

INVESTMENT AGREEMENT

Between

PENTAGON PREMISES PVT LTD

And

US GLOBAL DEVELOPMENT & INVESTMENT

PALLADIUM, CTS NO 194A(P), Eastern Express
Highway, Ghatkopar - E, Mumbai. INDIA





THIS INVESTMENT AGREEMENT made on
this 27 Day of June 2020

BETWEEN

PENTAGON PREMISES PVT LTD, a Company within the meaning of Companies Act, 1956, having its Registered Office at Mantri House, 929 F C Road, Pune - 411004. (Hereinafter referred to as **Developer**, includes successors-in-interest and assigns)



AND

US Global Development and Investments, a Company organized under the laws of the State of California, USA having its Office at 46, Ximeno Ave Suite 1, Long Beach, CA 90803 3060. (Hereinafter referred to as **Investor**, includes successors-in-interest and/or assigns)

[Developer, Investor collectively Parties and individually Party.]

WHEREAS:

Developer is established with the object of Estate Developers & town planners And is engaged in the business of Builders, Town planners, Infrastructure developers, Estate developers and Engineers land developers, Land Scrapers, immovable property dealers and to acquire, buy, purchase, hire or otherwise lands, buildings, civil works immovable property of any tenure or any interest in the same and to erect and construct, houses, flats, bungalows, kothis or civil work of every type on the land of the Company or any other land or immovable property whether belonging to the Company or not and to pull down, rebuild, enlarge alter and other conveniences and to deal with



and improve, property of the Company or any other Immovable property in India or abroad.

Investor is established with the object of development manager and is engaged in the business of Acquisition, financing & managing commercial, industrial & residential real estate in the world

The Developer have represented to the Investor that the Company shall engage in the business of builder, Town Planner & Estate developer and invited the Investor to make an investment into the Company (the "Investment")

The Investor has, at Developers request and the representations and warranties made by the Developer and subject to the terms and conditions contained in this Agreement, agreed to make the investment of Rs. 250,00,00,000/- (Two hundred fifty Crores only) by way of subscribing to fresh non cumulative Optionally Convertible Debentures (OCD), having face value of Rs. 10/- (Rupees Ten only) each, fully paid up, for a value equivalent to investment Consideration.

The Developer has agreed that such investment by the Investor shall be made in tranches in terms of the Business Plan and on pro-rata basis along with the contribution of the Promoter.

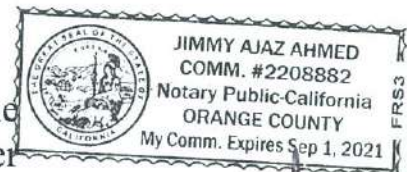
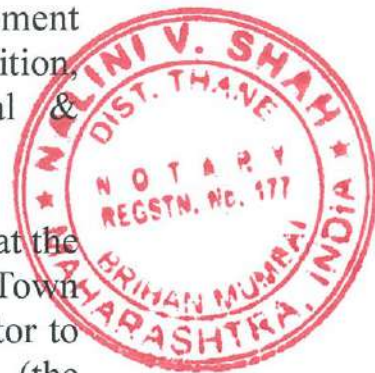
This Agreement sets out the understanding and relationship between the Parties hereto and their rights and obligations in relation to the investment in the Subscription of OCD's (as defined below) by the Investor and the Developer and other matters connected therewith.

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

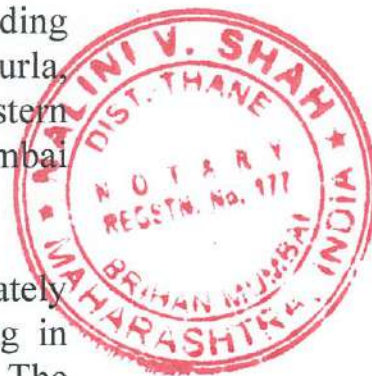
1. Background:

1.1 Said Land:

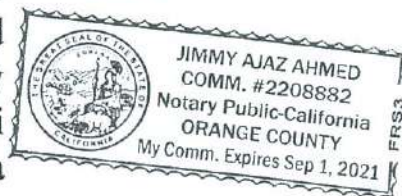
The Government of Maharashtra is the owner of and/or



otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 49,191.44 Sq. Mtrs. bearing Survey No.236 A1/1 (pt.) and corresponding C.T.S No.194A(P) of Village Ghatkopar, Taluka Kurla, District Mumbai situate, being and lying at Eastern Express Highway, Ghatkopar (East), Mumbai described in the 1st Schedule below (**Said Land**).



The Said Land is presently occupied by approximately 1537 numbers of occupants/ slum dwellers living in their respective hutments on the Property. The occupants/slum dwellers of the Property have formed themselves into Co-operative Housing Societies, duly registered with the Competent Authority viz Ramabai Ambedkar Nagar Rahivasi Parivar SRA Sahakari Griha Nirman Sanstha Ltd and Parnakuti Vikas SRA Griha Nirman Sanstha Ltd (**Said Societies**) with a view to redevelop the Property in accordance with the Slum Act and D.C. Regulation No. 33 (10);



1.2 Said Project:

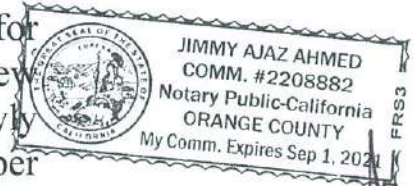
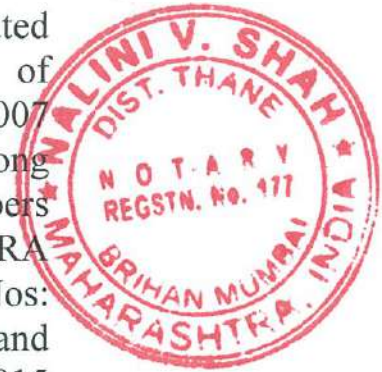
The Developer became desirous of commercially exploiting Said Land by way of developing it, constructing several multi-storied buildings thereon in several blocks and causing other incidental works thereto (**Said Project**) and with an ultimate scheme of selling different residential flats, car parking spaces and others (collectively **Units**) in the said buildings to the prospective buyers thereof approached the Said Societies for redevelopment of their slums under the Slum Redevelopment Authority (**SRA**), an autonomous body set up by the Govt. of Maharashtra to eradicate slums in the city under DC Regulation No 33(10) where in Developer is be entitled to Incentive FSI for free sale in the open market as mandated in such scheme proportionate to the FSI required to rehabilitate the slum occupants (**SRA Scheme**)

The Said Societies after due verification and being satisfied with the Developers background and credentials conferred development rights and in pursuance to the unanimous Resolution passed in the Special General Body Meetings of all the members of the Said Societies dated 16/10/2005 and 04/03/2007 respectively appointed the Developer to execute Slum



Rehabilitation Project on the said lands in accordance with prevalent regulations under the SRA.

Accordingly the Developer having executed Development Agreement, Irrevocable Power of Attorney dated 04/04/2006 and 12/03/2007 respectively with the Said Societies and along Individual Consent agreement with majority members of the Said Societies submitted the proposal to SRA and accordingly procured Letter of Intent Bearing Nos: SRA/ENG/1359/N/STGL/LOI dated 17/11/2009 and SRA/ENG/2697/N/STGL/LOI dated 12/05/2015 respectively. However in view of the changes in the DC Regulations of DPCR 2034 it is possible for enhanced Incentive FSI to the Developer hence new proposed plans have been drawn up. As per the newly introduced regulations it is possible for the Developer to get Incentive FSI for free sale in the open market of approximately 14,09,772 sq. ft. in the Said Project. Annexed herein under as **Exhibit I** is the Said Project Consulting Architect's endorsement of the Incentive FSI possible under the new regulations to the Developer



1.3

Said Plan:

For Said Project as aforesaid the Developer got prepared a building plan and will cause the same to be duly sanctioned by the appropriate authority, i.e. SRA (**Said Plan**). Thereafter the Developer shall temporarily vacate the slum occupants by way of rental assistance or to in-situ Transit Camps and begin construction of the said buildings on Said Land in Phases and in accordance with Said Plan. Annexed herein under as **Exhibit II** is the broad proposed layout planned by the Developer for Proposed Residential Units .

1.4

Offer to the Investor:

The Developer, in course of progress of Said Project as per its business scheme, offered a proposal to the Investor for investing a sum stated hereinafter into Said Project on suitable terms and conditions for both the parties and made some representations mentioned below in support of the said proposal. On the basis of and believing in the representations of the Developer,



the Investor having accepted the said proposal of the Developer agreed to make an investment of Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crores) as stated hereinafter into Said Project.

2. Representations and Warranties of the Developer:

2.1 Marketable Title of Said Land and the Said Project:

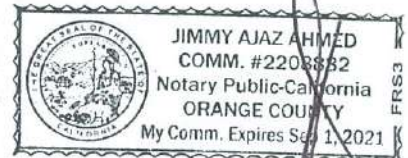
The Govt. Of Maharashtra is the absolute owner of the Said Land hence no other person has any right, title or interest on and over thereof. Other than the slum occupants who have their units on the Said Land and being censused slum become protected and entitled for rehabilitation, the Said Land is free from all claims, demands, mortgages, charges, liens, attachments, lispendens, easements, trusts, prohibitions, court proceedings either in execution or pending, revenue recovery proceedings, wealth tax, Income tax dues, Income tax attachment, Financial Institution charges, claims and liabilities whatsoever or howsoever, made or suffered by the Said Land.

The rights of the Developer in the Said Project is free from all claims, demands, mortgages, charges, liens, attachments, lispendens, easements, trusts, prohibitions, court proceedings either in execution or pending, revenue recovery proceedings, wealth tax, Income tax dues, Income tax attachment, Financial Institution charges, claims and liabilities whatsoever or howsoever, made or suffered by the Said Project.

The Developer undertakes that it shall indemnify the Investor against any loss or damages that may take place due to the defective title to Said Land or Said Project or any part/portion thereof and/or for any encumbrances thereto.

2.2 No Prejudicial Act by the Developer:

The Developer has not any time done or executed or knowingly suffered or been party or privy to any act, deed, matter, or thing whereby the Said Project or any part thereof can or may be impeached, encumbered or affected in title.



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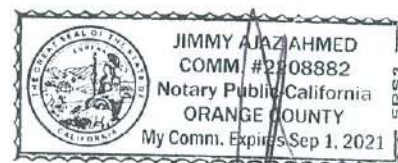


2.3 Compliance with Local Laws:

The Developer will fully comply with all the applicable local laws in respect of the Said land and the Said Project is not in violation of any laws including but not limited to local and other laws.

The Developer will also seek all requisite approvals from Statutory Bodies for necessary permission and approval for investment of the Investor as applicable and necessary under FIPB, DEA, The Ministry of Finance or Department of Industrial Policy and Promotion, Foreign Direct Investment norms, FEMA regulations, RBI, SEBI, Ministry of Company Affairs etc.

The said developer will apply for FIPB approval for investment in the said Developer Company via Approval Route/ Automatic Route as per amended in FDI Policy and FEMA.



2.4 Investment Route:

The Developer has agreed to allot non cumulative Optionally Convertible Debentures to the Investor in their Company (i.e. Pentgaon Premises Private Ltd) and the Investor has agreed to acquire from the Developer on such consideration/investment. The allotment of non cumulative Optionally Convertible Debentures shall be done on the basis of requisite valuation of OCD's, requisite statutory / regulatory permission(s)/compliance(s) and on such terms and conditions as mutually agreed upon between the Parties in writing. Once the project is accomplished, the Developer shall remit entire investment to the investor with the assured rate of return.

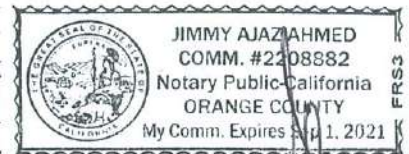
The Developer in consideration of the said investment, shall issue and allot fresh non cumulative Optionally Convertible Debentures, having face value of Rs. 10/- (Rupees Ten only) each, fully paid up, for a value equivalent to investment Consideration in single or tranches.

The issuance of fresh non cumulative Optionally Convertible Debentures (hereinafter referred to as OCD) shall be subject to the provisions of the



Companies Act, 2013, Company law Rules, SEBI Regulations, Reserve Bank of India, Foreign Exchange Management Act, and all other applicable statutes as amended time to time including prior approval of members of the Developer by way of special resolution passed in Extra-Ordinary General Meeting.

The fresh non cumulative Optionally Convertible Debentures shall be issued by the Developer at a price not less than the price determined in accordance with the provisions of Income Tax Act 1961, Companies Act, 2013, SEBI regulations, RBI guidelines or any other law as applicable for fair valuation, it shall be duly certified by a Chartered Accountant or a SEBI registered Merchant Banker or a practicing Cost Accountant as may be necessary. The Investor shall accept the same without any further discussion or negotiations.



2.5 No Acquisition or Requisition:

The Developer has no knowledge of any notice from any authority for acquisition or requisition and declares that the Said Land is not affected by any other scheme of the Government or Statutory Body.

2.6 No Notification:

No part or portion of the Said Land has been notified/planned for any development scheme of the Government or any Statutory Body other than limited reservations on the Said Lands for roads, existing amenities etc as per the DC Regulations applicable to the Said Lands.

2.7 No Litigation:

No part or portion of the Said Land is affected by any pending proceeding, civil, criminal or revenue and thus the Said Land is not affected by the doctrine of lis pendens or any prohibitory order or any mandatory order.

2.8 The Developer has Good Right:

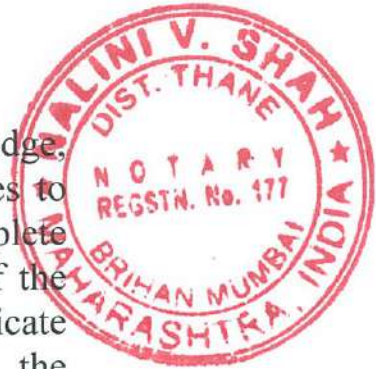
Notwithstanding any act, deed or thing whatsoever done as aforesaid, the Developer has good right, full power, absolute authority and indefeasible title to enter into this Agreement in the manner specified herein,



according to the true intent and meaning of these presents.

2.9 Capability of the Developer:

The Developer has sufficient expertise, knowledge, basic funds, qualified to raise funds and resources to undertake the development of Said Land and complete the Said Project and meet all the requirements of the statutory authorities and obtain completion certificate and certificate of fitness/occupancy and that the Developer is also otherwise eligible to enter into this Agreement with the Investor.



3. Basic Understanding:

3.1 Approach by Developer:

The Developer has approached the Investor and has offered the Investor a proposition to invest the sum stated below into Said Project as aforesaid.

3.2 Reliance on Representations:

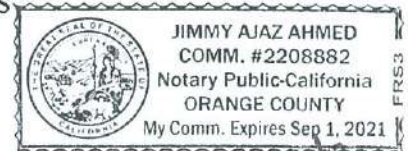
Relying on the aforesaid representations and warranties of the Developer and for the gain as stated in the Consideration below the Investor has agreed to invest the sum stated below into Said Project in the manner as specified below.

3.3 Discussions and Negotiations:

Discussions and negotiations have taken place between the Developer and the Investor and essential terms and conditions in this regard have been finalized including probing of the manner and the method of the investment of the Investor to comply with the regulations prevalent for such investments in India as well as the rights of the Investor to supervise, audit the said project expenses and have their personnel placed in the Developer organization as permissible by law.

3.4 Agreement:

Pursuant to such discussions and negotiations, conclusive and comprehensive terms and conditions superseding all previous documents and understandings, if any, are now being recorded by this Agreement.



4. The Scheme of the Investment & the Return:

4.1 The Investor shall invest the sum as stated below for the Said Project of the Developer.

4.2 The Developer could to be entitled to 148,971 sq. mtrs of Built Up Area corresponding to about 124,142 sq. mtrs. of Carpet Area in the Said Project and certification of the same by the Consulting Architect of the said Project is annexed hereto as **EXHIBIT I**.

4.3 The Developer as of now envisages mixed-use construction of their Free Sale Entitlement (i.e. Residential and Commercial Structures), which could possible change looking at the market trends prevalent at the time of actually starting construction. The total project cost is estimated to be about Rs. 1,625 crores and anticipated revenue of about Rs. 3,200 crores.

4.4 The project is expected to take around 7 years for completion from the date of starting construction.

4.5 The Developer through sales proceeds return the investment of the Investor along with assured returns of 30% Internal Rate of Return (IRR) on the investment.

4.6 The Banker of the Parties hereto:

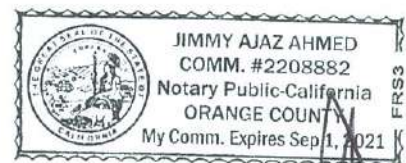
Developer: IDBI
FC Road, Branch, Pune - 411004
A/c No: 007102000000569

Investor: Wells Fargo Bank, NA
California, USA
A/c No: 2825905769

5. Investment:

5.1 Total Investment:

A consolidated sum of Rs. 250,00,00,000/- (Rupees Two hundred and fifty crores) equivalent in USD only (Investment) is to be invested by the Investor as agreed by and between the parties hereto. Save and except the



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Investment the Investor shall not be liable to pay any further amount to the Developer and/or any person or persons claiming through or under it in any manner whatsoever.

5.2 Payment of Investment:

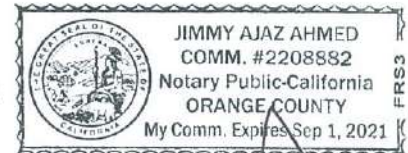
The Investor shall make payment of the Investment specifically in the manner as described in the 2nd Schedule (**Payment Schedule**) below.



6. Consideration in this Agreement:

6.1 The Developer:

The Developer is taking and utilizing the Investment made by the Investor for the Said Project



6.2 The Investor:

The Investor is assured of specific returns from the profits of the Said Project including rights to ensure the investment is used for the purpose made by adequate representation as may be permitted.

