

332/7012

पावती

Original/Duplicate

Thursday, April 11, 2019

नोंदणी क्र. : 39म

12:24 PM

Regn.: 39M

पावती क्र.: 7578 दिनांक: 11/04/2019

गावाचे नाव: भोसरी

दस्तऐवजाचा अनुक्रमांक: हवल14-7012-2019

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: सुजीत सुर्यकांत पाटील - -

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 400.00

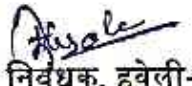
पृष्ठांची संख्या: 20

एकूण:

रु. 28400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:50 PM ह्या वेळेस मिळेल.


सह-दुय्यम निबंधक, हवेली-14

बाजार मूल्य: रु.1866419.46 /-

मोबदला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 196000/-

सह-दुय्यम निबंधक (वर्ग-२)

हवेली क्र १४, पुणे

1) देयकाचा प्रकार: eChallan रक्कम: रु.28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000371731201920E दिनांक: 11/04/2019

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1104201900253 दिनांक: 11/04/2019

वॅकेचे नाव व पत्ता:



11/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

दस्त क्रमांक : 7012/2019

नोंदणी :

Regn:63m

गावाचे नाव : भोसरी

(1) विलेखाचा प्रकार	अॅग्रीमेंट ट्रू सेल
(2) मोबदला	2800000
(3) बाजारभाव(भाडेपट्ट्याच्या चाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1866419.46
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , इतर माहिती: गाव मौजे भोसरी येथील सर्वे नंबर 216, हिस्सा नंबर 1सी/1, यांसी सिटी सर्वे नंबर 4378 यांसी एकूण क्षेत्र 10168 चौ.फूट म्हणजेच 945 चौरस मीटर त्यापैकी 8134 चौ.फूट म्हणजेच 756 चौ. मी. यावर बांधण्यात आलेल्या साई दत्त विहार या इमारतीमधील दुसऱ्या मजल्यावरील फ्लॅट नंबर 205 यांसी कारपेट क्षेत्र 412 चौ.फूट म्हणजेच 38.215 चौ. मी. लगत टेरस क्षेत्र 34.65 म्हणजेच 3.219 चौ. मी. ((Survey Number : 216 ; C.T.S. Number : 4378 ;))
(5) क्षेत्रफळ	1) 38.215 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. विघ्नहर्ता प्रमोर्टर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून जगन्नाथ नामदेव शेपाळ - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- विजयनगर, दिघी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411015 पॅन नं:-BKAPS6428M 2): नाव:-मे. विघ्नहर्ता प्रमोर्टर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून कमलेश मनजीभाई राघवाणी - - वय:-42; पत्ता:-, -, -, संत तुकाराम नगर, भोसरी, पुणे, व:ऑसारीगॉआण, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411039 पॅन नं:-AEKPR5749D 3): नाव:-मे. विघ्नहर्ता प्रमोर्टर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून वसंत गणपत राखे - - वय:-44; पत्ता:-, -, -, संत तुकाराम नगर, भोसरी, पुणे, व:ऑसारीगॉआण, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411039 पॅन नं:-AESPR0193K 4): नाव:-मे. महायश एन्टरप्राइसेस तर्फे प्रोप्रायटर म्हणून सरिता अशोकपाल शर्मा तर्फे कुलमुखत्यार म्हणून - मे. विघ्नहर्ता प्रमोर्टर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून जगन्नाथ नामदेव शेपाळ वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- विजयनगर, दिघी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411015 पॅन नं:-BKAPS6428M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुजीत सुर्यकांत पाटील - - वय:-26; पत्ता:-, -, -, आळंदी रोड, साबळे हॉस्पिटल जवळ, मोशी, पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-412105 पॅन नं:-BWNPP7752C 2): नाव:-शशिकला सुर्यकांत पाटील - - वय:-52; पत्ता:-, -, -, आळंदी रोड, साबळे हॉस्पिटल जवळ, मोशी, पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-412105 पॅन नं:-BWNPP7752C
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2019
(10) दस्त नोंदणी केल्याचा दिनांक	11/04/2019
(11) अनुक्रमांक, खंड व पृष्ठ	7012/2019
(12) बाजारभावाप्रमाणे सुद्रांक शुल्क	196000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

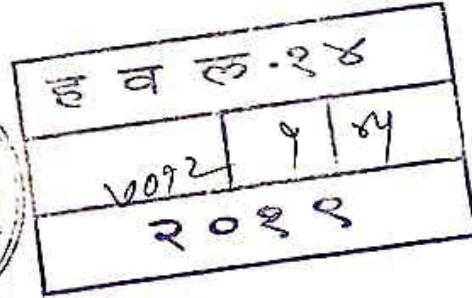
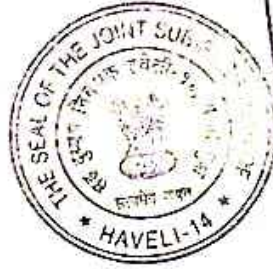
सुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह-दुय्यम निबंधक (वर्ग-२)
हवेली क्र १४, पुणे

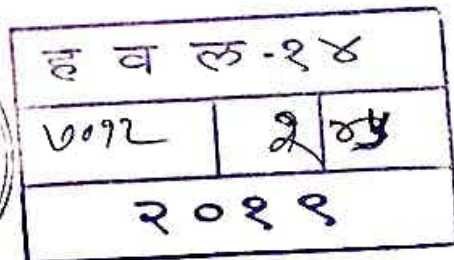
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1804201902319	Date 18/04/2019
Received from SUJEET PATIL, Mobile number 9890539346, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 14 of the District Pune.	
Payment Details	
Bank Name BARB	Date 18/04/2019
Bank CIN 10004152019041801958	REF No. 110057864
This is computer generated receipt, hence no signature is required.	



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201904111099		11 April 2019, 11:49:16 AM		
हवल: 14					
मूल्यांकनाचे वर्ष	2019				
जिल्हा	पुणे				
मुख्य विभाग	तालुका हवेली विभागाचे नाव (वि.क्र.4) भोसरी विभाग (पिंपरी चिंचवड महानगरपालिका)				
उप मुख्य विभाग	4.48 भूखण्डनातून तयार केलेले परंतु प्राधिकरणाच्या नियमनाखाली असलेले क्षेत्र उर्वरित क्षेत्र (गावठाण व्यतिरिक्त)				
क्षेत्राचे नाव	Pune Municipal Corporation		सह्य नंबर/न भू क्रमांक	सि टी एस नंबर#4378	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	12080	43080	43380	47170	0
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	42.0365 चौ मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर -	Rs 43080/-
उद्वाहन सुविधा	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र -	38.215 चौ मीटर
Sale Type - First Sale Sale Resale of built up Property constructed after circular dt 02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		$= (\text{वार्षिक मूल्यदर} \times \text{घसा-यानुसार टक्केवारी}) \times \text{मजला निहाय घट/वाढ}$ $= (43080 \times (100 / 100)) \times 100 / 100$ $= \text{Rs } 43080/-$			
A) मुख्य मिळकतीचे मूल्य		$= \text{वरील प्रमाणे मूल्य दर} \times \text{मिळकतीचे क्षेत्र}$ $= 43080 \times 42.0365$ $= \text{Rs } 1810932.42/-$			
F) लगतच्या गच्चीचे क्षेत्र लगतच्या गच्चीचे मूल्य		3.22 चौ मीटर $= 3.22 \times (43080 \times 40/100)$ $= \text{Rs } 55487.04/-$			
एकत्रित अंतिम मूल्य		$= \text{मुख्य मिळकतीचे मूल्य} + \text{तळपराचे मूल्य} + \text{मेझनाईन मजला क्षेत्र मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{बंदित वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती शेवटीच्या खुल्या जागेचे मूल्य} + \text{बंदित बांक्वेली}$ $= A + B + C + D + E + F + G + H + I$ $= 1810932.42 + 0 + 0 + 0 + 0 + 55487.04 + 0 + 0 + 0$ $= \text{Rs } 1866419.46/-$			

