRA/ENG/2736/S/PL/LOI and Amended IOA of Free Sale Building dated 19th July, 2022;

F. As stated aforesaid in terms of LOIs, Jayshree has completed construction of Rehab Building for occupants by utilizing FSI of 6697 square meters ("**Rehab Building No.1**"). However, Occupation Certificate in respect thereof is not yet obtained. As per sanctioned plan FSI of 5339 square meters presently available is to be utilized for construction of Rehab Building

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No.2/PTC ("**Rehab Building No.2/PTC**"). The construction of Rehab Building No. 2 for PAP/PTC has not yet been commenced (unless referred to individually the Rehab Building No.1 and Rehab Building No.2/PTC are hereinafter collectively referred to as "**the Rehab Buildings**");

G. Incidental to the said Development Agreement, Jalaram has executed a Power of Attorney dated 20th March, 2009 duly registered with the Office of the Sub-Registrar of Assurances at Kurla-2 Mumbai Suburban District under Serial No. BDR/01321 of 2009 on 20th March, 2009 (**"the said Power of Attorney"**) in favour of Jayshree to do all acts, deeds and things pertaining to the effectual development and construction on the said Property more particularly set out therein;

H. In the intervening period since for diverse reasons there was delay in development of the said Property, Jalaram, subject to the rights of Jayshree to receive Jayshree's Entitlement under the said Development Agreement as specified in Recital (C) above has agreed to sell and transfer the said Property to Shraddha on *'as is where is basis'* for the consideration of Rs.17,50,00,000/- (Rupees Seventeen Crores Fifty Lakhs only) and on the terms and conditions recorded in the Sale Deed dated 1st June, 2022 duly registered with the Office of the Sub-Registrar of Assurances at Kurla bearing Serial No. KRL-3/9841 of 2022 on 1st June, 2022 (hereinafter referred to as "**the said Sale Deed**") and in terms thereof, Shraddha is permitted to enter upon the said Property as licensee and upon full payment of aforesaid monetary consideration by Shraddha to Jalaram, it is agreed that joint possession, along with Jayshree would be conferred upon Shraddha by Jalaram and further that thereafter the said Sale Deed would become irrevocable;

I. Vide Consent Letter dated 1st June, 2022 as desired by the Office of the Sub-Registrar Mumbai, Jayshree had given their consent to the sale of the said Property (subject to their subsisting rights under the said Development Agreement) by Jalaram to Shraddha and to be developed on the terms as may be mutually agreed between Jayshree and Shraddha. The said Consent Letter is attached to the said Sale Deed;

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J. Jayshree has informed Shraddha that the Free Sale FSI potential (being FSI of 18,842 square meters (which includes applicable Fungible FSI Built-up) shall be utilized for the purpose of constructing Free Sale Building/s (hereinafter referred to as "**the said Free Sale Building/s**") on the said Property;

K. For various reasons the construction of the said Free Sale Building/s on the said Property has remained to be carried out;

L. In the circumstances, since Shraddha is already associated with the Project after satisfying itself with respect to all documents of title relating to the said Property, the plans, sanctions, NOC received from various authorities for development of the said Property from time to time and status on the ground level of various occupants/encroachers on the said Property and also having acquired interest in the said Property by virtue of the said Sale Deed, to avoid litigation and further delay in the project of redevelopment, Jayshree and Shraddha have mutually arrived at settlement whereby the said balance development of the said Property shall be carried by Shraddha on the terms and conditions recorded hereunder and the constructed premises in the Free Sale Building/s shall be apportioned amongst Jayshree and Shraddha as set out hereinafter.

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

1. The recitals above form an integral part of this Agreement of Settlement and are not repeated herein once again only for the sake of brevity and to avoid repetitions and shall be deemed to be reproduced herein as also constituting part of the operative parts.

2. The said Development Agreement dated 27th March, 2007 executed between Jalaram and Jayashree is valid and subsisting and subject to the rights of Jayshree to receive Jayshree's Entitlement, Jalaram vide the said Sale Deed has agreed to sell and transfer the said Property to Shraddha for the consideration of Rs.17,50,00,000/- (Rupees Seventeen

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Crores Fifty Lakhs only) and upon the terms and conditions more particularly set out therein.

3. The Rehab Building No. 1 has been completed by Jayshree. Shraddha at its cost shall obtain Occupation Certificate of Rehab Building No. 1 and to shift to their respective tenements allotted as per commitment given by Jayshree to such occupants within 210 days from the date hereof. In the event of Shraddha failing to obtain Occupation Certificate of Rehab Building No. 1 and giving possession to the occupants in Rehab Building no 1 within prescribed time limit then Shraddha shall bear and pay rent to the occupants of Rehab Building No. 1 till Occupation Certificate is obtained by Shraddha and possession is given to the occupants in Rehab Building no 1. Rehab Building No. 2/PTC, shall be constructed and completed by Shraddha at its cost and expense within a period of 36 months from the date hereof and Shraddha shall obtain Occupation Certificate of Rehab Building No.2/PTC. Jayshree shall sign the necessary applications/forms and assist Shraddha in obtaining the Occupation Certificates.

4. Shraddha shall construct Free Sale Building/s on the said Property and bear cost of construction of amenities/infrastructure including the entire cost and expense by paying all BMC/SRA premium and necessary fees/charges/ deposits/ LUC tax including i.e. infrastructure charges, MRTP charges, development cess, labour cess, cost of Fungible FSI, lift and staircase premium, open space deficiency premium, fire fighting charges, drainage charges etc. specified in the LOI read with revised LOI issued/to be issued from time to time by SRA, until completion of Free Sale Building/s. Shraddha shall obtain all approvals from SRA/MCGM/Government Authorities including Occupation Certificate/s of Free Sale Building/s / Rehab Building No. 1/Rehab Building No. 2/PTC and Shraddha shall pay the amounts payable for obtaining such approvals and Shraddha shall also pay fees of all professionals, comply with conditions of all approvals/LOI obtained from time to time. Jayshree has given to Shraddha post dated cheques bearing Nos. 236658, 236659, 236660, 236661, 236662, 236663, 236664, 236665, 236666, 236667, 236668,

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236669, 236670,made out in favour of SRA towards installments payable to SRA for further C.C. Shraddha shall not handover/deposit the said post dated cheques to SRA as Shraddha is liable to bear and pay the same to SRA. In the event through inadvertence, the said cheques are encashed by SRA, then the said amounts shall be reimbursed by Shraddha to Jayshree.

5. Jayshree shall bear proportionate cost of BMC, SRA premium as mentioned in Clause 4 hereinabove but not exceeding Rs.10,00,00,000/- (Rupees Ten Crores only) to SRA/ Appropriate Authority. All other expenditure and cost of development for construction of Fee Sale Building/s/Rehab Building No. 2/PTC as aforestated is to be borne and paid entirely by Shraddha.

6. During the subsistence of this Agreement, Jayshree confirms that Shraddha is entitled to utilize all available Free Sale potential to the utmost extent including all other benefits available thereto under article 33(10)/33(11) and other applicable schemes/ provisions of the Development Control and Promotion Regulations (DCPR) 2034 in respect of the said Property for construction of Free Sale Building/s on the said Property. The entire Free Sale Constructed Area of 18,800 square meters equivalent to 1,78,656 square foot (RERA Carpet) as certified by the Architect comprising of flats/units/premises/ offices/shops available in terms of LOI issued and revised and plans sanctioned from time to time with proportionate car parking spaces with amenities and specifications to be provided in the said Free Sale Building/s to be constructed on the said Property shall be distributed between Jayshree and Shraddha in the following ratio:

Name of the Party	Entitlement of the Party (Area)
Jayshree's Allocation	54,510 square feet RERA Carpet (58,701) RERA Carpet area less RERA Carpet area of 4,191 sq ft of M/s Jalaram Construction Company)
Shraddha's Allocation	1,19,955 square feet RERA Carpet

along with proportionate share in car parking's after deduction of 11 car parks from M/s Jayshree Builders share

to be allotted to M/s Jalaram Construction Company described more particularly in "**ANNEXURE 1 A**" upto 18,800 square meters Free Sale FSI absolutely free of cost.