6.3 Statutory Payments & Taxes:

The allotment fees and stamp duty payable on allotment of Said OCD's shall be borne and paid by the Developer. The Parties shall be responsible for their respective income tax liabilities arising from the transactions contemplated under the agreement without any obligation on the other in this regard.

6.4 Exit Mode/ Redemption of OCD's:

The developer after the sales proceeds of project shall redeem entire non cumulative Optionally Convertible Debentures as per the provisions of the Companies act and FEMA regulation along with the unpaid coupon which may be considered an assured rate of return.

7 Stipulated time:

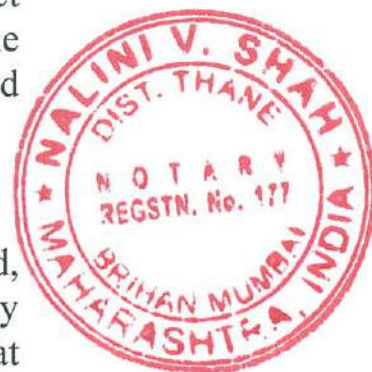
The Developer shall complete/part complete in all respect the said project including marketing and sales of the units thereof and return the Investment of the Investor as mentioned in clause 8.5 herein above within 7 (seven) years from the DOC or within 5 (Five)



years of the Investor having paid up, whichever is earlier without any default (**Stipulated Time**), subject to (i) timely payment by the Investor as per the Payment Schedule and (ii) Force Majeure, described below.

8. Force Majeure:

'Force Majeure' shall mean and include flood, earthquake, riots, war, tempest, civil commotion, any new laws/orders by any Statutory Bodies or Court that may delay construction of the project.



9. Developer's Obligations:

9.1 Construction:

The Developer shall develop the Said Project and construct the Subject Property with its sole responsibility in accordance with the Said plan in good quality and workmanlike manner.

9.2 Other Agreement:

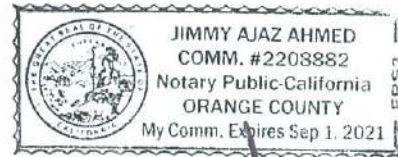
The Developer would be entitled to enter into any other agreement of any form and nature as deemed required for the successful completion of the Said Project including but not limited to raising funds for the Said Project.

9.3 Compliance to Indian Regulations:

The Developer shall probe necessary compliances to all statutory regulations and norms applicable for such investment of the Investor. Depending upon the manner and form finalized for this investment, the Developer shall inform the Investor the same and ensure such compliances; approvals, registrations etc are made before the Investment is actually made by the Investor.

9.4 Memorandum & Articles of Association:

The Parties agree to incorporate the relevant provisions of this Agreement into the Articles of Association of the Company. The Company undertakes that the relevant provisions of this Agreement shall be made a part of its Articles of Association by an alteration of the Articles of Association of the Company. The Memorandum and Articles of Association of the

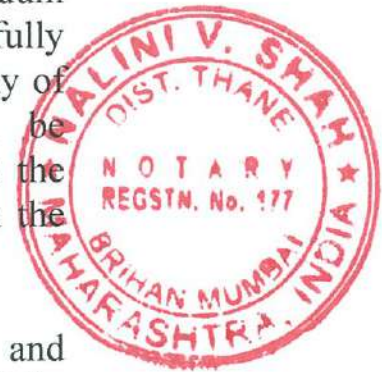


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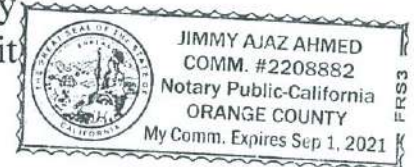


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Company shall give full effect to the terms of this Agreement, to the extent permitted by Law. It is expressly agreed that whether or not the Memorandum or Articles of Association of the Company fully incorporate the provisions of this Agreement or any of them, Investors rights and obligations shall be governed by this Agreement that shall prevail in the event of any ambiguity or inconsistency between the two.



The Company hereby duly adopts, ratifies and confirms this Agreement and undertakes to faithfully observe each provision of this Agreement in so far as it is applicable to or binding on the Company.



9.5 Investor Project Director:

The Developer shall appoint the Investor or any of its nominee as Investor Project Director should the same be found required by the Investor to monitor utilization of the investors investment. Such Project Director would have access to all company information, project contracts, books of accounts and bank statement or any other information sought with regards to the said project only. However the Invertor Project Director shall cease to operate on the Developer having returned the investment of the Investor along with the agreed returns. All costs and expenses pertaining to the Investor Project Director shall be borne by the Investor.

The Investor Project Director shall have no rights to interfere with the other operations of the company and will not participate in any meetings other than the said project and shall not be responsible or liable or shall not stand as a guarantor for any credit facility already availed or to be availed by the Developer from any bank / financial institution/any third person for the said project or for the company.

9.6 Reserved Matters :

Notwithstanding anything contained in this Agreement, the Company shall not become bound or committed to any resolutions or transactions relating to the reserved matters listed in 3rd Schedule ("Reserved Matters") and the Board or Shareholders shall not, directly or



indirectly, take any steps of any nature to authorise or permit the Company to become bound or committed to any such resolution or transaction unless such resolution or transaction has been approved (i) through affirmative vote of the authorized representative of Investor (as a shareholder) if dealt in the general meeting (ii) through affirmative vote of nominee director of Investor if dealt with at a Board meeting in the Company. However, in the interest of the business of the Company, in the event the Investor nominee director/representative fails to appear for a Board/shareholders meeting as well as the reconvened Board/shareholders meeting, despite issuance and delivery of proper written notice of meeting in both instances of ten (10) days and seven (7) days respectively, in accordance with the Articles of Association of Company, such Investor nominee director/representative presence shall not be required to constitute a quorum at the third reconvened meeting of the Board of directors/shareholders and the Reserved Matters, set forth in the notice of the original meeting of the Board/shareholders may be transacted or undertaken at the third reconvened meeting without the consent of the Investor nominee director/representative provided a written notice of seven (7) days has been provided for such reconvened meeting. Delivery of the notice is effective when the notice is duly sent in writing at the address provided by the addressee.

It is agreed that the, the exercise of the Affirmative Vote granted to the Investor on Reserved Matter/s shall be in good faith and not obstruct/impede the business or operations of the Company.

9.7 Accounting and Information rights:

The Developer shall permit the Investor to inspect and audit the books of account of the Said Project and/or even appoint an auditor of choice for the same.

9.8 Indemnification:

The Developer undertakes to indemnify and agrees to keep the Investor saved, harmless and indemnified about all its activities under Said Project and/or within the purview of this Agreement, including but not limited to the correctness of the title of Said Project,



Subject Property, construction of the New Buildings in accordance with Said Plan, qualities of the materials, specification, disputes arising out of the deviation in construction from Said Plan and/or for the violation of any applicable laws or rules and/or any agreement entered into by the Developer with any third party or parties in respect of the Said Project and/or the Subject Property.



9.9 Outgoings:

All taxes, revenue, levy, impost and outgoings of any nature whatsoever with regard to the Said Land and/or Said Project shall be borne and paid by the Developer and/or any person or persons claiming through or under it.



10. Investor's Obligations:

10.1 Timely Payment:

The Investor shall make payment of the Investment amount and in the manner as specified in the Payment Schedule below.

10.2 No Interference:

The Investor shall not in any way interfere with and/or cause obstruction in the construction or development of Said Project. However by virtue of this Agreement the Investor through its duly authorized agent/s shall be entitled to enter into the Said Land to inspect and verify the progress of the Said Project from time to time.

10.3 Outgoings:

There will be no outgoings whatsoever that the Investor would be required to make other than the Investment amount for the said project.

10.4 Compliance with FDI Policy:

Notwithstanding anything contained in this Agreement, the Investor during the tenure of investment, shall comply and maintain minimum capitalization, lock in restriction, etc. as may be applicable to themselves.



11. Consequences of Breach:

11.1 Of Developer:

In the event of the Developer committing breach of performance of any of its obligations contained herein, the Investor shall be entitled to enforce specific performance of this Agreement.

11.2 Of Investor:

In case of any default by the Investor in making payment of the Investment amount as per the Payment Schedule the Developer shall be entitled to terminate the Agreement after giving 15 days time in writing to the Investor to make payment thereof. In case of termination the Developer shall forthwith refund to the Investor the entire amount received from it till that date, if any.



11.3 Savings:

However the parties, as the case may be, shall not be considered to be in breach of any obligation herein to the extent that the performance of the relevant obligation is prevented by the existence of force majeure condition with a view that the obligation of the party affected shall be suspended for the duration of the force majeure condition.

12. Miscellaneous:

12.1 Revocation of Previous Understanding:

This Agreement is the only contract and understanding between the Parties. All previous discussions and writings, if any, stand revoked and replaced by this Agreement. The provisions of this Agreement shall remain binding upon the Parties unless modified in writing by bilateral instruments.

12.2 Language:

All documents to be furnished or communications to be given or made under this Agreement shall be in English Language.

12.3 Character of the Agreement:

The Investor and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developer and the Investor in



any manner nor will it constitute an association of persons.

12.4 Custody of Agreement:

This Agreement is made in duplicate and one each of the same duly signed by all the parties shall remain in custody of each of the parties.

13. Notice:

13.1 Mode of Service:

Except as otherwise expressly provided herein, all notices shall be in writing and shall be transmitted by pre-paid Registered Post at the addresses of the Parties mentioned hereinbefore.

13.2 Change of Address:

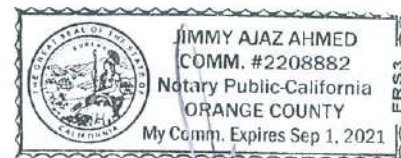
Either Party may from time to time change its address for receipt of notice or other communications provided for in this Agreement by giving to the other not less than 10 (ten) days prior written notice.

14. Jurisdiction:

The Courts at Mumbai shall have the exclusive jurisdiction to entertain and consider all actions, suits and proceedings arising out of this Agreement.

15. Conciliation.

In the event of any Dispute between the Parties, either Party may call upon Chairman, of the both parties and the Managing Partner/ Chairman of the Board of Directors of the Consultant or a substitute thereof for amicable settlement, and upon such reference, the said persons shall meet no later than 10 (ten) days from the date of reference to discuss and attempt to amicably resolve the Dispute. If such meeting does not take place within the 10 (ten) day period or the Dispute is not amicably settled within 15 (fifteen) days of the meeting or the Dispute is not resolved as evidenced by the signing of written terms of settlement within 30 (thirty) days of the notice in writing or such longer period as may be mutually agreed by the Parties, either Party may refer the Dispute to arbitration in accordance with the provisions of Clause 16.



16. "Dispute Resolution:

Any claim, dispute or difference relating to or arising out of this Agreement shall be referred to the arbitration, of a sole arbitrator. The arbitration shall be subject to the Arbitration and Conciliation Act, 1996 as may be amended from time to time. The Mumbai Arbitration Centre, will appoint the Sole Arbitrator and will conduct the Arbitration in accordance with its rules for conduct of Arbitration proceedings then in force and applicable to the proceeding. The seat and venue of arbitration shall be Mumbai. The proceedings shall be undertaken in English. The arbitration award shall be final and binding on the parties."



17. Litigation.

In the event dispute, If both the parties opt for litigation then Mumbai shall be the jurisdiction. The final decree shall be binding on both parties. if either party is aggrieved by the said decree/judgment, then they may appeal on superior /apex court for seeking justice.

18. Settlement Agreement:

In the event of dispute, the both Parties shall have option of settlement for peaceful settlement of claims. This agreement shall be made fresh with the new amendments / information for full and final claim and will be binding on both the parties.

19. Amendment/modification:

This Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

20. Confidentiality:

All communications between the Parties and/or any of them and all Confidential Information given to or received by any of them from any other Party and all information concerning the Business transactions and the financial arrangements of any Party with any entity or Person with whom any of them is in a confidential



relationship with regard to the matter in question which comes to the knowledge of the recipient ("Confidential Information"), shall be kept confidential by the recipient unless or until the recipient can reasonably demonstrate that any such communication or Confidential Information is in the public domain through no fault of its own. If it is in the public domain, this obligation shall then cease in relation to the specific information concerned only.

Notwithstanding the aforementioned provisions of this Clause, information shall not be deemed to be Confidential Information and the recipient thereof shall have no obligation with respect to such information if such information:

- (a) Is or was already known to the recipient prior to the Execution Date; other than by virtue of such information having been given to the recipient by any Shareholder/Director;
- (b) Is received by the recipient from a third party which is not subject to similar confidentiality restrictions and without breach of this Agreement;
- (c) Is independently developed by the recipient;
- (d) Is required to be disclosed by Law.

21. Interpretation:

21.1 Number:

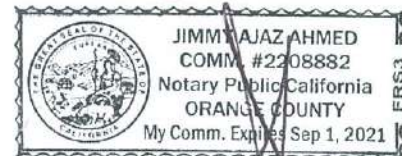
Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.

21.2 Headings:

The headings in this Agreement are inserted for convenience only and shall be ignored in construing the provisions of this Agreement.

21.3 Definitions:

Words and phrases have been defined in this Agreement by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of



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[Handwritten signature]



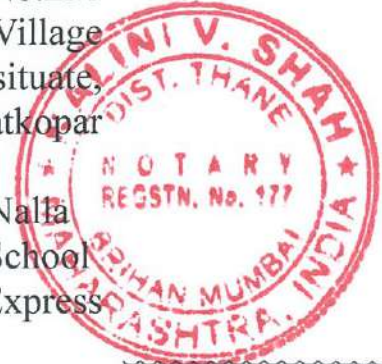
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that word or phrase shall have corresponding meaning.

**1st Schedule
(Said Land)**

All that piece and parcel of land admeasuring approximately 49,191.44 sq. mtrs.. bearing Survey No. 236 A1/1 (pt.) and corresponding C.T.S No. 194 A of Village Ghatkopar, Taluka Kurla, District Mumbai (MSD) situated, lying and being at Eastern Express Highway, Ghatkopar (East), Mumbai and bounded as follows: i.e. to say:

On or towards the East : 36 mtr DP Road & Nalla
On or towards the West : Adarsh Vidyalaya School
On or towards the North : Eastern Express Highway
On or towards the South : 60 mtr. East Highland Freeway



**2nd Schedule
(Payment Schedule)**

1. 10% of total investment value i.e. Rs. 25,00,00,000/- (Twenty Five Crores Only) after Procurement of all approvals, vacation of all the slums for the Free Sale Portion and on completion of plinth of sale building of the Said Project.
2. Balance investment by the Investor shall be made in tranches in terms of the Business Plan as per gaps in monthly cash flow of the project (attached herewith as **EXHIBIT III**) and on pro-rata basis along with the contribution of the Promoter.

**3rd Schedule
(List of Reserved Matters)**

- Fund raising, beyond the approved Business Plan, if the amount exceeds Rs. 120,00,00,000 (Rupees One Hundred Twenty Crores only);
- Entering into of any union, merger or amalgamation with any other body corporate or reorganization or arrangement of the Company including any downstream investments by the Company;
- Sale, lease, exchange or disposition of all or substantially all of the assets, business or undertaking of the Company;



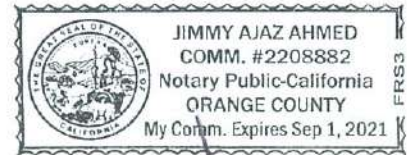
- Approving transfer of equity shares, if it results in change in controlling interest of the Company; provided such transfer is not in favor of Investor;
- The appointment or change in statutory auditors of the Company;

Fixing the borrowing limits;

- Fixing the key commercial terms of contracts, if the value of such contracts exceeds Rs. 50,000,000 (Rupees Five Crores only);
- Any amendments to the Memorandum of Association or Articles of Association of the Company;
- The entry into by the Company of any contract where the monetary value involved exceeds Rs. 50,000,000 (Rupees Five Crores only)
- Investments of funds, other than in the normal course of business, including day-to-day treasury functions of the Company;
- Any increase or decrease in the number of Directors;
- The issue of further share capital;
- The dissolution, liquidation or winding-up of the Company, any declaration of bankruptcy or insolvency by the Company, or the filing of any proposal or plan pursuant to any insolvency legislation or any other legislation providing relief or protection of debtors from their creditors in general;
- Making of any related party transactions other than on "arms" length basis ".
- Declaration of dividends, if the Company is in default in servicing of loans;

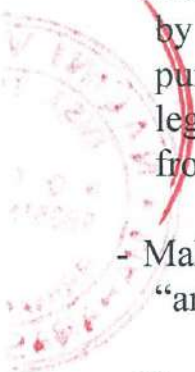
22. Executions and Delivery:

22.1 In Witness Whereof the Parties have stamped, executed and delivered this Agreement on the date



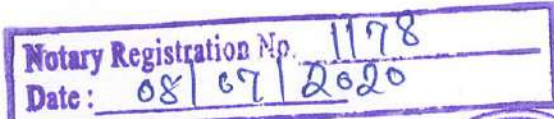
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[Handwritten signature]



[Handwritten signature]

mentioned above.