Home

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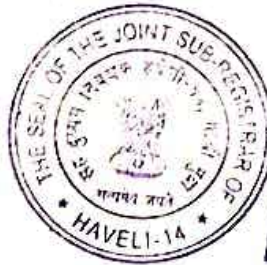
GRN	MH000380212201920E	BARCODE							Date	11/04/2019-11:57:54			Form ID	25.2			
Department Inspector General Of Registration							Payer Details										
Stamp Duty Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha							TAX ID (If Any)										
							PAN No.(If Applicable)										
Office Name HVL14_HAVELI 14 JOINT SUB REGISTRAR							Full Name			sujeeet patil							
Location PUNE																	
Year 2019-2020 One Time							Flat/Block No.			flat							
Account Head Details					Amount In Rs.		Premises/Building										
0030046401 Sale of NonJudicial Stamp					20000.00		Road/Street			bhosari							
							Area/Locality			pune							
							Town/City/District										
							PIN					4	1	1	0	3	9
							Remarks (If Any)										
							SecondPartyName=jagdish shepal-CA=2800000-Marketval=2650000										
							Amount In			Words Twenty Thousand Rupees Only							
Total					20,000.00		Words										
Payment Details BANK OF BARODA							FOR USE IN RECEIVING BANK										
Cheque-DD Details							Bank CIN		Ref. No.		02003942019041100360				109648411		
Cheque/DD No.							Bank Date		RBI Date		11/04/2019-12:04:31				Not Verified with RBI		
Name of Bank							Bank-Branch				BANK OF BARODA						
Name of Branch							Scroll No. , Date				Not Verified with Scroll						

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

Mobile No. : 9890539046

सदर चलन केवल दृश्यग निबंधक कार्यालयात गोदणी करावयाच्या दस्तारासाठी लागू आहे. गोदणी न करावयाच्या दस्तारासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1104201900253	Date 11/04/2019
Received from sujeet suryakant patil, Mobile number 9890539346, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli 14 of the District Pune.	
Payment Details	
Bank Name BARB	Date 11/04/2019
Bank CIN 10004152019041100235	REF No. 109629962
This is computer generated receipt, hence no signature is required.	



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0092	284
२०१९	



ह व ल-१४		
७०९८	५	०५
२०१९		



AGREEMENT

THIS AGREEMENT IS MADE AND EXECUTED AT BHOSARI ON THIS 11th DAY OF MONTH OF APRIL IN THE YEAR 2019.

BETWEEN

M/S VIGHNAHARTA PROMOTERS & DEVELOPERS

Registered Office at : Flat No. 602, 6th floor, A wing,

Kamalraj Balaji Residency, S. No. 84/2B, Dighi, Bhosari Road,

Dighi, Pune- 411015.

Through its Partner

- 1) MR. JAGANNATH NAMDEV SHEPAL
Age - 38 years, OCC- Business.
Resi.At : Flat No. 1105, 11th floor, "A" wing
Kamalraj Haridwar, S.NO.82, Dighi, Pune-411015
Pan Card No. BKAPS6428M
- 2) MR. KAMLESH MANJIBHAI RAGHWANI
Age - 42 years, OCC- Business.
Resi.At : Krushnakunj Villa-1, S. No. 215,
Behind Manas Sarovar, Sant Tukaram Nagar,
Bhosari, Pune -411039
Pan Card No. AEKPR5349D
- 3) MR. VASANT GANPAT RAKSHE
Age - 44 years, Occ- Business.
Resi.At : Krushnakunj Villa-7, S. No. 215,
Behind Manas Sarovar, Sant Tukaram Nagar,
Bhosari, Pune -411039
Pan Card No. AESPR0193K

.....Hereinafter referred to as the "PROMOTERS/VENDOR"

(which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include the partner of the said firm, their survivors and the heirs, executors and assignees of such survivors.)

..... OF THE FIRST PART

21/21/2019 23:11:17
4121K
Jagannath
Kamlesh
Vasant



ह व ल - १४		
1072	807	2
२०१९		

AND

1. MR. SUJEET SURYAKANT PATIL

Age : 26 Yrs., Occ : Business

PAN NO. BWNPP7752C

ADHAR NO.954885650869

2. SMT. SHASHIKALA SURYAKANT PATIL

Age : 52 Yrs., Occ : Housewife

PAN NO. -----

ADHAR NO. 835241228427

Both are R/AT: Room No.32, Sonai Complex,

Dehu - Alandi Road, Near Sabale Hospital, Moshi, Pune -412105

.....Hereinafter referred to as the "PURCHASER"

(which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include his/her/ their heirs, executors and assign).

---OF THE SECOND PART.

M/S. MAHAYASH ENTERPRISES

Through its Proprietor

MRS. SARITA ASHOKPAL SHARMA

Age- 47 years, Occ: Business

Pan Card No, BLIPS2657F

R/at.: Sharma Building, S. No. 692/4b/4,

Gavhane Vasti, Bosari, Pune - 39

Through her constituted Attorney

M/S VIGHNAHARTA PROMOTERS & DEVELOPERS

Through its Partner

MR. JAGANNATH NAMDEV SHEPAL

Age - 38 years, OCC- Business.

Resi.At : Flat No. 5, Dhawal Angan,

S. No.20/71, Vijaynagar, Dighi, Pune-15

Pan Card No. BKAPS6428M

.....Hereinafter referred to as the "CONSENTING PARTY/ ORIGINAL OWNER"

(which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include the partner of the said firm, their survivors and the heirs, executors and assignees of such survivors.)

---OF THE OTHER PART

- A. Whereas under and by virtue of certain deeds and things all act in law the Promoters herein, i.e. M/S VIGHNAHARTA PROMOTERS & DEVELOPERS is the holder of rights of development and the Confirming Parties have absolute rights, seized and possessed of or otherwise well and sufficiently entitled to do of Freehold land all that pieces and parcels of land or ground bearing All that piece and parcel of land bearing S. No. 216, Hissa No. 1C/1,

CTS No. 4378, total admeasuring area 19168 sq. ft. i.e. 756 sq. mtrs., situated at village Bhosari, Taruka - Haveli, Dist. Pune and falling in the "Residential" Zone under the Regional Plan for PimpriChinchwad Corporation and within the Jurisdiction of Sub Registrar Haveli No. 1 to 26, is more particularly Describe in the Schedule hereunder written and hereinafter referred to as "THE SAID PLOT / PROPERTY"

- B. AND WHEREAS Vide an Sale Deed dated 4.5.2013 [duly Registered under Serial No. 3510 of 2013 with the Sub-Registrar, Haveli No. 14, Pune] made by between Mr. Vasant Dattu Bhosle, Murlidhar Dattu Bhosale, Smt. Rohini Shankar Bhosale, Dhiraj Shankar Bhosale, Surekha Shankar Bhosale and M/s. Mahayash Enterprises through it's Proprietor Mrs. Sarita Ashokpal Sharma, an Development Agreement dated 29.9.2014 [duly Registered under Serial No. 6526 of 2014 with the Sub-Registrar, Haveli No. 14, Pune] and Power of Attorney dated 29.9.2014 [duly Registered under Serial No. 6527 of 2014 with the Sub-Registrar, Haveli No. 14, Pune] made by between Confirming Parties i.e. M/s. Mahayash Enterprises through it's Proprietor Mrs. Sarita Ashokpal Sharma and M/s. Vighnaharta Promoters & Developers Through its Partners Mr. Jagannath Namdev Shepal and Others and granted rights of development of the said Land to/in favor of the Promoters herein at or for the consideration and on the terms and conditions therein contained;

AND WHEREAS The Promoters obtained building permission from the Executive Engineer of Pimpri Chinchwad Corporation vide his commencement certificate bearing No. BP/Bhosari/13/2015 dated 13/3/2015 for building construction for building construction

AND WHEREAS Mr. Deepak Bhimrao Patil and Mr. Nitin Atmaram More retire from the M/s Vighnaharta Promoters and Developers and Mr. Kamlesh Manajibhai Ragwani and Mr. Vasant Ganpat Rakshe is admitted into the partnership firm by Addition and retirement of Partnership deed on 14 July 2015, Which is Noted and registered in the office of Notary and Advocate S.B. Kale at serial No.873/2015 Dated 14 July 2015

- C. AND WHEREAS the Promoters filed application for permission from the Office of the Sub Divisional office of Sub - Division Pune conversion of the user of the said Land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966; the Office of the Sub Divisional office of Sub - Division Pune granted the N.A. permission for construction of Residential building in an area measuring 682.97 Sq.mtr. to M/s. Vighnaharta Promoters & Developers Through its Partners Mr. Jagannath Namdev Shepal and Others subject to the conditions mention in order bearing No. NA/SR/IV/167/2015 dated 11/05/2015.
- D. . AND WHEREAS Mr. Siddharth S. Harischandrakar Architects Submitted application in to the office PCMC for building plan and the PCMC has sanctioned vides their bearing No. BP/Bhosari/13/2015 dated 13/3/2015 for building construction.



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and is earmarked for the purpose of building are residential project, comprising Ground Plus four multistoried apartment buildings and the said project shall be known as "SAI DATTA VIHAR"

F. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.

