

386/8127

पावती

Original/Duplicate

Wednesday, May 29, 2019

नोंदणी क्र.: 39म

5:14 PM

Regn.: 39M

पावती क्र.: 9081

दिनांक: 29/05/2019

गावाचे नाव: बोऱ्हाडवाडी

दस्तऐवजाचा अनुक्रमांक: हवल18-8127-2019

दस्तऐवजाचा प्रकार: ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: शशिकला सुर्यकांत पाटील . .

नोंदणी फी

रु. 29250.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 30250.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:40 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-18

बाजार मूल्य: रु. 2080763.292 /-

मोबदला रु. 2925000/-

भरलेले मुद्रांक शुल्क : रु. 204750/-

प्रसह-दुय्यम निबंधक
हवेली क्र. १८ (वर्ग २) पुणे.

1) देयकाचा प्रकार: eChallan रक्कम: रु. 29250/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002045299201920P दिनांक: 29/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2905201900062 दिनांक: 29/05/2019

बँकेचे नाव व पत्ता:

29/05/2019



सूची क्र.2

दुपयम निबंधक : सह दु.नि. हवेली 18

दस्त क्रमांक : 8127/2019

नोदणी :

Regn:63m

गावाचे नाव : बोन्हाडवाडी	
(1) विलेखाचा प्रकार	अॅग्रीमेंट ट्रू सेल
(2) मोबदला	2925000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2080763.292
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गांव मीजे बोन्हाडवाडी, ता. हवेली, जि. पुणे येथील गट नं. 272, हिस्ता नं. 1/2, (जुना गट नं. 1390/1) यांसी क्षेत्र 02 हे 05 आर, यांसी आकार 02 रु 32 पैसे, या पैकी क्षेत्र 32.48 आर या मिळकतीवर बांधण्यात येणाऱ्या "साहिल ओम पार्क" या प्रोजेक्ट मधील दुसऱ्या मजल्यावरील सदनिका नं. 207 यांसी क्षेत्र 409 चौ फूट म्हणजेच 38.01 चौ मी अधिक लगतचे टेरेस क्षेत्र 79.50 चौ फूट म्हणजेच 7.38 चौ मी ((GAT NUMBER : 272 ;))
(5) क्षेत्रफळ	1) 409 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- ये. वैष्णवी प्रमोर्टर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार श्री संदीप विठ्ठल काटे, श्री संतोष विठ्ठल काटे व श्री निलेश विठ्ठल काटे यांचे तर्फे कु.मु. म्हणून श्री अमोल दशरथ घेगडे . वय:-28; पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: पिंपळे सौदागर पुणे , महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-AAIFV1363M
(8) दस्तऐवज करून देणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शशिकला सुर्यकांत पाटील . . वय:-50; पत्ता:- , , , , , देहू-जाळंदी रोड, मोशी, पुणे , मोशी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-412105 पॅन नं:- 2): नाव:- सुजीत सुर्यकांत पाटील . . वय:-26; पत्ता:- , , , , , देहू-जाळंदी रोड, मोशी, पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-412105 पॅन नं:-BWNPP7752C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2019
(10) दस्त नोंदणी केल्याचा दिनांक	29/05/2019
(11) अनुक्रमांक, खंड व पृष्ठ	8127/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	204750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29250
(14) शेरा	

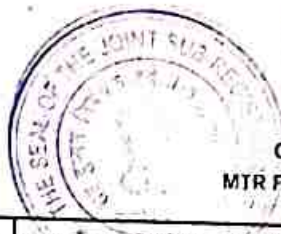
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



प्रसह-दुपयम निबंधक
हवेली क्र. 18 (वर्ग 2) पुणे.



ह व ल-२८

२२२० ९ ५५

CHALLAN

MTR Form Number-6



GRN	MH0020452992019201		BARCODE	Date 29/05/2019-13:44:04		Form ID	25.2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
	Registration Fee			PAN No.(If Applicable)	BWHPP7752C			
Office Name	HVL1, HAVELI NO1 SUB REGISTRAR			Full Name	sujit suryakant patil			
Location	PUNE			Flat/Block No.	FLAT NO.207			
Year	2019-2020, One Time			Premises/Building				
Account Head Details	Amount In Rs.			Road/Street	SAHIL OM PARK			
0030045401 Stamp Duty	204750.00			Area/Locality	BORHADEWADI			
0030063301 Registration Fee	29250.00			Town/City/District				
				PIN	4 1 2 1 0 5			
				Remarks (If Any)	PAN2-AAIFV1363/-SecondPartyName=Ms vaishnavi promoters and developers-			
				Amount In	Two Lakh Thirty Four Thousand Rupees Only			
				Words				
	234000.00							
Total	2,34,000.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	10000502019052948791		1114116258717
Cheque/DD No.				Bank Date	RBI Date	29/05/2019-13:44:26		Not Verified with RBI
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID: 9822581894

Mobile No. 9822581894

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-386-8127	0001162417201920	29/05/2019-17:09	IGR025	29250.00
2	(IS)-386-8127	0001162417201920	29/05/2019-17:09	IGR025	204750.00
Total Defacement Amount					2,34,000.00

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201905291906				
	29 May 2019 12:32:40 PM				
मूल्यांकनाचे वर्ष	2019				
जिल्हा	पुणे				
मूल्य विभाग	तालुका हवेली विभागाचे नाव (विक्र 17) बो-डाडवाडी (शिंपरी निवडठरणीत नगरपालिका)				
उप मूल्य विभाग	(7-1) भूमी संपादनानुसार वगळलेले परंतु प्राधिकरणाचे नियोजन नियंत्रणासाठी असलेले क्षेत्र निवासी विभागात नव्याने समाविष्ट झालेले क्षेत्र				
क्षेत्राचे नाव	Pune Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक	गट नंबर 272		
वाढीव मूल्य दर तक्त्यानुसार मूल्यदर रु.	शुद्धी करीत	निवासी सदनिका	कमीतक	दुकाने	औद्योगिक
44270	44270	42810	51360	0	मी.जमापनाचे एकक
बांधीव क्षेत्राची माहिती	मी.मीटर				
बांधकाम क्षेत्र (Built Up)	41.811 चौ.मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 (0) वर्षे	मूल्यदर/बांधकामाचा दर	Rs 44270/-
उद्गहन सुविधा	आहे	मजला	1st To 4th Floor	कार्पेट क्षेत्र	38.61 चौ.मीटर
प्रकल्पाचे क्षेत्र	2 to 10 Hectar				
Sale Type	First Sale				
Sale Resale of built up Property constructed after circular dt:02/01/2018					
घसा.यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
		= (44270 * (100 / 100)) * 100 / 100			
		= Rs 44270/-			
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर		= (घसा.यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर * 105%)			
प्रकल्पाचे क्षेत्रानुसार		निवासी सदनिका करीता प्रति चौ.मीटर दर = Rs 46484/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र			
		= 46484 * 41.811			
		= Rs 1943542.524/-			
B) लगतच्या गळीचे क्षेत्र		7.38 चौ.मीटर			
लगतच्या गळीचे मूल्य		= 7.38 * (46484 * 40/100)			
		= Rs 137220.768/-			
एकत्रित अंतिम मूल्य		मुख्य मिळकतीचे मूल्य + लगतच्या गळीचे मूल्य + गट्टीनार्दीन मजला दर मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बदिल्ल वाहन तक्रारचे मूल्य + मूल्य अंमलीकरीत वाहन तक्रारचे मूल्य + इमारती मालकीच्या शुल्का अंमलीकरीत मूल्य + बदिल्ल वाहनाची			
		= A + B + C + D + E + F + G + H + I			
		= 1943542.524 + 0 + 0 + 0 + 0 + 137220.768 + 0 + 0 + 0			
		= Rs 2080763.292/-			

Home

Print



ह व ल - २८		
८९५७	९	५५
२०२९		



ह व ल-२८		
९२७	३	५५
२०१९		

AGREEMENT TO SALE

THIS AGREEMENT MADE AT PUNE ON THIS 29th DAY OF MAY IN THE YEAR 2019.