7. In the event of any reduction / further Free Sale FSI or parking numbers beyond / below 18,800 square meters becoming available before completion of project, then Jayshree shall be entitled to 36% of such additional FSI Area and Shraddha shall become entitled to the balance 64% of such additional FSI Area. Entire cost/expense for developing and constructing the additional FSI shall be borne by Shraddha. Jayshree or Shraddha is not liable to pay royalty of Rs.100/- per square feet to Jalaram. Any obligation / disputes / commitments etc related to the Development Agreement executed between Jayshree and Jalaram on 27th March 2007 would be the sole responsibility of Jayshree.

8. Shraddha expressly clarifies, declares and confirms that no part of FSI relating to the said Property shall be utilized by Shraddha elsewhere for any purpose whatsoever and that this Slum Redevelopment Scheme shall not be clubbed with any other scheme developed by Shraddha/owned by Shraddha, without prior written consent of Jayshree.

9. At the time of execution of the said Development Agreement dated 27th March, 2007 executed between Jalaram and Jayshree, certain rooms in the structures standing thereon (since demolished) were occupied by the Vendor and/or their family members and the same has got vacated by Jayshree. In lieu thereof it is expressly agreed to allot total 11 flats admeasuring in aggregate 4,191 square feet (RERA Carpet Area) to be located in the First Free Sale Building/s or in the first wing to be constructed on the said Property alongwith 1 (one) car parking each (total 11 car parkings) to be allotted free of costs to the following occupants nominated by Jalaram as per the direction of Jalaram (hereinafter referred to as "**the Jalaram's Allocation**").

Sr. No.	Name of the Occupant	RERA Carpet Area in Square Feet	Car Parking
1	Jalaram Construction Company	381	1 Car Park

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Sr. No.	Name of the Occupant	RERA Carpet Area in Square Feet	Car Parking
2	Jalaram Construction Company	381	1 Car Park
3	Jalaram Construction Company	381	1 Car Park
4	Jalaram Construction Company	381	1 Car Park
5	Jalaram Construction Company	381	1 Car Park
6	Jalaram Construction Company	381	1 Car Park
7	Jalaram Construction Company	381	1 Car Park
8	Jalaram Construction Company	381	1 Car Park
9	Jalaram Construction Company	381	1 Car Park
10	Jalaram Construction Company	381	1 Car Park
11	Jalaram Construction Company	381	1 Car Park
Total		**4,191**	

M/s Jayshree Builders was liable to allot the said RERA carpet area of 4,191 Sq ft along with 11 car parking to M/s Jalaram Construction Company but the same has been reduced from M/s Jayshree builders allocation by M/s Shraddha Prime Projects Limited as per the mutual understanding between M/s Jayshree builders and M/s Shraddha Prime Projects Limited hence M/s Shraddha Prime Projects Limited shall be bound and liable to handover the said RERA carpet area of 4,191 Sq ft to M/s Jalaram Construction Company.

10. Jalaram's Allocation in respect of the residential premises shall now comprise 11 flats as more particularly set out in **ANNEXURE "2"** annexed hereto and shall be demarcated on approved revised plans when sanctioned.

11. Jalaram's Allocation shall be allotted by execution of registered Tripartite Permanent Alternative Accommodation

Agreement(s) ("**PAAA**") in favour of the Allottees of Jalaram by Jayshree and Shraddha within 30 days from sanction of revised plan and upon registration of the Project with MahaRERA.

12. Jayshree and Shraddha has agreed to execute Tripartite Supplemental Agreement to the said Sale Deed with Jalaram for allotment of Jalaram's Allocation and the said Supplemental Agreement shall be duly stamped and registered.

13A. Though under the said Sale Deed the total consideration of Rs.17,50,00,000/- (Rupees Seventeen Crores Fifty Lakhs only) is payable by Shraddha to Jalaram and out of which Rs.7,50,00,000/- (Rupees Seven Crores Fifty Lakhs only) has already been paid by Shraddha to Jalaram. It is now agreed between the parties that Jayshree shall make payment of balance consideration of Rs.10,00,00,000/- (Rupees Ten Crores only) to Jalaram as follows:

(i) Rs.5,00,00,000/- (Rupees Five Crores only) to be paid on or before 1st June, 2023 (with grace period of 90 days);

(ii) Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) to be paid on or before 1st September, 2023 (with grace period of 90 days);

(iii) Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) to be paid on or before 1st December, 2023 (with grace period of 90 days).

Total Rs.10,00,00,000/-

13B. In terms of Clause mentioned in the Sale Deed, Jayshree shall make payment of balance consideration of Rs.10,00,00,000/- (Rupees Ten Crores only) to Jalaram on behalf of Shraddha and which shall be adjusted against payment of Rs.10,00,00,000/- (Rupees Ten Crores only) due to Shraddha from Jayshree under Clause 5 hereinabove by reimbursement of premium.

13C. Out of Rs.7,50,00,000/- (Rupees Seven Crores Fifty Lakhs only) set out in Clause mentioned in the Sale Deed, the sum

of Rs.5,00,00,000/- (Rupees Five Crores only) is paid by Jayshree to Jalaram for and on behalf of Shraddha before the execution of these presents and the said sum of Rs.5,00,00,000/- (Rupees Five Crores only) has been already adjusted against Refundable Security Deposit of Rs.5,00,00,000/- (Rupees Five Crores only) paid by Shraddha Landmark Private Limited to Jayshree before the execution of this Settlement Agreement.

14. Notwithstanding whatever is provided in any document executed prior hereto including in Clause 4(A) of the said Sale Deed, it is now agreed between Jayshree and Shraddha that out of total security of about 18,000 square feet (exactly 17,972 square feet) being constructed area to be provided to Jalaram, 50% security area shall be given by Jayshree out of its entitlement to Jalaram and balance 50% security area shall be given by Shraddha from out of its entitlement to Jalaram.

15. So far as respective allocations of Jayshree and Shraddha are concerned, it is hereby agreed by and between Jayshree and Shraddha hereto as follows:

(a) Shraddha shall in the name of Jayshree but at its cost and expense get the revised Plan of the said Free Sale Building/s with all wings sanctioned and obtain MOEF permission and other approvals and revised Commencement Certificate (C.C.) beyond plinth;

(b) The Plinth C.C. of composite building (all wings) of Free Sale Building/s bearing Reference No. SRA/ENG/3839/S/PL/AP dated 9th March, 2023 has been received. A copy thereof is hereto annexed as **ANNEXURE "3"**. In view thereof, Jayshree and Shraddha have mutually earmarked and demarcated their respective allocations together with security area of about 18,000 square feet being constructed area to be provided to Jalaram (50% each by Jayshree and Shraddha) in terms of Clause mentioned in the sale deed. Jayshree's Allocation is more particularly set out in **ANNEXURE "4"** and 50% security area to be given by Jayshree to Jalaram as per Clause 4(A) of the said

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Sale Deed is more particularly set out in **ANNEXURE "5"** hereto. Shraddha's Allocation is more particularly set out in **ANNEXURE "6"** and with 50% security area to be given by Shraddha to Jalaram as per Clause 4(A) of the said Sale Deed is more particularly set out in **ANNEXURE "7"** annexed hereto;

(c) Notwithstanding what is provided in Clause 4(A) of the said Sale Deed or elsewhere, on payment of Rs.10,00,00,000/- (Rupees Ten Crores only) by Jayshree/Shraddha to Jalaram, security area of flats admeasuring 6,000 square feet (3000 square feet each of Jayshree and Shraddha) shall be released in favour of Jayshree and Shraddha respectively and upon further payment of Rs.5,00,00,000/- (Rupees Five Crores only), the security area of flats admeasuring 12,000 square feet (6000 square feet each of Jayshree and Shraddha) shall be released in favour of Jayshree and Shraddha and upon such release (first on receipt of Rs.10,00,00,000/- and then on Rs.5,00,00,000/-), the security flats set out in **ANNEXURE "5"** and **"7"** hereto shall become available to Jayshree and Shraddha for sale and transfer as they may deem fit;

(d) The amenities provided in flats forming part of Jayshree's Allocation shall not be in any way inferior to those provided in other flats in the said Free Sale Building/s set out in RERA Agreement(s) of other flats in respect of Shraddha's Allocation i.e. equivalent and similar amenities in all respects shall be provided in Jayshree's Allocation and Shraddha's Allocation. The flats allotted to Jayshree and flats belonging to Shraddha shall be provided with amenities as specified in **ANNEXURE "8"** hereto without any cost to Jayshree;

