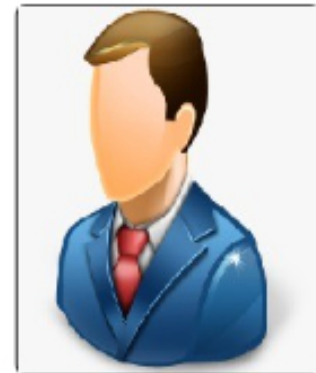


ELXIR
RESERVE

Primary Applicant

Name Zubair Ahmed Khan Sarguroh
Phone 8149338985
Email kunalomota@gmail.com
Permanent Address 401, Bldg # 24,, Shama Apt CHS Ltd,
CST Road, Kurla West, Mumbai, 400
070, Maharashtra, Resident Indian
**Correspondance
Address** 401, Bldg # 24,, Shama Apt CHS Ltd,
CST Road, Kurla West, Mumbai, 400
070, Maharashtra, Resident Indian

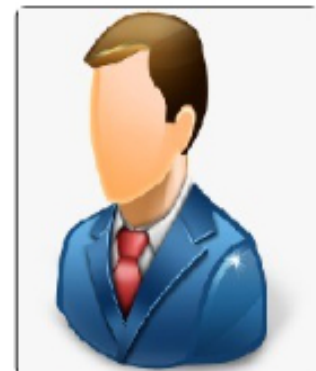


Signature

PAN: AGLPK8884B ✓
AADHAR: 298677483705 ✓

First Joint Applicant


Name arvind Singh
Phone 7878787878
Email arvinf@gmail.com
Permanent Address 401, Bldg # 24,, Shama Apt CHS Ltd,
CST Road, Kurla West, Mumbai, 400
070, Maharashtra, Resident Indian
**Correspondance
Address** NA



Signature

PAN: ARVIN2075G ✓
AADHAR: 433939430077 ✓

BOOKING SOURCE

| | |
|---|-----------------|
| Source | Channel Partner |
| Name | Arjun |
| Organization | |
| RERA Registration No. | A51800009041 |
|  | NA |

UNIT DETAILS

| | | | |
|--------------|--------|-------------------|----------------|
| Project Name | NA | Type of Apartment | 2 BHK (Maxima) |
| Tower | NA | Floor | NA |
| Apartment No | 1904 | Parking Requested | 1 SINGLE |
| Carpet Area | 595.68 | Ancillary Area | 34.44 |

Agreement Value:

Rs. 16080407/-

(One Crore Sixty Lakhs Eighty Thousands Four Hundred Seven)

Applicant 1

Applicant 2

SELF-DECLARATION FORM

To:
L&T Seawoods Limited
Plot No. R-1 at Sector 40 Nerul Node
Seawoods Darave Railway Station
Navi Mumbai - 400 706.
Maharashtra, India.

Sub: Self-Declaration

This is to confirm and certify that the Applicant is an Indian citizen / PIO / OCI and the Applicant is not a Citizen/s or Person/s of Origin of Pakistan or Bangladesh or Sri Lanka or Afghanistan or China or Iran or Hong Kong or Macau or Nepal or Bhutan or Democratic Peopleu2019s Republic of Korea (DPRK).

The Applicant confirms having enclosed self-attested true genuine copies of documents as the proof of his / her identity and residence.

In the event the enclosed documents are found to be fabricated or forged or the information provided therein is false, the Applicant shall be liable to be criminally prosecuted under the applicable Indian laws.

Any letter / document / agreement issued / writfen / signed by L&T Seawoods Limited on the basis of aforesaid information which is found to be untrue, fabricated or forged shall be deemed to be void ai initio.

This is to certify that the above declaration is true and correct to the best of my knowledge & information.

Signature of Applicant/s

Applicant 1

Applicant 2

Date: 30.3.2023

GENERAL TERMS AND CONDITIONS

1. Application

- (a) This is an application made by the undersigned applicant/s (? Applicant?) in respect of Apartment (Residential) (?Apartment?) as per the details in Annexure A. This application does not confer or constitute any right in the Apartment or in the Project, or the Larger Land (as defined in the draft agreement uploaded in MahaRERA website) in any manner whatsoever, in favour of the Applicant.
- (b) The details of the Project under development are uploaded / available on the website <http://mahareramahaonline.gov.in>, as per the Real Estate (Regulation & Development) Act, 2016 ("Act") under MahaRERA registration no. P51700026653.
- (c) The Applicant has made this application with full Knowledge and has verified all the details of the Project including the terms and conditions in the draft Agreement for sale uploaded on the aforesaid website.
- (d) The Applicant undertakes to abide by all laws, rules, and regulations, in force, and these terms and conditions

2. Application Procedure

- (a) The Applicant to submit the duly-filled Application Form together with a Demand Draft / Pay Order / Cheque / NEFT / RTGS, for an amount of the Application Money, as indicated in Payment Schedule at Annexure B hereto.
- (b) The Company will issue an acknowledgement of receipt for the said Application Money.
- (c) The Applicant shall pay up to 10% (ten percent) of the total consideration towards ?Earnest Money? within 30 days of this Application and, thereafter, pay the stamp duty and registration charges on the Agreement for Sale and execute and register the same.
- (d) The Applicant shall make all payments, in respect thereof, by Demand Draft / Pay Order / Cheque / NEFT / RTGS.