BETWEEN

M/s. VAISHNAVI PROMOTERS & DEVELOPERS,

A Registered Partnership Firm,

Pan No. AAIFV1363M

Through its Partner

1. MR. SANDEEP VITTHAL KATE,

Age - About 40 Years, Occupation Business,

2. MR. SANTOSH VITTHAL KATE,

Age - About 38 Years, Occupation -- Business,

3. MR. NILESH VITTHAL KATE,

Age - About 36 Years, Occupation - Business,

No. 1 to 3 R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune,

Hereinafter referred to as "THE PROMOTER"/"DEVELOPER"/"BUILDER"/"OWNER" (Which the expression shall unless it be repugnant to the context or meaning thereof mean and include the said Owner/Developer/Promoter, its partners, their legal heirs, survivor, executors, administrators, representatives, agents) OF THE FIRST PART

AND

1. SMT. SHASHIKALA SURYAKANT PATIL

Age- 50 years Occ- Housewife

UID No- 8352 4122 8427

2. SHRI SUJEET SURYAKANT PATIL

Age- 26 years Occ- Business

PAN No- BWNPP7752C

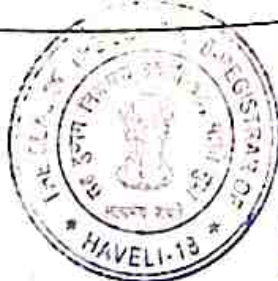
Both Residing at-Room No. 32,

Sonai Complex, Dehu-Alandi Road,

Moshi, Pune

Hereinafter referred to as "THE ALLOTTEE/ "PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Allottee, his/her/their successors, heirs and permitted assignees alone so far as the obligations on the part of the Promoter is concerned) OF THE SECOND PART.

WHEREAS All the piece and parcel of the property bearing Gat No.272, Hissa No.1/2, (Old Gat No. 1390 Hissa No.1) total area admeasuring 02 H 05 R, assessed at Rs. 02.32 Paise out of it area admeasuring 00 H 32.48 R i.e. 3248 Sq. Mtrs., situated at village Borhadewadi, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli. Which is bounded as under :-



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East :- By 30 Ft 1 long Road
West :- By Gat 272 & property of Shri Balu and Shri Dashrath Gaikwad.
North :- By property of Shri.Aba Satav.
South :- By property of Shri.Balu & Dashrath Gaikwad.

The project is called "SAHIL OM PARK"

That Old Gat No.1390 Hissa No.1 of village Moshi,Tal -Haveli, Dist- Pune was owned by one Nana Piraji Gaikwad. Accordingly name of Nana Piraji Gaikwad was appearing in the record of 7/12 extract of Old Gat No. 1390 Hissa No.1.

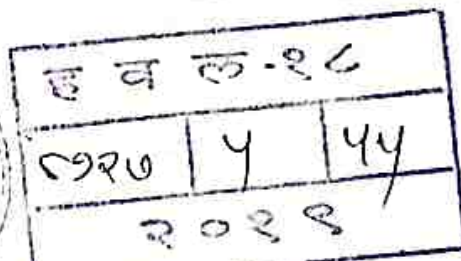
Mutation entry No. 77 shows that, Nana Piraji Gaikwad expired on 27/04/1971 leaving behind him following legal heirs.

Shri.Baban Nana Gaikwad	-Son
Shri.Kisan Nana Gaikwad	-Son
Shri.Raghunath Nana Gaikwad	-Son
Shri.Mahadu Nana Gaikwad	-Son
Shri.Sahadu Nana Gaikwad	-Son
Shri.Shewantabai Nana Gaikwad	-Window wife
Shri.Housabai Ramchandra Memane	-Daughter
Shri.Chandrabai Sahadu mankar	-Daughter

Accordingly after the death of Nana piraji gaikwad the names of his sons were recorded in the record of 7/12 extract of old Gat No.1390, Hissa No 1.by mutation entry No.77 as owners thereof & as per the statement given by his daughters, their names were not recorded in the record of 7/12 extract of the said property.

That the said property was under the area of Borhadewadi, i.e. one of the part of village „MOSHI“ and by a notification passed by Government of Maharashtra village Borahdewadi was given separate entity by mutation entry No. 1 Accordingly property bearing old Gat No 1390 Hissa No. 1 was given Gat No. 272, Hissa No. 1/2 so Old Gat No.1390 Hissa No. 1 was converted into Gat No. 272, Hissa No.1/2.

That thereafter 1.Baban Nana Gaikwad, 2. Ragunath Nana Gaikwad, 3. Mahadu Nana Gaikwad, 4. Sahadu Nana Gaikwad & 5. Heris of late kiasn Nana Gaikwad divided the said Property by registered said partition deed. The Partition Deed was registered in the office of Sub-Register Haveli No 1. noted at serial No.4823/1989 on 14/03/1989. As per the said partition the said family has divided the property mentioned in the partition deed. As per partition deed. Effect relating to the same was given to the revenue record by mutation entry No.120. According the area divide by the said family was petitioned on the names of the family members who were party to the partition deed. By the said partition deed Gat No.272., Hissa No.1/2, area admeasuring 02 H 05 R, assessed at Rs.2.32 paise came to the share of Mahadu Nana Gaikwad. According by mutation entry No.120 name of Mahadu Nana Gaikwad was recorded in the record of 7/12 extract as owner of the Gat No.272, Hissa No.1/2 area admeasuring 02 H 05 R. Other family members got separate share and according their names were also recorded in the recorded of 7/12 extract. In all Gat No. 272/1 was divided into 18 parts bearing Gat No.272/1/1 to 272/1/18.



Mutation entry No.1344, shows that, Mahadu Nana Gaikwad has sold area admeasuring 00 H 10 R, From Property bearing Gat No.272, Hissa No.1/2 , to Mr.Ramesh Udaycand Oswal by registered sale Deed. The said sale deed was duly registered in the office of Sub-Registrar Haveli at Serial No.1224/1998 on 10/03/1998 . Hence the name of Mr.Ramesh Udaycand Oswal was recorded in the record of 7/12 extract of Gat No.272, Hissa No.1/2 by mutation entry No.1343 to the extent of area admeasuring 00 H 10 R.

Mutation entry No.1344 shows that, Mahadu Nana Gaikwad has sold area admeasuring 00 H 10 R, From Property bearing Gat No.272, Hissa No.1/2, to Mrs Pushpa Shantilal Oswal by registered sale Deed. The said sale deed was duly registered in the office of Sub-Registrar Haveli at Serial No.1225/1998 on 10/03/1998. Hence the name of Mrs. Pushpa Shantilal Oswal was recorded in the record of 7/12 extract of Gat No.272, Hissa No.1/2 by mutation entry No.1344 to the extent of area admeasuring 00 H 10 R.

Mutation entry No.2089 shows that, Mahadu Nana Gaikwad expired on 08/02/2002 leaving behind him following legal heirs.

Shri. Pandit Mahadu gaikwad	- Son
Shri. Eknath Mahadu Gaikwad	- Son
Smt. Sugandhabai mahadu Gaikwad	- Window Wife
Sou. Yamuna Murlidhar Kamthe	- Daughter
Sou. Nirmala Jalindar Shivale	- Daughter

Accordingly after the death of Mahadu Nana Gaikwad the names of his above mentioned legal heirs were recorded in the record of 7/12 extract of Gat No.272, Hissa 1/2 by Mutation entry No.2089. Thus after the death of Mahadu Nana Gaikwad his legal heirs became owners of the property bearing Gat No.272, Hissa No.1/2.

Mutation Entry No. 2165, shows that, as per the letter of Special Land Acquisition Officer No.2, Pune vide No.विभूष/ख ख का वि/511/04, Pune dated 07/06/2004 & as per the Circular of Divisional Commissioner vide No. भू.आ.आ.आ/3/230/2004 dated 31/03/2004, an area admeasuring 00 H 31 R out of Gat No. 272 was acquired for widening of Pune -Nashik Highway No. 50.

Mutation entry No. 2226 shows that, Mahadu Nana Gaikwad with the consent of Pandit Mahadu Gaikwad, Eknath Mahadu Gaikwad, and Ramesh Baban Gaikwad have sold area admeasuring 00 H 23 R, from property bearing Gat No.272, Hissa No. 1/2, to Mrs. Shweta Ashok Mangal by registered Sale Deed. The said sale deed was duly registered in the office of Sub Registrar Haveli at Serial No.5926/1999 on 30/12/1999. Hence the name of Mrs. Shweta Ashok Mangal was recorded in the record of 7/12 extract of Gat No.272, Hissa No. 1/2 by mutation entry No. 2226 to the extent of area admeasuring 00 H 23 R.

Mutation entry No. 2229 shows that, Mahadu Nana Gaikwad has sold area admeasuring 00 H 10 R, from property bearing Gat No. 272, Hissa No. 1/2, to Mr. Ashok Jaynarayan Mangal by registered Sale Deed. The said sale deed was duly registered in the office of Sub Registrar Haveli at Serial No. 8059/1999 on 31/12/1999. Hence the name of Mr. Ashok Jaynarayan Mangal was recorded in the record of 7/12 extract of Gat No. 272, Hissa



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No. 1/2 by mutation entry No. 2229 to the extent of area admeasuring 00 H 10 R.