(e) Upon receipt of registration certificate from RERA and after demarcation of respective allocations, Jayshree and their nominees shall be entitled to sell/mortgage/ transfer and/or deal with Jayshree's Allocation without having to obtain any further consent/ NOC from Shraddha. The prospective allottees/ transferees/

nominees of Jayshree shall be entitled to mortgage their respective units/premises for obtaining loan from Banks and/or financial institutions etc. and Jayshree hereby grant their irrevocable consent to such borrowing provided always it shall be responsibility and liability of such borrowing Party/ allottees/transferees/ nominees alone to repay the loans with interest accrued thereon and further provided that Jayshree and their nominees herein incur no liability in respect thereof;

(f) Upon receipt of registration certificate from RERA and after demareation of Jayshree's Allocations, Shraddha and their nominees shall be entitled to sell/mortgage/ transfer and/or deal with Shraddha's Allocation without having to obtain any further consent/NOC from Jayshree. The prospective allottees/transferees/ nominees of Shraddha shall be entitled to mortgage their respective units/premises for obtaining loan from Banks and/or financial institutions etc. and Shraddha hereby grant their irrevocable consent to such borrowing provided always it shall be responsibility and liability of such borrowing Party/ allottees/ transferees/ nominees alone to repay the loans with interest accrued thereon and further provided that Shraddha and their nominees herein incur no liability in respect thereof;

(g) Shraddha shall not mortgage, sell or create third party rights of whatsoever nature in respect of Jayshree's Allocation at any time;

(h) Jayshree and Shraddha both shall be deemed to be Promoters of Free Sale Building/s (with Jayshree as Promoter and Shraddha as Promoter Developer) and they shall register the Free Sale Building/s or part thereof to be constructed on the said Property, as a whole project or as may be deemed fit by Shraddha in accordance with Section 3 read with Section 4 of The Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and Rules framed thereunder with MAHARERA Online Portal and obtain the registration

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certificate for such Real Estate Project from MAHARERA and the Project will be got registered under RERA within 30 (thirty) days from the date hereof. The entire responsibility of construction of Free Sale Building/s within time line committed to prospective allottees shall be of Shraddha;

(i) Each Party shall be the Owner of their respective Allocation and shall be deemed to be in possession of their respective Allocation and hold their respective specific Allocations as owner qua the other Party;

(j) Each Party shall be entitled to and will be at liberty at their own separate risk and cost to advertise, promote, market, independently book, allot, sell, transfer, retransfer, cancel, surrender, mortgage, give on lease, or grant on leave and license basis or otherwise deal with in any manner whatsoever (including handing over possession) of their respective allocations of the registered Project/Phases to persons of their choice at a price and on such terms and conditions as they decide, without recourse to the other Party and to issue Letters of Allotment, enter into Agreements for Sale on what is known as "Ownership" basis and recover realize and appropriate to themselves the entire sale proceeds or consideration monies, lease rent, license fees or compensation, service charges, deposit, premium arising therefrom for their absolute use and benefit, without accounting for the same to the other Party. Each Party shall be respectively liable and responsible for carrying out the terms and conditions of such agreements executed by them. However, neither Party shall encumber or create any third-Party rights of any nature on the constructed premises coming to the share of the other party herein. The brokerage in respect of any transactions in the respective allocations shall be borne by each respective Party;

(k) Each Party shall be liable and responsible for collection and payment of charges and/or contribution collectable from the customers towards all statutory

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charges, development charges, fees and expenses, such as GST other Government deposits and charges, maintenance deposit, legal charges and all such deposits, development charges, etc. However, Jayshree Builder shall retain only Amenities /Club House / Gymansium Charges and Development Charges and all other form of charges shall be collected by Jayshree and paid back with GST to Shraddha. Possession would be offered to client on clearance of the above dues.

(l) Shraddha shall not charge any transfer fees and/or any consideration in any manner whatsoever from Jayshree on sale of its Allocation;

(m) Jayshree and/or its nominees and assigns shall be liable to bear and pay the monthly outgoings, municipal taxes and maintenance charges in respect of their allocation after the expiry of 15 (fifteen) days from the date Shraddha offering possession of the units/premises/car parking/terrace area and other spaces in the said Free Sale Building/s forming part of Jayshree's Allocation with part/full Occupation Certificate in respect thereof irrespective of whether Jayshree and/or its nominees have taken possession of its/their respective constructed areas or not;

(n) The entire responsibility of title and all other responsibilities including but not limited to the approvals, construction and development in respect of the said Free Sale Building/s as stated herein under the provisions of RERA will be that of Shraddha in accordance with the terms herein. Shraddha shall be exclusively responsible for completion of the Project. Jayshree will not be responsible in respect of the development of the said Project and the said Property from the date hereof;

(o) Jayshree and Shraddha shall ensure payment of stamp duty and registration charges of the Agreements for Sale/documents of purchaser concerning their respective allocations and register the same with the

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relevant office of the Sub-Registrar of Assurances;

(p) Jayshree and Shraddha shall ensure payment of Goods and Service Tax ("**GST**") or any other tax levied anytime in future by the Government Authorities, Statutory Authorities in connection with Agreement for Sale/documents concerning their respective allocations. If any GST liabilities arise due to the payment of expenditure as per Clause 5 than in such case the liability shall be borne by Jayshree.

16. Shraddha agrees, undertakes and covenants at its own cost and expense to perform and comply with the following obligations in respect of the Free Sale Building(s):

(a) To prepare, submit and get sanctioned the revised/amended plans, revised IOA and revised Commencement Certificate from time to time for the said Free Sale Building/s to be constructed on the said Property;

(b) To develop the said Property at its own risk to the maximum extent permissible and construct the said Free Sale Building/s on the said Property by utilizing, consuming and availing of the entire Balance FSI potential including FSI by way of TDR, fungible, incentive, special, compensatory and additional FSI and other benefits utilizable to the utmost extent as permissible in law and as may be feasible in respect of the said Property or any portion thereof including all other benefits available in respect of the said Property in accordance with the plans and specifications which may be sanctioned by the SRA and all other concerned statutory bodies and local authorities from time of time and subject to the rules, regulations and bye-laws of the MCGM by paying premium in installment/s on such terms and conditions as may be prescribed by the SRA and/or State Government from time to time. Also to carry out all the infrastructure work including laying of internal road/pathways with necessary sewers, drains pipes, cables etc. on the site;

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(c) To carry out construction on the said Property to appoint architects, contractors, sub-contractors, engineers, workmen, RCC consultants and such other personnel (professional, qualified and all others) as may from time to time be necessary and also pay their salaries, wages and discharge duly and punctually all those liabilities of the building contractors, labour contractors, material suppliers, workmen and other employees employed by Shraddha for the purpose of and incidental to the development of the said Property;

(d) To bear and pay all costs, charges, betterment charges, scrutiny fees and expenses/ charges/deposits of and incidental to the obtaining of the approvals, NOCs and sanctions of and incidental to the said construction i.e. LUC tax of the Free Sale Building/s including i.e. infrastructure charges, MRTP charges, development cess, labour cess, cost of Fungible FSI, lift and staircase premium, open space deficiency premium, fire fighting charges, drainage charges, cost of construction of amenities/ infrastructure specified in the LOI read with revised LOI issued/to be issued from time to time by SRA, until completion of Free Sale Building/s, cost of preparation of amended plans and specifications, cost of handing over the area of the said Property affected by road set back and scrutiny fees, premium and all payments and deposits required to be made to the SRA, MCGM, the Government or any statutory public or local authority, fees of architects, RCC consultants, engineers, lawyers and other professionals and the entire cost of the contractors;

(e) To purchase FSI by way of TDR/Premium FSI/ Fungible FSI and/or any kind of FSI or other benefit from the open market/ government authorities for utilization on the said Property;

(f) To comply with all the terms and conditions of revised LOI, I.O.A. and all the rules, bye-laws, regulations, conditions and stipulations attached to the various permissions/sanctions/NOC's etc., granted by the

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SRA, MCGM and all concerned authorities for redevelopment of the said Property;

(g) To construct Subject to force majeure conditions each wing of thc said Free Sale Building/s comprising of upto 40 floors within 48 (forty eight) months plus grace period of 6 (six) months from the date of grant of first Plinth Commencement Certificate ("**CC**") of each wing by the SRA and obtain Occupation Certificate part and/or full and Building Completion Certificate in respect of the said Free Sale Building/s;

(h) The Rehab Building No. 1 has been completed by Jayshree. Shraddha at its cost shall obtain Occupation Certificate of Rehab Building No. 1 and to shift to their respective tenements allotted as per commitment given by Jayshree to such occupants within 210 days from the date hereof. In the event of Shraddha failing to obtain Occupation Certificate of Rehab Building No. 1 and giving possession to the occupants in Rehab Building no 1 within prescribed time limit then Shraddha shall bear and pay rent to the occupants of Rehab Building No. 1 till Occupation Certificate is obtained by Shraddha and possession is given to the occupants in Rehab Building no 1. Shraddha shall commcnce and complete construction work in all respects of Rehab Building No.2/PTC with constructed area of 5339 square meters and/or such other additional construction for Rehab as may be required by SRA and obtain Occupation Certificate thereof within a period of 36 months from the date hereof, at the entire cost and expense of Shraddha.