The Pimpri -Chinchwad Corporation has granted the commencement certificate to develop the Project vide approval Commencement Certificate No. BP/Bhosari/13/2015 dated 13/3/2015 for building construction

AND WHEREAS the vendor /Promoter is in Possession of the project Land

AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of building and wings thereof)having One Wing and One Building (here specify number of basements/podiums/stilt and upper floor)

G. AND WHEREAS the allottee is offered and Apartment/flat bearing number 205 on the 2nd floor (herein after referred to as the said "Apartment"/Flat ") in the Building called "SAI DATTA VIHAR"(herein after referred to as the said "Building") being constructed in the Single phase of the said Project, by the Promoter.

AND WHEREAS The Promoter has entered into standard agreement with an Architect registered with the council of Architects and such agreement is as per the Agreement prescribed by the council of Architects

AND WHEREAS the Promoters has registered the project under the Provisions of the Act with the Real Estate Regulatory Authority at Pune project Registration Number P P52100011638 authenticated copy is attached in Annexure "F".

AND WHEREAS the Promoter has appointed structural Engineer for the preparation of structural design and drawings of the buildings and Promoter accepts the Professional supervision of the Architect and structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Development Agreement and Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to entered into Agreement/s with the Allottee (s)/s of the Apartments to receive the sale consideration in respect the thereof;



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AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the document of the title relating to the Project land and the Plans, designs and specifications prepared by the Promoters, Architect/s Mr. Siddharth S. Harishchandrarakar and of such other document as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the Title of the Promoter to the Project land on which apartment are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' respectively.

AND WHEREAS the authenticated copies of the plans of the layout as Proposed by the Promoter and according to which the construction of the building and open spaces are Proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specification of the Apartment agreed to with purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked s Annexure D

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the Plans, the specifications, elevations, sections and of the said building/s and obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulation and restrictions which are to be observed and perform by the Promoter while developing the project land and the said building and upon do observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building /s in accordance with the said proposed plans.

H. AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment number 205 on 2nd floor in wing Nil Situated in the building called as "SAI DATTA VIHAR" being constructed in the single phase of the said Project.

AND WHEREAS the carpet area of the said Apartment is 38.89 Sq. Miter and "carpet area" means the net usable floor area of an apartments, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee



or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but the includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 2,80,000/- (Rupees Two Lac Eighty Thousand Only) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee(the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Pune Project registration No. P52100011638

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to registered said Agreement under the Registration Act, 1908.

In Accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the covered parking.

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

1. The Promoter shall construct the said building/s consisting of Nil basement and ground/still/One. Podiums – Nil, and 4 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any government authorities or due to change in law.

1.a(i) The Allottee hereby agrees to Purchase from the Promoter and the Promoter hereby agrees to sell to Allottee Apartment No. 205 of



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the type I BHK of carpet area measuring 412 Sq. Feet i.e. 38.215 Sq. Meter with attached terrace measuring 34.65 Sq. Ft. i.e. 3.219 Sq. meters on 2nd floor in the building known as "SAI DATTA VIHAR"(hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for consideration of Rs.28,00,000/- (**Rupees Twenty Eight Lac Only**) including Rs. Nil being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the second schedule annexed herewith

(ii) The Allottee hereby agrees to purchase from the promoters and the promoter hereby agrees to sell to Allottee common parking bearing situated at Basement and/or stilt and/or podium therein constructed in the layout for the consideration of Rs. Nil /-

1(b) The total aggregate consideration amount for the apartment including covered parking spaces is thus Rs.28,00,000/- (**Rupees Twenty Eight Lac Only**)

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs.2,80,000/- (Rupees Two Lac Eighty Thousand only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs.25,20,000/- (**Rupees Twenty Five Lac Twenty Thousand Only**) in the following manner:

- (i) Amount of Rs.5,60,000/- (Rupees Five Lac Sixty Thousand Only) (not exceeding 30% of total consideration) to be paid to the Promoter after the execution of Agreement.
- (ii) Amount of Rs.4,20,000/- (Rupees Four Lac Twenty Thousand Only) (not exceeding 45% of total consideration) to be paid to Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- (iii) Amount of Rs.7,00,000/- (Rupees Seven Lac Only) (not exceeding 70% of total consideration) to be paid to Promoter on completion of the slabs including stilts of the building or wing in which the said Apartment is located.
- (iv) Amount of Rs.1,40,000/- ((Rupees One Lac Forty Thousand Only) (not exceeding 75% of total consideration) to be paid to Promoter on completion of the walls, internal plaster, flooring, doors and windows of the said Apartment.
- (v) Amount of Rs.1,40,000/- ((Rupees One Lac Forty Thousand Only) (not exceeding 80% of total consideration) to be paid to Promoter on completion of the Sanitary fittings , staircases, lift wells, lobbies up to floor level of the said Apartment.



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(vi) Amount of Rs. 20,000/- ((Rupees Seventy Thousand Only) (not exceeding 85% of total consideration) to be paid to Promoter on completion of the external Plumbing and external Plaster, elevation, terraces with waterproofing , of the building or wing in which the said Apartment is located.

(vii) Amount of 1,40,000/- ((Rupees One Lac Forty Thousand Only) (not exceeding 95% of total consideration) to be paid to Promoter on completion of the lift, water pumps, electrical fittings, electro ,mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the

(viii) Agreement to sale of the building or wing in which the said Apartment is located.

(ix) Balance Amount of Rs.70,000/- ((Rupees Seventy Thousand Only) against and at the time of handing over of the possession of the Apartment to the Allotee on or after receipt of occupancy certificate or completion certificate.

1 (d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment /Plot].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation/published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the allottee by discounting such early payments @% per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal once granted to an Allottee by the Promoter..

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet



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area, subject to a variation cap of three percent. The total price for the carpet area shall be recalculated upon confirmation by the Promoter.

If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/direct the Promoter to adjust his payments in any manner.

Note:- Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building/wing.

2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2. Time is essence for the Promoter as well as the Allottee. The Promoter as well as Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the completion certificate or allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1

(c) Herein above ("Payment Plan").



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The Promoter hereby declares that the Floor Space Index available as on date in respect of the Project land is 401.81 square meters only and Promoter has planned to utilize Floor Space Index of 466.81 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulation, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of Nil as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the declared proposed FSI shall belong to Promoter only.

4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promote:



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5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of March 2019. If the Promoter fails or neglects to his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amount already receive by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of;

- (i) War, civil commotion or act of God;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1. Procedure for taking possession – The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issues of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter Agrees undertakes to indemnify the Allottee in the case failure of fulfillment of any of the Provision, formalities, documentation on part of the Promoters. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2. The Allottee shall take Possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy;

7.3. Failure of Allottee to take possession of (Apartment/Plot): Upon receiving a written intimation from the promoter as per clause 8.1, the Allottee shall the possession of the (Apartment/Plot): from the promoter by executing necessary indemnities, Undertaking such the documentation as prescribed in this Agreement, and the promoter shall give possession of the Apartment/Plot to the Allottee.

In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4. If within a period of five years from the date of handing over the Apartment to the Allottee, The Allottee brings to the notice of Promoter any



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structural defect in the Apartment or the Building in which the Apartment are situated or any defects on account of workmanship, Quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner of provided under the Act.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence for carrying on any industry or business. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other Allottee (s) S of Apartments in the building shall joined in forming and registering the Society or Association or a Limited Company to be known by such name as the promoter may decide and for this purpose also from time to time sign and execute the application for registration and /or membership and the other papers and documents necessary for the formation and registration of the Society or Association or a Limited Company and for becoming a member, including the bye- laws of the proposed Society and duly fill in, sign and return to the Promoter within 7 days the same being forwarded by the Promoter to the Allottee, so as to enable to Promoter to registered the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the memorandum and /or Article of Association, as may be required by the Registrar of Co- Operative Societies or The Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, with in three months of registration of Society or Association or a Limited Company, as afore said, cause to be transferred to Society or Association or a Limited Company all the right, title and the interest of the vendor /Original Owner/Promoter and /or the Owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, with in three months of registration of federation /Apex body of the Societies or a Limited Company, as afore said, cause to be transferred to federation /Apex body all the right, title and the interest of the vendor /Original Owner/Promoter and /or the Owners in the project land on which the Building with multiple wings are constructed.