Mutation entry No. 2230 shows that, Mahadu Nana Gaikwad with the consent of Pandit Mahadu Gaikwad, Eknath Mahadu Gaikwad have sold area admeasuring 00 H 40 R, from property bearing Gat No. 272, Hissa No. 1/2, to Mr. Ashok Jaynarayan Mangal by registered Sale Deed. The said sale deed was duly registered in the office of Sub Registrar Haveli at Serial No. 5925/1999 on 30/12/1999. Hence the name of Mr. Ashok Jaynarayan Mangal was recorded in the record of 7/12 extract of Gat No. 272, Hissa No. 1/2 by mutation entry. No. 2230 to the extent of area admeasuring 00 H 40 R.

Mutation Entry No. 4412, Shows that, The owners i.e. Pandit Mahadu Gaikwa, Vinod Pandit Gaikwad, Ashwini Pandit Gaikwad, Savita Pandit Gaikwad, Eknath Mahadu Gaikwad for himself & as a Gaurdian father of Nikhil Eknath Gaikwad, Renuka Eknath Gaikwad, Rasika Eknath G Mutation Entry No. 4412, shows that, the owners i.e. Pandit Mahadu aikwad, Sugandhabai Mahadu Gaikwad, Yamuna Murlidhar Kamthe & Nirmala Jalindhar Shivale sold an area admeasuring 00 H 42 R, from property bearing Oat No. 272, Hissa No. 1/2, to M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate by registered Sale Deed. The said sale deed was duly registered in the office of Sub Registrar Haveli No. 18 at Serial No. 4873/2011 on 19/05/2011. Accordingly name of M/s. Vaishnavi Promoters Developers through its Partners i) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate was recorded in the record of 7/12 extract of said property vide mutation entry No. 4412 as owners thereof.

Thus M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate became the exclusive owners of the said property subject to the terms and conditions mentioned in the sale deed dated 19/05/2011. Thus by sale deed dated 19/05/2011,

Thus by sale deed dated 19/05/2011, M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Santosh Vittal Kate, 2) Mr. Sandip Vittal Kate, 3) Nilesh Vittal Kate are in occupation and possession of the property bearing Gate NO. 272/1/2, area admeasuring 42 R i.e. 4200 Sq. Mtrs.

That the owners i.e. Pandit Mahadu Gaikwad, Vinod Pandit Gaikwad, Ashwini Pandit Gaikwad, Savita Pandit Gaikwad, Eknath Mahadu Gaikwad for himself & as a Gaurdian father of Nikhil Eknath Gaikwad, Renuka Eknath Gaikwad, Rasika Eknath Gaikwad, Sugandhabai Mahadu Gaikwad, Yamuna Murlidhar Kamthe & Nirmala Jalindhar Shivale have also executed power of Attorney in respect of the said property in favour of M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Santosh Vittal Kate, 2) Mr. Sandip Vittal Kate, 3) Nilesh Vittal Kate. The said Power of Attorney was registered in the office of sub Registrar Haveli No. 18 at Serial No. 4274/2011 on 19/05/2011.

M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate have carried out demarcation regarding the said property from the



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office of Deputy Superintendent of Land Record, Haveli by M.R. No. 1099/2011 dated 21/10/2011

It is seen that, as per the D.P. Opinion issued by PCMC vide No. न वि / का वि 5/206/2011 dated 29/12/2011 some part of Gat No. 272/1/2 owned by M/s. Vaishnavi Promoters & Developers is affected under 18 Mtrs wide Road and remaining property is coming under residential zone.

It is seen that Mrs. Sangeeta Ravindra Dhumal had executed Conformational Transfer Deed & Power of Attorney in favor of M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate in respect of sale deed dated 9/05/2011 of schedule property. The said Conformational Transfer Deed & Power of Attorney was registered in the office of Sub Registrar Haveli No. 18 noted at Sr. No. 5409/2013 & 5410/2013 on 09/07/2013.

Mutation Entry No. 5032 shows that, an area admeasuring 958 Sq. Mtrs from the said property was taken in possession for road by PCMC as per possession receipt dated 22/06/2012 registered in the office of Sub Registrar Haveli noted at serial No. 6320/2012. Accordingly name of PCMC was recorded in the record of 7/12 extract of the property bearing Gat No. 272/1/2 to the extent of area admeasuring 958 Sq. Mtrs & said area was deleted from the area of owners i.e. M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate.

That M/s. Vaishnavi Promoters & Developers through its Partners 1) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate have preferred building plan for construction of buildings on said property and have got building plan sanctioned from the office of Pimpri Chinchwad Municipal Corporation vide no. BP/Borhadewadi Moshi/36/2012 on 09/11/2012 and obtained commencement certificate for construction of buildings on the said property. The said commencement certificate had been revised by its No. BP/Borhadewadi Moshi/53/2014 on 17/09/2014. The said commencement certificate had been revised again by its No. BP/Borhadewadi Moshi/53/2018 on 13/12/2018.

That M/s. Vaishnavi promoters & Developers through its Partners 1) Mr. Sandeep Vitthal Kate, 2) Mr. Santosh Vitthal Kate & 3) Mr. Nilesh Vitthal Kate have filed an application before the office of Collector, Pune for granting permission to make use of said property for Non-Agricultural purpose i.e. for residential and commercial purpose. Accordingly The Collector, Pune has granted permission under order No. PMH/NA/SR/1111/2012 on 10/09/2013. That area admeasuring 1996.81 Sq. Mtrs was permitted to use for residential purpose and area admeasuring 135.13 Sq. Mtrs was permitted to use for commercial purpose out of the total area.

As stated above the Promoters/Owners has got approved from the concerned local authority the plans, specifications, elevations, sections and details of the said building.

WHEREAS the Promoter has proposed to construct on the project land a scheme comprising of ownership Apartment, in the name of "SAHIL



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OM PARK" [Herein after referred to as the "said project"] consisting of building/floors/units as tabled herein below;

Total potential of project

WING/ BUILDING	OCCUPATION TYPE	PROPOSED NUMBER OF FLOORS	TOTAL PROPOSED NUMBER OF UNITS IN BUILDING/ WING	PHASE
Single	RESIDENTIAL + Commercial	Ground Floor + First Floor Parking + 11 Floors	75 (Apartment) + 8 Shops	SINGLE

Till date sanctioned details

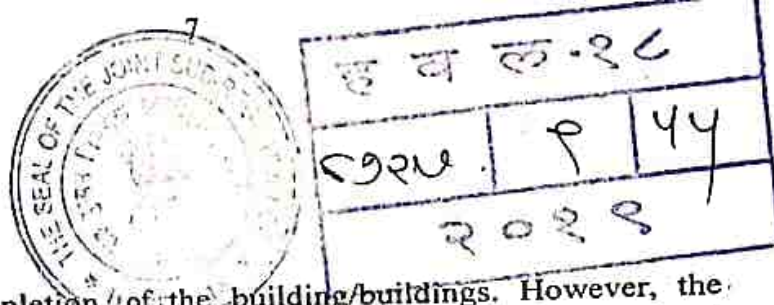
WING/ BUILDING	OCCUPATION TYPE	SANCTIONED NUMBER OF FLOORS	TOTAL SANCTIONED NUMBER OF UNITS IN BUILDING/WING	PHASE
Single	RESIDENTIAL + Commercial	Ground Floor + First Floor Parking + 9 Floors	61 (Apartment) + 8 Shops	SINGLE

That as on today the PCMC has issued sanctioned Plan upto 9th Floor consisting of 61 Flats (Apartments).
(hereinafter referred to as the "Said Building/s" for the sake of brevity) AND

WHEREAS the Real Estate Regulatory Authority, Pune has granted registration of the Project proposed on the said land, vide registration no.P5210011417, dated 31/08/2017 authenticated copy of the said Registration is attached to this agreement at Annexure-F, Pune, as their Architects.