17. Shraddha shall indemnify and keep Jayshree indemnified saved, defended and harmless from and against any claim / demand whatsoever made by any person/party and from and against all actions/proceedings which any person whatsoever may take against Jayshree or any of its partners:

(a) Arising out of any act, deed, matters and thing done or caused or purported to be done, omitted or suffered by Shraddha, its successors and assigns in the course of

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the exercise of its rights or the performance of its obligations under or in pursuance of these presents and/or any other documents and writings executed in respect of the said Property by and/or between the Parties hereto and any of them; and/or;

(b) Due to or as a result of non-observance and/or non-performance by Shraddha of any of the terms, conditions and provisions of these presents and/or any other documents and writings executed in respect of the said Property by and/or between the Parties hereto or any of them; and

(c) From and against all costs, charges and expenses which Jayshree or any of its partners may incur as a result of such actions/proceedings and also from and against all losses/damages which they or any of them may suffer for the reasons aforesaid or any of them.

18. Jayshree agrees, undertakes and covenants at its own cost and expense to perform and comply with respect to Rehab Building No.1 in terms of LOI/Revised LOI the following:

(i) Once Occupation Certificate (Full) in respect of Rehab Building No.1 is obtained by Shraddha then Jayshree shall handover possession of Rehab Component to occupants of the said Property and cause them to shift to their respective tenements allotted;

(ii) To settle disputes, claims, demands, suits, complaints and impediments, litigation, which may be raised, filed or created by the tenants, hutment dwellers, society of hutment dwellers upto Occupation Certificate received in respect of the said Rehab Building No.1 and possession is given to the occupants of the said Property and as such Jayshree shall settle any disputes/litigation /claims/ demands with any of the tenants, hutment dwellers, society of hutment dwellers of Rehab Building No. 1 and bear the cost of litigation/ compensation/ settlement thereof without holding Jalaram and Shraddha responsible or liable in any manner whatsoever upto the aforesaid period;

Mallika Mehta

Shraddha Prime Projects Ltd. Mumbai

AHPC

(iii) Generally to do all acts/deeds as are necessary so as to enable Shraddha to complete construction of the said Free Sale Building/s without any interruption and further enable sale of premises therein.

19. Shraddha agrees, undertakes and covenants at its own cost and expense to perform and comply with respect to Rehab Building No.2/PTC in terms of LOI/Revised LOI the following:

(i) Once Occupation Certificate (Full) in respect of Rehab Building No.2/PTC is obtained by Shraddha then Shraddha shall handover possession of PTC Component to PAP occupants therein and cause them to shift to their respective tenements allotted;

(ii) To settle disputes, claims, demands, suits, complaints and impediments, litigation, which may be raised, filed or created by PAP/PTC occupants in respect of the said Rehab Building No. 2/PTC and possession is given to the PAP/PTC occupants therein and as such Shraddha shall settle any disputes/litigation /claims/ demands with any of the PAP/PTC occupants of Rehab Building No. 2/PTC and bear the cost of litigation/ compensation/ settlement thereof without holding Jalaram and Jasyshree responsible or liable in any manner whatsoever upto the aforesaid period.

20. Jayshree and Shraddha have agreed that all monetary obligations undertaken by Shraddha under the said Sale Deed with Jalaram shall hereinafter be discharged and complied by Jayshree at its cost and risk more particularly in respect of Income Tax stipulated in Clause 13 of the said Sale Deed.

21. Jayshree and Shraddha have agreed that in case of either party defaulting in performing its obligations as stated aforesaid, the Non Defaulting Party shall be entitled to Step-In and fulfill the obligations of the Defaulting Party at the cost, expense, risk, consequences and liabilities of the Defaulting Party.

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22. In the event any dispute or differences shall arise between the Parties hereto in regard to the said Project or in regard to the construction or concerning any matter connected with the development of the said Property and/or interpretation of any of the clauses herein contained or to any decision, act or thing to be made or done in pursuance hereof shall be referred to arbitration by a single arbitrator and such Arbitration shall be held in accordance with the Arbitration and Conciliation Act, 1996 ("**Arbitration Act**") or any statutory modification thereof for the time being in force. The Arbitrator appointed however shall have no power or shall not exercise the right to stop construction or marketing in respect of the Project. Such Arbitration shall be held at Mumbai and shail be in English language.

23. The Permanent Account numbers of the Parties hereto are as under:

Name	Permanent Account Nos.
M/S. JAYSHREE BUILDERS	**AAAFJ0834B**
SHRADDHA PRIME PROJECTS LIMITED	**AAACT6881D**
M/S. JALARAM CONSTRUCTION COMPANY	**AAAMF3935H**

24. The Parties hereto agree and record that this Settlement Agreement will be read together with the terms and conditions contained in the said Sale Deed dated 1st June, 2022.

25. This Settlement Agreement can be modified/amended only by mutual agreement in writing signed by all the Parties hereto.

26. The Stamp Duty (if any) and Registration Charges payable in respect of Jayshree's Allocation shall be paid and borne by Jayshree alone.

27. This Settlement Agreement shall be governed by and construed and enforced in accordance with the laws of India and the Courts in Mumbai shall have exclusive jurisdiction to entertain any and/or all proceedings under these presents.

Shraddha Prime Projects Ltd. Mumbai

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

THE SCHEDULE ABOVE REFERRED TO
(description of the said Property)

All that piece or parcel of land or ground situate at Subhash Road, Bhandup (West), Mumbai 400078 within the limits of Greater Mumbai in the revenue Village of Kanjur, Taluka Kurla in the District and Registration Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 194(p), CTS Nos. 396, 396/1 to 396/59 admeasuring 6437 square yards i.e. 5382 square meters which area as per registered Deed of Rectification Cum Declaration dated 12th June, 2009 is rectified as 5194.1 square meters as per City Survey Records together with the structures and hutments standing thereon (since demolished) and shown by **RED** colour boundary line on the **PLAN** annexed hereto as **ANNEXURE "1"** and bounded as follows:

On or towards the North	:	Partly by CTS No. 395 and partly by CTS No. 400;
On or towards the South	:	Partly by Subhash Road and partly by CTS No. 397;
On or towards by East	:	Partly by CTS No. 398 and partly by CTS No. 400; and
On or towards by West	:	Party by CTS No. 3984 and partly by CTS No. 395.

SIGNED AND DELIVERED by the withinnamed Jayshree **M/s. JAYSHREE BUILDERS** through its partners
(1) Mr. Ramesh Amrutlal Mehta
(2) Mrs. Jayshree Ramesh Mehta
(3) Mrs. Mallika Deepak Mehta
(4) Mr. Deepak Ramesh Mehta
(5) Mrs. Alpa Ketan Mehta
(6) Mr. Ruchit Ketan Mehta
in the presence of ...

1.
2.

SIGNED AND DELIVERED by the)
withinnamed Shraddha)
SHRADDHA PRIME PROJECTS)
LIMITED, through its Director,)
Mr. Sudhir Mehta)
authorized pursuant to the)
Resolution passed by the Board of)
Directors in their meeting held on)
_____, to execute these presents)
who has signed these presents.)
in the presence of...)