9.3 Within 15 days after notice in writing is given by the promoter to the Allottee that the Apartment is ready for use and Occupancy, The Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoing in respect of the land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority /or Government water charges, insurance, common lights repairs, and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management



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and maintenance of the project land and Building/s. ~~up till the Society or Limited Company is formed and the said structure of the Building/s or Wings is transferred to it~~, the Allottee shall pay to the Promoter such proportionate share of out goings as may be determined. The Allottee further agrees that till the Allottee share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs.1000 per months towards the outgoing. The amount so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/Assignment the structure of the building/wing is executed in favour of the society or a Limited Company as aforesaid. On such conveyance/assignment being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

- (i) Rs.600 for share money, application entrance fee of the society or Limited Company/Federation/Apex body.
- (ii) Rs.Nil for formation and registration of the society or Limited Company /Federation/Apex body.
- (iii) Rs.Nil For proportionate share of taxes and other charges/levies in respect of the Society or Limited Company /Federation/Apex body.
- (iv) Rs.Nil /-for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company /Federation/Apex body.
- (v) Rs.Nil/- for Deposited towards Water, Electric, and other utility and services connection charges &
- (vi) Rs. Nil for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. Nil /- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance of the structure of the building or wing of the building the Allottee shall to the Promoter; the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty



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conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

i. The Promoter hereby represents and warrants to the Allottee as follows:

i. The Promoter has clear and marketable title with respect to the respect to the project land; a declared in the title report and Annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land said building/wing shall be obtained by the following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of Allottee created herein, my prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated of the Allottees;



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ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said proper) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the



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Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts, of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alteration and amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concern local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/ Apex



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Body/Federation regarding the occupancy and use of the apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till conveyance of the Project land on which the building in which Apartment is situated is executed in favour of Apex body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking of the Property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/Plot].

18. **BINDING EFFECT:** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-



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Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

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

20. **RIGHT TO AMEND** : This Agreement may only be amended through written consent of the Parties.

21. **PROVISION OF THIS AGREEMENT APPLICABLE TO ALLOTTEE SUBSEQUENT ALLOTTEES** : It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligation arising hereunder in respect of the Project shall equally be applicable to an enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the apartment for all intents and purposes.

22. **SEVERABILITY** : If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose this Agreement and to the extent necessary to conform to act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** : Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all Apartment in the Project.

24. **FURTHER ASSURANCES** : Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for



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herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION : The execution of this Agreement shall be complete only upon its execution by the Promoter through authorized signatory at the Promoter's office, or at same other place, which may be mutually agreed between the Promoter and Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance /assignment at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

MR. SUJEET SURYAKANT PATIL

R/AT: Room No.32, Sonai Complex, Dehu - Alandi Road,
Near Sabale Hospital, Moshi, Pune - 412015

Notified Email ID :sujcet.patil1992@gmail.com

M/S VIGHNAHARTA PROMOTERS & DEVELOERS

Registered Office at :Flat No. 602, 6th floor, A wing,

Kamalraj Balaji Residency, S. No. 84/2B, Dighi Bhosari Road,
Dighi, Pune- 411015.

Or

MR. JAGANNATH NAMDEV SHEPAL

Resi.At : Flat No. 1105, " A" WING ,
Kamalraj Haridwar, Dighi, Pune-411015

Notified Email ID :maitrey.corporation@gmail.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES : That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name



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appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. STAMP DUTY AND REGISTRATION : The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

30. DISPUTE RESOLUTION : Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

31. GOVERNING LAW: That the rights and obligations of the parties under or arising out of this Agreement shall construed and enforced in accordance with the laws of India for the time being in force and the Pune RERA courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to

Description of the freehold land and all other details

All that piece and parcel of the land bearing S. No. 216, Hissa No. 1C/1, C.T.S. No. 4378, total admeasuring area 10168 sq. ft. i.e. 945 sq. mtrs., out of that 8134 sq. ft. i.e. 756 sq. mtrs., situated at village Bhosari, Taluka - Haveli, Dist. Pune and Within the local limits of PCMC and within the jurisdiction of Sub- Registrar 1 to 26 And bounded as under :

On or towards East : Property of S. No. 216/1C/1 of Mr Bhosale.

On or towards West : Property of S. No. 216/1C/1 of Mr Rajendra N. Bhosari

On or towards South : Road

On or towards North : Property of S. No. 218 & 217



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Second Schedule Above Referred to

(DESCRIPTION OF FLAT)

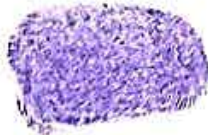
NAME OF PROJECT / BUILDING KNOWN AS	"SAI DATTA VIHAR"
FLAT NO	205
TYPE	1 BED, 1 HALL, 1 KITCHEN
FLOOR NO.	2 nd Floor
CARPET AREA	412 Sq. Ft. 38.275 Sq. Meters.
ATTACH TARRACE AREA	34.65 Sq. Feet i.e. 3.219 Sq. Meters
PARKING	COMMAN PARKING

Area are inclusive of Balconies and proportionate area of staircase, landing, common passage, common facilities and outer projection area under all walls (Subject to fluctuation of not more than 3%)

Here set out the nature, extent and description of common areas and facilities.

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee (including joint Receiver)



1. MR. SUJEET SURYAKANT PATIL



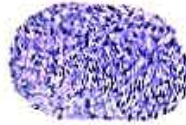
2. SMT. SHASHIKLA SURYAKANT PATIL

SIGNED AND DELIVERED BY THE WITHIN NAMED

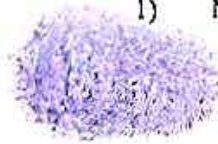
Promoter :

M/S VIGHNAHARTA PROMOTERS & DEVELOPERS

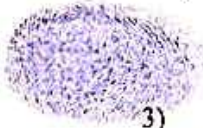
Through its Partners



1) MR. JAGANNATH NAMDEV SHEPAL



2) MR. KAMLESH MANJIBHAI RAGHWANI



3) MR. VASANT GANPAT RAKSE
PROMOTERS & DEVELOPERSSIGNED AND DELIVERED BY THE WITHIN NAMED
LAND OWNER :

M/S. MAHAYASH ENTERPRISES

Through its Proprietor

MRS. SARITA ASHOKPAL SHARMA
Through her constituted Attorney

M/S VIGHNAHARTA PROMOTERS & DEVELOPERS



Through its Partner

MR. JAGANNATH NAMDEV SHEPAL
"CONSENTING PARTY/ ORIGINAL OWNER"

At Bhosari, Pune 411039 on 11/04/2019

In the presence of WITNESSES:

(1) Name Bharat C. Chaudhary
Address: Flat No-01 Sai Karmal Vihar Dighe
Signature: Bharat(2) Name Fahir Mohan Gupta
Address: Bhosari 39
Signature: _____

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FLOOR PLAN OF THE APARTMENT

ANNEXURE-A

Name of Advocate- RUPALI BALU RAUT

Address. -Sharma Building ,Gavhanevasti, Bhosari,
Pune 411039

Sanad No. -----

RE.-----

SEARCH & TITLE REPORT

Respected Sir,

Subject :- Search & Title Report in Respect of All that piece and parcel of land bearing S. No. 216 Hissa 1c/1 admeasuring area 8134 Sq. Ft. i.e. 756 mtrs. Situated at Bhosari, Tal- Haveli, Dist-Pune, being and lying within the local limits of PimpriChinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli No. 1 to 27.

1) NAME & ADDRESS OF THE PERSON ON WHOSE BEHALF I AM PREPARING THE REPORT:

The Search & Title Report of above mentioned Property is Furnished herewith at the instruction of M/s. Vignaharta Promoters and Developers Through it's Partner Mr. Jagannath Namdeo Shepal and other 2.

2) NAME & ADDRESS OF THE OWNER OF THE PROPERTY:

a) The plot is owned by M/s. Mahayash Enterprises through it's Prop. Mrs. Sarita Ashokpal Sharma and M/s. Vignaharta Promoters and Developers Through it's Partner Mr. Jagannath Namdeo Shepal and other 2 development rights of said plot.

3) DESCRIPTION OF PROPERTY:-

All that piece and parcel of land bearing S. No. 216 Hissa 1c/1 admeasuring area 8134 Sq. Ft. i.e. 756 mtrs. Situated at Bhosari, Tal-Haveli, Dist- Pune, being and lying within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli No. 1 to 27. And the said whole Property is bounded as under:-

On or Towards The East

: Property of Mr. Raju Bhosale out of S. No. 216/1C/1.



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On Or Towards The West . : Property of Mr.Bhosale.

On Or Towards The South : Road

On Or Towards The North : property out of S. No. 217 & 218.