WHEREAS the Promoter has entered into a standard Agreement with M/s. GME Associates Architects & Interior Designer (Mr. Girish Eknath Gupte) an Architect registered with the Council of Architects having License No. CA/93/16098 and such Agreement is as per the Agreement prescribed by the Council of Architects. However, the promoter herein have reserved the rights to change such Architect at any time if so desired by the promoter at its sole discretion. AND

WHEREAS the Promoter has appointed G. A. Bhilare Consultant Pvt. Ltd, structural Engineer having License No. PMC36, Category -A, for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the structural



Engineer till the completion of the building/buildings. However, the promoter herein have reserved the rights to change such structural Engineer at any time if so desired by the promoter at its sole discretion. AND

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

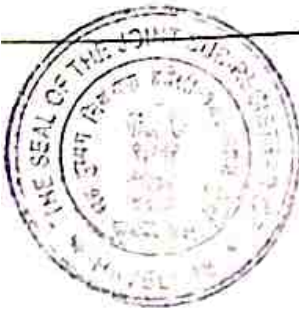
WHEREAS the flat property mentioned in the scheduled was purchased by 1. MRS. ANUPAMA MANOJ SHIRSATH 2. MR. MANOJ VISHWANATH SHIRSATH from Promoters by way of Agreement to sale executed on dated 14/12/2016 which is registered at Haveli No-26 at Serial No-9733/2016. But the 1. MRS. ANUPAMA MANOJ SHIRSATH 2. MR. MANOJ VISHWANATH SHIRSATH could not pay the balance amount to the PROMOTERS and therefore the said Agreement to sale was cancelled by both the parties by way of Cancellation Deed executed on dated 28/05/2019 which is registered at Haveli No-17 at Serial No- 8122 /2019 and flat is still in possession of the Promoters is fully seized, possessed of or otherwise well and sufficiently entitled to the said Flat more particularly described in the schedule.

WHEREAS by virtue of the recitals as mentioned herein above the Promoter has sole and exclusive right to sell the Apartment/s in the said building/s / said project constructed / to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments and further to receive the sale consideration in respect thereof. AND

WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title, Deeds and Documents, Orders, NA Orders, Sanctions, 7/12 Extracts, Title Search Report of the said land, commencement Certificate, Indemnity Bonds, Undertakings, relating to the project land and the plans, layouts, designs and specifications prepared by the Promoter's Architects, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and Maharashtra Ownership of Flats Act 1963 (hereinafter both the Acts together are to be referred to as "the said Acts") and the Rules and Regulations made thereunder. AND

WHEREAS the Promoter has decided to form an Association of Apartments under Maharashtra Apartment Ownership Act, 1970 of all Apartment allottees of the buildings/project and have specifically informed the Allottee about its intention to do so and the Allottee has raised no any objection to the same. AND

WHEREAS on the request of the Promoter, the Allottee has carried out independent necessary search by appointing his/her/their own Advocate regarding the title and the nature of the title of the said land / proposed project. The Allottee has / have satisfied himself / herself / themselves in respect of the marketable title of the Promoter in respect of the said land and also have verified the correctness and lawfulness of all the other documents produced for their inspection by the Promoter and thereafter have agreed to purchase the Apartment more particularly described in the "SCHEDULE-B" annexed herewith and delineated and demarcated in Red Color in Annexure-"D" annexed hereto. AND



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WHEREAS the Allottee has read and understood all the terms and conditions of the deeds and documents concerning the title of the said land so also the Allottee has read and understood all the contents of the indemnity bonds/Undertakings, etc. given by the Promoter to the Hon^{ble} Collector, PCMC or any other authority and terms and conditions mentioned in Commencement certificate, NA Order and also the allottee has read and understood the terms and conditions thereof. AND

WHEREAS the Allottee is aware of the fact that the present scheme is single phase development of the said project and shall form one housing scheme. The Allottee is also aware that the Promoter has entered or will enter into similar and/or different and/or separate Agreements with several other intending allottees and/or Allottees, persons and parties in respect of other units in the said building/project. AND

WHEREAS the Allottee herein being desirous of purchasing an Apartment, applied to the Promoter for allotment of the Apartment No. "207", on the Second Floor in the project known as "SAHIL OM PARK" to be constructed on the said land. Accordingly, in response to the application of the Allottee, the Purchaser/Allottee is offered by the Promoter an apartment bearing No. "207", on the Second Floor in the project known as "SAHIL OM PARK" to be constructed/being constructed on the said land (hereinafter referred to as "*the said Apartment*" / "*the Said Flat*"). AND

WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, extract of Village Forms VI and VII and XII, layout of the project, sanctioned building plan, Open space of the project, Floor Plan of the Apartment, Specification and amenities of Apartment and certificate of registration with RERA showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed, approvals and registrations obtained, open space and amenities of the project as well as the apartment under sale has been annexed to this agreement at Annexure 'A' to Annexure 'F', respectively. 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. 5,85,000/- (Rupees Five Lakh Eighty Five Thousand Only), The Allottee has agreed to pay to the promoter the balance of the sale consideration in the manner hereinafter appearing. AND

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



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

1. The recitals mentioned herein above shall form part of this agreement and shall be binding upon the parties.

2. Definitions: In this agreement, unless the context otherwise requires the words:

"carpet area": means the net usable floor area of an apartment, 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 includes the area covered by the internal partition walls of the apartment.

"Common Area": means The land under the buildings/phase/project, all community and commercial facilities, play area, lift, lift lobby, stair case, fire escape, exit of building, common entrance, the footings, RCC structures and main walls of the buildings, Staircase columns lift room in the building/s, Common sulage/Drainage/ sunps, motors, fans, compressors, ducts, central services, Water, Electrical Lines, Power Backup / Common ground water storage tank and overhead tank, Electrical meters, wiring connected to common lights, lifts, pumps.

"Limited Common area": means accommodation for watch and ward staff and for the lodging of community service personal, common top-terrace, common basement, common storage space, Partition two apartment shall be limited common property of the said two apartments, the open parking which may be allotted for exclusive use of the specific apartment.

FLOOR SPACE INDEX (FSI)

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1 (ONE) i.e. 2131.95 Square Meters only and Promoter has planned to utilize Floor Space Index of Square Meters by availing of TDR or FSI available on payment of premiums / Paid FSI 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 Regulations, which are applicable to the said Project. The Promoter has disclosed the total Floor Space Index of 2898.75 Square Meters 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 Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

CONSTRUCTION IN ACCORDANCE WITH PLAN

4. The Promoter shall construct the said building/s / project 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. Further, while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the



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said building and upon due 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. The Promoter shall obtain any further approvals as may be required under any law in force or any subsequent law affecting the development of the said project from the concerned authority, so also the Promoter shall obtain Building Completion Certificate or Occupancy Certificate of the said Building from the concerned authority after completion of the construction of the said building / said project.

FULL AND TRUE DISCLOSURE

5. The Promoter has made full and true disclosure about the title, proposed plans concerning the said land and the said project to the Allottee. The Allottee having acquainted and satisfied himself/herself/themselves with all the facts and nature of rights of the Promoter has/have entered into this Agreement. The Allottee herein after shall not be entitled to challenge or question the title of the owner and the right of the Promoter to enter into this Agreement under any circumstances whatsoever.

NAME OF THE PROJECT

6. The name of the Project shall be "SAHIL OM PARK". The said name shall not be changed for any reason whatsoever without prior written consent of the promoter herein.

FUTURE SALE OF APARTMENT

7. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. "207" admeasuring 409 Sq. Foot (carpet) i.e. 38.01 Sq. Mtr + area of Terrace 79.50 Sq. Foot i.e. 7.38 Sq. Mtr. located on the Second Floor, in the building/project called "SAHIL OM PARK" as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 29,25,000/- (Rupees Twenty Nine Lakh Twenty Five Thousand Only), which the price is a lump sum deal and which the price is exclusive of stamp duty, registration fee, , any other taxes levied by the Government. One Covered Parking shall be allotted to the allottee/purchaser from the society that shall be formed in near future and the allottee agrees that if for any reason it be held that allotment of the Car Park herein to the allottee gets cancelled then the allottee shall not be entitled to ask for refund of any amount or compensation as price herein agreed is only for the said Apartment. And made by society is Ex-Garcia for beneficial enjoyment of the same. The Promoter and the Allottee have agreed that there shall be no any consideration payable by the Allottee to the Promoter on account of parking allotment so also proportionate common areas and facilities so also limited common area appurtenant to the premises. *The sale of the said Apartment is on the basis of carpet area only.* The Allottee is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately two to three percent. The Allottee consents for the same and is aware that the consideration being lump sum will not change.

DISCLOSURE REGARDING MANUFACTURER'S WARRANTY

8. The Promoter specifically discloses that, the manufacturers of certain appliances, equipment's, standard fittings, machineries including generator set for backup, STP, electric pumps, waste management plants, lifts, Gas line if any, security equipment's if any, electronic equipment's if any, Solar System if any, Gym equipments if any, Garbage Chute, etc will be



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as per the warranty provided by the respective manufacturer / Supplier. The only warranty on those items is of the manufacturer's warranty and the Promoter is in no way responsible for their performance or for any condition beyond the manufacturer's warranty.