1.
2.

"ANNEXURE-1"

"ANNEXURE 1"



SHRADDHA PRIME PROJECTS LIMITED
MUMBAI

"ANNEXURE 1 A"

	Jayshree Parking Share	Shraddha Parking Share	Jalaram Allotted	Parking as per DCR	
Stack	0	27	11		38
Podium	22	45			67
Tower	41	70		9	120
TOTAL	**63**	**142**	**11**	**9**	**225**

Note

The Above Parking figures are based on the CFO Plan

Parking's may vary / change based on the proportion change in FSI/Parking required.

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"ANNEXURE - 2"

Jalaram Builder's Allocation

Sr.No.	Tower	Floor	Typology	Series	Area	Car Parking
1	Tower B	11 TH FLOOR	Resi	3	381	1 Car Park
2	Tower B	11 TH FLOOR	Resi	4	381	1 Car Park
3	Tower B	12 TH FLOOR	Resi	4	381	1 Car Park
4	Tower B	13 TH FLOOR	Resi	3	381	1 Car Park
5	Tower B	14 TH FLOOR	Resi	4	381	1 Car Park
6	Tower B	15 TH FLOOR	Resi	3	381	1 Car Park
7	Tower B	15 TH FLOOR	Resi	4	381	1 Car Park
8	Tower B	16 TH FLOOR	Resi	3	381	1 Car Park
9	Tower B	16 TH FLOOR	Resi	4	381	1 Car Park
10	Tower B	17 TH FLOOR	Resi	3	381	1 Car Park
11	Tower B	17 TH FLOOR	Resi	4	381	1 Car Park
Total					**4191**	**11 Car Park**

Jalaram Builder's Allocation Security

Sr.No.	Tower	Floor	Typology	Series	Area	Car Parking
1	Tower B	23 TH FLOOR	Resi	3	381	1 Car Park
2	Tower B	23 TH FLOOR	Resi	4	381	1 Car Park
3	Tower B	24 TH FLOOR	Resi	3	381	1 Car Park
4	Tower B	24 TH FLOOR	Resi	4	381	1 Car Park
5	Tower B	25 TH FLOOR	Resi	3	381	1 Car Park
6	Tower B	25 TH FLOOR	Resi	4	381	1 Car Park
7	Tower B	26 TH FLOOR	Resi	3	381	1 Car Park
8	Tower B	26 TH FLOOR	Resi	4	381	1 Car Park
9	Tower B	27 TH FLOOR	Resi	3	381	1 Car Park
10	Tower B	27 TH FLOOR	Resi	4	381	1 Car Park
11	Tower B	28 TH FLOOR	Resi	3	381	1 Car Park
Total					**4191**	**11 Car Park**

Note :- The Above Allocation security is taken by shraddha and on execution on supplimentry Deed by Jalaram towards 4191 sq.ft.

RERA Carept Area the same would be released. Jayshree would not be entittled to sell / Mortgage or create on lien on the above units until supplementry Deed is executed by Jalaram.

Shraddha Prime Projects Ltd. Mumbai

Mallika Mehta

AIPG

"ANNEXURE 3"

DEVELOPER COPY

S. No. 525

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 (FORM 'A')

NO SRA/ENG/3839/S/PL/AP — 9 MAR 2023

COMMENCEMENT CERTIFICATE — SALE BUILDING

To,
M/s. Jayshree Builders
Jugal Baug Compound ,
1st floor, ST Workshop
Lal Bahadur Shastri Marg,
Thane (W) 400 601.

Sir,

With reference to your application No. 472 dated 30/09/2016 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act 1966 to erect a building on plot No. C.T.S. No. 396, 396/1 to 59 of village Kanjur,

of village Kanjur — T.P.S. No. -
ward 'S' — Situated at Bhandup (W)

This Commencement Certificate / Building Permit is granted subject to compliance of mentioned hereunder and on following conditions.

UR No. SRA/ENG/2736/S/PL/LOI dt. 27/06/2022
IOA/UR No. SRA/ENG/3839/S/PL/AP dt. 19/07/2022

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided fother that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
   (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
   (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under her.

The C.E.O. (SRA) has appointed Shri. M.A.Wani Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to plinth level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

Mathew Mente

SHRADDHA PRIME PROJECTS LIMITED MUMBAI

"ANNEXURE - 4"

Jayshree Builder's Allocation

Sr.No.	Tower	Floor	Typology	Series	Area
1	Tower A	1 St FLOOR	Resi	1	410
2	Tower A	1 St FLOOR	Resi	2	571
3	Tower A	1 St FLOOR	Resi	3	571
4	Tower A	1 St FLOOR	Resi	4	410
5	Tower A	2 ND FLOOR	Resi	1	410
6	Tower A	2 ND FLOOR	Resi	2	571
7	Tower A	2 ND FLOOR	Resi	3	571
8	Tower A	2 ND FLOOR	Resi	4	410
9	Tower A	3 RD FLOOR	Resi	1	410
10	Tower A	3 RD FLOOR	Resi	2	571
11	Tower A	3 RD FLOOR	Resi	3	571
12	Tower A	3 RD FLOOR	Resi	4	410
13	Tower A	4 TH FLOOR	Resi	1	410
14	Tower A	4 TH FLOOR	Resi	2	571
15	Tower A	4 TH FLOOR	Resi	3	571
16	Tower A	4 TH FLOOR	Resi	4	410
17	Tower A	5 TH FLOOR	Resi	1	410
18	Tower A	5 TH FLOOR	Resi	2	571
19	Tower A	5 TH FLOOR	Resi	3	571
20	Tower A	5 TH FLOOR	Resi	4	410
21	Tower A	6 TH FLOOR	Resi	1	410
22	Tower A	6 TH FLOOR	Resi	2	571
23	Tower A	6 TH FLOOR	Resi	3	571
24	Tower A	6 TH FLOOR	Resi	4	410
25	Tower A	7 TH FLOOR	Resi	3	571
26	Tower A	7 TH FLOOR	Resi	4	410
27	Tower A	8 TH FLOOR	Resi	1	410
28	Tower A	8 TH FLOOR	Resi	2	571
29	Tower A	9 TH FLOOR	Resi	1	410
30	Tower A	9 TH FLOOR	Resi	4	410
31	Tower A	16 TH FLOOR	Resi	6	551
32	Tower A	17 TH FLOOR	Resi	6	551
33	Tower A	18 TH FLOOR	Resi	6	551
34	Tower A	19 TH FLOOR	Resi	6	551
35	Tower A	20 TH FLOOR	Resi	6	551
36	Tower A	21 TH FLOOR	Resi	6	551
37	Tower A	22 TH FLOOR	Resi	6	551
38	Tower A	23 TH FLOOR	Resi	6	571
39	Tower A	24 TH FLOOR	Resi	6	571
40	Tower A	25 TH FLOOR	Resi	6	571
41	Tower A	26 TH FLOOR	Resi	6	571
42	Tower A	27 TH FLOOR	Resi	6	571
43	Tower A	28 TH FLOOR	Resi	1	410
44	Tower A	28 TH FLOOR	Resi	2	571
45	Tower A	28 TH FLOOR	Resi	3	571
46	Tower A	28 TH FLOOR	Resi	4	410
47	Tower A	29 TH FLOOR	Resi	1	410
48	Tower A	29 TH FLOOR	Resi	2	571
49	Tower A	29 TH FLOOR	Resi	6	571
50	Tower A	30 TH FLOOR	Resi	1	410
51	Tower A	30 TH FLOOR	Resi	2	571
52	Tower A	30 TH FLOOR	Resi	3	571
53	Tower A	30 TH FLOOR	Resi	4	410
54	Tower A	30 TH FLOOR	Resi	6	571
55	Tower A	31 ST FLOOR	Resi	1	410
56	Tower A	31 ST FLOOR	Resi	2	571
57	Tower A	31 ST FLOOR	Resi	3	571
58	Tower A	31 ST FLOOR	Resi	6	571
59	Tower A	32 ND FLOOR	Resi	1	410
60	Tower A	32 ND FLOOR	Resi	2	571
61	Tower A	32 ND FLOOR	Resi	3	571
62	Tower A	32 ND FLOOR	Resi	6	571
63	Tower A	33 RD FLOOR	Resi	1	410
64	Tower A	33 RD FLOOR	Resi	6	571
65	Tower A	34 TH FLOOR	Resi	1	410
66	Tower A	34 TH FLOOR	Resi	6	571
67	Tower A	35 TH FLOOR	Resi	6	571
68	Tower A	36 TH FLOOR	Resi	6	571
69	Tower A	Ground Floor	Shop	4	435
70	Tower B	10 TH FLOOR	Resi	2	387
71	Tower B	10 TH FLOOR	Resi	4	381
72	Tower B	13 TH FLOOR	Resi	2	387
73	Tower B	14 TH FLOOR	Resi	2	387
74	Tower B	18 TH FLOOR	Resi	4	381
75	Tower B	23 TH FLOOR	Resi	3	381
76	Tower B	23 TH FLOOR	Resi	4	381
77	Tower B	24 TH FLOOR	Resi	2	387
78	Tower B	24 TH FLOOR	Resi	3	381
79	Tower B	24 TH FLOOR	Resi	4	381
80	Tower B	25 TH FLOOR	Resi	2	387
81	Tower B	25 TH FLOOR	Resi	3	381
82	Tower B	25 TH FLOOR	Resi	4	381
83	Tower B	26 TH FLOOR	Resi	2	387
84	Tower B	26 TH FLOOR	Resi	3	381
85	Tower B	26 TH FLOOR	Resi	4	381
86	Tower B	27 TH FLOOR	Resi	2	387
87	Tower B	27 TH FLOOR	Resi	3	381
88	Tower B	27 TH FLOOR	Resi	4	381
89	Tower B	27 TH FLOOR	Resi	5	383
90	Tower B	27 TH FLOOR	Resi	6	383
91	Tower B	28 TH FLOOR	Resi	1	384
92	Tower B	28 TH FLOOR	Resi	2	387
93	Tower B	28 TH FLOOR	Resi	3	381
94	Tower B	28 TH FLOOR	Resi	4	381
95	Tower B	28 TH FLOOR	Resi	5	383
96	Tower B	28 TH FLOOR	Resi	6	383
97	Tower B	29 TH FLOOR	Resi	2	256
98	Tower B	29 TH FLOOR	Resi	3	381
99	Tower B	29 TH FLOOR	Resi	4	381
100	Tower B	29 TH FLOOR	Resi	5	383
101	Tower B	29 TH FLOOR	Resi	6	383
102	Tower B	30 TH FLOOR	Resi	1	384
103	Tower B	30 TH FLOOR	Resi	2	387
104	Tower B	30 TH FLOOR	Resi	3	381
105	Tower B	30 TH FLOOR	Resi	4	381
106	Tower B	30 TH FLOOR	Resi	5	383
107	Tower B	30 TH FLOOR	Resi	6	383
108	Tower B	31 ST FLOOR	Resi	1	384
109	Tower B	31 ST FLOOR	Resi	2	387
110	Tower B	31 ST FLOOR	Resi	3	381
111	Tower B	31 ST FLOOR	Resi	4	381
112	Tower B	31 ST FLOOR	Resi	5	383
113	Tower B	31 ST FLOOR	Resi	6	383
114	Tower B	32 ND FLOOR	Resi	1	384
115	Tower B	32 ND FLOOR	Resi	2	387
116	Tower B	32 ND FLOOR	Resi	3	381
117	Tower B	32 ND FLOOR	Resi	5	383
118	Tower B	32 ND FLOOR	Resi	6	383
119	Tower B	33 RD FLOOR	Resi	5	383
120	Tower B	33 RD FLOOR	Resi	6	383
			Total		54510