3. Acceptance / Rejection of Application

- (a) All applications shall be considered by the Company only after the realisation of the Application Money.
- (b) The Company reserves all rights and complete discretion to reject the application without assigning any reason whatsoever.
- (c) In the event the Applicant fails to pay the Earnest Money, within 30 days and as per the Payment Schedule annexed hereto, the Company at its discretion exercise the option to cancel the application without any further reference to the Applicant and forfeit the Application Money.
- (d) In the event the Company decides to reject the application, within 60 days from the receipt of the Earnest Money, the Company shall refund the amounts received from the Applicant, without interest, within 30 days from the date of the rejection of the application.
- (e) On acceptance of the application, the Company shall call upon the Applicant to execute the Agreement for Sale, as per the provisions of the Act. The Applicant understands, agrees, undertakes, and confirms to execute the said Agreement for Sale, as per the provisions of the Act.

4. Payments and Taxes

- (a) The Applicant shall be responsible to make payments as per the Payment Schedule, in timely manner, in accordance with the Act (time and payment being of essence).
- (b) The amount mentioned in Annexure A does not include Goods & Services Tax and any other taxes/levies, both present and future, as may be applicable, from time to time.
- (c) The Applicant, after execution of the Agreement for Sale, as per the Act, shall be responsible to make all necessary payments, in the manner and within the time as specified in the said Agreement for Sale.
- (d) The Applicant agrees to pay Rs 2500/- (Rupees Two Thousand Five Hundred only) per transaction, as charges towards dishonour of cheque/s issued towards payment of consideration, along with the applicable taxes, thereon.
- (e) Maintenance charges, deposits for amenities, documentation, stamp duty, registration, legal costs, costs, and charges for formation of association of purchasers, other statutory and monthly outgoings, etc. shall be separately charged.

5. Default and Cancellation

- (a) The Applicant shall be liable to pay interest, at such rate as may be prescribed under the Act and the Rules & Regulations thereunder, for

any delay in payment towards any amounts or charges or taxes, payable in respect of the Apartment from the due date, to the Company.

(b) All delayed payments received shall be first applied towards applicable interest payable, second towards taxes payable, if any, and lastly towards the instalments payable as per the Payment Schedule.

(c) Notwithstanding anything herein contained, the Applicant shall always keep the Company indemnified against payment of all taxes and any other taxes / levies, both present and future, as may be applicable from time to time, as also for interest, penalty, losses, cost and consequences, suffered by any type of recovery proceedings for any taxes.

(d) In the event, the Applicant fails to pay the amounts as per the Payment Schedule or commits any breach of the terms and conditions hereof or any other terms and conditions agreed upon by the Applicant including timely registration of the Agreement for Sale or request for cancellation from the Applicant, then the Company shall at its discretion exercise the option to cancel / terminate the Application form and forfeit the Earnest money, deduct brokerage charges and any other amount which may be payable to the Company.

(e) Post registration of the Agreement for Sale, the terms and condition as per the registered Agreement for Sale shall be applicable (the format of Agreement for Sale has been uploaded on MahaRera website).

6. General

(a) Infrastructure like sewerage, drainage, approach road, other common amenities and facilities in the Project shall be developed and handed over, as disclosed by the Company on the website mentioned above.

(b) The Applicant confirms and understands not to seek any amendment, modification and / or change in the terms and conditions of this application form.

(c) The Applicant declares that in case the Applicant is an NRI or Non-resident / Foreign National of Indian Origin / Foreign National / Company, the Applicant shall be solely responsible for complying with all requirements of law including Foreign Exchange Management Act, 1999, or statutory enactments or amendments thereof, all applicable acts, rules and guidelines issued by the Reserve Bank of India. In the event any permission is refused or found lacking in any respect, the same shall be considered as a default and / or a breach on the part of the Applicant and the Applicant will be rendered solely liable for the consequences arising therefrom.

(d) The Applicant agrees and confirms that if in the event of increase or decrease in the Carpet Area to the extent of maximum of 3% then such increase or decrease shall be acceptable to the Applicants without any price variation. If there is any increase or decrease in the Carpet Area of more than 3% for any reason whatsoever, the Applicant shall pay the differential amount on a pro rata basis for such increase/decrease or vice versa.