FIXTURES AND FITTINGS

9. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities with particular brand (IF ANY ALREADY MENTIONED to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

PAYMENT PLAN

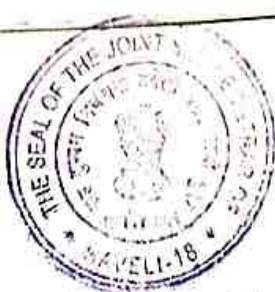
10. The Promoter and the Allottee has mutually agreed to the present payment plan based upon the milestone table hereinbelow. The Allottee has agreed to pay the consideration of Rs. 29,25,000 /- (Rupees Twenty Nine Lakh Twenty Five Thousand Only),

The flat purchaser has paid part consideration in following manner-

Sr.No.	Amount	Particular
1.	1,00,000/-	Paid by RTGS No.TJSB19116001324 on dated 24/05/2019
2.	1,00,000/-	Paid by RTGS No TJSB19116002914 on dated 24/05/2019
3.	1,85,000/-	Paid by Cheque No.094919 drawn on TJSB Bank dated 29/05/2019
4.	2,00,000/-	Paid by Cheque No.094920 drawn on TJSB Bank dated 29/05/2019
	5,85,000 /-	Rupees Twenty Nine Lakh Twenty Five Thousand Only

It is made clear and agreed by and between the parties hereto that the promoter shall not be bound to follow, chronological order of any of the stages of the above said construction stages/installments and that the Promoter shall be at complete liberty to choose the chronology of the respective stages of the construction. The Allottee agrees that the Promoter may merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment. The consideration of the said Apartment is also arrived on the assurance of the Allottee to abide by the above payment schedule only and it will not be altered by the Allottee under any circumstances. The Allottee shall make all the payments to the Promoter by Demand Draft / Pay orders / Local Cheques payable at Pune only. If the Allottee makes the payment by outstation cheques then the date of payment shall be treated as and when the same is credited to the account of the Promoter and to the extent the said amount is credited by deducting the commission of the Bank/out station clearing charges. Payment of any installments if made in advance shall be adjusted to the installments as mentioned herein above. No interest shall be paid by the Promoter for such advance payments made by the Allottee or Housing Finance Companies/Banks, etc.

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



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fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

TIME OF ESSENCE

11. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the 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 instalment 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 which is herein after referred to as the "**Payment Plan**".

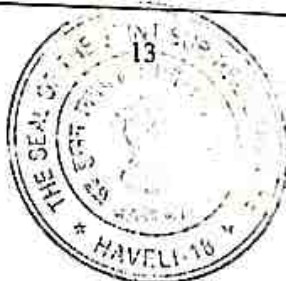
INTEREST ON DELAYED PAYMENT

12. It is hereby specifically agreed that the time for payment as specified above is of the utmost essence to this agreement and on failure of the Allottee to pay the same on due dates, it shall be deemed that the Allottee has committed breach of this agreement and the Promoter shall be entitled to take such action as they are entitled to take in case of breach/default of this agreement, including termination of this agreement. Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the installments on the due date, the Allottee shall be bound and liable to pay interest as specified under the rules formed under the said Act or as per MCLR of State Bank of India + 2%, with quarterly rests on all amounts which become due and payable by the Allottee to the Promoter till the date of actual payment. Provided that tender of the principal amounts and interest or tender of the interest and expenses on delay thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement, nor shall be construed as condonation by Promoter on such delay. The amount of interest shall be calculated after completion of the said apartment and the Allottee has agreed to pay the same before possession of the said apartment without fail.

TAXES AND ITS PAYMENT

13. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of stamp duty, LBT, registration fee, GST, 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. It is agreed between the Promoter and the Allottee that all such taxes/duties/registration fees shall be paid by the Allottee separately as and when demanded by the Promoter within 07 days of such demand being made in writing.

14. It is agreed by and between the Promoter and the Allottee that, in case of failure of the Allottee to pay the Government dues as mentioned hereinabove, if the Promoter is subjected to any penal interest by the concerned government authorities then the Allottee shall be duty bound to reimburse the same to the Promoter. Further, the Allottee agrees to pay to the Promoter, interest as specified in the Rule, on the taxes and penalty, which become payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is paid by the Promoter to the concerned government authorities. It is agreed that, the Promoter shall have the right to claim such amount along with other claims of



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compensation/losses/burden undergone/undertaken by the Promoter. It is further agreed that there shall always be a charge / lien on the said apartment in favour of the Promoter against the amount payable by the Allottee to the Promoter towards the Service Tax / VAT and / or any other tax, duty, charge, premium, levies, cess, surcharge, penalties etc. relating to this transaction.

ESCALATIONS

15. 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.

16. If at any time, after execution of this agreement the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi judicial authority by way of any Statute / rule / regulation / notification / order / judgment/executive power etc. levies any tax /duty / charges / premiums /levies / cess / surcharge / demands / welfare fund or any fund/betterment tax/ sales tax / transfer tax / turnover tax / works contract tax / service tax, VAT, penalties etcetera and put in force or shall be in force prospectively or retrospectively, in respect of the said apartment or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Promoter then reimbursed) by the Allottee. The Allottee hereby indemnifies the Promoter from all such levies, cost and consequences.

FINAL CONSIDERATION AND ITS CALCULATION

17. 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 area, subject to a variation cap of three percent. The total price payable 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 rate specified in the Rules, from the date when such an excess amount was 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 6 of this Agreement.

OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY

18. 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



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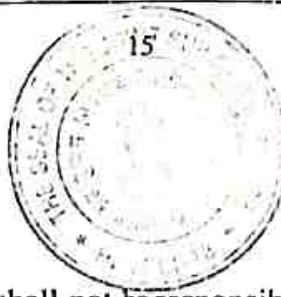
possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

19. It is hereby agreed that subject to the terms of this agreement, the Allottee shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by the local authority, State and/or Central government including Environment Department etc. at the time of sanctioning/revision of the plans or at the time of granting completion certificate. The Allottee shall not be entitled to claim possession of the said Apartment until the completion certificate in respect of the said apartment is received from the Pune Metropolitan Regional Development Authority and the Allottee pays all dues, advances, deposits, etc. payable under this agreement in respect of the said Apartment to the Promoter and has signed the possession documents, bonds, receipts, etc. After receipt of the completion certificate from Pune Metropolitan Regional Development Authority the Promoter shall be absolved from or any liability in case any addition and/or alteration to the Apartment/building by the Allottee, any damage to the building by accident, any tampering with the geometrical sections of the building, lack of maintenance by the Allottee/association, any event of force majeure and any act of God.

TERMINATION OF AGREEMENT

20. On the allottee committing three default in payment on the due dates, of the instalments or any other amounts due and payable of the Allottee committing breach of any terms and conditions of this agreement, the Promoter shall in its sole discretion be entitled to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter has given to the Allottee fifteen days prior notice in writing of the Promoter's intention to terminate this agreement and of the specific breach or breaches of the terms and conditions in respect whereof it is intended to terminate this agreement and default shall have been made by the Allottee in remedying such breach or breaches within fifteen days after such notice. After a period of fifteen days from the date of this notice, if even part of the dues remains unpaid, the agreement shall be terminated. The Allottee has irrevocably agreed to the same.

21. It is agreed between the parties that upon termination of this Agreement, the Promoter shall make a demand Draft/Cheque of the balance amount, if any, out of the installments of the consideration which the Allottee might have till then paid to the Promoter, without any interest and only after deducting Rs.50,000/- towards administration and other expenses etc. It is further agreed that the balance amount, if any, shall be paid by the promoter to the allottee after resale of the said Apartment in the manner of receipt of consideration from new allottee. The Allottee shall have no claim except for repayment of the amount payable as mentioned above. The Allottee hereby agrees that in that event all of his/her/their rights in the said Apartment shall stand extinguished and no separate cancellation deed, its execution and registration will be required. The the Balance amount sent by the promoter calling upon the allottee to collect agreement in toto. The promoter shall be entitled to resale the said Apartment and/or dispose of or otherwise alienate the same in any other manner as the Promoter in its sole discretion thinks fit. The allottee agrees



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to the same. The Promoter shall not be responsible to refund any kind of tax like Vat/service tax / GST / stamp duty / registration fees etc. collected from the allottee at any given point of time.

22. The Allottee is also made aware that depending upon various promises and assurances given by the allottee, the promoter has incurred and shall incur the expenditure and will make commitments to the third parties. In event of cancellation of the agreements by the allottee for any reason whatsoever, the promoter in addition and without prejudice to other remedies and rights and towards reimbursements and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this agreement being cancelled by the allottee for any reason whatsoever, the promoter shall be entitled to retain, withhold and forfeit Rs. 50,000/-, from and out of the amount until then paid by the allottee to the promoter and then the promoter shall be liable to repay only the balance amount (if any) from the amount received by the promoter on resale of the said Apartment. In this case reduction in price of the Apartment will be considered as damages/loss of the promoter in addition to the loss and expenses.