Shraddha Prime Projects Ltd. Mumbai

Mallikarjun

"ANNEXURE - 5"					
Jayshree Builder's Security					
Sr.No.	**Tower**	**Floor**	**Typology**	**Series**	**Area**
1	Tower A	16 TH FLOOR	Resi	6	551
2	Tower A	17 TH FLOOR	Resi	6	551
3	Tower A	18 TH FLOOR	Resi	6	551
4	Tower A	19 TH FLOOR	Resi	6	551
5	Tower A	20 TH FLOOR	Resi	6	551
6	Tower A	21 TH FLOOR	Resi	6	551
7	Tower A	22 TH FLOOR	Resi	6	551
8	Tower A	23 TH FLOOR	Resi	6	571
9	Tower A	24 TH FLOOR	Resi	6	571
10	Tower A	25 TH FLOOR	Resi	6	571
11	Tower A	26 TH FLOOR	Resi	6	571
12	Tower A	30 TH FLOOR	Resi	2	571
13	Tower A	30 TH FLOOR	Resi	3	571
14	Tower A	31 ST FLOOR	Resi	2	571
15	Tower A	31 ST FLOOR	Resi	3	571
16	Tower A	32 ND FLOOR	Resi	2	571
Total					**8996**

Shraddha Prime Projects Ltd. Mumbai

"ANNEXURE - 6"

Shraddha's Allocation

Sr.No.	Tower	Floor	Typology	Series	Area
1	Tower A	8 TH FLOOR	Resi	5	551
2	Tower A	8 TH FLOOR	Resi	6	551
3	Tower A	9 TH FLOOR	Resi	2	571
4	Tower A	9 TH FLOOR	Resi	3	571
5	Tower A	9 TH FLOOR	Resi	5	551
6	Tower A	9 TH FLOOR	Resi	6	551
7	Tower A	10 TH FLOOR	Resi	1	410
8	Tower A	10 TH FLOOR	Resi	2	571
9	Tower A	10 TH FLOOR	Resi	3	571
10	Tower A	10 TH FLOOR	Resi	4	410
11	Tower A	10 TH FLOOR	Resi	5	551
12	Tower A	10 TH FLOOR	Resi	6	551
13	Tower A	11 TH FLOOR	Resi	1	410
14	Tower A	11 TH FLOOR	Resi	2	571
15	Tower A	11 TH FLOOR	Resi	3	571
16	Tower A	11 TH FLOOR	Resi	4	410
17	Tower A	11 TH FLOOR	Resi	5	551
18	Tower A	11 TH FLOOR	Resi	6	551
19	Tower A	12 TH FLOOR	Resi	1	410
20	Tower A	12 TH FLOOR	Resi	2	571
21	Tower A	12 TH FLOOR	Resi	3	571
22	Tower A	12 TH FLOOR	Resi	4	410
23	Tower A	12 TH FLOOR	Resi	5	551
24	Tower A	12 TH FLOOR	Resi	6	551
25	Tower A	13 TH FLOOR	Resi	1	410
26	Tower A	13 TH FLOOR	Resi	2	571
27	Tower A	13 TH FLOOR	Resi	3	571
28	Tower A	13 TH FLOOR	Resi	4	410
29	Tower A	13 TH FLOOR	Resi	5	551
30	Tower A	13 TH FLOOR	Resi	6	551
31	Tower A	14 TH FLOOR	Resi	1	410
32	Tower A	14 TH FLOOR	Resi	2	571
33	Tower A	14 TH FLOOR	Resi	3	571
34	Tower A	14 TH FLOOR	Resi	4	410
35	Tower A	14 TH FLOOR	Resi	5	551
36	Tower A	14 TH FLOOR	Resi	6	551
37	Tower A	15 TH FLOOR	Resi	1	410
38	Tower A	15 TH FLOOR	Resi	2	571
39	Tower A	15 TH FLOOR	Resi	5	551
40	Tower A	15 TH FLOOR	Resi	6	551
41	Tower A	16 TH FLOOR	Resi	1	410
42	Tower A	16 TH FLOOR	Resi	2	571
43	Tower A	16 TH FLOOR	Resi	3	571
44	Tower A	16 TH FLOOR	Resi	4	410
45	Tower A	16 TH FLOOR	Resi	5	551
46	Tower A	17 TH FLOOR	Resi	1	410
47	Tower A	17 TH FLOOR	Resi	2	571
48	Tower A	17 TH FLOOR	Resi	3	571
49	Tower A	17 TH FLOOR	Resi	4	410
50	Tower A	17 TH FLOOR	Resi	5	551
51	Tower A	18 TH FLOOR	Resi	1	410
52	Tower A	18 TH FLOOR	Resi	2	571
53	Tower A	18 TH FLOOR	Resi	3	571
54	Tower A	18 TH FLOOR	Resi	4	410
55	Tower A	18 TH FLOOR	Resi	5	551
56	Tower A	19 TH FLOOR	Resi	1	410
57	Tower A	19 TH FLOOR	Resi	2	571
58	Tower A	19 TH FLOOR	Resi	3	571
59	Tower A	19 TH FLOOR	Resi	4	410
60	Tower A	19 TH FLOOR	Resi	5	551
61	Tower A	20 TH FLOOR	Resi	1	410
62	Tower A	20 TH FLOOR	Resi	2	571
63	Tower A	20 TH FLOOR	Resi	3	571
64	Tower A	20 TH FLOOR	Resi	4	410
65	Tower A	20 TH FLOOR	Resi	5	551
66	Tower A	21 TH FLOOR	Resi	1	410
67	Tower A	21 TH FLOOR	Resi	2	571
68	Tower A	21 TH FLOOR	Resi	3	571
69	Tower A	21 TH FLOOR	Resi	4	410
70	Tower A	21 TH FLOOR	Resi	5	551
71	Tower A	22 TH FLOOR	Resi	1	410
72	Tower A	22 TH FLOOR	Resi	2	571
73	Tower A	22 TH FLOOR	Resi	5	551
74	Tower A	23 TH FLOOR	Resi	1	410
75	Tower A	23 TH FLOOR	Resi	2	571
76	Tower A	23 TH FLOOR	Resi	3	571
77	Tower A	23 TH FLOOR	Resi	4	410
78	Tower A	23 TH FLOOR	Resi	5	551
79	Tower A	24 TH FLOOR	Resi	1	410
80	Tower A	24 TH FLOOR	Resi	2	571
81	Tower A	24 TH FLOOR	Resi	3	571
82	Tower A	24 TH FLOOR	Resi	4	410
83	Tower A	24 TH FLOOR	Resi	5	551
84	Tower A	25 TH FLOOR	Resi	1	410
85	Tower A	25 TH FLOOR	Resi	2	571
86	Tower A	25 TH FLOOR	Resi	3	571
87	Tower A	25 TH FLOOR	Resi	4	410
88	Tower A	25 TH FLOOR	Resi	5	551
89	Tower A	26 TH FLOOR	Resi	1	410
90	Tower A	26 TH FLOOR	Resi	2	571
91	Tower A	26 TH FLOOR	Resi	3	571
92	Tower A	26 TH FLOOR	Resi	4	410
93	Tower A	26 TH FLOOR	Resi	5	551
94	Tower A	27 TH FLOOR	Resi	1	410
95	Tower A	27 TH FLOOR	Resi	2	571
96	Tower A	27 TH FLOOR	Resi	3	571
97	Tower A	27 TH FLOOR	Resi	4	410
98	Tower A	27 TH FLOOR	Resi	5	551
99	Tower A	28 TH FLOOR	Resi	5	551
100	Tower A	28 TH FLOOR	Resi	6	571
101	Tower A	29 TH FLOOR	Resi	5	551
102	Tower A	30 TH FLOOR	Resi	5	551
103	Tower A	31 ST FLOOR	Resi	4	410
104	Tower A	31 ST FLOOR	Resi	5	551
105	Tower A	32 ND FLOOR	Resi	4	410
106	Tower A	32 ND FLOOR	Resi	5	551
107	Tower A	33 RD FLOOR	Resi	2	571