FOR PENTAGON PREMISES PVT LTD

MR. [Signature]
Director/Authorized Signatory



Before Me
N. V. Shah
08/07/2020
NALINI V. SHAH
Advocate & Notary
Regn. No. 177
2, Snow White, 106, 14th Road,
Bandra (W). Mumbai - 050
INDIA
My Commission Expires
on 27/3/2022

FOR US GLOBAL DEVELOPMENT AND
INVESTMENTS

MR. [Signature]
Director/Authorized Signatory

KEVIN KISHORE
PRESIDENT

KAUL

Witnesses:

1. Signature: [Signature]
Name: SARAH LATA MISRA
Father's/Husband's Name:
Address: 46 XIMENO Ave, # 1, Long Beach, CA 90803
USA

2. Signature: [Signature]
Name: SUNIL B. ADVANI
Father's/Husband's Name: BHAGWANDAS V. ADVANT.
Address: Flat No. 7, Plot No. 92, SINDHA SAGAR
ROAD No. 14-A WADGA
MUMBAI - 400031



EXHIBIT I:
ARCHITECT CERTIFICATE OF POSSIBLE FSI IN THE
SAID PROJECT

EXHIBIT II:
BROAD SALES PLAN (RESIDENTIAL AND
PROPOSED COMMERCIAL AREA)

EXHIBIT III:
CASH FLOW OF SAID PROJECT



21.08.2018
MAHARASHTRA
NOTARY



YOUR RETURN MAILING ADDRESS

NAME: KEVIN KAUL

ADDRESS: 6 CENTERPOINTE DR SUITE 700

CITY: LA PALMA

STATE: CA ZIP CODE: 90623

2019112488
FILED
Apr 29 2019
Dean C. Logan, Registrar-Recorder/County Clerk
EXPIRES
Apr 29 2024
Electronically signed by TINA TRAN

FICTITIOUS BUSINESS NAME STATEMENT

TYPE OF FILING AND FILING FEE (Check one)

- ☒ Original - \$26.00 (FOR ORIGINAL FILING WITH ONE BUSINESS NAME ON STATEMENT)
☐ Amended Filing - \$26.00 (CHANGES IN FACTS FROM ORIGINAL FILING- REQUIRES PUBLICATION)
☐ Refile - \$26.00 (NO CHANGES IN THE FACTS FROM ORIGINAL FILING)

\$5.00 - FOR EACH ADDITIONAL BUSINESS NAME FILED ON SAME STATEMENT, DOING BUSINESS AT THE SAME LOCATION \$5.00- FOR EACH ADDITIONAL OWNER IN EXCESS OF ONE OWNER

The following person(s) is (are) doing business as:

*1. US GLOBAL DEVELOPMENT AND INVESTMENTS

2.

Print Fictitious Business Name(s)

** 6 CENTERPOINTE DR SUITE 700

LA PALMA CA 90623 ORANGE COUNTY
City State/Country Zip COUNTY City State/Country Zip

Articles of Incorporation or Organization Number (if applicable): AI #ON

***REGISTERED OWNER(S):

1. KEVIN KISHORE KAUL

Full Name/Corp/LLC (P.O. Box not accepted)

6 CENTERPOINTE DR SUITE 700

Residence Address

LA PALMA CA 90623
City State/Country Zip

If Corporation or LLC - Print State of Incorporation/Organization

2.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City State/Country Zip

If Corporation or LLC - Print State of Incorporation/Organization

3.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City State/Country Zip

If Corporation or LLC - Print State of Incorporation/Organization

4.

Full Name/Corp/LLC (P.O. Box not accepted)

Residence Address

City State/Country Zip

If Corporation or LLC - Print State of Incorporation/Organization

IF MORE THAN FOUR REGISTRANTS, ATTACH ADDITIONAL SHEET SHOWING OWNER INFORMATION

****THIS BUSINESS IS CONDUCTED BY: (Check one)

- ☒ an Individual ☐ a General Partnership ☐ a Limited Partnership ☐ a Limited Liability Company
☐ an Unincorporated Association other than a Partnership ☐ a Corporation ☐ a Trust ☐ Copartners
☐ a Married Couple ☐ Joint Venture ☐ State or Local Registered Domestic Partners ☐ a Limited Liability Partnership

*****The date registrant started to transact business under the fictitious business name or names listed above: 04/2019

(Insert N/A above if you haven't started to transact business)

I declare that all information in this statement is true and correct.

(A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

REGISTRANT(S)/CORP/LLCNAME (PRINT) KEVIN KISHORE KAUL

REGISTRANT SIGNATURE

If corporation, also print corporate title of officer. If LLC, also print title of officer or manager

This statement was filed with the County Clerk of LOS ANGELES on the date indicated by the filed stamp in the upper right corner.

NOTICE - IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. EFFECTIVE JANUARY 1, 2014, THE FICTITIOUS BUSINESS NAME STATEMENT MUST BE ACCOMPANIED BY THE AFFIDAVIT OF IDENTITY FORM.

THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (SEE SECTION 14411 ET SEQ., BUSINESS AND PROFESSIONS CODE).

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

DEAN C. LOGAN, LOS ANGELES COUNTY CLERK

BY: TINA TRAN

Deputy

Rev. 01/2014

P.O. BOX 1208, NORWALK, CA 90651-1208

PH: (562) 482-2177

WEB ADDRESS: LAVOTE.NET

24



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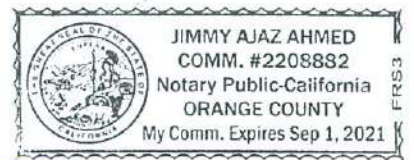
This is a true and certified copy of the record
If it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

APR 29 2019



[Handwritten signature]

Dean C. Logan REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Amul
25



Los Angeles County Registrar-Recorder/County Clerk

DEAN C. LOGAN
Registrar-Recorder/County Clerk

AFFIDAVIT OF IDENTITY – FICTITIOUS BUSINESS NAME STATEMENT

If submitting the Fictitious Business Name Statement by MAIL or through a THIRD PARTY, the registered owner **MUST** bring this page to a notary to be **NOTARIZED**. In accordance with Section 17913 of the California Business and Professions Code, the following identifying information is required to file a Fictitious Business Name Statement.

Registrant Name KEVIN KISHORE KAUL

Name of Business US GLOBAL DEVELOPMENT AND INVESTMENTS

Registrant Address 6 CENTERPOINTE DR SUITE 700

Street Address

LA PALMA

City

CA

State/Country

90623

Zip Code

Registrant Signature [Signature]

If the registrant is a corporation, a limited liability company, a limited partnership, or a limited liability partnership, the county clerk will require evidence issued by the Secretary of State indicating the current existence and good standing of that business entity.

For Mail or Third Party Requests Only

This certificate must be notarized by a Notary Public for all Mail and Third Party Submissions

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

DATE OF _____)

County of _____) ss

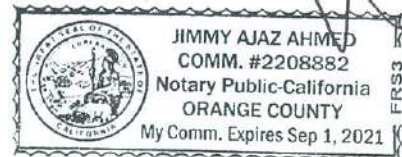
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by

_____, proved to me on the basis of satisfactory evidence to be the

Person(s) who appeared before me.

Signature

(Seal)



FOR OFFICE USE ONLY: *To be completed by Deputy County Clerk for in-person filings only*****

A9471420 Exp. Date: 8/16/2022 Deputy Signature: [Signature]

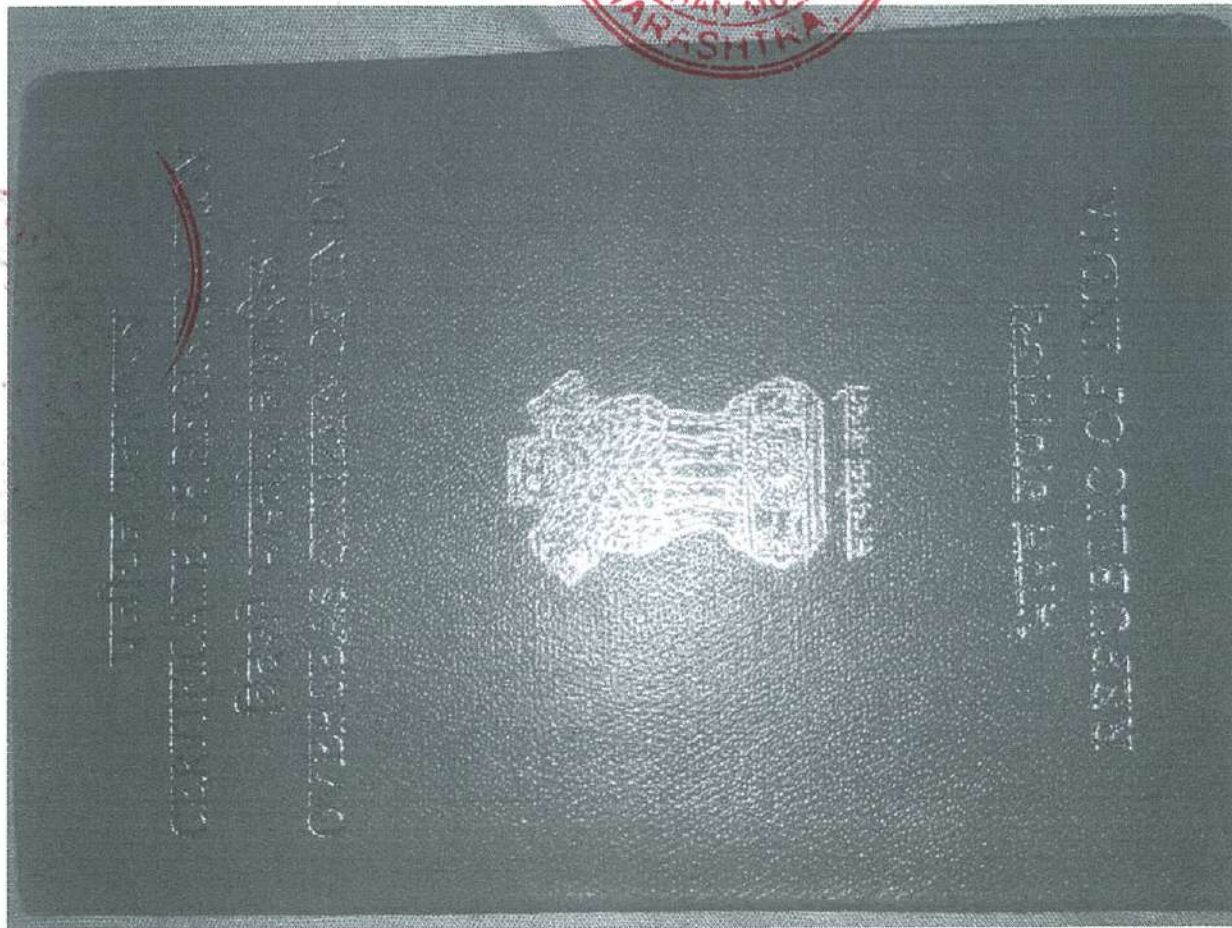


Rev 20170125

f1bec029-e5dd-413f-966a-401b4e543b23.JPG



Paula



US GLOBAL DEVELOPMENT AND INVESTMENTS

46 XIMENO AVE SUITE 1
LONG BEACH, CA 90803-3060
(310) 871-9607

1077

16-24/1220 4807

Pay to the
Order of

Date

\$

Dollars

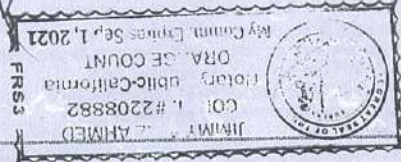


Photo
Safe
Deposit
Details on back



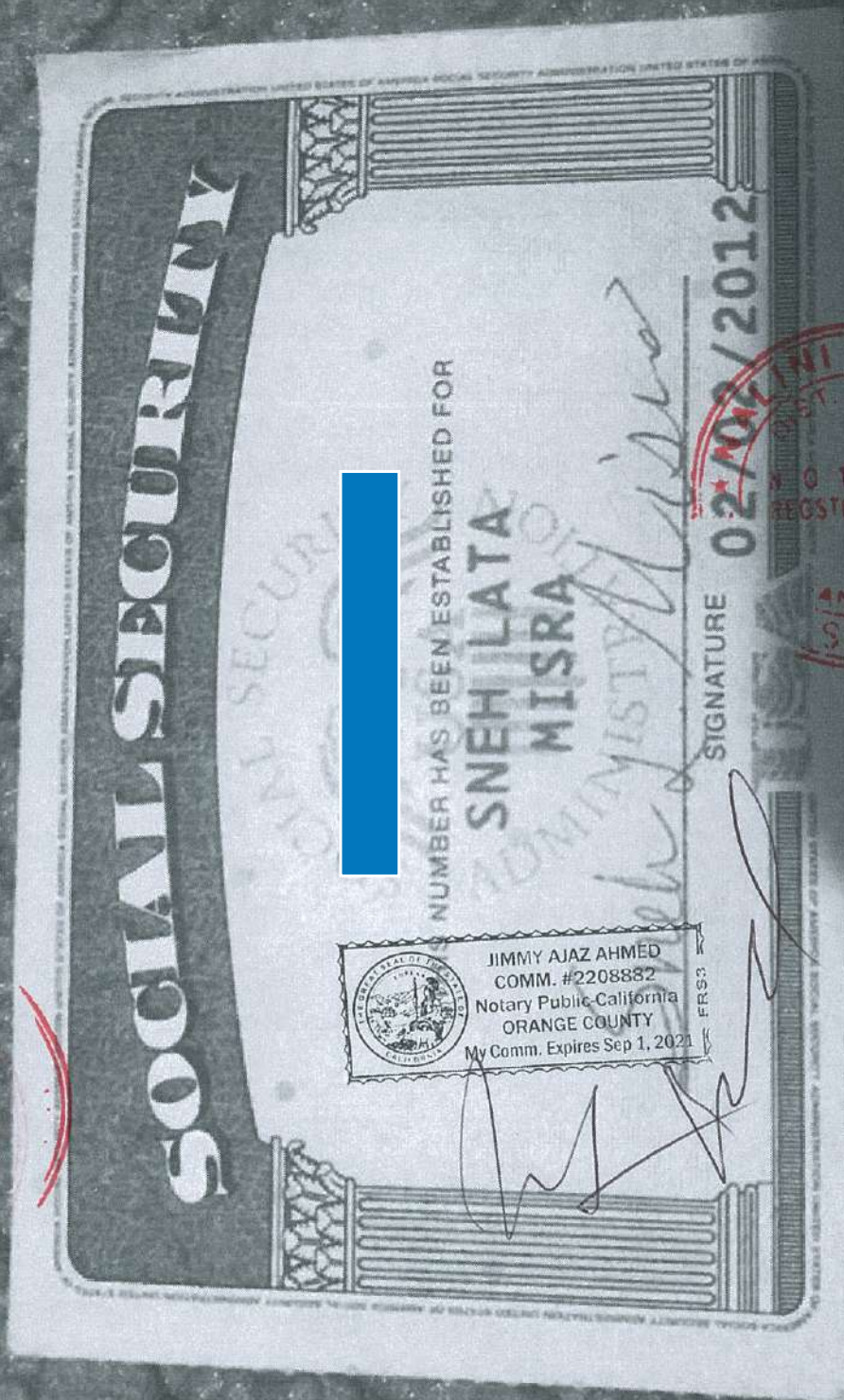
Wells Fargo Bank, N.A.
California
wellsfargo.com

For



MP

28



[illegible]

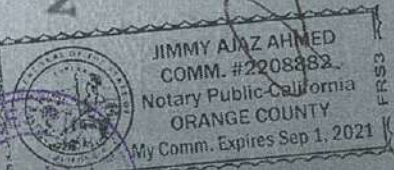
पुणेकर नागरिक CERTIFICATE OF REGISTRATION
 (होती) नागरिक नागरिक Overseas Citizen of India



पंजीयन प्रमाणपत्र
CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक
OVERSEAS CITIZEN OF INDIA

यह प्रमाणित किया जाता है कि निम्न व्यक्तियों को जानकारी प्राप्त हुआ है कि वे नगरिकता अधिनियम 1955 को चारा 7 क के अधीन बिदेसी भारतीय हैं।
नगरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of section 7A of the Citizenship Act, 1955.



जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर
Signature & Seal of Issuing authority



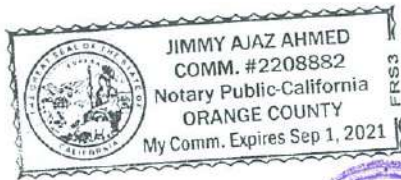
हो अधिकारी की ओर से इस
पत्रा प्राप्त होने पर, सततका
प्रकार से इस संबंधित की
निकट के भारतीय निवास
नरित अनुभाग, विदेश प्रभाग,
110011 को सूचना दी जाए।

Government of India,
Order from the Issuing
Including demand for its
relatively,
related in any way,
should be immediately
led or to the O.C.I. cell,
Ministry of Home Affairs,
110011 If, the holder

CHUMS LAL KAUL
PRADHA DEVI KAUL
F-703, PALM BEACH RESIDENCY,
SECTOR - 4, PALM BEACH ROAD, NERUL
NAVI MUMBAI - 400705, INDIA
27/04/2009
LOS ANGELES
HOLE ON RIGHT HAND PALM
000048914



[Handwritten signatures]