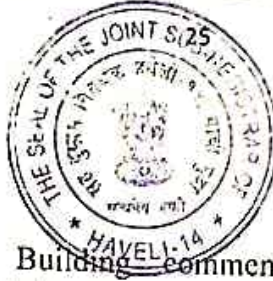
-----Hereinafter referred as ' Said Property'

4) OBJECT OF THE REPORT:

M/s. Vignaharta Promoters and Developers Through it's Partner Mr. Jagannath Namdeo Shepal and others 2 promoter & builder wants to dispose / sale of under construction flat and allotted flat to land owner as per development agreement, hence for the Flat purchaser financials and loans approvals.

LIST OF DOCUMENT PRODUCED BY M/S. VIGNAHARTA PROMOTERS AND DEVELOPERS THROUGH IT'S PARTNER MR. JAGANNATH NAMDEO SHEPAL:

- a)Xerox Copy of Sale Deed executed between Mr. Vasant Dattu Bhosale, Mr. Murlidhar Dattu Bhosale Smt. Rohini Shankar Bhosale , Mr. Dhiraj Shankar Bhoale and Surekha Shankar Bhoale AND M/S Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma by registered Sale Deed which is registered in the office of Sub Registrar Haveli No. 14 at Serial No. 3510 dt.4/5/2013
- b)Xerox copy of Index -II & registration receipt of above sale deed dated 4/5/2013.
- c) Xerox copy of 7/12 Extract of the said property.
- d)Xerox copy of registered Development Agreement executed between M/S Mahayash Enterprises through its proprietor Mrs. Sarita Ashokpal Sharma AND M/S Vighnaharta Promoters & Developers though its partners 1.Mr. Deepak Bhimrao Patil , 2. Jagannath Namdev Shepal ,3. Nitin Atmaram More which is registered in the office of Sub Registrar Haveli 14 at Serial No. 6526/2014 Dated 29/9/2014
- e)Xerox copy of Index- II & Registration receipt of above Mentioned Development Agreement dated 29/9/2014.
- f)Xerox copy of registered Power of Attorney executed between M/S Mahayash Enterprises through its proprietor Mrs. Sarita Ashokpal Sharma AND M/S Vighnaharta Promoters & Developers though its partners 1.Mr. Deepak Bhimrao Patil , 2. Jagannath Namdev Shepal ,3. Nitin Atmaram More which is registered in the office of Sub Registrar Haveli 14 at Serial No. 6527/2014 Dated 29/9/2014



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g) Xerox copy of Building commencement certificate No. B.P/Bhosari/13/2015 dated 13/3/2015.

h) Xerox copy of Building Sanction Plan.

i) Xerox copy of N.A. order

j) Xerox copy of City survey Property card.

k) Xerox copy of Retirement of partner and admission of new Partner.

6) **HISTORY OF DEVOLUTION OF TITLE:-**

That the said Property admeasuring No. 216, Hissa No. 1c/1, CTS No. 4378 Situated at Village Bhosari, Tal. Haveli, Dist- Pune originally belongs to Mr. Vasant Dattu Bhosale, Mr. Murlidhar Dattu Bhosale, Smt. Rohini Shankar Bhosale, Mr. Dhiraj Shankar Bhosale and Surekha hanker Bhosale

Then after Mr. Vasant Dattu Bhosale, Mr. Murlidhar Dattu Bhosale, Smt. Rohini Shankar Bhosale, Mr. Dhiraj Shankar Bhosale and Surekha hanker Bhosale sold land admeasuring area 10168sq fts i.e. 945 Sq. mtrs. to M/s Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma on 3/5/2013 which is registered in the office of Sub Registrar office of Haveli No. 14 at serial No. 3510/2013 dated 4/5/2013

On the basis of above mentioned Sale Deed the Appropriate Revenue Authority entered the name of M/s. Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma in to the 7/12 Extract.

Then after M/s. Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma executed and registered development Agreement in favor of M/s Vighnaharta Promoters and Developers, which is registered in the office of Sub Registrar Haveli No. 14 at Serial No. 6526/2014, Dated 29/9/2014 and same day M/s. Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma executed and registered Power Of Attorney in favor of M/s Vighnaharta Promoters and Developers, which is registered in the office of Sub Registrar Haveli No. 14 at Serial No. 6527/2014, Dated 29/9/2014.

Then after M/s. Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma through her Power Of Attorney holder of M/s Vighnaharta Promoters and Developers Submitted application in to the office PCMC for sanction of Building plan on 14/1/2015 and the PCMC has sanctioned of building plan wide Commencement Certificate No. BP/Bhosari/13/2015 dated 13/3/2015

Thereafter M/s. Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma through her Power Of Attorney holder of

M/s. Vighnaharta Promoters and Developers had applied for the Non-agricultural use of the said land in to the office of Hon'ble Divisional

Commissioner Pune. In exercise of the power vested in him under section 44 of M.L. R.C. 1966 the Sub Divisional Commissioner is pleased to grant the N.A. permission for construction of Residential building in an area measuring 682.97 Sq.Mtrs. to M/s. Mahayash Enterprises through its Proprietor Mrs. Sarita Ashokpal Sharma through her Power Of Attorney holder of M/s. Vighnaharta Promoters and Developers subject to the conditions. Mention in order Bearing Order No. NA/SR/IV/167/2015 DT. 12/2/2016.

Thereafter Mr. Deepak Bhimrao Patil and Mr. Nitin Atmaram More retire from the M/s Vighnaharta Promoters and Developers and Mr. Kamlesh Manajibhai Ragwani and Mr. Vasant Ganpat Rakshe is admitted into the partnership firm by Addition and retirement of Partnership deed on 14 July 2015, Which is Noted and registered in the office of Notary and Advocate S.B. Kale at serial No.873/2015 Dated 14 July 2015

7) TITLE DEEDS: (Scrutinized)

I verify and scrutinized above mentioned list of documents:

8) RELEVANT LEGISLATION (APPLICABILITY)

- a) Transfer of Property Act 1882.
- b) Maharashtra Land Revenue Court 1966.
- c) The Bombay Tenancy And Agricultural Lands Act 1948.
- d) The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947.
- e) The Registration Act 1908.

9) REQUISITIONS ON TITLE:

I have caused Search for application GRN No. MH001529372201718E dated 20/5/2017 after paying the requisite fees for 30 years in the office of Sub Registrar, Haveli No 14. I have gone through online E Search available for inspection of the time of Search.

10) DEFECTS IN THE SEARCH AND REMEDIES AVAILABLE:

I have not found any defect in Search.

11) CONCLUSION:

Considering the above facts, I have come to the Conclusion that the said Land / property is free and clear from all encumbrances M/s. Mahayash Enterprises through It's Prop. Mrs. Sarita Ashokpal Sharma is absolute owner of said property and M/s. Vighnaharta Promoters and Developers through It's Partners Mr. Jagannath Namdeo Shepal and other 2 have development, Dispose rights of the said Flats excluding flat and parking space of allotted to M/s. Mahayash Enterprises through it's Prop. Mrs. Sarita Ashokpal Sharma mentions in the development Agreement as a consideration.

All the papers submitted by M/s. Vighnaharta Promoters and Developers through it's partner Mr. Jagannath Namdeo Shepal and other are handed over to them.

Hence the Search & Title Report.

Date: 20/05/2017



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RUPALI BALURAUT
ADVOCATE



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(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Original owner/Promoter to the Project land).

ANNEXURE-C-1

(Authenticated copies of the plans of layout as approved by the concerned Local Authority).

ANNEXURE-C-2

(Authenticated copies of the plans of the layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project).

ANNEXURE-D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchase by the Allottee as approved by the concerned local authority).

ANNEXURE-E

(Specification and amenities for the Apartment)

1. THE BUILDING STUCTURE WILL BE R.C.C frame – Earth Quake Resistant structure.
2. Flooring - 2' x 2' Vitrified flooring in entire flat.- Anti – Skid flooring for all Terrace & WC Bathroom
3. Toilet and Bath- Designer glazed Lintel Height tiles in toilet & Bath
 - Double Coat water proofing with chemical treatment to all toilets & Terrace.
 - Concealed Plumbing with Jaguar C.P. Fittings
 - All sanitary wares of Jaguar make
4. Windows-Three track powder coated aluminum Sliding Windows with safety Grills
 - Granite Framing for Windows
5. Kitchen-Black Granite Marble kitchen Platform with stainless still Sink
 - Glazed tiles above kitchen platform up to lintel level.
6. Doors- Decorative Entrance Door with Quality fittings
 - Good Quality internal flus Door
 - Black Granite Door frame for Bath Toilets & Terrace
 - Waterproof Door for Toilet
7. Paint-Internal: Oil Bond Distemper
 - External: Asian Apex Paint or Equivalent Branded MCB
8. Electrical- Concealed Copper wiring with Braded MCB
 - Standard Brand Modular Switched.