Sr.No.	Tower	Floor	Typology	Series	Area
142	Tower A	Ground Floor	Shop	3	282
143	Tower A	Ground Floor	Shop	5	505
144	Tower B	1 St FLOOR	Resi	1	384
145	Tower B	1 St FLOOR	Resi	2	387
146	Tower B	1 St FLOOR	Resi	3	381
147	Tower B	1 St FLOOR	Resi	4	381
148	Tower B	2 ND FLOOR	Resi	1	384
149	Tower B	2 ND FLOOR	Resi	2	387
150	Tower B	2 ND FLOOR	Resi	3	381
151	Tower B	2 ND FLOOR	Resi	4	381
152	Tower B	3 RD FLOOR	Resi	1	384
153	Tower B	3 RD FLOOR	Resi	2	387
154	Tower B	3 RD FLOOR	Resi	3	381
155	Tower B	3 RD FLOOR	Resi	4	381
156	Tower B	4 TH FLOOR	Resi	1	384
157	Tower B	4 TH FLOOR	Resi	2	387
158	Tower B	4 TH FLOOR	Resi	3	381
159	Tower B	4 TH FLOOR	Resi	4	381
160	Tower B	5 TH FLOOR	Resi	1	384
161	Tower B	5 TH FLOOR	Resi	2	387
162	Tower B	5 TH FLOOR	Resi	3	381
163	Tower B	5 TH FLOOR	Resi	4	381
164	Tower B	6 TH FLOOR	Resi	1	384
165	Tower B	6 TH FLOOR	Resi	2	387
166	Tower B	6 TH FLOOR	Resi	3	381
167	Tower B	6 TH FLOOR	Resi	4	381
168	Tower B	7 TH FLOOR	Resi	1	384
169	Tower B	7 TH FLOOR	Resi	2	387
170	Tower B	7 TH FLOOR	Resi	3	381
171	Tower B	7 TH FLOOR	Resi	4	381
172	Tower B	8 TH FLOOR	Resi	2	387
173	Tower B	8 TH FLOOR	Resi	3	381
174	Tower B	8 TH FLOOR	Resi	4	381
175	Tower B	9 TH FLOOR	Resi	1	384
176	Tower B	9 TH FLOOR	Resi	2	387
177	Tower B	9 TH FLOOR	Resi	3	381
178	Tower B	9 TH FLOOR	Resi	4	381
179	Tower B	10 TH FLOOR	Resi	1	384
180	Tower B	10 TH FLOOR	Resi	3	381
181	Tower B	11 TH FLOOR	Resi	1	384
182	Tower B	11 TH FLOOR	Resi	2	387
183	Tower B	12 TH FLOOR	Resi	1	384
184	Tower B	12 TH FLOOR	Resi	2	387
185	Tower B	12 TH FLOOR	Resi	3	381
186	Tower B	13 TH FLOOR	Resi	1	384
187	Tower B	13 TH FLOOR	Resi	4	381
188	Tower B	14 TH FLOOR	Resi	1	384
189	Tower B	14 TH FLOOR	Resi	3	381
190	Tower B	15 TH FLOOR	Resi	2	387
191	Tower B	16 TH FLOOR	Resi	1	384
192	Tower B	16 TH FLOOR	Resi	2	387
193	Tower B	17 TH FLOOR	Resi	1	384
194	Tower B	17 TH FLOOR	Resi	2	387
195	Tower B	18 TH FLOOR	Resi	1	384
196	Tower B	18 TH FLOOR	Resi	2	387
197	Tower B	18 TH FLOOR	Resi	3	381
198	Tower B	19 TH FLOOR	Resi	1	384
199	Tower B	19 TH FLOOR	Resi	2	387
200	Tower B	19 TH FLOOR	Resi	3	381
201	Tower B	19 TH FLOOR	Resi	4	381
202	Tower B	20 TH FLOOR	Resi	1	384
203	Tower B	20 TH FLOOR	Resi	2	387
204	Tower B	20 TH FLOOR	Resi	3	381
205	Tower B	20 TH FLOOR	Resi	4	381
206	Tower B	21 TH FLOOR	Resi	1	384
207	Tower B	21 TH FLOOR	Resi	2	387
208	Tower B	21 TH FLOOR	Resi	3	381
209	Tower B	21 TH FLOOR	Resi	4	381
210	Tower B	22 TH FLOOR	Resi	2	256
211	Tower B	22 TH FLOOR	Resi	3	381
212	Tower B	22 TH FLOOR	Resi	4	381
213	Tower B	23 TH FLOOR	Resi	1	384
214	Tower B	23 TH FLOOR	Resi	2	387
215	Tower B	23 TH FLOOR	Resi	5	383
216	Tower B	23 TH FLOOR	Resi	6	383
217	Tower B	24 TH FLOOR	Resi	1	384
218	Tower B	24 TH FLOOR	Resi	5	383
219	Tower B	24 TH FLOOR	Resi	6	383
220	Tower B	25 TH FLOOR	Resi	1	384
221	Tower B	25 TH FLOOR	Resi	5	383
222	Tower B	25 TH FLOOR	Resi	6	383
223	Tower B	26 TH FLOOR	Resi	1	384
224	Tower B	26 TH FLOOR	Resi	5	383
225	Tower B	26 TH FLOOR	Resi	6	383
226	Tower B	27 TH FLOOR	Resi	1	384
227	Tower B	32 ND FLOOR	Resi	4	381
228	Tower B	33 RD FLOOR	Resi	1	384
229	Tower B	33 RD FLOOR	Resi	2	387
230	Tower B	33 RD FLOOR	Resi	3	381
231	Tower B	33 RD FLOOR	Resi	4	381
232	Tower B	34 TH FLOOR	Resi	1	384
233	Tower B	34 TH FLOOR	Resi	2	387
234	Tower B	34 TH FLOOR	Resi	3	381
235	Tower B	34 TH FLOOR	Resi	4	381
236	Tower B	34 TH FLOOR	Resi	5	383
237	Tower B	34 TH FLOOR	Resi	6	383
238	Tower B	35 TH FLOOR	Resi	1	384
239	Tower B	35 TH FLOOR	Resi	2	387
240	Tower B	35 TH FLOOR	Resi	3	381
241	Tower B	35 TH FLOOR	Resi	4	381
242	Tower B	35 TH FLOOR	Resi	5	383
243	Tower B	35 TH FLOOR	Resi	6	383
244	Tower B	36 TH FLOOR	Resi	2	387
245	Tower B	36 TH FLOOR	Resi	3	381
246	Tower B	36 TH FLOOR	Resi	4	381
247	Tower B	36 TH FLOOR	Resi	5	383
248	Tower B	36 TH FLOOR	Resi	6	383