31 *[Handwritten signature]*

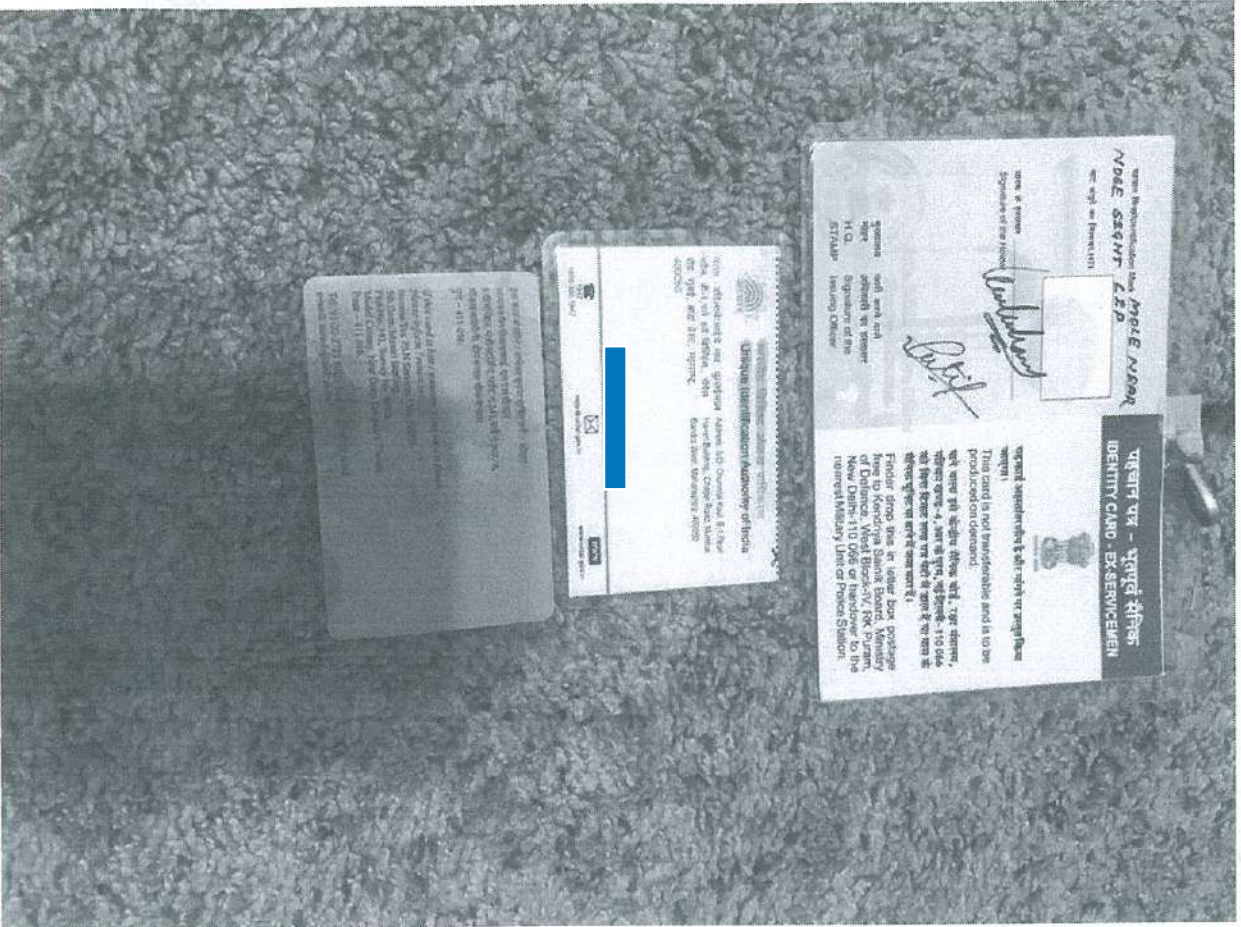



 JIMMY AZIZ AHMED
 COMM. # 08882
 Notary Public California
 ORANGE COUNTY
 My Comm. Expires Sep 1, 2021

<https://mail.google.com/mail/u/17ogbl#inbox/FMtgkxwJvXWNWGTGpsGdvKMgWZhHPMM7projector=1&messagePartId=0.15>

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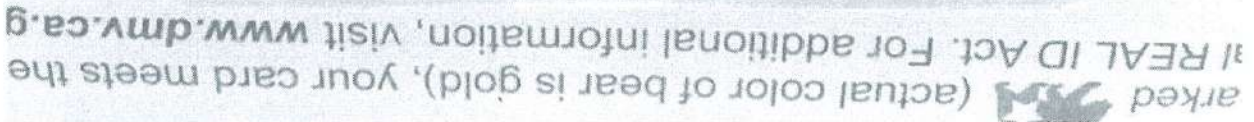
32



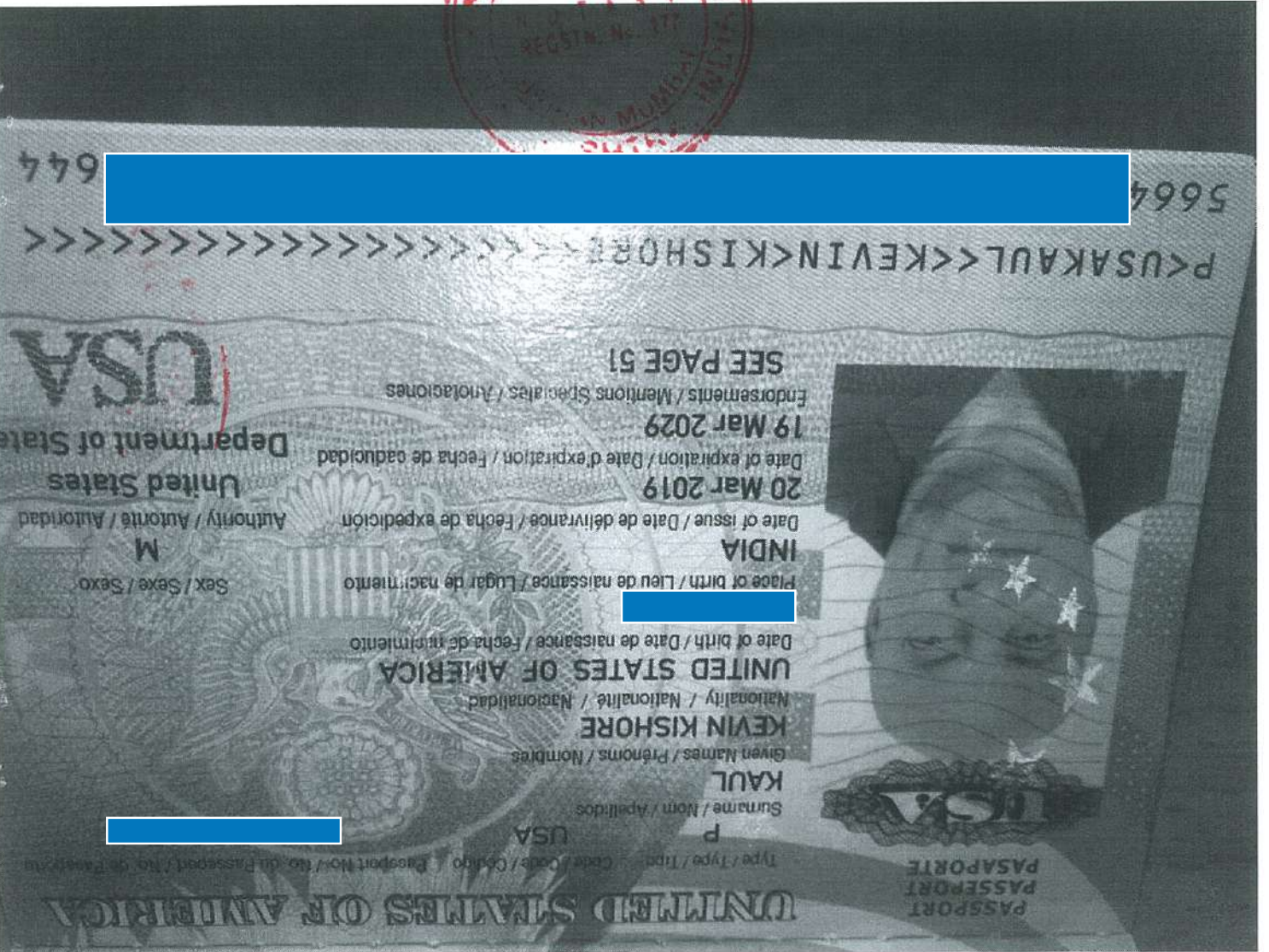
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[Handwritten signature]



34



Handwritten signatures and initials in black ink.

California USA

DRIVER LICENSE

FEDERAL
LIMITS
APPLY

DL

CLASS C

EXP 08/16/2024

END NONE

LN KAUL

FN KEVIN KISHORE

46 XIMENO AVE 1

LONG BEACH, CA 90803

DOB 08/16/1991

RSTR NONE

DONOR

SEX M

HGT 5'-09"

HAIR BAL

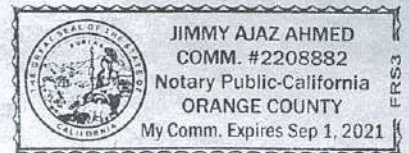
WGT 190 lb

EYES BLK

ISS

10/24/2019

DD 10/24/201960630/AAFD/24



Shale

W

CLASS: C - Veh w/GVWR ≤26000, No MC
ENDORSEMENTS: None
RESTRICTIONS: None



081661

Rev 08/29/2017
19297A94714200402

This card is not acceptable for official federal purposes. This license is issued only as a license to drive a motor vehicle. It does not establish eligibility for employment, voter registration, or public benefits.

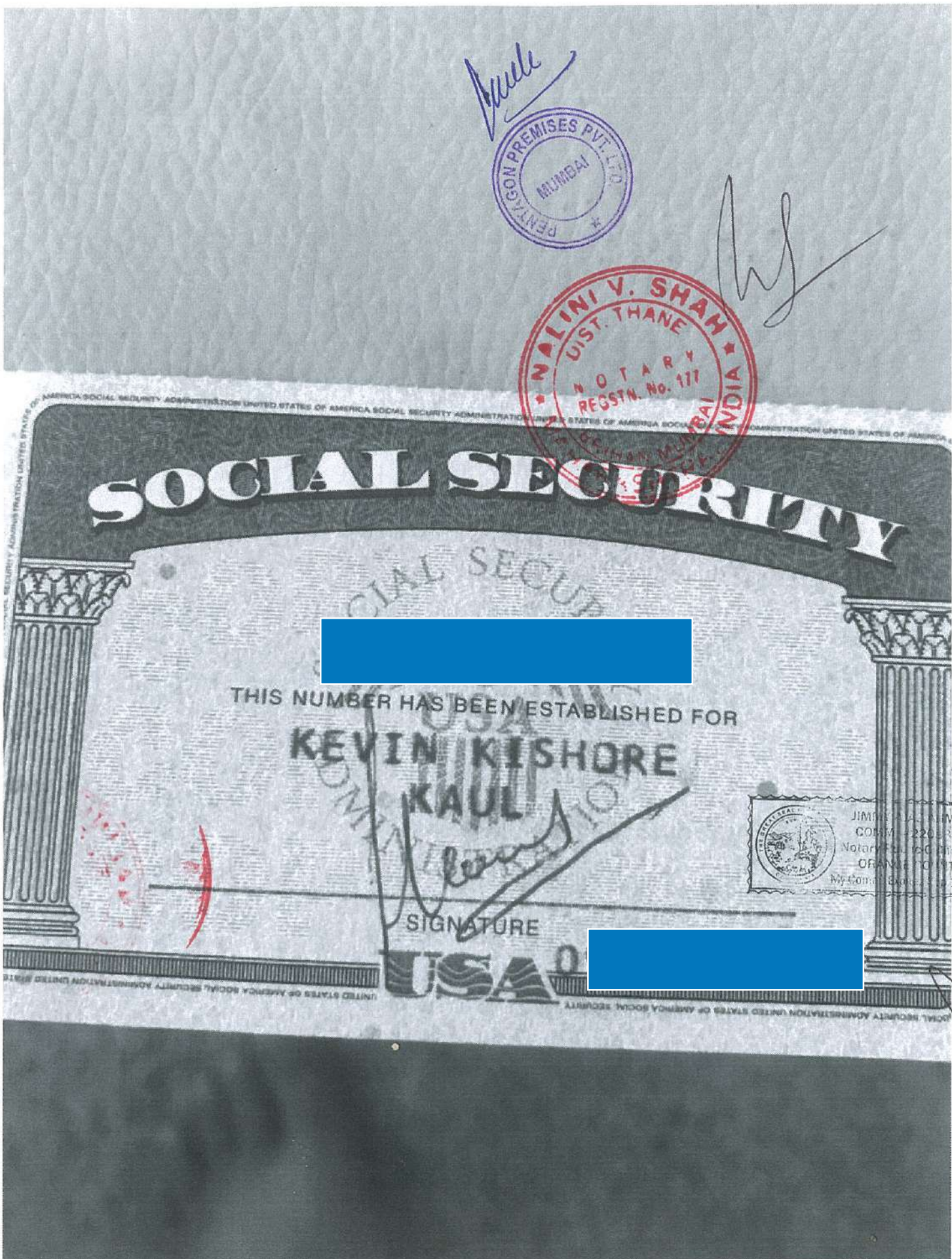


[Signature]



JIMMY AJAZ AHMED
COMM. #2208882
Notary Public-California
ORANGE COUNTY
My Comm. Expires Sep 1, 2021

FRS3



JAN 10 2012

FL-395

FOR COURT USE ONLY

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address)

TELEPHONE NO.

661-327-2000

MICHAEL R. KILPATRICK, ESQ.
 SB. NO. 103263
 KILPATRICK & WHITE
 1122 TRUXTON AVENUE, SUITE 200
 BAKERSFIELD, CA 93301

ATTORNEY FOR (Name): SNEH ALIM

FILED
KERN COUNTY

JAN 10 2012

TERESA McNALLY, CLERK
BY *[Signature]* DEPUTY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF KERN

STREET ADDRESS: 1215 TRUXTON AVENUE

MAILING ADDRESS: SAME AS ABOVE

CITY AND ZIP CODE: BAKERSFIELD, CALIFORNIA 93301

BRANCH NAME: METROPOLITAN DIVISION

MARRIAGE OF

PETITIONER: MUHAMMAD A. ALIM

RESPONDENT: SNEH ALIM

EX PARTE APPLICATION FOR RESTORATION OF FORMER NAME
 AFTER ENTRY OF JUDGMENT AND ORDER

CASE NUMBER:

S-1501-FL-602106

APPLICATION

A judgment of dissolution or nullity was entered on (date): 11/12/10

Applicant now requests that his or her former name be restored. The applicant's former name is (specify):
SNEH LATA MISRA

JANUARY 9, 2012

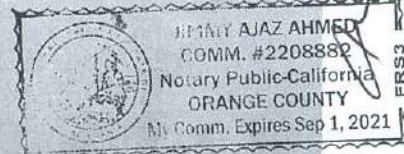
ALIM

(TYPE OR PRINT NAME)

Sneh Alim(SIGNATURE OF APPLICANT)
(USE CURRENT NAME)

ORDER

ORDERED that applicant's former name is restored to (specify): SNEH LATA MISRA



[Signature]
 JUDICIAL
 JOHN L. FIELDER

CLERK'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the original on file in my office.

Date:

MAY 05 2014

Clerk, by

OCT 12 2010
FL-160

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address)

EDWARD J. QUIRK, JR. (SBN 51371)
LAW OFFICES OF EDWARD J. QUIRK, JR.
3434 TRUXTON AVENUE, SUITE 270
BAKERSFIELD, CA 93301
TELEPHONE NO.: (661) 321-3200 FAX NO. (Optional): (661) 321-3203
E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): PETITIONER, MUHAMMAD A. ALIM

SUPERIOR COURT OF CALIFORNIA, COUNTY OF KERN

STREET ADDRESS: 1215 TRUXTON AVENUE
MAILING ADDRESS: SAME
CITY AND ZIP CODE: BAKERSFIELD, CALIFORNIA 93301
BRANCH NAME: METROPOLITAN DIVISION, JUSTICE BUILDING

MARRIAGE OF
PETITIONER: MUHAMMAD A. ALIM
RESPONDENT: SNEH ALIM

JUDGMENT

☒ DISSOLUTION ☐ LEGAL SEPARATION ☐ NULLITY

☐ Status only
☐ Reserving jurisdiction over termination of marital or domestic partnership status
☐ Judgment on reserved issues

Date marital or domestic partnership status ends: 6-29-10

FOR COURT USE ONLY

FILED
SUPERIOR COURT, METROPOLITAN DIVISION
COUNTY OF KERN

NOV 12 2010

TERRY McNALLY, CLERK
BY SP DEPUTY

CASE NUMBER:
S-1501-FL-602106

1. ☐ This judgment ☐ contains personal conduct restraining orders ☐ modifies existing restraining orders.
The restraining orders are contained on page(s) of the attachment. They expire on (date):

2. This proceeding was heard as follows: ☒ Default or uncontested ☐ By declaration under Family Code section 2336
☐ Contested

a. Date: 07/27/10 & 08/10/10 Dept.: B

Room:

b. Judicial officer (name): HON. JOHN OGLESBY

☐ Temporary judge

c. ☒ Petitioner present in court

☒ Attorney present in court (name): EDWARD J. QUIRK, JR.

d. ☒ Respondent present in court

☒ Attorney present in court (name): MICHAEL R. KILPATRICK

e. ☐ Claimant present in court (name):

☐ Attorney present in court (name):

f. ☐ Other (specify name):

3. The court acquired jurisdiction of the respondent on (date): SEPTEMBER 12, 2007

- a. ☐ The respondent was served with process.
b. ☒ The respondent appeared.

THE COURT ORDERS, GOOD CAUSE APPEARING

4. a. ☒ Judgment of dissolution is entered. Marital or domestic partnership status is terminated and the parties are restored to status of single persons

(1) ☒ on (specify date):

(2) ☐ on a date to be determined on noticed motion of either party or on stipulation.

- b. ☐ Judgment of legal separation is entered.

- c. ☐ Judgment of nullity is entered. The parties are declared to be single persons on the ground of (specify):

- d. ☐ This judgment will be entered nunc pro tunc as of (date):

- e. ☐ Judgment on reserved issues.

- f. The ☐ petitioner's ☐ respondent's former name is restored to (specify):

- g. ☐ Jurisdiction is reserved over all other issues, and all present orders remain in effect except as provided below.
h. ☒ This judgment contains provisions for child support or family support. Each party must complete and file with the court of any change in the information submitted within 10 days of the change, by filing an updated form. The court of Rights and Responsibilities—Health Care Costs and Reimbursement Procedures and Information Sheet on Child Support Order (form FL-192) is attached.

Form Adopted for Mandatory Use
Judicial Council of California
FL-160 [Rev. January 1, 2007]

JUDGMENT
(Family Law)





पंजीयन प्रमाणपत्र
CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक
OVERSEAS CITIZEN OF INDIA

यह प्रमाणित किया जाता है कि जिस व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7 क के अधीन विदेशी भारतीय नागरिक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

Priti Pratik Sircar
Deputy Consul General
Consulate General of India
San Francisco (USA)

जारी करने वाले अधिकारी के हस्ताक्षर एवं मुहर
Signature & Seal of Issuing authority



पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION
विदेशी भारतीय नागरिक Overseas Citizen of India



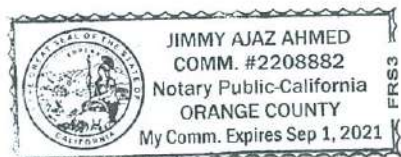
	उपनाम / Surname	A	
	ALIM		
	दिया गया नाम / Given Name(s)		
	SNEH LATA		
	राष्ट्रियता / Nationality	लिंग / Sex	जन्मतिथि / Date of Birth
USA	F		
जन्म स्थान / Place of Birth			
INDIA			
व्यवसाय / Occupation			
HOMEMAKER			
पासी करने का स्थान / Place of Issue	पासी करने की तिथि / Date of Issue		
SAN FRANCISCO			

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p. n. bhobe & associates

architects and project consultants

223/a, ramesh ghar,
t.h. kataria marg,
mahim, mumbai 400 016.
tel. no. 2 4 3 7 8 6 9 5.