POSSESSION

23. The Promoter shall give possession of the Apartment to the Allottee on or before 29/08/2019 If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 16 herein below 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:

- a. war, civil commotion or act of God;
- b. any notice, order, rule, notification of the Government and/or other public or competent authority/court or any Decree / Order of any Court/tribunal/authority.
- c. Non-availability of steel, cement, other building material, water, electric supply or drainage line etc.
- d. Any stay or injunction order from any Court/forum/statutory body.
- e. Pendency of any litigation of any nature effecting the construction or furnishing.
- f. Delay or default in payment of any installment or dues by the Apartment Allottee. (This is without prejudice to the right of the Promoter under Clause 11, 12 & 13 above).
- g. Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
- h. Any other circumstances beyond the control of the Promoter or force majeure.



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i. Changes in any rules, regulations, bye laws of various statutory bodies and authorities from time to time affecting the development and the project.

j. Delay in grant of any NOC/ permission/ license/ connection installment of any services such as elevators, electricity and water connections and meters to the scheme/ Apartment/ road etc. or completion certificate from any appropriate authority.

PROCEDURE FOR TAKING POSSESSION

24. 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, to the Allottee in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. 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.

25. 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:

26. Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided herein the such Allottee shall continue to be liable to pay maintenance charges as applicable.

27. The Promoter may complete part portion or floor of the building and obtain part occupancy certificate/s and give possession of the Apartment/s to the Allottee/s hereof and the Allottee/s shall not be entitled to raise any objection thereto. Upon the Apartment Allottee/s taking possession of the Said Apartment/s (including the Allottee/s taking possession of the Said Apartment) in such partly completed or portion or floor, the Promoter or their agents or contractors shall carry on the remaining work with the Allottee/s occupying his/her/their/its Apartment. The Allottee/s shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them/it.

FORMATION OF APARTMENT CONDOMINIUM AND CONVEYANCE

28. In accordance with the provisions of Maharashtra Ownership of Flats Act, 1963, a separate association of apartment owners including the bye laws of the proposed association of apartment's owners of the project/building shall be formed and if required by the Promoter the Allottee shall sign all necessary documents. Further, No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws if the same are required to be made by the Promoter as per their commitments to various persons, allottees and or any other



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competent authority as the case may be. This condition is the essence of the agreement. It is communicated to and agreed by and between the parties that the Promoter shall form Apartment Condominium of for the said project and the Allottee shall not raise any objection to the same on any ground whatsoever.

29. Unless prevented by the circumstances beyond the control of the Promoter, it is agreed that the said land along with the building/s constructed or to be constructed thereon, shall be subjected to the provisions of Maharashtra Apartment Ownership Act, 1970, and the Apartment will be conveyed by the Promoter herein on or before 31/12/2022 subjected to receipt of entire amount and all dues from all allottees including maintenance charge, outgoing, stamp duty, registration fee, service tax, any other government dues.

30. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apartment Condominium on such conveyance or lease 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 and registration charges payable, by the said Apex Body or Federation on such 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.

31. This agreement shall be construed as a Declaration by the Allottee as provided under Maharashtra Apartment Ownership Act, 1970 read with Maharashtra Apartment Ownership Rules 1972 thereby submitting their Apartments to the provisions of the said act.

32. In case the law applicable to these present with respect to the formation of Association of Apartment owners is changed with retrospective and which shall adversely affect the obligation of the Promoter under this agreement with respect to formation of association of Apartment allottees then in that case the changes so made in the Law having retrospective effect shall not apply to this agreement and the obligation on part of the Promoter in respect to the formation of Association shall be followed as laid down under this agreement.

33. The conveyance and/or Declaration u/s 2 of the Maharashtra Apartment Ownership Act, 1970 shall be subject to exclusive, limited common rights of the flat allottee and commitments of the Promoter. The Promoter shall be entitled to amend/frame the bye laws, rules, etc. of the association as per terms of this agreement and also with a view to maintain decorum, beautification of the buildings, open grounds and common amenities, etc. The Promoter in its absolute discretion and at its option may execute and register such conveyance even before the aforesaid stipulated period.

DEFECT LIABILITY

34. 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 the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality



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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 as provided under the Act. The word defect here means only defect on account of workmanship, quality or provision of service caused on account of willful neglect on part of the Promoter and shall not mean defects caused by normal wear and tear, negligent use of apartment by the allottee, vagaries of nature etc.

35. It is agreed that the described liability period under the Act shall be deemed to have commenced after expiry of 15 days from the date on which the Promoter has given the necessary intimation for possession to the Allottee or actual date of possession whichever is earlier. Provided further, it is agreed that the Allottee shall not carry out any alterations of whatsoever nature in the said apartment or in the fittings therein, in particular it is hereby agreed that the Allottee shall not make any alterations in any of the RCC structure, fittings, pipes, water supply connections or any other erection in the bathroom, kitchen, toilet, WC, terrace, etc. Or change of tiles in bathroom, WC, kitchen, entire flooring, drill of any kind to fix any furniture, fittings. If any of such works are carried out or any heavy load are stored in the said Apartment, balcony, terrace etc., any liability including the defect liability automatically shall become void & the Allottee alone shall be responsible for it. Further the Allottee will be liable for paying damages, if any, to the Allottee/Owner/User of apartment below or any affected apartment. If due to the Allottees or any other Allottees act or negligence, the Allottees apartment is damaged, the repairs shall be carried out by the party responsible for such an act and the Promoter shall not be liable for the same.

36. The Allottee/s shall not do or permit to be done any act or thing that may render void or voidable any insurance of the said land /building or any part thereof, whereby any increased premium shall become payable or levied in respect of the insurance and if done it shall be the Allottee/s sole responsibility to correct such act or thing and shall solely be liable to pay such losses, damages etc.

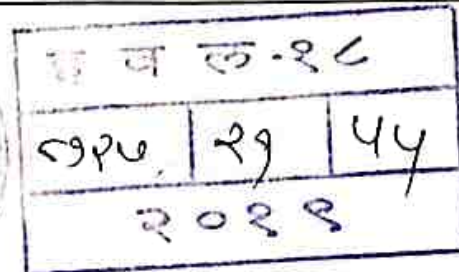
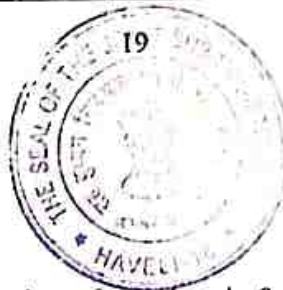
37. Further the Allottee/s will be liable for paying damages, if any, to the Allottee/s/Owner/User of flat below or any affected flat. If due to the Allottee/s or any other Allottee/s act or negligence, the Allottee/s Apartment are damaged, the repairs shall be carried out by the party responsible for such an act and the Promoter shall not be liable for the same.

USE OF APARTMENT

38. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence.

MAINTAINENCE

39. 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 pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors,



chowkidars, sweepers, cleaning of overhead & underground water tanks and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until 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 outgoings as may be determined.

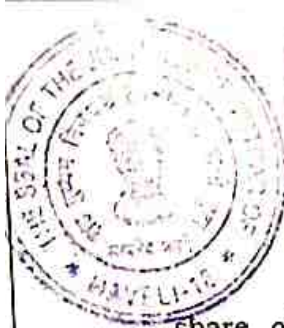
40. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 5/- (Rupees Five only) per Sq. Ft (ON CARPET AREA + ENCLOSED BALCONY AREA + ATTACHED TERRACE AREA) per month in advance for 24 [Twenty Four] Months towards the outgoings. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as maintenance and shall utilize the amounts only for the purposes for which they have been received.

41. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the Apartment Condominium. On such conveyance/assignment of lease 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.

42. The Allottee has agreed that the monthly maintenance will start from the date of first intimation letter given to any of the Allottee in the said Scheme that the said apartment is ready for Possession.

43. The maintenance shall include the outgoings in respect of the said land and building/buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/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 and maintenance of the said land and building/s.