"ANNEXURE - 6"

Shraddha's Allocation

Sr.No.	Tower	Floor	Typology	Series	Area
108	Tower A	33 RD FLOOR	Resi	3	571
109	Tower A	33 RD FLOOR	Resi	4	410
110	Tower A	33 RD FLOOR	Resi	5	551
111	Tower A	34 TH FLOOR	Resi	2	571
112	Tower A	34 TH FLOOR	Resi	3	571
113	Tower A	34 TH FLOOR	Resi	4	410
114	Tower A	34 TH FLOOR	Resi	5	551
115	Tower A	35 TH FLOOR	Resi	1	410
116	Tower A	35 TH FLOOR	Resi	2	571
117	Tower A	35 TH FLOOR	Resi	3	571
118	Tower A	35 TH FLOOR	Resi	4	410
119	Tower A	35 TH FLOOR	Resi	5	551
120	Tower A	36 TH FLOOR	Resi	1	410
121	Tower A	36 TH FLOOR	Resi	2	571
122	Tower A	36 TH FLOOR	Resi	3	571
123	Tower A	36 TH FLOOR	Resi	5	551
124	Tower A	37 TH FLOOR	Resi	1	410
125	Tower A	37 TH FLOOR	Resi	2	571
126	Tower A	37 TH FLOOR	Resi	3	571
127	Tower A	37 TH FLOOR	Resi	4	410
128	Tower A	37 TH FLOOR	Resi	5	551
129	Tower A	37 TH FLOOR	Resi	6	571
130	Tower A	38 TH FLOOR	Resi	1	410
131	Tower A	38 TH FLOOR	Resi	2	571
132	Tower A	38 TH FLOOR	Resi	3	571
133	Tower A	38 TH FLOOR	Resi	4	410
134	Tower A	38 TH FLOOR	Resi	5	551
135	Tower A	38 TH FLOOR	Resi	6	571
136	Tower A	39 TH FLOOR	Resi	1	410
137	Tower A	39 TH FLOOR	Resi	2	571
138	Tower A	39 TH FLOOR	Resi	3	571
139	Tower A	39 TH FLOOR	Resi	4	410
140	Tower A	39 TH FLOOR	Resi	5	551
141	Tower A	39 TH FLOOR	Resi	6	571

Sr.No.	Tower	Floor	Typology	Series	Area
249	Tower B	37 TH FLOOR	Resi	1	384
250	Tower B	37 TH FLOOR	Resi	2	387
251	Tower B	37 TH FLOOR	Resi	3	381
252	Tower B	37 TH FLOOR	Resi	4	381
253	Tower B	37 TH FLOOR	Resi	5	383
254	Tower B	37 TH FLOOR	Resi	6	383
255	Tower B	38 TH FLOOR	Resi	1	384
256	Tower B	38 TH FLOOR	Resi	2	387
257	Tower B	38 TH FLOOR	Resi	3	381
258	Tower B	38 TH FLOOR	Resi	4	381
259	Tower B	38 TH FLOOR	Resi	5	383
260	Tower B	38 TH FLOOR	Resi	6	383
261	Tower B	39 TH FLOOR	Resi	1	384
262	Tower B	39 TH FLOOR	Resi	2	387
263	Tower B	39 TH FLOOR	Resi	3	381
264	Tower B	39 TH FLOOR	Resi	4	381
265	Tower B	39 TH FLOOR	Resi	5	383
266	Tower B	39 TH FLOOR	Resi	6	383
Total					**119955**

Shraddha Prime Projects Ltd. Mumbai

AIPL

"ANNEXURE - 7"					
Shraddha Security					
Sr.No.	**Tower**	**Floor**	**Typology**	**Series**	**Area**
1	Tower A	8 TH FLOOR	Resi	5	551
2	Tower A	9 TH FLOOR	Resi	5	551
3	Tower A	10 TH FLOOR	Resi	5	551
4	Tower A	11 TH FLOOR	Resi	5	551
5	Tower A	12 TH FLOOR	Resi	5	551
6	Tower A	13 TH FLOOR	Resi	5	551
7	Tower A	28 TH FLOOR	Resi	5	551
8	Tower A	30 TH FLOOR	Resi	5	551
9	Tower B	4 TH FLOOR	Resi	4	381
10	Tower B	5 TH FLOOR	Resi	4	381
11	Tower B	6 TH FLOOR	Resi	4	381
12	Tower B	7 TH FLOOR	Resi	4	381
13	Tower B	8 TH FLOOR	Resi	4	381
14	Tower B	23 TH FLOOR	Resi	5	383
15	Tower B	23 TH FLOOR	Resi	6	383
16	Tower B	24 TH FLOOR	Resi	5	383
17	Tower B	24 TH FLOOR	Resi	6	383
18	Tower B	34 TH FLOOR	Resi	5	383
19	Tower B	34 TH FLOOR	Resi	6	383
20	Tower B	39 TH FLOOR	Resi	5	383
Total					**8994**

Shraddha Prime Projects Ltd. Mumbai

ANNEXURE "8"

(Details of the Project Amenities / Common Amenities)

- Entrance lobby
- DG backup for emergency services only
- High speed elevators in each wing ISI Brand lift
- Staircase for emergency exit

(Details of the Flat Specifications / Amenities)

TILING

- Vitrified Flooring in Living Room
- Anti-skid tiles in bathrooms
- Decorative chequered tiling in compound

KITCHEN

- Granite Platform with Stainless steel sink
- Vitrified Flooring in Kitchen
- Decorative dadotiling

TOILET

- Designer bathroom with Branded sanitary ware
- Concealed plumbing with premium quality CP Fittings

DOORS & WINDOWS

- Stylish doors in every room with elegant handles &locks
- Sliding windows

WALLS & PAINTS

- Gypsum/POP finished Internal Walls
- Acrylic/Plastic paint of premium quality for interior walls
- External Acrylic Paint

ELECTRIFICATION

- Provision for Telephone, TV & Internet Connection in all rooms
- Branded concealed wiring
- Branded premium electrical fittings
- Power back up for lift
- Hi speed Elevators

SECURITY

- Earthquake Resistant RCC Structure
- Modern Fire Fighting System
- CCTV Cameras at entry gates and inside the compound
- Decorative compound wall with decorated gate

Shraddha Prime Projects Ltd. Mumbai

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DATED THIS DAY OF 2023

****

BETWEEN

M/S. JAYSHREE BUILDERS

... Jayshree

AND

SHRADDHA PRIME PROJECTS LIMITED

.... Shraddha

****

AGREEMENT OF SETTLEMENT

****