Date : 19th June 2020.

To,
M/s. Pentagon Premises Pvt. Ltd.
601, A, Leo building, 24th Road,
Khar (W), Mumbai - 400 052

Sub: Slum redevelopment scheme on plot bearing C. S. No. 194 (pt) of Village Ghatkoper situated at Eastern Express Highway, Ghatkopar,, Mumbai.

Ref: i) Ramabai LOI issued u/no. SRA/ENG/1359/N/STGL/LOI.
ii) Parnakuti LOI issued u/no. SRA/ENG/2697/N/STGL/LOI.

Dear Sir,

As requested by you, table showing parameters of permissible built up area on the subject plot as reference (i) & (ii) above is as follows to be read with note below:

Sr. No.	Particulars	Area (in sq. mtrs)		
		Ramabai	Parnakuti	Total
1	Gross Plot Area	46,732.716	2,458.720	49,191.436
2	Deductions due to reservations	-	1,459.990	1,459.990
2a	balance plot area (only for t/s density)	46,732.716	998.730	47,731.446
3	FSI permissible to consume on plot	4.0	4.0	4.00
4	B.U.A. permissible to consume plot (1x3)	1,86,930.864	9,834.880	1,96,765.744
5	Total existing eligible tenement on plot (Including reduced commercial structures to residential units) (Ramabai - 722 R, 41C (i.e. 22 no. of resi. Units.), 19RC & 8 existing amenities)	790	67	857
6	Tenements required to be provided as per Tenement density of 650 T/s			
6a	Required t/s no. say	2456	127	2583
7	Amenity structure reqd.			
a.	Balwadi (@ 250 per t/s)	9.824	0.508	10
b.	Welfare centre (@ 250 per t/s)	9.824	0.508	10
c.	library (@ 250 per t/s)	9.824	0.508	10
d.	skill development centre (@ 250 t/s)	9.824	0.508	10
e.	society office (@ 100 per t/s)	24.56	1.27	23
f.	Total amenities to be proposed			
	say	65	6	71
8	Rehab built up area (2456 x 27.88x1.2) & (127 x 27.88 x 1.2)	82167.936	4248.912	86416.848

Cont...2



...2...

9	Rehab component			
a.	Common Passage area [8.0 / structure.] (6a x 8)	19648.00	1016.00	20664.00
b.	Amenity str. B/Up area (45.00 / structure inc. passages)	2925.00	270.00	3195.00
10	Total Rehab component (8+9a+9b)	104740.94	5534.912	110275.848
11	Sale component (10 x 1)	104740.936	5534.912	110275.848
12	Total BUA on plot (8+11)	186908.872	9783.824	196692.696
13	FSI sanctioned for Project (12/1)	4.00	3.98	4.00
14	Sale BUA permissible in situ (4-8)	1,04,762.93	5,585.97	1,10,348.90
15	Permissible 35% Fungible Compensatory FSI on Sale BUA (14 x 35%)	36,667.02	1,955.09	38,622.11
16	Total Sale BUA including fungible area (14+15)	1,41,429.95	7,541.06	1,48,971.01
17	TDR generated, if any.	-	-	-
18	No. of slum dwellers (considering all will be held eligible)	1410	127	1537
19	No. of PAP generated in this scheme (6-18) (out of these PAP t/s generated, those who are currently non-eligible but may become eligible upon hearing of the appeals will be taken as rehab & remaining will be considered as PAP)	1046	-	1046

Note: Above calculation is not modified as per DCPR 2034. The slum structures are considered as per Annexure & Supplementary Annexures. Tenement density at 650 per ha is considered on gross plot area & FSI 4 fully permissible to be consumed on plot there by generating additional PAP tenements to be handed over to SRA. As per DCPR 2034, the parameters may vary. However, permissible FSI & BUA is likely to remain more or less same.

Thanking you,

For P. N. Bhobe & Associates.

BHOBE

PANDURAN

G NARAYAN

Reg. No. CA/80/5997.

Registered under the Bombay Land Revenue and Urban Development Act, 1948.
Office No. 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



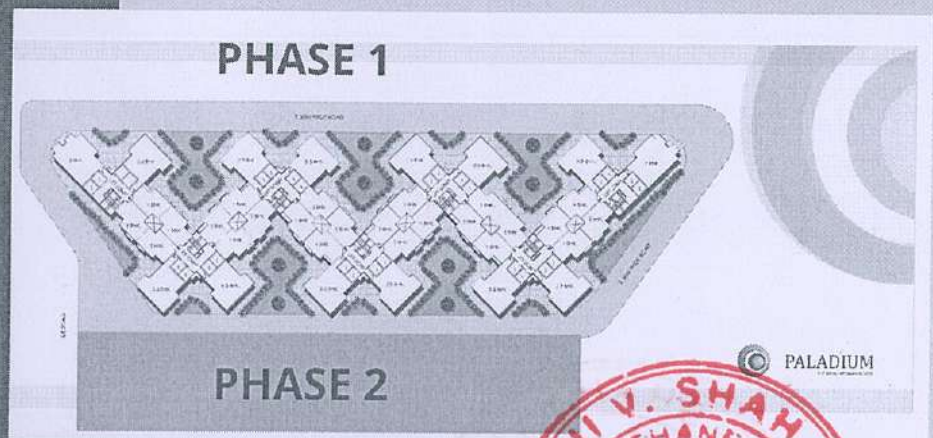
PENTAGON PREMISES PVT. LTD.

AMENITIES

- Lavishly laid down entrance lobby
- Exclusive Club House for luxurious lifestyle
- Well equipped Gymnasium for Healthy Lifestyle with Steam & Sauna
- Indoor Sports (Pool, Carrom, Chess, Table Tennis)
- Outdoor Sports (Multipurpose Court)
- Swimming Pool- Pool Deck
- Beautiful Landscape Garden & Promenades
- Children Play Area
- Jogging and Walking Trail
- Internal Road with Street Light

PALLADIUM SALE COMPONENT

LAYOUT PLAN



PENTAGON PREMISES PVT. LTD.

DEVELOPMENT EXTENT & PHASEWISE PLAN

PALLADIUM

DEVELOPMENT POTENTIAL

TYPE	UNIT	NOS OF UNITS	BUA PER UNIT (SQ MTRS)	TOTAL BUA (SQ MTRS)
RES	1 BHK	720	52.40	37,726
	2.5 BHK	360	91.08	32,789
	3 BHK	60	103.68	6,221
	TOTAL RESIDENTIAL BUA			76,736
COMM	BUILT TO SUIT UNITS			54,235
TOTAL SCHEME SALE BUILT UP AREA				130,971

AREA OF WORK	DEVELOPMENT PHASES
PREPARATORY	TRANSIT CAMP FOR IN-SITU SLUMS
PHASE I	RESIDENTIAL UNITS - BLDG A & B & C
PHASE II	RESIDENTIAL UNITS - BLDG D, E, F & G
	BUILT TO SUIT COMMERCIAL UNITS

RAMABAI AMBEDKAR COLONY - PROJECT PALADIUM - Phase I

Cost of Project

Rs. In Crores

Index	Details		No of Unit /Area in sq. ft.	@ Per Unit / Per sq.ft	Amount
1	Land	Units	667	Rs 300,000.00	Rs 20.01
2	Land Premium 25% + Bank Guarantee+ Development Rights				Rs 18.00
3	Plan Sanction Charges/Appeals/ Misc Expenses	Units	1246	Rs 100,000.00	Rs 12.46
4	Maintenance Deposit	Units	1214	Rs 25,000.00	Rs 3.04
5	Tenant Shifting Charges for 50 months @ Rs.15000/- per month (Eligible Tenements)	Units	400	Rs 750,000.00	Rs 30.00
6	Tenant Shifting Charges (Ineligible Tenements - APATRA)	Units	300	Rs 150,000.00	Rs 4.50
7	Construction Cost:				
i)	Transit Camp	Units	240	Rs 300,000.00	Rs 7.20
ii)	Rehab Building	Sq. ft	612,060.54	Rs 2,500.00	Rs 153.02
iii)	Free Sale Building	Sq. ft	489,636.00	Rs 3,000.00	Rs 146.89
8	Architecture; R.C.C. & Professional fees	Sq. ft	1,101,696.54	Rs 226.92	Rs 25.00
9	Stamp Duty/Registration Charges/ Legal Expenses				Rs 5.00
10	Infra/ MRTP/ Other Expenses				Rs 10.00
11	Administration/Overheads/Marketing Expenses			8.00%	Rs 56.12
12	Finance Charges			14.00%	Rs 39.85
	TOTAL				Rs 531.08

Sale proceeds

Index	Details		Area in sq. ft.	@	Amount
	Residential Flats		489,636	Rs 14,000	Rs 685.49
	Total Saleable Area	Total Area in Sq.ft	489,636		Rs 685.49
	Car Parking		400	Rs 400,000	Rs 16.00
	TOTAL				Rs 701.49

Means of Finance

Rs. In Crores

Index	Details		Amount
	Share Capital		Rs 33.00
	Loans from Directors		Rs 103.50
	Internal Accruals - Sales proceeds		
	-Already Booked - Pre Sale		Rs 105.00
	-Interim Sale		Rs 169.58
	Term Loan from Bank		Rs 120.00
	TOTAL		Rs 531.08



Amul

PENTAGON PREMISES PRIVATE LIMITED

RAMABAI AMBEDKAR COLONY - PROJECT PALADIUM - Phase I & II

Cost of Project

Rs. In Crores

Index	Details		PHASE I			PHASE II			Total		
			No of Unit /Area in sq. ft.	@ Per Unit / Per sq.ft	Amount	No of Unit /Area in sq. ft.	@ Per Unit / Per sq.ft	Amount	No of Unit /Area in sq. ft.	@ Per Unit / Per sq.ft	Amount
1	Land	Units	667	Rs 300,000.00	Rs 20.01	870	Rs 300,000.00	Rs 26.10	1537	Rs 300,000.00	Rs 46.11
2	Land Premium 25% + Bank Guarantee				Rs 18.00			Rs 14.00			Rs 32.00
3	Plan Sanction Charges/Appeals/ Misc Expenses	Units	1246	Rs 100,000.00	Rs 12.46	1408	Rs 100,000.00	Rs 14.08	2654	Rs 100,000.00	Rs 26.54
4	Maintenance Deposit	Units	1214	Rs 25,000.00	Rs 3.04	1369	Rs 25,000.00	Rs 3.42	2583	Rs 25,000.00	Rs 6.46
5	Tenant Shifting Charges for 50/36 months respectively @ Rs.15000/- per month (Eligible Tenements)	Units	400	Rs 750,000.00	Rs 30.00	242	Rs 540,000.00	Rs 13.07	642	Rs 540,000.00	Rs 43.07
6	Tenant Shifting Charges (Ineligible Tenements - APATRA)	Units	300	Rs 150,000.00	Rs 4.50	398	Rs 150,000.00	Rs 5.97	698	Rs 150,000.00	Rs 10.47
7	Construction Cost:										
i)	Transit Camp	Units	240	Rs 300,000.00	Rs 7.20		Rs -	Rs -	240	Rs 300,000.00	Rs 7.20
ii)	Rehab Building	Sq. ft	612,060.54	Rs 2,500.00	Rs 153.02	690,206.79	Rs 2,500.00	Rs 172.55	1,302,267.33	Rs 2,500.00	Rs 325.57
iii)	Free Sale Building	Sq. ft	489,636.00	Rs 3,000.00	Rs 146.89	1,484,044.73	Rs 3,000.00	Rs 445.21	1,973,680.73	Rs 3,000.00	Rs 592.10
iv)	Rehab Sale Building	Sq. ft				271,252.80	Rs 2,500.00	Rs 67.81	271,252.80	Rs 3,000.00	Rs 67.81
8	Architecture; R.C.C. & Professional fees	Sq. ft	1,101,696.54	Rs 226.92	Rs 25.00	2,445,504.32	Rs 79.08	Rs 19.34	3,547,200.86	Rs 125.00	Rs 44.34
9	Stamp Duty/Registration Charges/ Legal Expenses				Rs 5.00			Rs 70.56			Rs 75.56
10	Infra/ MRTP/ Other Expenses				Rs 10.00			Rs 10.00			Rs 20.00
11	Administration/Overheads/Marketing Expenses			8.00%	Rs 56.12		8.00%	Rs 207.65		2.00%	Rs 263.77
12	Finance Charges			14.00%	Rs 39.85	-	14.00%	Rs 147.00		14.00%	Rs 186.85
13	Fungible FSI Premium			-	-	415,728.39	Rs 1,982.53	Rs 82.42		14.00%	Rs 82.42
TOTAL					Rs 531.08			Rs 1,299.19			Rs 1,830.27



Amul

Sale proceeds

Rs. In Crores

Index	Details		PHASE I			PHASE II			Total		
			Area in sq. ft.	@	Amount	Area in sq. ft.	@	Amount	Area in sq. ft.	@	Amount
	Residential Flats		489,636	Rs 14,000	Rs 685.49	666,742	Rs 14,000	Rs 933.44	1,156,378	Rs 14,000	Rs 1,618.93
	Commercial (Including Parking)					817,303	Rs 20,000	Rs 1,634.61	817,303	Rs 20,000	Rs 1,634.61
	Total Saleable Area	Total Area in Sq.ft	489,636		Rs 685.49	1,484,045		Rs 2,568.04	1,973,681		Rs 3,253.53
	Car Parking		400	Rs 400,000	Rs 16.00	600	Rs 400,000	Rs 24.00	1000	Rs 400,000	Rs 40.00
	Transit Camp Cost Refund-50%					240	Rs 150,000	Rs 3.60	240	Rs 150,000	Rs 3.60
	TOTAL				Rs 701.49			Rs 2,595.64			Rs 3,297.13

Means of Finance

Rs. In Crores

Index	Details		PHASE I		PHASE II		Total	
				Amount		Amount		Amount
1	Share Capital			Rs 33.00	**	Rs 120.00		Rs 153.00
2	Loans from Directors (Quasi Equity)			Rs 103.50		Rs 59.19		Rs 162.69
3	Internal Accruals - Sales proceeds							
i)	- Pre Sale(Already Booked)			Rs 105.00		Rs -		Rs 105.00
ii)	-Interim Sale			Rs 169.58		Rs 770.00		Rs 939.58
4	Term Loan from Bank			Rs 120.00		Rs 350.00		Rs 470.00
	TOTAL			Rs 531.08		Rs 1,299.19		Rs 1,830.27

** Surplus from Phase I will be infused as equity in Phase II.



Amli

PENTAGON PREMISES PRIVATE LIMITED

RAMABAI AMBEDKAR COLONY - PROJECT PALADIUM - Phase I

CASH FLOW

Index	Details	Total	Till Date	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Monthly																				
A	Inflow																			
A.1	Equity - Promoter	33.00	20.55	0.00	0.00	0.00	0.50	1.35	4.25	1.50	1.50	2.00	1.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00
i)	Pentagon Premises Private Limited	11.08	4.88	0.00	0.00	0.00	0.25	0.65	2.10	0.75	0.75	1.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ii)	Acquacon Tech LLP	21.92	15.67	0.00	0.00	0.00	0.25	0.70	2.15	0.75	0.75	1.00	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A.2	Loan from Partners- Quasi Equity	103.50	7.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	5.80	5.70	8.10	8.10	8.00	8.00	6.40
i)	Pentagon Premises Private Limited	47.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	2.90	2.85	4.00	4.00	4.00	4.00	3.20
ii)	Acquacon Tech LLP	55.75	7.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	2.90	2.85	4.10	4.10	4.00	4.00	3.20
A.3	Debts - Term Loan	120.00	0.00	0.00	0.00	0.00	15.50	4.00	7.50	5.50	6.00	5.00	2.25	3.25	4.00	4.00	4.00	5.30	4.00	4.00
A.4	Sales Proceeds	701.49	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.68	2.68	2.48	2.65	2.83	3.00	3.17	5.43
A.5	GST Collection @ 5%	35.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.13	0.12	0.13	0.14	0.15	0.16	0.27
	Sub Total	993.06	29.15	0.00	0.00	0.00	16.00	5.35	11.75	7.00	7.50	7.00	8.46	11.86	12.31	14.89	15.07	16.45	15.33	16.10
B	Outflow																			
B.1	Land	20.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.2	Land Premium 25% + Bank Guarantee+ Development Rights	18.00	15.48	0.00	0.00	0.00	2.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.3	Plan Sanction Charges/Appeals/ Misc Expenses	12.46	0.00	0.00	0.00	0.00	1.99	0.00	1.99	0.00	1.99	0.00	0.00	0.00	1.99	0.00	0.00	1.99	0.00	0.00
B.4	Maintenance Deposit	3.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.5	Tenant Shifting Charges for 50 months @ Rs.15000/- per month (B	30.00	9.45	0.00	0.00	0.00	1.71	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57
B.6	Tenant Shifting Charges (Ineligible Tenements - APATRA)	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	1.50	0.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00
B.7	Construction Cost:																			
i)	Transit Camp	7.20	0.00	0.00	0.00	0.00	0.36	0.54	0.54	1.08	1.08	1.08	1.08	0.72	0.72	0.00	0.00	0.00	0.00	0.00
ii)	Rehab Building	153.02	0.00	0.00	0.00	0.00	3.83	3.83	3.06	3.06	3.06	3.06	3.06	7.65	7.65	9.18	9.18	9.18	10.14	10.14
iii)	Free Sale Building	146.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.67	3.67	2.94	2.94	2.94
B.8	Architecture; R.C.C. & Professional fees	25.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.9	Stamp Duty/Registration Charges/ Legal Expenses	5.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.10	Infra/ MRTP/ Other Expenses	10.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.11	Administration/Overheads/Marketing Expenses	56.12	3.93	0.00	0.00	0.00	0.28	0.28	0.28	0.28	0.28	0.28	0.20	0.20	0.18	0.20	0.21	0.22	0.23	0.40
B.12	Finance Charges	39.85	0.00	0.00	0.00	0.00	0.18	0.23	0.32	0.38	0.45	0.51	0.53	0.57	0.61	0.65	0.69	0.75	0.79	0.83
B.13	Repayment of Loan	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.47	0.43	0.46	0.49	0.52	0.55	0.95
B.14	GST Payment @ 5%	35.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.13	0.12	0.13	0.14	0.15	0.16	0.27
B.15	TDS @1% on Sale	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.02	0.03	0.03	0.03	0.03	0.05
B.16	Repayment of Unsecured Loan from Partners	103.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.17	Income Tax Payment	39.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Sub Total	835.92	29.13	0.00	0.00	0.00	15.87	5.44	11.76	6.87	7.43	7.00	8.62	11.83	12.31	14.89	14.99	16.35	15.41	16.15
C	Net Surplus / Deficit																			
	Balance C/F		0.00	0.01	0.01	0.01	0.01	0.14	0.05	0.04	0.17	0.23	0.23	0.07	0.10	0.10	0.09	0.17	0.26	0.18
	Total Inflow	400.65	29.15	0.00	0.00	0.00	16.00	5.35	11.75	7.00	7.50	7.00	8.46	11.86	12.31	14.89	15.07	16.45	15.33	16.10
	Total Outflow	400.55	29.13	0.00	0.00	0.00	15.87	5.44	11.76	6.87	7.43	7.00	8.62	11.83	12.31	14.89	14.99	16.35	15.41	16.15
	Balance B/F	0.10	0.01	0.01	0.01	0.01	0.14	0.05	0.04	0.17	0.23	0.23	0.07	0.10	0.10	0.09	0.17	0.26	0.18	0.13