44. That after expiry of the initial period of 24 [Twenty Four] Months and until the Association of Apartment Owners is formed and registered and the said land and building/s or the administration of the building/s is handed over or transferred to it, the Apartment Allottee/s further agrees that till the Apartment Allottee's share is so determined the apartment Allottee herein shall pay to the Promoter or to such person as may be nominated by the Promoter provisional monthly contribution as decided by the promoter from time to time. The amounts so paid by the allottee/s shall not carry any interest and remain with the Promoter or the concerned person as the case may be until a conveyance is executed in favour of the unit allottees as aforesaid. During the continuance of the scheme the maintenance charges paid by the Allottee after occupying the apartment agreed to be sold to him or interest accrued from the deposit paid by him is never sufficient to cover the expenses of maintenance of the common areas and facilities since there are some unsold apartments from whom charges cannot be collected. If any dues or over expenses are incurred for aforesaid purposes, the same shall be proportionately paid by then Apartment Allottee/s to the Promoters or concerned person prior to the final conveyance deed as aforesaid. The Apartment Allottee/s undertake/s to pay such provisional monthly contribution and such proportionate



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share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The Apartment Allottee herein has specifically agreed to pay his contribution for running and maintaining the lifts/elevators (if provided in the said building) irrespective of the floor on which the Apartment is located and also irrespective of the use of the lifts/elevators by the Apartment Allottee. The Promoter is not liable to give any account of the expenses incurred for the aforesaid purposes.

45. The Promoter at its discretion and option shall be entitled to enter into agreement with any person / company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof. Even after formation of Association the Allottee and Association shall be bound by the said contract.

REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

46. The Promoter to the best of his knowledge and information, hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report 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 to 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 land or 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 and said building/wing shall be obtained by 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 the Allottee created herein, may 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



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and the said Apartment 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 in this Agreement;

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 property) 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.

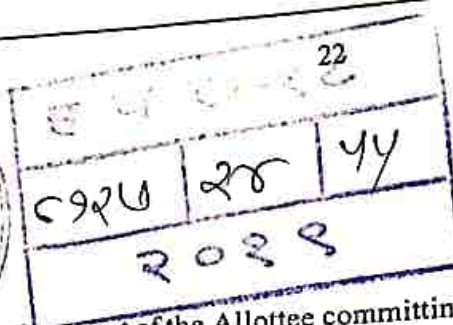
REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE

47. 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 the 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 the 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 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 the appurtenances thereto in good tenantable 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, Pardis 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 or 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.

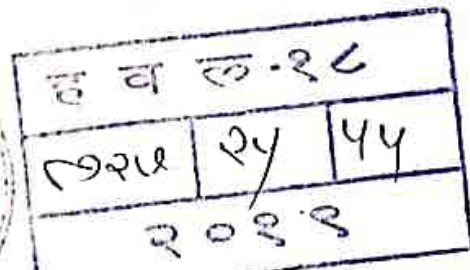
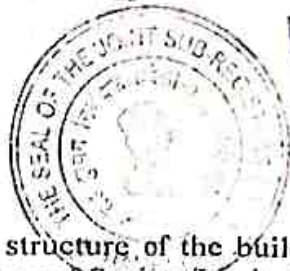
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the 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 Apartment Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned 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 Condominium of Apartments/ Society/ Limited Company /Apex 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/ Condominium of Apartments, 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. through the Association or the Apex Body as the case may be and shall not take any objection regarding this matter and shall keep Local Authority/Sanctioning Authority/ Promoter indemnified at all times. The Allottee/s further agrees to bear the costs so incurred proportionate to the water consumed by them or as may be decided by the Association or Apex Body from time to time. The Promoter further discloses that, the Promoter will only create suitable infrastructure for treatment of this raw water, which will treat the water as per domestic and drinking consumption standards.

xix. Till a separate electric meter or a water meter is installed/allotted by the MSECDL and any other authority, the allottee herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her Apartment.

RESTRICTED AREAS AND FACILITIES

48. The areas described in definition clause herein above state common areas and facilities and which shall be for the more beneficial use and enjoyment in common with other Allottee's. The Allottee shall have no exclusive claim whatsoever in the same including all lobbies, staircases, lifts, which will always remain the property of the association and the same shall be for the common use for of all the Apartment allottees.

49. The areas described in definition clause herein above state limited common areas and facilities and which shall be for the purpose of facilitating services required for the common maintenance of the Apartment/building/scheme. The Allottee shall have no exclusive claim whatsoever in the same will always remain the property of the association and the same shall be used for of the purposes as decided by the Apartment Condominium from time to time.

50. The Allottees shall not raise any objection in the matter of allotment or sale or remaining Apartment etc. in the said land on the ground of nuisance, annoyance or inconvenience or any other reason what so ever from any profession, trade or business, etc. that has been or will be permitted by law or by local authority.

51. The Allottees shall have no claim save and except in respect of the said Apartment hereby agreed to be sold in to him/her/them and all common amenities, areas and facilities as described in Schedule-C herein below will remain the property of the Promoter until the said land and building/s is/are transferred to an Association of Apartment Owners. Significant risks and rewards of ownership and effective control of Apartment shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall remain with Promoter.

52. The Allottee hereby gives his consent and has no objection for the use of the remaining units wholly or in parts any other purpose as may be permitted by the Promoter in accordance with laws.



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RIGHT OF ALLOTMENT OF CAR PARKING / GARAGES

53. It is hereby agreed that the Promoter has the exclusive right of allotment of the different parking spaces or garages to one or more person/s of their choice and such person/s may not be the Apartment holders and realize sale and other proceeds there from to its benefits. Covered / open Scooter and Car parks are not the common areas and each car/scooter park will be allotted to specific Allottee/s by the Promoter as per his choice and discretion.

54. The Allottee/s is given the right of exclusive use of one stilt/podium/basement/ open car park and the Allottee/s also agrees that if for any reason it be held that allotment of the Car Park herein to the Allottee/s gets cancelled then the Allottee/s shall not be entitled to ask for refund of any amount or compensation as price herein agreed is only for the Apartment and allotment is made ex-gracia for beneficial enjoyment of the same. The Allottee/s further agrees that he will not challenge any allotment of any parking space made by the Promoter to any other Allottee/s.

TRANSFER OF PROJECT

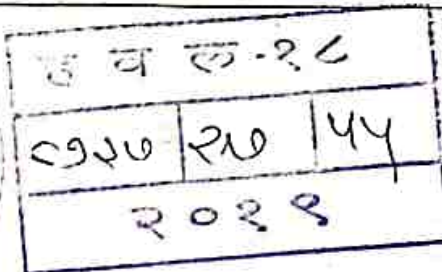
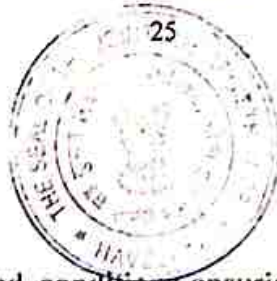
55. The Promoter shall have right to transfer the project to any third party/entity subjected to due compliance of the conditions as laid down under Section 15 of The Real Estate Act, 2016.

SPECIAL COVENANTS

56. 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 spaces, lobbies, staircases, terraces recreation spaces, will remain 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.

57. The Allottee is made aware of by the Promoter and the Allottee undertakes to maintain and run Sewage Treatment Plant (STP) / Waste Water Recycling Plant / Rain Water Harvesting / Solar Water Heating System / Water Pumps / Fire Fighting System / any other system, if provided, water recycling units located/or to be located in the present scheme from the date of handover of management of the Apartment Condominium to the Managing committee thereof in conformity with the rules and regulation governing the operation of such plant. The Allottee together with the Apartment Condominium thus formed shall keep the Promoter/PMRDA indemnified from any liability arising out of non-functioning or violation of law pertaining to the Sewage Treatment Plant/Waste Water Recycling Plant/Rain Water Harvesting located at the present scheme.

58. All rights of water, drainage, water course, light and other easement and quasi or reputed easements and right of adjoining land Owner/s and their prospective members affecting the same and to any liability to repair or contribute to the repair of roads, ways, passages, sewers, drains, gutters, fences and other like matters. The Builder shall not be required to show the creation of or define or appertain any burden.



59. All the covenants and conditions ensuring for the benefit of the said person / s as contained in the Agreement / s made between them and / or the Promoter, the said Order / s passed under the Ceiling Act, Order of Layout and / or sub-division relating to the said land, Order of conversion and all terms and conditions stipulated by the Promoter in respect of the common areas and facilities and amenities to be provided for the benefits of the said land or any part /s thereof.

60. For the aforesaid purpose and all purposes of and incidental thereto, and / or for the more beneficial and optimum use and enjoyment of the various portions of the said land and / or any part / s thereof of the Promoter in such manner as may be desired by the Promoter, the Promoter shall be entitled to grant, over, upon or in respect of any portion/s of the said land, all such rights, benefits, privileges, easements etc. including right of way, right of draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and other service in the said land and/or any part/s thereof right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said land and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by the Promoter. The Promoter shall, if they so desires, be also at liberty to form and incorporate one ultimate body hereinafter referred to in respect of the said land and/or any part/s thereof subject to the same being permissible by the DEVELOPMENT CONTROLLING AUTHORITY and authorities concerned and the Allottee/s hereby irrevocably consent/s to the same. The term ultimate body shall be accordingly construed wherever such construction is permissible in relation to said term.