- Ample Electrical Points
- Provision for Inverter & AC point

COMMON AMENITIES

- Decorative Entrance Gate
- Branded Lifts with power Backup
- Diesel Generator backup for common area
- CCTV Surveillance
- Rain Water harvesting
- Solar Water Heater

COMMON EXPENSES & OUTGOINGS

1. Towards maintenance and repairs of common areas and facilities.
2. Wages of Watchmen, Sweepers etc.
3. Revenue Assessment.
4. All other taxes, levies, charges and ceases.
5. Electricity and water charges and deposits in respect of common electrical and water pumps and other installations.
6. Expenses of and incidental to the management and maintenance of the said Complex known as "SAI DATTA VIHAR"

ANNEXURE-F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority) Received of and from Allottee above named the sum of Rupees Two Lac Eighty Thousand Only on execution of this agreement towards Earnest Money Deposit or application fee.

I say received.

The Promoter/s.



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पिंपरी चिंचवड महानगरपालिका - पिंपरी - ४११ ०१८.

(घाणुडील पत्र व्यवहारात खालील कामांचे दिनांक यांचा उल्लेख करावा.)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

(कमेन्समेंट सर्टिफिकेट)

- बांधकाम चालू करणेकरिता दाखला -

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, सन १९६६ ची कलमे ४५ यातील तरतुदीप्रमाणे अटीवर देण्यात येत आहे आणि महाराष्ट्र महानगरपालिका अधिनियम २०१२ (जुना मुंबई महानगरपालिका अधिनियम १९४९) ची कलमे (सेक्शन) २५३ व २५४ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका,

पिंपरी - ४११ ०१८.

क्रमांक - बी.पी./ - ११०२२ / १३ / २०१५

दिनांक : १३ / ०३ / २०१५

मे. महाराष्ट्र एंटरप्रायजेस लॅडिंग मालक म्हणून
 से. सीमा अक्कोऊल काम करिता
 श्री./श्रीमती/मे. विठ्ठलजी समोरेल अंतर्गत उद्देशाने द्या ला.आ./ला.स. श्री. विठ्ठलजी समोरेल
 लॅडिंग - श्री. जयराज कामदेव कोणाळ व दामोदर पता ऑफिस नं. ७०, ७१, ७२, गलीम कॉलेज,
 एरंडवली. यांना,

मा. शहर अभियंता,

पिंपरी चिंचवड महानगरपालिका यांजकडून -

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ आणि महाराष्ट्र महानगरपालिका अधिनियम २०१२ (जुना मुंबई महानगरपालिका अधिनियम १९४९) कलमे २५३ व २५४ अन्वये पिंपरी चिंचवड महानगरपालिकेच्या सीमेतील..... येथील सर्व्हे नं. २१५/१२/१२..... सि.स.नं. ४३७८..... प्लॉट नं. मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली. ती दिनांक १४/०१/२०१५ या दिवशी पोहोचली. त्यावरून काम करण्यास खाली लिहिलेल्या अटीवर व जादा अट क्र.....ते नुसार तुम्हास संमतीपत्र देण्यात येत आहे.

- सोबतच्या नवीन दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- संकल्पित बांधकाम रस्त्याच्या प्रमाण रेषेत येत असल्यास महानगरपालिकेचे अधिकारी सांगतील त्या वेळी सदर काम स्वखर्चाने आणि विनतक्रार काढून टाकले पाहिजे.
- जोत्यापर्यंत काम आल्यानंतर सेट-बॅक नगर नियोजन कार्यालयाकडून संपूर्ण झालेले त्याशिवाय जोत्यावरील काम सुरु करू नये.
- सोबतच्या नकाशावर भागे लिहिलेल्या / अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या प्लॉटवर नवीन इमारत बांधकाम करण्यात आले आहे, त्या इमारतीचे कंप्लीशन सर्टिफिकेट मागण्यापूर्वी प्रत्येक सालात इमारतीसमोर कंपाऊंड वॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित राखणे गरजेची आहे. इमारतीच्या इंधीने योग्य ती राखण करणे महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोणागारात भरणे बंधनकारक आहे.
- इमारतीचे कंप्लीशन सर्टिफिकेट देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- आपण संबंधित बांधकाम हे महाराष्ट्र महानगरपालिका अधिनियम २०१२ (जुना मुंबई महानगरपालिका अधिनियम १९४९) व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरु केल्याबद्दल/तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशात पूर्व परवानगी न घेता बांधकाम केल्याबद्दल इमारतीचे भोगवटा पत्रक न घेता बांधकाम केल्याबद्दल आपणाविरुद्ध वरील नियमानुसार दंडात्मक कार्यवाही करण्याचा पिं. चिं. म. न. पा. चा हक्क राखून ठेवला आहे.

बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर अथवा कोणताही अडथळा येणार नाही अशा ठिकाणी ठेवावा जर हे साहित्य अशा ठिकाणी ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीनुसार निवासी वापरासाठी रु. २५/- व वाणिज्य वापरासाठी रु. ५०/- प्रति चौ. मी. प्रमाणे प्रति सप्ताहासाठी दंड आकारण्यात येईल.

- १०) आपल्या इमारतीचे सांडपाणी नलिका म.न.पा. इंजेन नलिकेला मालकाने स्वखर्चाने जोडावयास हवी.
- ११) भूखंडधारकाने, प्रमोटर / बिल्डरने अथवा प्रकल्प बांधकाम करणाऱ्या ठेकेदाराने पूर्णत्वाचा दाखला घेणेपूर्वी नियोजित निवासी/ व्यापारी गाळे धारकाच्या यापुढे येणाऱ्या कोणत्याही तक्रारीस म.न.पा. जबाबदार राहणार नाही. असे प्रतिज्ञापत्र (स्पेशल एक्झिक्युटिव्ह मॅजिस्ट्रेट यांचे स्वाक्षरीचे) म.न.पा. कडे सादर करावे. पाणी पुरवठा, जलनिःसारण, उद्यान, अग्निशामक व आरोग्य विभागाचा ना हरकत दाखला इकडे सादर करावा.
- १२) इमारतीच्या तळमजल्यावर गाळेधारकाच्या नांवे दर्शविलेली टपालपेटी (Letter Box) सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल त्याखेरीज इमारतीचा भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १३) विकास आराखड्यातील रस्ता रुंदीने बांधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक आहे.
- १४) इमारतीच्या सलोट कॉफीट (आर.सी.सी.) कामाच्या सर्व बाजूकरिता आधार व आकारासाठी लाकडाचा वापर करू नये. त्यासाठी लोखंडी आधाराचा वापर करणे बंधनकारक राहिल.
- १५) इंडियन सो. ऑफ स्ट्रक्चरल इंजिनिअर्स पुणे - ३०. या संस्थेकडील मान्यताप्राप्त दर्जाच्या स्ट्रक्चरल इंजिनिअर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी, तसेच सदरचे काम स्वीकारल्या बाबतचे स्ट्रक्चरल इंजिनिअर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १६) भूखंडाच्या संबंधित सहामाही अखेरचा कर भरल्याचा करसंकलन विभाग म.न.पा. यांचेकडील दाखला / पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १७) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्र. ११.३.१.५. नुसार तरतुदीचे अधिन विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा पूर्णत्वाचा दाखला दिला जाणार नाही.
- १८) विकास आराखड्यातील रस्ता रुंदीने बांधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बांधित क्षेत्र म.न.पा. चे नावे लावून तसा ७/१२ उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा, भाग अथवा पूर्ण भोगवटापत्रक घेणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. याबाबत मनपाचे भूमी-जिंदगी विभागाचा ना हरकत दाखला सादर करणे बंधनकारक आहे. तसेच सदरहू रस्ता रुंदीने बांधित क्षेत्राचे खडीमुरुमीकरण महापालिकेच्या विनिर्देशाप्रमाणे अर्जदार यांनी स्वतः करणे आवश्यक आहे अथवा महानगरपालिकेच्या त्यावेळेच्या प्रचलित दराने खडीमुरुमीकरण खर्च भरणे आवश्यक आहे.
- १९) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा बहिवाटीनुसार असून जागेच्या हद्दीबाबत वाद निर्माण झालेस म.न.पा. जबाबदार राहणार नाही. नगरनुमापन कार्यालयाकडील सुधारित मोजणी नकाशा / व मालमत्ता पत्रक सादर केल्याशिवाय बांधकामास भाग अथवा पूर्णत्वाचा दाखला देण्यात येणार नाही.
- २०) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रिकरण नगर भूमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारीत मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- २१) ३०० चौ. मी. व वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटवस्ती क्षेत्र वगळून) रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- २२) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्र. १.१ नुसार योग्य ती उपाय योजना करण्याची सार्वस्वी जबाबदारी विकसक/अर्जदार यांचेवर राहिल. अशाप्रकारे पावसाळी पाण्याचा नैसर्गिकरित्या निचरा होण्यास कोणत्याही प्रकारे बाधा येणार नाही. याबाबतची योग्य ती खबरदारी घेणे विकसक /अर्जदार यांचेवर बंधनकारक राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करण्याची जबाबदारी विकसक/अर्जदार यांचेवर राहिल. त्याची म.न.पा. स कोणत्याही प्रकारे तोपीस लागू देणार नाही. या अटीवर सादर बांधकाम चालू करण्याचे संमती पत्र मंजूर करण्यात येत आहे.
- २३) साईटवर राहणाऱ्या सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छता सुविधा सोय उपलब्ध करणे विकसकांवर बंधनकारक आहे.
- २४) विकास नियंत्रण नियमावलीनुसार इमारतीमध्ये पुरविण्यात आलेल्या पाकिंग क्षेत्र गाळे धारकासाठी विना मोबदला उपलब्ध करून देणे विकसकांवर बंधनकारक राहिल.