(e) The applicant is not entitled to sell, transfer, assign, deal with or otherwise dispose of in any manner whatsoever, the said flat until the payment of the entire Consideration and other dues and amounts and thereafter any transfer, sale, assignment shall be with the Company's No Objection certificate.

7. Declaration of Free Will

(a) The Applicant states and confirms that, the Applicant has read and understood, confirmed and agreed to the terms and conditions mentioned herein and has affixed his signatures as an acknowledgement and agreement of the above terms and conditions.

(b) The Applicant states and confirms that the Applicant has read, understood and verified all the details of the Project including the terms and conditions of the Agreement for Sale uploaded on the MahaRERA website <https://mahareramahaonline.gov.in>. and the Applicant has agreed to abide the terms and conditions of the Agreement for Sale without any demur and protest.

(c) This application shall be accompanied with self-attested proof of identity and residence, namely, Driving Licence, Aadhaar Card, Ration Card, Passport, Voter ID Card and PAN Card (mandatory).

(d) The information provided herein is true and correct.

Applicant 1

Applicant 2

IT'S ALL ABOUT YOU

| | |
|--------------------------|------------|
| Date of Birth: | 2023-02-02 |
| Mother Tongue: | Hindi |
| Marital Status: | Married |
| Anniversary Date: | NA |
| Occupation: | NA |
| Name of Firm: | TCS |
| Designation: | NA |
| Industry Type: | Technology |
| Office Address: | Thane |

Applicant 1

Applicant 2

Annexures

UPLOADED KYC DOCUMENT

Primary Applicant

1. Pan Card:



2. Aadhar Back



Applicant 1

Applicant 2

First Joint Applicant

1. Pan Card:



2. Aadhar Back



Applicant 1

Applicant 2

Dated: 23/Jan/2023

| | |
|-------------------|----------------|
| Project Name: | Centrona |
| Building Name: | Zest A |
| Flat No. | 1904 |
| Floor. | 019 |
| Carpet area | 595.68 |
| Type of Flat: | 2 BHK (Maxima) |
| Car Parking Type: | 1 SINGLE |

DRAFT QUOTATION

| | |
|------------------------|-------------|
| Agreement Value (Rs.): | 1,60,80,407 |
|------------------------|-------------|

Payment Schedule:

| Sr. No. | Description | % Payable | TDS (Rs.) | Total (Rs.) | Due Date |
|---------|---------------|--------------|----------------|-------------------|----------|
| | Total: | 0.0 % | 000,000 | 16,241,211 | |

| Other Charges towards the Flat (Payable at the Time of Possession) | (Amount in Rs.) |
|--|-----------------|
| Society Formation Charges | 15,000 |
| Share Appl. Money | 600 |
| Total: | 15,600 |

Statutory Costs:

| | |
|----------------------------------|--|
| Stamp Duty | 6% of Agreement Value (As per applicable Rates) |
| Registration | Rs. 30000 |
| GST | No GST OC Recieved (As per applicable Rates) |
| | GST for other charges - @18% of value except Share Application and Corpus Fund (As per applicable Rates) |
| Cheque Favouring: "LNT CENTRONA" | |

| | |
|------------------------------------|-------------------|
| Estimated Total Value (Rs.) | 17,254,335 |
|------------------------------------|-------------------|

Note:

- Government taxes and fees shown are as per current applicable rates and subject to change.
- As per amendments to Section 194-IA of Income Tax Act, 1961, Customer shall deduct TDS at 1% from payments made towards consideration and other charges.
- The flat offered is subject to availability and the prevailing rate will be considered at the time of booking.
- This is a provisional quotation and is subject to approval from the management.
- Advance adhoc maintenance towards the building for 12 months payable at the time of possession 43680 (+ Taxes as applicable)
- Advance adhoc maintenance of common amenities for 12 months payable at the time of possession 43680 (+ Taxes as applicable)

Larsen and Toubro Limited

Site Office Address: L&T Realty Elbr Reserve Sales Gallery, Ground Floor, A. I Naik Tower, L&T Carrpus, Gale No. 3. Jogeshwari - Viktrol Link Rd. Powai. Mumbai - 400 072. India

Correspondence Address: 8^o Floor. A M Nak Tower. L8T Carrpus, Gale No. 3, Jogeshwari - Viktrol Link Rd, Powai, Mumbai - 400 072, Idia

Contact No.: +91 99025 99025 | Email: homes@larsenicubro.com | Website: www.lnireally.com

Registered Office: L8T House. N. M. Marg. Ballard Estale, Mumbai - 400 CO1, Idia

The project has been registered via MshaRERA registration numbers P51800033984, P51800033618 & P51800034053 and is available on the website [ritps//mahareramanaonline.govinunderregisteredprojecis](https://mahareramanaonline.govinunderregisteredprojecis)