BANK LOAN Working

Index	Details	Total	Till Date	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Total Expenses Excluding Bank Intrest,Contingencies	491.23	29.13	0.00	0.00	0.00	15.69	5.22	11.45	6.49	6.99	6.49	7.41	10.64	11.12	13.62	13.63	14.90	13.88	14.05
	Sales Revenue	701.49	1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.68	2.68	2.48	2.65	2.83	3.00	3.17	5.43
	Gap	-210.26	28.12	0.00	0.00	0.00	15.69	5.22	11.45	6.49	6.99	6.49	4.73	7.96	8.64	10.97	10.81	11.91	10.71	8.62

BANK LOAN Account

Index	Details	Total	Till Date	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Opening Balance			0.00	0.00	0.00	0.00	15.50	19.50	27.00	32.50	38.50	43.50	45.28	48.06	51.63	55.16	58.67	63.44	66.89
	Loan received during the month	120.00		0.00	0.00	0.00	15.50	4.00	7.50	5.50	6.00	5.00	2.25	3.25	4.00	4.00	4.00	5.30	4.00	4.00
	Balance for the month	0.00		0.00	0.00	0.00	15.50	19.50	27.00	32.50	38.50	43.50	45.75	48.53	52.06	55.63	59.16	63.97	67.44	70.89
	Repayment during the month	120.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.47	0.43	0.46	0.49	0.52	0.55	0.95
	Closing balance for the month	0.00		0.00	0.00	0.00	15.50	19.50	27.00	32.50	38.50	43.50	45.28	48.06	51.63	55.16	58.67	63.44	66.89	69.94
	Interest on Loan @ 14%	39.85		0.00	0.00	0.00	0.18	0.23	0.32	0.38	0.45	0.51	0.53	0.57	0.61	0.65	0.69	0.75	0.79	0.83

PENTAGON PREMISES PRIVATE LIMITED

RAMABAI AMBEDKAR COLONY - PROJECT PALADIUM - Phase I

CASH FLOW

Index	Details	Sep-21 18	Oct-21 19	Nov-21 20	Dec-21 21	Jan-22 22	Feb-22 23	Mar-22 24	Apr-22 25	May-22 26	Jun-22 27	Jul-22 28	Aug-22 29	Sep-22 30	Oct-22 31	Nov-22 32	Dec-22 33
Monthly																	
A	Inflow																
A.1	Equity - Promoter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
i)	Pentagon Premises Private Limited	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ii)	Acquacon Tech LLP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A.2	Loan from Partners- Quasi Equity	6.00	5.50	7.60	5.00	3.20	3.50	3.50	3.70	0.00	0.00	0.00	0.10	0.00	3.00	0.60	2.12
i)	Pentagon Premises Private Limited	3.00	2.75	3.80	2.50	1.60	1.75	1.75	1.85	0.00	0.00	0.00	0.00	0.00	1.50	0.30	1.00
ii)	Acquacon Tech LLP	3.00	2.75	3.80	2.50	1.60	1.75	1.75	1.85	0.00	0.00	0.00	0.10	0.00	1.50	0.30	1.12
A.3	Debts - Term Loan	8.00	4.00	4.00	5.00	4.50	5.25	3.25	6.50	0.00	0.00	0.00	0.00	0.00	5.20	0.00	0.00
A.4	Sales Proceeds	5.73	6.80	8.39	9.00	10.18	11.65	12.45	13.26	14.90	15.78	13.70	14.14	14.58	13.85	13.70	14.16
A.5	GST Collection @ 5%	0.29	0.34	0.42	0.45	0.51	0.58	0.62	0.66	0.75	0.79	0.69	0.71	0.73	0.69	0.69	0.71
	Sub Total	20.02	16.64	20.41	19.45	18.39	20.98	19.82	24.12	15.65	16.57	14.39	14.95	15.31	22.74	14.99	16.99
B	Outflow																
B.1	Land	0.00	0.00	0.00	0.00	5.00	5.00	5.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.2	Land Premium 25% + Bank Guarantee+ Development Rights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.3	Plan Sanction Charges/Appeals/ Misc Expenses	0.00	0.00	0.00	0.00	0.00	0.00	2.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.4	Maintenance Deposit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.04	0.00	0.00
B.5	Tenant Shifting Charges for 50 months @ Rs.15000/- per month (E	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57
B.6	Tenant Shifting Charges (Ineligible Tenements - APATRA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.7	Construction Cost:																
i)	Transit Camp	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ii)	Rehab Building	10.14	10.14	10.99	4.87	3.34	1.81	0.85	0.85	2.38	2.38	2.38	1.53	0.77	1.91	1.91	3.44
iii)	Free Sale Building	2.94	2.94	5.25	5.25	5.25	6.30	6.30	6.30	6.91	6.91	6.91	7.52	7.52	7.52	7.52	7.52
B.8	Architecture; R.C.C. & Professional fees	3.75	0.00	0.00	5.00	0.00	0.00	0.00	6.25	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00
B.9	Stamp Duty/Registration Charges/ Legal Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.10	Infra/ MRTP/ Other Expenses	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00
B.11	Administration/Overheads/Marketing Expenses	0.42	0.50	0.62	0.66	0.75	0.86	0.92	0.98	1.10	1.16	1.01	1.04	1.07	1.02	1.01	1.04
B.12	Finance Charges	0.91	0.94	0.98	1.02	1.05	1.09	1.11	1.16	1.13	1.10	1.07	1.04	1.01	1.04	1.01	0.99
B.13	Repayment of Loan	1.00	1.19	1.47	1.58	1.78	2.04	2.18	2.32	2.61	2.76	2.40	2.47	2.55	2.42	2.40	2.48
B.14	GST Payment @ 5%	0.29	0.34	0.42	0.45	0.51	0.58	0.62	0.66	0.75	0.79	0.69	0.71	0.73	0.69	0.69	0.71
B.15	TDS @ 1% on Sale	0.06	0.07	0.08	0.09	0.10	0.12	0.12	0.13	0.15	0.16	0.14	0.14	0.15	0.14	0.14	0.14
B.16	Repayment of Unsecured Loan from Partners	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B.17	Income Tax Payment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Sub Total	20.07	16.69	20.37	19.48	18.35	20.86	19.85	24.22	15.59	15.83	15.16	15.03	14.37	23.35	15.25	16.89
C	Net Surplus / Deficit																
	Balance C/F	0.13	0.07	0.03	0.07	0.04	0.08	0.19	0.17	0.07	0.13	- 0.87	0.10	0.02	0.96	0.35	0.10
	Total Inflow	20.02	16.64	20.41	19.45	18.39	20.98	19.82	24.12	15.65	16.57	14.39	14.95	15.31	22.74	14.99	16.99
	Total Outflow	20.07	16.69	20.37	19.48	18.35	20.86	19.85	24.22	15.59	15.83	15.16	15.03	14.37	23.35	15.25	16.89
	Balance B/F	0.07	0.03	0.07	0.04	0.08	0.19	0.17	0.07	0.13	0.87	0.10	0.02	0.96	0.35	0.10	0.19

BANK LOAN Working

Index	Details	Sep-21 18	Oct-21 19	Nov-21 20	Dec-21 21	Jan-22 22	Feb-22 23	Mar-22 24	Apr-22 25	May-22 26	Jun-22 27	Jul-22 28	Aug-22 29	Sep-22 30	Oct-22 31	Nov-22 32	Dec-22 33
	Total Expenses Excluding Bank Interest,Contingencies	17.82	14.15	17.42	16.35	14.91	17.03	15.82	19.95	10.96	11.02	10.87	10.66	9.93	19.06	11.01	12.58
	Sales Revenue	5.73	6.80	8.39	9.00	10.18	11.65	12.45	13.26	14.90	15.78	13.70	14.14	14.58	13.85	13.70	14.16
	Gap	12.09	7.35	9.03	7.34	4.73	5.39	3.36	6.69	-3.95	-4.76	-2.83	-3.48	-4.65	5.21	-2.69	-1.58

BANK LOAN Account

Index	Details	Sep-21 18	Oct-21 19	Nov-21 20	Dec-21 21	Jan-22 22	Feb-22 23	Mar-22 24	Apr-22 25	May-22 26	Jun-22 27	Jul-22 28	Aug-22 29	Sep-22 30	Oct-22 31	Nov-22 32	Dec-22 33
	Opening Balance	69.94	76.94	79.75	82.28	85.70	88.42	91.63	92.70	96.88	94.28	91.51	89.12	86.64	84.09	86.87	84.47
	Loan received during the month	8.00	4.00	4.00	5.00	4.50	5.25	3.25	6.50	0.00	0.00	0.00	0.00	0.00	5.20	0.00	0.00
	Balance for the month	77.94	80.94	83.75	87.28	90.20	93.67	94.88	99.20	96.88	94.28	91.51	89.12	86.64	89.29	86.87	84.47
	Repayment during the month	1.00	1.19	1.47	1.58	1.78	2.04	2.18	2.32	2.61	2.76	2.40	2.47	2.55	2.42	2.40	2.48
	Closing balance for the month	76.94	79.75	82.28	85.70	88.42	91.63	92.70	96.88	94.28	91.51	89.12	86.64	84.09	86.87	84.47	81.99
	Interest on Loan @ 14%	0.91	0.94	0.98	1.02	1.05	1.09	1.11	1.16	1.13	1.10	1.07	1.04	1.01	1.04	1.01	0.99

RAMABAI AMBEDKAR COLONY - PROJECT PALADIUM - Phase I

Expenses Monthwise

Index	Details		Till Date	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21
		Total		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10
1	Land	% age	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Amt.	Rs 20.01	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -
2	Land Premium 25% + Bank Guarantee	% age	100.00%	86.00%	0.00%	0.00%	14.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Amt.	Rs 18.00	Rs 15.48	Rs -	Rs -	Rs 2.52	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -
3	Plan Sanction Charges/Appeals/ Misc E	% age	100.00%	0.00%	0.00%	0.00%	16.00%	0.00%	16.00%	0.00%	16.00%	0.00%	0.00%
		Amt.	Rs 12.46	Rs -	Rs -	Rs -	Rs 1.99	Rs -	Rs 1.99	Rs -	Rs 1.99	Rs -	Rs -
4	Maintenance Deposit	% age	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Amt.	Rs 3.04	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -
5	Tenant Shifting Charges for 50 months	% age	100.00%	31.50%	0.00%	0.00%	5.71%	1.90%	1.90%	1.90%	1.90%	1.90%	1.90%
		Amt.	Rs 30.00	Rs 9.45	Rs -	Rs -	Rs 1.71	Rs 0.57	Rs 0.57	Rs 0.57	Rs 0.57	Rs 0.57	Rs 0.57
6	Tenant Shifting Charges (Ineligible Tenements - APATRA)	% age	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	0.00%	33.33%	0.00%
		Amt.	Rs 4.50	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 1.50	Rs -	Rs 1.50	Rs -
7	Construction Cost:												
i)	Transit Camp	% age	100.00%	0.00%	0.00%	0.00%	5.00%	7.50%	7.50%	15.00%	15.00%	15.00%	15.00%
		Amt.	Rs 7.20	Rs -	Rs -	Rs -	Rs 0.36	Rs 0.54	Rs 0.54	Rs 1.08	Rs 1.08	Rs 1.08	Rs 1.08
ii)	Rehab Building	% age	100.00%	0.00%	0.00%	0.00%	2.50%	2.50%	2.00%	2.00%	2.00%	2.00%	2.00%
		Amt.	Rs 153.02	Rs -	Rs -	Rs -	Rs 3.83	Rs 3.83	Rs 3.06	Rs 3.06	Rs 3.06	Rs 3.06	Rs 3.06
iii)	Free Sale Building	% age	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Amt.	Rs 146.89	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -
8	Architecture; R.C.C. & Professional fee	% age	100.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Amt.	Rs 25.00	Rs -	Rs -	Rs -	Rs 5.00	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -
9	Stamp Duty/Registration Charges/ Lega	% age	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
		Amt.	Rs 5.00	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 5.00	Rs -	Rs -	Rs -	Rs -
10	Infra/ MRTP/ Other Expenses	% age	100.00%	2.75%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	25.00%
		Amt.	Rs 10.00	Rs 0.28	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 2.50
11	Administration/Overheads/Marketing Expenses	% age	100.00%	7.00%	0.00%	0.00%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.35%
		Amt.	Rs 56.12	Rs 3.93	Rs -	Rs -	Rs 0.28	Rs 0.28	Rs 0.28	Rs 0.28	Rs 0.28	Rs 0.28	Rs 0.20
12	Finance Charges	% age	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Amt.	Rs 39.85	Rs -	Rs -	Rs -	Rs 0.18	Rs 0.23	Rs 0.32	Rs 0.38	Rs 0.45	Rs 0.51	Rs 0.53
	TOTAL		Rs 531.08	Rs 29.13	Rs -	Rs -	Rs 15.87	Rs 5.44	Rs 11.76	Rs 6.87	Rs 7.43	Rs 7.00	Rs 7.94

RAMABAI AMBEDKAR COLONY - PROJECT PALADIUM - Phase I

Sales Monthwise

Index	Details	Column1	Total	Till Date	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21
					Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10
	Residential Flats	WIP wise %	100.00%	0.95%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%
		Cum (WIP)		0.95%	0.95%	0.95%	0.95%	0.95%	0.95%	0.95%	0.95%	0.95%	0.95%	3.45%
		No of Flats Sold	480.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Sales %	100.00%	15.63%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Sales (CUM)		15.63%	15.63%	15.63%	15.63%	15.63%	15.63%	15.63%	15.63%	15.63%	15.63%	15.63%
		Amount	Rs 685.49	Rs 1.02	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 2.68
		Amount (CUM)	Rs 685.49	Rs 1.02	Rs 1.02	Rs 1.02	Rs 1.02	Rs 1.02	Rs 1.02	Rs 1.02	Rs 1.02	Rs 1.02	Rs 1.02	Rs 3.70
	Car Parking	Nos	400											
		Sales %	100.00%											
		Amount	Rs 16.00		Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -
	TOTAL		Rs 701.49	Rs 1.02	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 2.68



Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Total	
Month 42	Month 43	Month 44	Month 45	Month 46	Month 47	Month 48	Month 49	Month 50	Month 51	Month 52	Month 53	Month 54	Month 55	Month 56	Month 57	Month 58	Month 59	Month 60		
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 20.01	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 18.00	TRUE
																			Rs -	TRUE
																			Rs -	TRUE
																			Rs -	TRUE
0.00%	0.00%	0.00%	2.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs 0.31	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 12.46	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 3.04	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 30.00	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 4.50	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 7.20	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 153.02	TRUE
1.44%	1.44%	1.00%	0.50%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs 2.12	Rs 2.12	Rs 1.47	Rs 0.73	Rs 2.94	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 146.89	TRUE
0.00%	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs 2.50	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 25.00	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 5.00	TRUE
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 10.00	TRUE
0.95%	2.32%	1.88%	1.88%	1.50%	1.50%	2.44%	2.81%	2.81%	1.88%	2.06%	2.81%	2.81%	3.75%	3.75%	4.80%	3.61%	2.67%	3.12%	100.00%	FALSE
Rs 0.53	Rs 1.30	Rs 1.05	Rs 1.05	Rs 0.84	Rs 0.84	Rs 1.37	Rs 1.58	Rs 1.58	Rs 1.05	Rs 1.16	Rs 1.58	Rs 1.58	Rs 2.10	Rs 2.10	Rs 2.69	Rs 2.03	Rs 1.50	Rs 1.75	Rs 56.12	FALSE
Rs 0.77	Rs 0.75	Rs 0.72	Rs 0.69	Rs 0.66	Rs 0.64	Rs 0.61	Rs 0.57	Rs 0.53	Rs 0.49	Rs 0.46	Rs 0.43	Rs 0.38	Rs 0.34	Rs 0.28	Rs 0.22	Rs 0.15	Rs 0.08	Rs 0.03	Rs 39.85	TRUE
Rs 3.42	Rs 4.18	Rs 3.24	Rs 2.79	Rs 6.94	Rs 1.48	Rs 1.98	Rs 2.15	Rs 2.11	Rs 1.54	Rs 1.61	Rs 2.00	Rs 1.96	Rs 2.44	Rs 2.38	Rs 2.92	Rs 2.17	Rs 1.58	Rs 1.78	Rs 531.09	FALSE

Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25		
Month 42	Month 43	Month 44	Month 45	Month 46	Month 47	Month 48	Month 49	Month 50	Month 51	Month 52	Month 53	Month 54	Month 55	Month 56	Month 57	Month 58	Month 59	Month 60		
0.50%	1.05%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	TRUE
98.95%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	TRUE
4.00	10.00	10.00	10.00	8.00	8.00	13.00	15.00	15.00	10.00	11.00	15.00	15.00	20.00	20.00	20.00	20.00	15.00	20.00	480.00	TRUE
0.83%	2.08%	2.08%	2.08%	1.67%	1.67%	2.71%	3.13%	3.13%	2.08%	2.29%	3.13%	3.13%	4.17%	4.17%	4.17%	4.17%	3.13%	4.17%	100.00%	TRUE
46.88%	48.96%	51.04%	53.13%	54.79%	56.46%	59.17%	62.29%	65.42%	67.50%	69.79%	72.92%	76.04%	80.21%	84.38%	88.54%	92.71%	95.83%	100.00%		
Rs 7.23	Rs 17.65	Rs 14.28	Rs 14.28	Rs 11.42	Rs 11.42	Rs 18.57	Rs 21.42	Rs 21.42	Rs 14.28	Rs 15.71	Rs 21.42	Rs 21.42	Rs 28.56	Rs 28.56	Rs 28.56	Rs 28.56	Rs 21.42	Rs 28.56	685.49	TRUE
Rs 317.95	Rs 335.60	Rs 349.89	Rs 364.17	Rs 375.59	Rs 387.02	Rs 405.58	Rs 427.00	Rs 448.42	Rs 462.71	Rs 478.42	Rs 499.84	Rs 521.26	Rs 549.82	Rs 578.38	Rs 606.94	Rs 635.51	Rs 656.93	Rs 685.49	-	
Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs -	Rs 8.00	Rs 4.00	Rs 4.00	Rs -	16.00	TRUE
Rs 7.23	Rs 17.65	Rs 14.28	Rs 14.28	Rs 11.42	Rs 11.42	Rs 18.57	Rs 21.42	Rs 21.42	Rs 14.28	Rs 15.71	Rs 21.42	Rs 21.42	Rs 28.56	Rs 28.56	Rs 36.56	Rs 32.56	Rs 25.42	Rs 28.56	Rs 701.49	TRUE



PENTAGON PREMISES PRIVATE LIMITED

RAMABAI AMBEDKAR COLONY - PROJECT PALADIUM - Phase I

Data table for Bar Chart

TRANSIT CAMP CONSTRUCTION TIMELINES					
Sr. No.	Particulars	Start Month	No. of months Requ.	Completion Month	% wise completion
1	Demolition & Escavation	1	1	1	5.00%
2	Plinth/Filling/UWT	2	2	3	15.00%
3	Transit Structure (Gr + 7) + OHWT	4	4	7	60.00%
4	Painting & Fitouts	8	2	9	20.00%
Total					100.00%

REHAB CONSTRUCTION TIMELINES					
Sr. No.	Particulars	Start Month	No. of months Requ.	Completion Month	% wise completion
1	Demolition & Escavation	1	2	2	5.00%
2	Plinth/Filling/UWT	3	5	7	10.00%
3	Slabs: 1 to 22/23	8	10	17	50.00%
4	OHWT	18	1	18	1.00%
5	Brick work & Plaster	10	10	19	10.00%
6	Plumbing & Electrical Base work	13	8	20	5.00%
7	Flooring & Tiling	17	9	25	5.00%
8	Windows & Doors	23	4	26	2.00%
9	External & Internal Painting	23	8	30	4.00%
10	Fittings (Sanitary/Elec)	28	4	31	3.00%
11	Services - Fire/Water/Drain etc	30	3	32	3.00%
12	OC & Possesion to slum units in-situ	32	2	33	2.00%
Total					100.00%

SALE CONSTRUCTION TIMELINES					
Sr. No.	Particulars	Start Month	No. of months Requ.	Completion Month	% wise completion
1	Demolition & Escavation	10	2	11	5.00%
2	Plinth/Filling/UWT	12	5	16	10.00%
3	Slabs: 1 to 31	17	14	30	50.00%
4	OHWT	31	1	31	1.00%
5	Brick work & Plaster	20	14	33	10.00%
6	Plumbing & Electrical Base work	23	12	34	5.00%
7	Flooring & Tiling	26	12	37	5.00%
8	Windows & Doors	32	7	38	2.00%
9	External & Internal Painting	32	9	40	4.00%
10	Fittings (Sanitary/Elec)	36	6	41	3.00%
11	Services - Fire/Water/Drain etc	37	6	42	3.00%
12	OC	43	1	43	2.00%
Total					100.00%

MONTHWISE BARCHART

A) TRANSIT CAMP												
Sr. No.	Particulars	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Total	
1	Demolition & Escavation	5.00%									5.00%	TRUE
2	Plinth/Filling/UWT		7.50%	7.50%							15.00%	TRUE
3	Transit Structure (Gr + 7) + OHWT				15.00%	15.00%	15.00%	15.00%			60.00%	TRUE
4	Painting & Fitouts								10.00%	10.00%	20.00%	TRUE
Total		5.00%	7.50%	7.50%	15.00%	15.00%	15.00%	15.00%	10.00%	10.00%	100.00%	TRUE

B) REHAB BUILDINGS																								
Sr. No.	Particulars		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22
1	Demolition & Escavation		2.50%	2.50%																				
2	Plinth/Filling/UWT				2.00%	2.00%	2.00%	2.00%	2.00%															
3	Slabs: 1 to 22/23									5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%					
4	OHWT																			1.00%				
5	Brick work & Plaster											1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%			
6	Plumbing & Electrical Base work														0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%	0.63%		
7	Flooring & Tiling																			0.56%	0.56%	0.56%	0.56%	0.56%
8	Windows & Doors																							
9	External & Internal Painting																							
10	Fittings (Sanitary/Elec)																							
11	Services - Fire/Water/Drain etc																							
12	OC & Possesion to slum units in-situ																							
Total			2.50%	2.50%	2.00%	2.00%	2.00%	2.00%	2.00%	5.00%	5.00%	6.00%	6.00%	6.00%	6.63%	6.63%	6.63%	6.63%	7.18%	3.18%	2.18%	1.18%	0.56%	0.56%

C) SALE BUILDINGS																							
Sr. No.	Particulars	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22
1	Demolition & Escavation										2.5%	2.5%											
2	Plinth/Filling/UWT												2.00%	2.00%	2.00%	2.00%	2.00%						
3	Slabs: 1 to 31																	3.57%	3.57%	3.57%	3.57%	3.57%	3.57%
4	OHWT																						
5	Brick work & Plaster																				0.71%	0.71%	0.71%
6	Plumbing & Electrical Base work																						
7	Flooring & Tiling																						
8	Windows & Doors																						
9	External & Internal Painting																						
10	Fittings (Sanitary/Elec)																						
11	Services - Fire/Water/Drain etc																						
12	OC																						
Total		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%	2.50%	2.00%	2.00%	2.00%	2.00%	2.00%	3.57%	3.57%	3.57%	4.29%	4.29%	4.29%



Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	Total	
						5.00%	TRUE
						10.00%	TRUE
						50.00%	TRUE
						1.00%	TRUE
						10.00%	TRUE
						5.00%	TRUE
						5.00%	TRUE
						2.00%	TRUE
0.50%	0.50%	0.50%				4.00%	TRUE
0.75%	0.75%	0.75%	0.75%			3.00%	TRUE
		1.00%	1.00%	1.00%		3.00%	TRUE
				1.00%	1.00%	2.00%	TRUE
1.25%	1.25%	2.25%	1.75%	2.00%	1.00%	100.00%	TRUE

Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	Month 34	Month 35	Month 36	Month 37	Month 38	Month 39	Month 40	Month 41
3.57%	3.57%	3.57%											
			1.00%										
0.71%	0.71%	0.71%	0.71%	0.71%	0.71%								
0.42%	0.42%	0.42%	0.42%	0.42%	0.42%	0.42%							
0.42%	0.42%	0.42%	0.42%	0.42%	0.42%	0.42%	0.42%	0.42%	0.42%				
				0.29%	0.29%	0.29%	0.29%	0.29%	0.29%	0.29%			
				0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	
								0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
								0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
5.12%	5.12%	5.12%	2.55%	2.28%	2.28%	1.56%	1.15%	1.65%	2.15%	1.73%	1.44%	1.44%	1.00%



CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF PENTAGON PREMISES PRIVATE LIMITED HELD ON SATURDAY 20th JUNE, 2020 AT 1.00 PM AT THE REGISTERED OFFICE OF THE COMPANY AT 929, MANTRI HOUSE, F.C. ROAD, PUNE 411 004

DIRECTORS PRESENT

Mr. Nilesh N. Dhage	Director
Mr. Shashikumar B. Nambiar	Director

CHAIRMAN OF THE MEETING

Mr. Nilesh N. Dhage was in the chair. He ascertained the requisite quorum and conducted the proceedings of the meeting.

MINUTES OF THE PREVIOUS MEETING:

Minutes of the previous meeting held on which had already been circulated to all the directors were taken as read and then signed by the chairman as correct record of the proceedings of the previous meeting.

AUTHORISATION TO MR. SHASHIKUMAR B. NAMBIAR

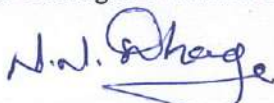
The Chairman put before the meeting stating that **US Global Development and Investments**, a Company organized under the laws of the State of California, USA having its Office at 46, Ximeno Ave Suite 1, Long Beach, CA 90803 3060 is intending to invest in our Company Rs. 250,00,00,000/- (Rupees Two Hundred and Fifty Crores) in our SRA project at Ramabai Ambedkar Nagar, Eastern Express Highway, Ghatkopar (East) Mumbai 4000075 and accordingly an Investment Agreement is to be executed. The meeting was discussed and passed the following resolution unanimously:

“RESOLVED THAT Mr. Nilesh N. Dhage Director of the Company be and is hereby has authorized Mr. Shashikumar B. Nambiar in every respect to sign the Investment Agreement between Pentagon Premises Pvt. Ltd. & US Global Development and Investments and to complete all legal formalities related to Investment Agreement.

VOTE OF THANKS TO CHAIR:

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

For Pentagon Premises Private Limited



Nilesh N. Dhage - Director
Date: 20/06/2020
Place: Pune



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

S B NAMBIAR

BALAKRISHNAN NAMBIAR

Permanent Account Number

AEGPN3465C

Signature



05112038



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस.बी. मार्ग,
लोअर परेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in



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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 12 [REDACTED]

11/03/2017

To
Shashikumar Balakrishnan Nambiar
शशिकुमार बालकृष्णन नम्बियर
S/O: Balakrishnan Nambiar
A-701, Aristo Sapphire
2nd Hasnabad Lane
Mumbai
Santacruz (West), Mumbai, Mumbai,
Maharashtra - 400054
9819057200



KA143771582FH

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आपका आधार क्रमांक / Your Aadhaar No. :

5 [REDACTED]

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



शशिकुमार बालकृष्णन नम्बियर
Shashikumar Balakrishnan Nambiar

जन्म तिथि / DOB: 01/08/1962

पुरुष / Male

5 [REDACTED]



मेरा आधार, मेरी पहचान



[Signature]
61



भारत सरकार

Unique Identification Authority of India
Government of India

नॉन-विशेषांक क्रमांक / Enrollment No 1190/10627/88173

To
सुनील भगवानदास अडवाणी
Sunil Bhagwandas Advani
S/O Bhagwandas Advani
Flat No. 7, Plot No. 92, Sindh Sagar
Road No. 14 - A
Opp. Andhra Education High School Wadala West
Mumbai
Maharashtra 400031
9820116334

Ref: 105 / 29F / 172318 / 172524 / P



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आपला आचार क्रमांक / Your Aadhaar No. :

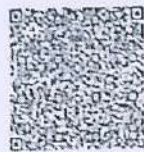
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आचार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

सुनील भगवानदास अडवाणी
Sunil Bhagwandas Advani
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male



आचार — सामान्य माणसाचा अधिकार



Government of India



सूचना

- आचार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



- आचार देशभरात मान्य आहे.
- आचार प्रविष्ट्यात सरकारी व खाजगी सेवांसाठी फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

285 / 177045



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O भगवानदास अडवाणी, फ्लॅट नं. ७, प्लॉट नं. ९२, सिंध सागर, रोड नं. १४-ए, अंध्रा एज्युकेशन हाय स्कूल समोर, वडाला पश्चिम, मुंबई, महाराष्ट्र, ४०००३१

Address: S/O Bhagwandas Advani, Flat No. 7, Plot No. 92, Sindh Sagar, Road No. 14 - A, Opp. Andhra Education High School, Wadala West, Mumbai, Maharashtra, 400031

1347
1800 180 1347

help@uidai.gov.in

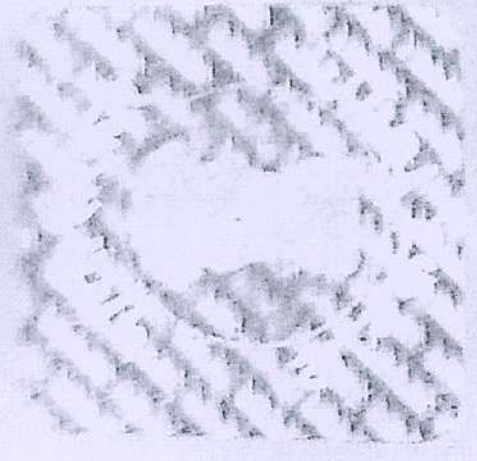
www.uidai.gov.in

P.O. Box No. 1347, Gurgaon-503 001





भारत सरकार
GOVT. OF INDIA



03122008

आयकर विभाग
INCOME TAX DEPARTMENT

SUNIL B ADVANI
BHAGWANDAS VISHINDAS ADVANI



Permanent Account Number

ABUPA1024D



Signature

Signature



Reg.No : 11 - 084909

**FRESH CERTIFICATE OF INCORPORATION
CONSEQUENT ON CHANGE OF NAME**

IN THE OFFICE OF THE REGISTRAR OF COMPANIES, MAHARASHTRA,
PUNE

In the matter of PARIGHA PREMISES PRIVATE LIMITED

I hereby approve and signify in writing under Section 21 of the Companies Act, 1956 (Act of 1956) read with the Government of India, Ministry of Company Affairs, Notification No. G.S.R. 507E dated the 24th June 1985 the change of name of the Company.

From : PARIGHA PREMISES PRIVATE LIMITED

To : PENTAGON PREMISES PRIVATE LIMITED

and I hereby Certify that PARIGHA PREMISES PRIVATE LIMITED

incorporated on TWENTYFOURTH Day Of JANUARY 1995 which was originally Under the

Company Act 1956, and under the name PARIGHA PREMISES PRIVATE LIMITED

having duly passed the necessary resolution in terms of Section 21/22(1) (a) / 22 (1) (b) of the Companies Act, 1956 the

name of the said company is this day changed to

PRIVATE LIMITED

PENTAGON PREMISES

and this

Certificate is issued pursuant to section 23(1) of the said Act.

Given under my hand at

PUNE

This

TWELFTH

day of

AUGUST - TWO THOUSAND FIVE.

(S.M. SAINDANE)

कम्पनीयों का सहायक रजिस्ट्रार महाराष्ट्र, पुणे
ASST. REGISTRAR OF COMPANIES
MAHARASHTRA, PUNE.



CERTIFICATE NO. 1234



Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTFSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, UTFSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.





DYNANESHWAR PADUKA CHOWK
FERGUSON COLLEGE ROAD, PUNE, MAHARASHTRA Pin - 411004
IFSC : IBKL0000007

VALID FOR THREE MONTHS ONLY

दिनांक
Date

D	D	M	M	Y	Y	Y	Y		

Pay

या धारक को Or Bearer

रुपये Rupees

अदा करे।

₹

A/C No: 007102000000569

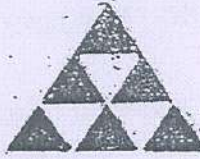
Current

PENTAGON PREMISES PVT LTD

Payable at Par at All IDBI Bank Branches

⑈478403⑈ 411259001⑈ 000704⑈ 29





Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,

Bandra (East), Mumbai - 400 051. Fax: 022-26590457.

Tel: 022-26590519 / 0405 / 1879 / 0993

E-mail: info@sra.gov.in

No.: SRA/ENG/1359 /N/STGL/LOI.

Date:

17 NOV 2009

To,

1. Architect

: Shri P.N. Bhohe of
M/s P.N. Bhohe & Associates.
223/A, Rameshghar, T.H. Katarja Marg,
Mahim, Mumbai - 400 16.

2. Developers

: M/s. Pentagon Premises Pvt. Ltd.
601, A, Leo Bldg., 24th Road, Khar (W),
Mumbai - 400 052.

3. Society

: Ramabai Ambedkar Nagar Rahiwasi Pariwar
Sahakari Griha Nirman Sanstha (Prop.)

Sub: Proposed S.R. Scheme on plot bearing C.T.S.
No. 194 (pt) of village Ghatkopar situated along
Eastern-Express-Highway, Ghatkopar.

Ref : SRA/Eng./1359/N/STGL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 194-A (pt) of village Ghatkopar, by direction this Letter of Intent is considered and principally approved for the sanctioned FSI 3.287 (Three Point Two Eight Seven FSI) in accordance with Clause No. 33 (10) & Appendix - IV of amended D. C. Regulations, out of which maximum FSI of 3.00 shall be allowed to be consumed on the plot, subject to the following conditions:

1. That you shall hand-over 828 numbers of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.



Amul

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2. That the carpet area of rehabilitation-tenements and PAP tenements shall be certified by the Licensed Surveyor/Architect.
3. That the Amenity Tenements i.e. 17 Balwadi, 17 Welfare Centre and 17 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by Competent Authority by allotting them residential tenements of carpet area of 25 sq.mt. and / or residential-cum-commercial of carpet area of 25 sq.mt. and / or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/ norms/building bye-laws.
5. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority.
6. ~~That if required along with the other societies, you shall form a~~ federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. ~~That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).~~
8. ~~That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.~~
9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.



10. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
11. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building.
12. That you shall submit phase wise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for 1st Rehab Bldg.

13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.

That you shall get D. P. Road/set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.

16. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost before granting C.C. to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
17. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of



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buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.

18. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq. mtr.
1.	Area of slum plot considered for proposal	
2.	Deduct:	46732.716
	a) Un-buildable reservation "Garden".	1200.552
	b) M.R.M. & M. Reservation	561.760
	c) Dispensary Reservation	370.514
	d) Area under Buddha Vihar	1929.961
	e) Area under existing roads	3727.943
	f) encumbered slum area under D.P. Road	561.768
	g) unencumbered area under D.P. Road	4254.130
	h) Buildable reservation "MAP" (slum plot)	464.766
	h) Area under 5 % Amenity open space	1683.066
3.	Net plot area	31978.256
4.	Add: a) Encumbered Slum Area under D.P. Road.	561.768
	b) Buildable reservation "MAP"	464.766
5.	Plot area for FSI	33004.790
6.	Max. FSI permissible on plot	3.000
7.	Max. BUA permissible on plot	99014.370
8.	Rehab FSI	47426.942
9.	Passage area & Amenity structure area	13658.821
10.	Rehabilitation component (8+9)	61085.763
11.	Sale FSI permissible (10 x 1.0)	61085.763
12.	Total BUA sanctioned for project (8 + 11)	108512.705
13.	FSI sanctioned for Project (12/3)	3.237
14.	Sale BUA proposed in situ (7-8)	51587.428
15.	Total BUA proposed in situ	99014.370
16.	Nos. of slum dwellers to be re-accommodated	790
17.	Nos. of PAP generated in the scheme	828
18.	Area of unbuildable reservation/road to be surrendered	
	a) Garden.	1200.552
	b) 18.30 m wide D.P. Road (Non-buildable)	561.768



19	Area of buildable reservation to be handed over to MCGM free of cost	464.766
	a) Municipal Primary School with 500 students. (Plot including constructed Built Up Reservation)	561.760
	b) MRM&M (open plot)	370.514
	c) Dispensary (open plot)	

19. That you shall get the plot boundaries demarcated from concerned authority before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C of sale building.
20. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
21. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority i.e. S.R.A. or M.C.G.M.
22. That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (SRA)
- (1) A.A.& C. "N" Ward
 - (2) H.E.
 - (3) C.F.O.
 - (4) Tree Authority,
 - (5) Dy. Ch. Eng.(SWD) E.S.
 - (6) Dy. Ch.E.(S.P.) (P & D)
 - (7) Dy.Ch.Eng. (Roads) E.S.
 - (8) P.C.O.
 - (9) Civil Aviation Authority
 - (10) B.S.E.S/Reliance Energy

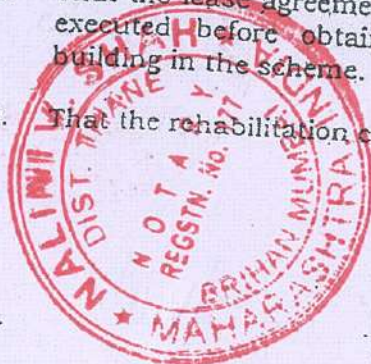


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SRA/ENG/1359 /N/STGL/LOI 17 NOV 2009

- (11) M.T.N.L. - Mumbai
 - (12) Authority of Defense Dept.
 - (13) Authority of High Tension Power Transmission Line
 - (14) MMRDA
23. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
24. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
25. That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
26. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. of concerned ward to assess the property tax.
27. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared.
Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.
28. That the lease agreement with the land owning Authority shall be executed before obtaining for occupation permission to sale building in the scheme.
29. That the rehabilitation component of scheme shall include.



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17 NOV 2009

a)	722	Numbers of Residential tenements
b)	41	Numbers of Commercial tenements
c)	19	Numbers of R/C.
d)	08	Numbers of Existing Amenities.
e)	17	Numbers of Balwadi
f)	17	Numbers of Welfare Centre
g)	17	Numbers of Society office
i)	828	Numbers of PAP

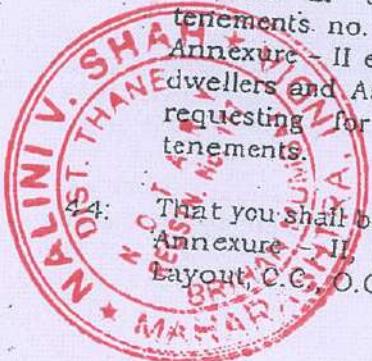
Amenity tenements shall be handed over to Society and Society shall use the same for specific purpose only.

30. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building.
31. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
32. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of any deviation in the area of the plot during plot demarcation by D.D.L.R. / City Survey Office, then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 3.00.
34. That No. objection Certificate from respective Land Owning Authority i.e. The Collector B.S.D. shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33,(10).
35. That necessary formality for executing lease agreement shall be initiated by MCGM/MHADA/COLLECTOR for leasing the plot and lease documents shall be executed.



SRA/ENG/1359 /N/STGL/LOI 17 NOV 2009

36. This Letter of Intent gives no right to avail of extra FSI granted under D.C.Regulation 33 (10) upon land, which is not your property.
37. That the Arithmetical error if any revealed at any time shall be corrected on either side.
38. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
39. That you shall pay total amount of Rs.3,30,40,000.00 towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 4,21,40,516.00 (i.e. @ 560/- per Sq.mt.) towards Infrastructural Development charges.
40. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
41. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA / CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
42. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
43. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
44. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.



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SRA/ENG/1359 /N/STGL/LOI 17

45. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
46. That you shall display bilingual sign boards on site and painting SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
47. That the rain water harvesting system should be installed/provided as per the direction of U.D. Department, Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
48. a) That copy of Annexure - II shall be displayed by the society of shum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection. Intimation of the same shall be given to the office of Dy. Collector (SRA) three days before the date of display. In case of non-compliance of above condition the Society/Developer shall be held responsible and liable for suitable action as deemed fit. One hard copy and soft copy of Annexure - II shall be submitted to the office Dy. Collector (SRA) by the Co-operative Housing Society / developer before display of Annexure - II on site.
b) Any shum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within one month issue of the Letter of Intent to the competent authority with supporting documents, failing which no claim of whatsoever nature shall be entertained.
c) That you shall give wide publicity for the approval of S. scheme in atleast one local Marathi & English newspaper and proof thereof shall be submitted to this office.
d) That the certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above conditions shall be submitted before requesting for approval to the first rehab building plans.



49. High Rise Building:-

- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- d. The third party quality auditor shall be appointed for the scheme with prior approval of S.R.A. for quality audit of the building work at various stages of the S.R. Scheme.
- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.
Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m. shall be got peer reviewed from another registered structural engineer / educational institute.

50. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO:1533.. (E)...dtd. 14-9-2006 before any construction or preparation of land for the scheme as the total actual area to be constructed on site is more than 20000 sq.mt.



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51. The High Rise Committee's approval shall be obtained before requesting C.C. for the building having height more than 70 mtr. from average ground level.
52. The Developer/Society shall pay premium at the rate of 25% in terms Ready Reckoner as per the Govt. notification issued u/no. TPB/4308/897/CR-145/08/UD-11 of 16/04/2008 in respect of Slum Rehabilitation scheme being undertaken on land belonging to Govt. Land/Municipal Land/MHADA Land and as per the stages as mentioned in the Circular No. SRA/ENG/85 dtd. 12-6-2008.
53. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
54. That the conditions mentioned in certified Annexure II issued under No. अजि/अति/निका/मुपुड/कार्या-२/३३ [१०]/कावि/६३. दि. २१-०५-०७ by Additional Collector (Encroachment/Removal), Mumbai (E.S.) shall be complied with.
55. Following conditions to be complied with before approval of plans (IOA) for the Plot affected by CRZ-II
 - a) That the Developer shall submit NOC from MCZMA / MOEF from CRZ point of view, as the case may be.
 - b) That the Developer shall submit Indemnity Bond / Undertaking from CRZ point of view.
 - c) That the Developer shall submit specific demarcation of HTL from respective agency appointed by MCZMA/MOEF.
 - d) That Developer shall submit the report from Govt. approved Valuer regarding the cost of Project & justification for allowing the development for plot in CRZ-II.
56. That you shall submit N.O.C. from the competent authority of U.L.C. in the office of the undersigned before requesting for approval of the plans.
57. That you shall appoint Project Management Consultant with prior approval of S.R.A. for implementation / Supervision of S.R. Scheme.
58. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.

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59. The signature of Rehab Commercial tenements on the plans of Rehab Bldg. confirming the location and the area of the shop shall be submitted before approval of the Rehab Bldg. The N.O.C. from Police Commissioner, Mumbai, shall be submitted before obtaining C.C. for the religious structure.
60. That the General Body Resolution from the society and N.O.C. from the Police Authority shall be submitted before C.C. to the part of the building proposal on existing location of the religious structure (temple) or before asking approval of the plans of these religious structure whichever is earlier.
61. The N.O.C. from the Trustee of religious structure confirming the location and planning shall be submitted before approval of the plans.
62. The separate mutation entry for the right of way shall be reflected in the P.R. Card before obtaining C.C. for the Rehab Bldg.
63. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
64. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/05/2008 before issue of IOA of 1st building.
65. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.



Yours faithfully,

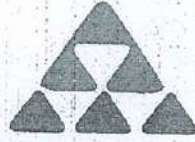
[Signature]

17/11/2009

Deputy Chief Engineer
Slum Rehabilitation Authority



[Signature]



Slum Rehabilitation Authority

Administrative Building,
Pr. Anant Kanekar Marg,
Bandra (East), Mumbai-51
Email: info@sra.gov.in
Tel : 26565800, 26590405/1879
Fax : 022-26590457

No. SRA/ENG/533/N-STGL/LAY

Date : **8 JAN 2014**

To
Shri P.N. Bhobe,
M/s. P.N. Bhobe & Associates
223/A, Ramesh Ghar,
T.H. Kataria Marg,
Mahim, Mumbai 400 016.

Sub: Layout/Sub-division cum Amalgamation for proposed slum redevelopment scheme on plot bearing C.T.S. No. 194 A (pt.) of village Ghatkopar situated at Eastern Express Highway, Ghatkopar (E), Mumbai-400 075 for "Ramabai Ambedkar Nagar Rahivashi Pariwar SRA CHS Ltd.(Regd)" Through Developers M/s. Pentagon Premises Pvt. Ltd.

Ref: Your letter dated 13/12/2010 & 6/11/2012.

The plans submitted by you for the layout/ Sub-division cum Amalgamation of the above plot along-with your letter dated 13/12/2010 are of approvable in nature as they are as per Development Control Rules, subject to the terms and conditions registered under No. करल १-१०१३५-२०१३ दिनांक ०३/१२/२०१३. These terms and conditions of the layout shall be binding not only on the owners for the time being but also on the heirs, executors, administrator, assignees and every person deriving title through or under them. Final approval to the layout will be given after you construct the roads including lighting, drainage, sewer etc and recreation/amenities spaces is developed by leveling and adequate number of trees are provided on the same. You will please make it clear to your client that in case of breach of any of terms and conditions, the deposit amount paid by you is liable to be forfeited and the permission granted is also liable to be revoked.

You will now please demarcate the boundaries of your clients holding/ the various plots/ the reservation and the road alignment on site as per the approved plans and arrange to show the same to EE (SRA) E.S. by fixing a prior appointment with him and get his approval to the Layout/Sub-division cum Amalgamation before proceeding further.



Please note that, the work of construction of roads filling of low lying land, diverting nallas, laying sewer lines etc should not be done unless intimation is given to concern Ex. Eng.(Rds) ES, Ex. Eng. (SWD) ES, Ex. Eng (SP) P&D, Ex. Eng N ward & AE WW N ward etc of M.C.G.M and their permission is obtained for proceeding with the work.

Please also note that permission for occupation of buildings on the sub divided will not be entertained till the access roads are constructed in water bound mode of construction with necessary sewer, storm water drains, and water mains etc.

This permission for developing your clients land is valid for a period of three months from the date of issue and will have to be revalidated thereafter. One copy of approvable plans is sent herewith.

Yours faithfully,

sd/r

Executive Engineer (E.S.)
(Slum Rehabilitation Authority)

Acc: One set of plan

No. SRA/ENG/533/N/STGL/LAY

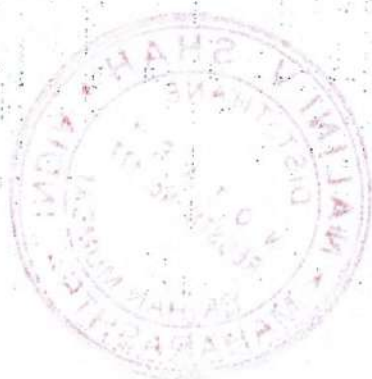
Copy forwarded for information to:

- 1) Developer: M/s. Pentagon Premises Pvt. Ltd.
- 2) Assistant Municipal Commissioner (N) Ward.
- 3) E.E.D.P. (N) Ward.
- 4) Additional Collector (M.S.D.).
- 5) A.A.& C. (N) Ward.
- 6) D.I.L.R.
- 7) Secretary, Ramabai Ambedkar Nagar Rahivashi Parivar SRA CHS Ltd.
- 8) City Survey Officer (SRA)

For information please

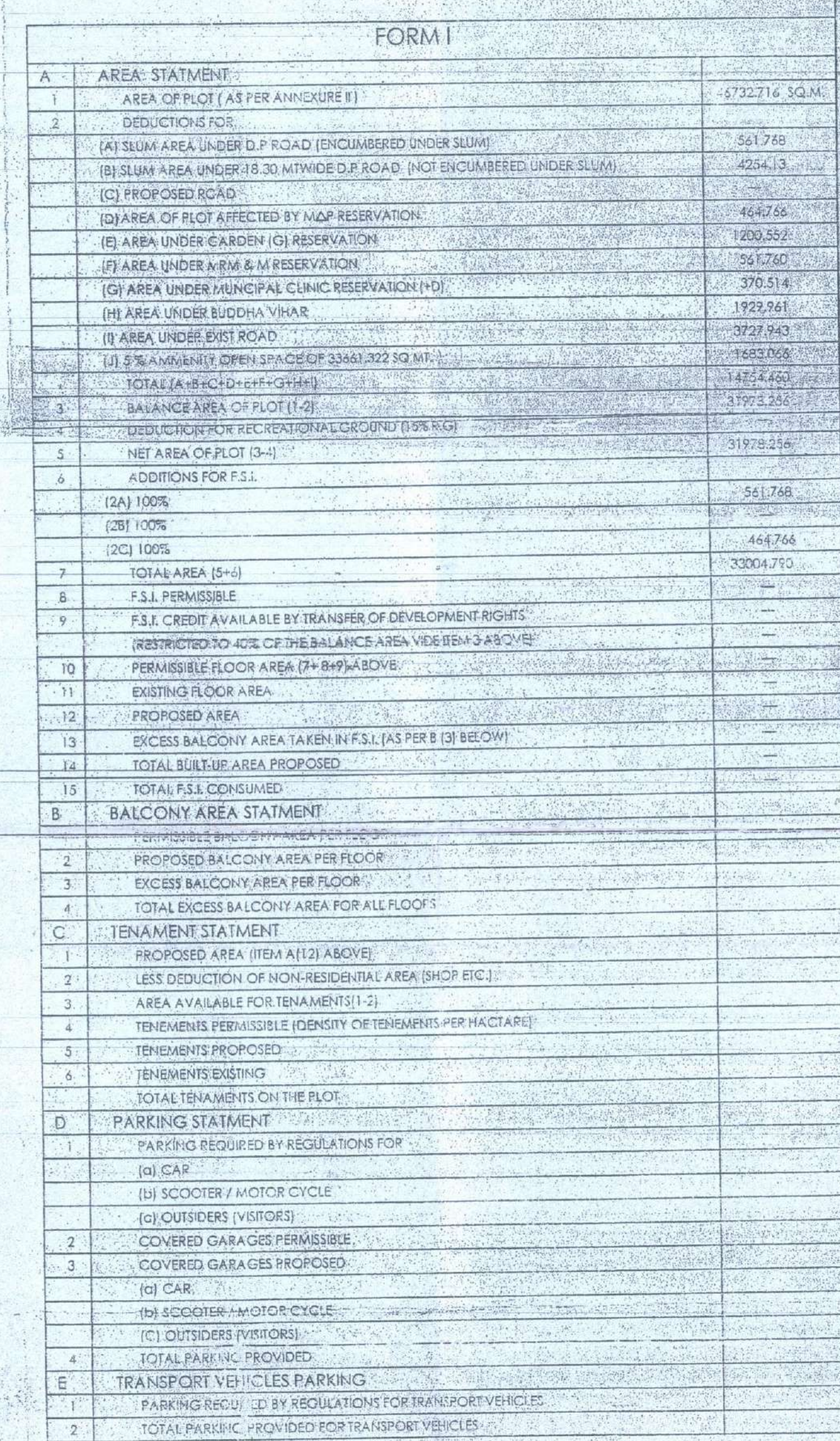


Badgare
8/1/2014
Executive Engineer (E.S.)
(Slum Rehabilitation Authority)



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AMA 194_01.1 LAYOUT



LOCATION PLAN
SCALE 1:4000

P. N. BHOBE & ASSOCIATES
ARCHITECTS / INTERIOR DESIGNERS

P. N. BHOBE & ASSOCIATES
ARCHITECTS / INTERIOR DESIGNERS

223/A, RAJNEESH GHAT, T. H. KATARA MARG,
MAHIM, MUMBAI-400016, TEL-2437 8695.

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