उप-अभियंता

बांधकाम बळकता- विभाग

पिंपरी-चिंचवड महानगरपालिका

पिंपरी-४११०१८

शहर अभियंता,

पिंपरी चिंचवड महानगरपालिका,

पिंपरी-४११०१८.

प्रत माहितीसाठी :-

- १) मा. जिल्हाधिकारी, पुणे जिल्हा आर. बी. (पुणे) माहितीसाठी
- २) सहा. मंडलाधिकारी, पिंपरी चिंचवड महानगरपालिका, म.न.पा./पिंपरी वाघेरे/पिंपरीनगर/चिंचवड/भोसरी कारागारवाडी/आकुर्ड/निगडी/प्राधिकरण/सांगवी/पिंपळे गुरव/पिंपळे निलख/पिंपळे सौदागर/दाकड रावेत/रहाटणी/थेरगांव यांना माहिती व पुढील कार्यवाहीसाठी
- ३) करसंकलन विभाग, मुख्य कार्यालय

332/7012

गुव्वार, 11 एप्रिल 2019 12:25 म.नं.

दस्त गोपवारा भाग-1

हवल 14

दस्त क्रमांक: 7012/2019

दस्त क्रमांक: हवल 14 /7012/2019

वातार मुल्य: रु. 18,66,419/-

मोवदला: रु. 28,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,96,000/-

दु. नि. मह. दु. नि. हवल 14 यांचे कार्यालयात

पावती: 7578

पावती दिनांक: 11/04/2019

अ. क्र. 7012 वर दि. 11-04-2019

मादरकरणाचे नाव: सुजीत सुर्यकांत पाटील - -

रोजी 12:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दस्त हजर करणाऱ्याची सही:

रुमा प्रजली, नौ. जी. पी. पी. के.

एकुण: 28400.00

अप. फी (पृष्ठे 25) 18,500/-

गवती क 0000 दि. 9/1/19

३ वरुल अस (मुल्याकन २)

सह दुय्यम निवेधक, हवेली-14

प्रथम निवेधक, हवेली-14

सह दुय्यम निवेधक, हवेली-14

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्रा क्र. 1 11 / 04 / 2019 12 : 26 : 48 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 11 / 04 / 2019 12 : 30 : 30 PM ची वेळ: (फी)

प्रतिज्ञापत्र

ज्या दस्ताच्या हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
अनुसूचित नोंदणी कायदा १९०८ अंतर्गत असलेल्या दस्ताची संपूर्ण भजकुर
निष्पादक जमीन, मादरकारणाचे नाव: सुजीत सुर्यकांत पाटील आणि
दस्तातील मादरकारणाचे नाव: सुजीत सुर्यकांत पाटील यांनी निष्पादक
१ वाचुलाधारक हे संपूर्ण दस्ताचे भजकुर

निवृत्त देणार:

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निवृत्त देणार:

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२१/१२/१९०७
२३ फी फी पाटील



11/04/2019 12 31:25 PM

दस्त क्रमांक : हवल 14/7012/2019

दस्ताचा प्रकार :- अंग्रीमेंट दू मेल

दस्त गोपवारा भाग-2

हवल 14

दस्त क्रमांक: 7012/2019

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. महायश एन्टरप्राइजेस तर्फे प्रोप्रायटर म्हणून मरिता अशोकपाल शर्मा तर्फे कुलमुखत्यार म्हणून - मे. विग्रहर्ता प्रमोटर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून जगन्नाथ नामदेव शेपाळ पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: विजयनगर, दिघी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: BKAPS6428M	मान्यता देणार वय :- 38 स्वाक्षरी:-	 HVL14-7012-204711-2019	
2	नाव: मे. विग्रहर्ता प्रमोटर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून जगन्नाथ नामदेव शेपाळ - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: विजयनगर, दिघी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: BKAPS6428M	लिहून देणार वय :- 38 स्वाक्षरी:-	 HVL14-7012-204705-2019	
3	नाव: मे. विग्रहर्ता प्रमोटर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून कमलेश मनजीभाई राघवाणी - - पत्ता: -, -, -, संत तुकाराम नगर, भोसरी, पुणे, द: ऑमारीगाँव, MAHARASHTRA, PUNE Non-Government. पॅन नंबर: AEKPR5749D	लिहून देणार वय :- 42 स्वाक्षरी:-	 HVL14-7012-204705-2019	
4	नाव: मे. विग्रहर्ता प्रमोटर्स अँड डेव्हलपर्स तर्फे भागीदार म्हणून वसंत गणपत राधे - - पत्ता: -, -, -, संत तुकाराम नगर, भोसरी, पुणे, द: ऑमारीगाँव, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर: AESPR0193K	लिहून देणार वय :- 44 स्वाक्षरी:-	 HVL14-7012-204705-2019	
5	नाव: सुजीत सुर्यकांत पाटील - - पत्ता: -, -, -, आळंदी रोड, सावळे हॉस्पिटल जवळ, मोशी, पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर: BWNPP7752C	लिहून देणार वय :- 26 स्वाक्षरी:-	 HVL14-7012-204705-2019	
6	नाव: शशिकला सुर्यकांत पाटील - - पत्ता: -, -, -, आळंदी रोड, सावळे हॉस्पिटल जवळ, मोशी, पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर: BWNPP7752C	लिहून देणार वय :- 52 स्वाक्षरी:-	 HVL14-7012-204705-2019	



दस्त गोपवारा वरून देणार तयार करून अंग्रीमेंट दू मेल चा दस्त एवज करून दिल्याचे कथुल करतात.
2019 12 : 34 : 16 PM

No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार सुजीत सुर्यकांत पाटील - -	11/04/2019 12:34:48 PM	सुजीत सुर्यकांत पाटील M XXXX XXXX 0869 

2	विहून देशार अशिक्षता मृत्युकान पाटील - -	11/04/2019 12:35:20 PM	अशिक्षता मृत्युकान पाटील F XXXX XXXX 8427	
3	विहून देशार मे. विप्रहर्ता प्रमोदमं अंड डेव्हलपमें नफे भागीदार म्हणून जगन्नाथ नामदेव शेंपाळ - -	11/04/2019 12:35:40 PM	जगन्नाथ नामदेव शेंपाळ M XXXX XXXX 6356	
4	विहून देशार मे. विप्रहर्ता प्रमोदमं अंड डेव्हलपमें नफे भागीदार म्हणून कमलेश मनजीभाई राघवाणी - -	11/04/2019 12:36:24 PM	कमलेश मनजीभाई राघवाणी M XXXX XXXX 0265	
5	विहून देशार मे. विप्रहर्ता प्रमोदमं अंड डेव्हलपमें नफे भागीदार म्हणून वसंत गणपत राळे - -	11/04/2019 12:36:48 PM	वसंत गणपत राळे M XXXX XXXX 6973	
6	मान्यता देशार मे. महापश एन्टरप्राइजेस नफे प्रॉप्रिएटर म्हणून सगिता अशोकपान शर्मा नफे कुलमुखन्याय म्हणून - मे. विप्रहर्ता प्रमोदमं अंड डेव्हलपमें नफे भागीदार म्हणून जगन्नाथ नामदेव शेंपाळ	11/04/2019 12:35:52 PM	जगन्नाथ नामदेव शेंपाळ M XXXX XXXX 6356	

निसरा क्र.4 ची वेळ: 11 / 04 / 2019 12 : 36 : 51 PM

निसरा क्र.5 ची वेळ: 11 / 04 / 2019 12 : 37 : 10 PM नोंदणी पुस्तक 1 मध्ये

सह-दुय्यम निबंधक, हवेली-14

EPayment Details.

Sr.	Epagement Number	Defacement Number
1	1104201900253	1104201900253D
2	MH000371731201920E	0000212305201920
3	MH000380212201920E	0000212299201920

प्रमाणित करण्यात येते की, या दस्तात
एकुल..... पाणे आहेत

सह-दुय्यम निबंधक (विंग-२) हवेली क्र. १४, पुणे

7012 / 2019

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration

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

पहिले नंबरचे पुस्तकाचे

..... 0092 नंबरी नोंदविला

सह-दुय्यम निबंधक (विंग-२) हवेली क्र. १४, पुणे
दिनांक:- ११/४ / २०१९



ह व ल-१४		
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२०१९		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100011638

Project: *Sai Datta Vihar, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 4378/SURVEY NO 216/HISSA NO 1C/1*
at *BHOSARI, Haveli, Pune, 411039*

1. **Vighnaharta Promoters And Developers** having its registered office / principal place of business at *Tehsil: Haveli, District: Pune, Pin: 411015*.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 31/08/2017 and ending with 31/12/2018 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



ह व ल - १४		
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२०१९		

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 31-08-2017 17:03:40

Dated: 31/08/2017
Place: Mumbai

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

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 114B]

Form for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name	मीमूनी राशिकुमार	
	Middle Name	अशोक	
	Surname	पाटील	
2	Date of Birth/ Incorporation of declarant	08/08/1982	
3	Father's Name (in case of individual)		
	First Name	महादया	
	Middle Name	अशोक	
	Surname	पाटील	
4	Flat/ Room No.	32	5 Floor No. दुसरा मजला
6	Name of premises	सोनई कॉम्प्लेक्स	
7	Block Name/No.		
8	Road/ Street/ Lane	देडु आठवी रोड	
9	Area/ Locality	मोशी	
10	Town/ City	11 District पुणे	12 State महाराष्ट्र
13	Pin code	14 Telephone Number (with STD code)	15 Mobile Number 9860526030
	412105		
16	Amount of transaction (Rs.)	28,00,000	
17	Date of transaction 11/	08/08/2019	
18	In case of transaction in joint names, number of persons involved in the transaction		
19	Mode of transaction: ☐ Cash, ☐ Cheque, ☐ Card, ☐ Draft/Banker's Cheque, ☒ Online transfer, ☐ Other		
20	Aadhaar Number issued by UIDAI (if available)	8352 4122 8427	



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21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number	D	D	M	M	Y	Y	Y	Y
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held.								
	a Agricultural income (Rs.)								
	b Other than agricultural income (Rs.)								
23	Details of document being produced in support of identify in Column 1 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					

Verification

I, श्रीमती शशिजन सुमंजस पाटील hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/ our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 11th day of April 2019

Place: Bhosari

(Signature of declarant)

शशिजन सुमंजस पाटील

Note:

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,

- in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine;
- in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.



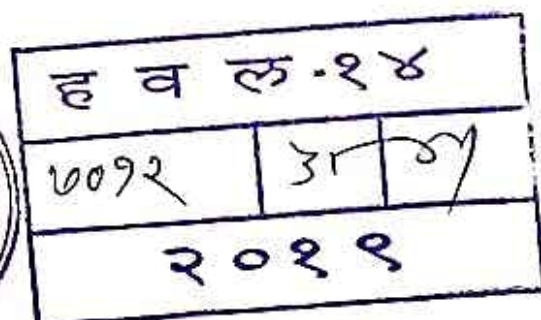
ह व ल - १४		
००९२	३६	४५
२०१९		

2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.

Instruction:

(1) Documents which can be produced in support of identity and address (not required if applied for PAN and item 20 is filled): -

Sl.	Nature of Document	Document Code	Proof of Identity	Proof of Address
A	For Individuals and HUF			
1.	AADHAR card	01	Yes	Yes
2.	Bank/Post office passbook bearing photograph of the person	02	Yes	Yes
3.	Elector's photo identity card	03	Yes	Yes
4.	Ration/Public Distribution System card bearing photograph of the person	04	Yes	Yes
5.	Driving License	05	Yes	Yes
6.	Passport	06	Yes	Yes
7.	Pensioner Photo card	07	Yes	Yes
8.	National Rural Employment Guarantee Scheme (NREGS) Job card	08	Yes	Yes
9.	Caste or Domicile certificate bearing photo of the person	09	Yes	Yes
10.	Certificate of identity/address signed by a Member of Parliament or Member of Legislative Assembly or Municipal Councillor or a Gazetted Officer as per annexure A prescribed in Form 49A	10	Yes	Yes
11.	Certificate from employer as per annexure B prescribed in Form 49A	11	Yes	Yes
12.	Kisan passbook bearing photo	12	Yes	No
13.	Arm's license	13	Yes	No
14.	Central Government Health Scheme /Ex-servicemen Contributory Health Scheme card	14	Yes	No



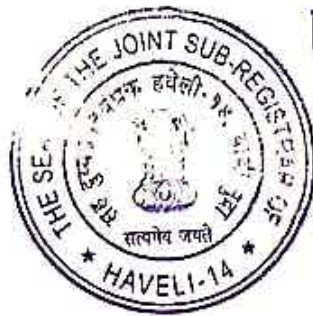
15.	Photo identity card issued by the government./ Public Sector Undertaking	15	Yes	No
16.	Electricity bill (Not more than 3 months old)	16	No	Yes
17.	Landline Telephone bill (Not more than 3 months old)	17	No	Yes
18.	Water bill (Not more than 3 months old)	18	No	Yes
19.	Consumer gas card/book or piped gas bill (Not more than 3 months old)	19	No	Yes
20.	Bank Account Statement (Not more than 3 months old)	20	No	Yes
21.	Credit Card statement (Not more than 3 months old)	21	No	Yes
22.	Depository Account Statement (Not more than 3 months old)	22	No	Yes
23.	Property registration document	23	No	Yes
24.	Allotment letter of accommodation from Government	24	No	Yes
25.	Passport of spouse bearing name of the person	25	No	Yes
26.	Property tax payment receipt (Not more than one year old)	26	No	Yes
B	For Association of persons (Trusts)			
	Copy of trust deed or copy of certificate of registration issued by Charity Commissioner	27	Yes	Yes
C	For Association of persons (other than Trusts) or Body of Individuals or Local authority or Artificial Juridical Person)			
	Copy of Agreement or copy of certificate of registration issued by Charity commissioner or Registrar of Cooperative society or any other competent authority or any other document originating from any Central or State Government Department establishing identity and address of such person.	28	Yes	Yes



ह व ल - १४		
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- (2) In case of a transaction in the name of a Minor, any of the above mentioned documents as proof of Identity and Address of any of parents/guardians of such minor shall be deemed to be the proof of identity and address for the minor declarant, and the declaration should be signed by the parent/guardian.
- (3) For HUF any document in the name of Karta of HUF is required.
- (4) In case the transaction is in the name of more than one person the total number of persons should be mentioned in Sl. No. 18 and the total amount of transaction is to be filled in Sl. No. 16.

In case the estimated total income in column 22b exceeds the maximum amount not chargeable to tax the person should apply for PAN, fill out item 21 and furnish proof of submission of application.



ह व ल-१४		
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२०१९		

भारत सरकार
GOVERNMENT OF INDIA

शशिबला सुर्याकान्त पाटील
Shashibala Suryakant Patil

जन्म वर्ष / Year of Birth: 1952
स्त्री / Female

8352 4122 8427

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

सुरीत सुर्याकान्त पाटील
Sujeet Suryakant Patil

जन्म तारीख / DOB: 06/02/1992
पुरुष / MALE

9548 8565 0869

आधार-सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

जगन्नाथ नरदेव शेपल
Jagannath Nardev Shepal

जन्म तारीख / DOB: 15/07/1973
पुरुष / MALE

5429 9885 6356

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

कमलेश मंजीभाई राघवाणी
Kamlesh Manjibhai
Raghwani

जन्म तारीख / DOB: 08/05/1975
पुरुष / MALE

5312 0434 0265

माझे आधारमाझी ओळख

भारत सरकार
GOVERNMENT OF INDIA

वसंत गणपत राखे
Vasant Ganpat Rakshe

जन्म तारीख / DOB: 02/11/1973
पुरुष / MALE

4783 5743 6973

माझे आधार, माझी ओळख



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