61. It being made expressly clear that the ultimate body's transfer deed/s in respect of the said land viz. the said land and/or any part/s thereof with building thereon shall contain such provision which shall be accordingly framed and the burden thereof shall run with the said land shall be binding upon all the persons who are the holders of their respective Apartment/s comprised in the said land as the Promoter may reasonably require for giving effect to and/or enforcing the said restriction covenants and stipulations.

62. It is hereby recorded that the consideration factor arrived at between the parties hereto under these presents is suitably priced keeping into consideration the rights and obligations reserved and vested into each and therefore the Allottee/s shall have no right or remedy to defer or deny any obligation imposed on him/her/them since he/she/they has/have availed of the benefit factor of such obligation by reduction in the consideration hereunder.

63. Any natural calamity or manmade occurrences which could not have been envisaged while designing the building for which the building is not designed any act that is detrimental to the building as a whole.

64. The Promoter shall have a first charge and/lien on the said apartment in respect of any amount payable by the Allottee/s under the terms and conditions of this Agreement.

65. It is hereby made clear that the furniture layout, colour scheme, specifications, amenities and facilities, elevation treatment, trees, garden, lawns, etc. shown in the pamphlets, brochures, literature, films,



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hoardings, websites, and other promotional media are shown only for the sake of advertisement and the same are not binding on the Promoter to provide unless specifically mentioned and agreed in this agreement and subject to his right/s and discretion to make changes in the same. The balconies as shown in the sanctioned plan may be enclosed at the Promoter's discretion.

66. It is specifically agreed between the Promoter & Allottee/s that the Allottee/s has absolute right on the said apartment. The Allottee/s has limited/common rights on the amenities which are specifically mentioned in the Second Schedule of the said agreement. The Purchaser/s can be granted limited/ common rights (if any) other than that as mentioned in Second Schedule as and when decided by the Promoter from time to time.

RIGHT TO MORTGAGE

67. It is hereby expressly agreed between the parties hereto that the Promoter shall be entitled to borrow construction loan, at his own cost and risk, from any person or party including any banking/financial institutions and for that purpose to mortgage the said land/building/s and /or the entire construction work put up or to be put up (excluding the apartment under sale by these presents) thereon or any part thereof and such charge shall be cleared by the Promoter before conveyance to the allottee. However; it is clarified that after the Promoter executes this Agreement he/she/they/it 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.

BINDING EFFECT

68. 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-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.

ENTIRE AGREEMENT

69. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes/annuls any and all understandings, any other agreements, allotment letter, correspondences, arrangements apartment/plot/building, as the case may be.



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RIGHT TO AMEND

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

PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

71. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

SEVERABILITY

72. 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 of 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.

METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

73. 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 the Apartments in the Project.

FURTHER ASSURANCES

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

PLACE OF EXECUTION

75. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in 04 months 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 PUNE.

76. The Allottee and/or Promoter shall present this Agreement 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.



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SERVICE OF NOTICE

77. 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 as mentioned herein below

M/s.VAISHNAVI PROMOTERS & DEVELOPERS

A Registered Partnership Firm

Pan No. AAIFV1363M

Through its Partner

1. MR. SANDEEP VITTHAL KATE,
Age - About 40 Years, Occupation - Business,
2. MR. SANTOSH VITTHAL KATE,
Age - About 38 Years, Occupation - Business,
3. MR. NILESH VITTHAL KATE,
Age - About 36 Years, Occupation - Business,
No. 1 to 3 R/at.- Pimple Saudagar, Tal. Haveli, Dist. Pune,

FOR ALLOTEE:

1.SMT. SHASHIKALA SURYAKANT PATIL

Age- 50 years Occ- Housewife

UID No- 8352 4122 8427

2. SHRI SUJEET SURYAKANT PATIL

Age- 26 years Occ- Business

PAN No- BWNPP7752C

Both Residing at-Room No. 32,
Sonai Complex, Dehu-Alandi Road,
Moshi, Pune

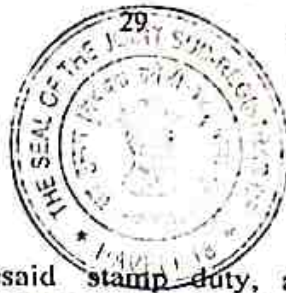
78. It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received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

JOINT ALLOTTEES

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

STAMP DUTY AND REGISTRATION

80. The consideration of the said agreement between the Promoter and the Allottee/s herein is as per the prevailing market rate in the subject locality. This agreement is executed by the parties hereto under the Maharashtra Ownership Flats Act, 1963, Maharashtra Apartment Ownership Act, 1970 and The Real Estate (Regulation and Development) Act, 2016 and the stamp duty for this transaction is payable as per the Bombay Stamp Act, 1958, Schedule-1, Article 25 (d). The Allottee herein has paid stamp duty at the rate of 4% of the agreed consideration and Allottee herein has paid 1% Levy Surcharge (LBT) under section 149A of the Maharashtra Municipal Corporation Act (Bom. LIX of 1949) and shall pay appropriate registration fees and expenses. The parties hereto shall be



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entitled to get the aforesaid stamp duty, adjusted, livable on the conveyance, which is to be executed by the Promoter/Owners herein in favor of the Allottee/s herein. If any additional stamp duty or other charges are required to be paid at the time of conveyance the same shall be paid by the Allottee alone. The parties are aware that the government of state of Maharashtra proposed to increase the stamp duty as levied on the registration of Agreement to Sale from current 5% of the value (4% stamp duty + 1% LBT) to 7% or higher. In case there is any requirement to pay any additional stamp duty either at the time of registration of these presents or at the time of execution and registration of Deed of Apartment or conveyance deed in favour of apartment, the same shall be borne by the Allottee herein. In case the Allottee failed to pay the same the Promoter and the third party shall be under no liability to execute the Deed of Apartment/conveyance and the Promoter/Third Party shall be absolved of all the liability as cast upon them under Maharashtra Ownership of Flats Act. It is also agreed that in case there is any increase in the registration charges the same shall be borne by the Allottee herein.

81. The allottee herein has agreed to purchase the said Apartment as on investor as laid down in Article 5(2) of the Bombay Stamp Act 1958 & hence it is entitled to adjust the stamp duty to the agreement against the duty payable to the agreement by the Allottee herein to the subsequent Allottee as per provision of the said clause Article 5(2).

ARBITRATION & JURISDICTION

82. Any dispute between parties shall be settled amicably.

83. The parties hereby agree that in case the parties are unable to resolve any disputes within themselves, then in the event of dispute by and between the parties hereto in respect of interpretation of any of the terms and conditions herein contained as also in respect of any matter arising out of and/or touching upon these presents, and/or in regard to the carrying out of this Agreement, the same shall be referred to for Arbitration wherein both the parties have expressly and mutually agreed to appoint a common arbitrator at the time of Dispute in accordance with the provisions of the Arbitration and Reconciliation Act, 1996 and the decision of the Arbitrator shall be final and binding.

84. Further in case the dispute remains unresolved then in that case Parties to this agreement submit to the exclusive jurisdiction of Real Estate Regulatory Authority will have exclusive jurisdiction to try and entertain the dispute.

GOVERNING LAW

85. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Real Estate Regulatory Authority will have the jurisdiction for this Agreement

WAIVER

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



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DECLARATION BY ALLOTTEE

87. The Allottee/s declares hereby that he/ she/ they has/ have read and fully understood and agreed to the contents of this agreement and thereafter the same has been executed by the Allottee/s.

INTERPRETATION:

88. The section headings in this Agreement are for convenient reference only and shall be given no substantive or interpretive effect.

89. Use of singular shall include the plural and vice versa and any one gender includes the other gender.

90. All the dates and periods shall be determined by reference to the Gregorian calendar.

91. Reference to any party to this agreement includes his/her/its heirs, executors, administrators, successors and permitted assigns.

(I) SCHEDULE OF THE PROPERTY

All the piece and parcel of the property bearing Gat No. 272, Hissa No.1/2, (Old Gat No. 1390 Hissa No. 1) total area admeasuring 02 H 05R, assessed at Rs. 02.32 Paise out of it area admeasuring 00 H 32.48 R i.e. 3248 Sq. Mtrs., situated at village Borhadewadi, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli.

Which is bounded as under :-

East :- By 30 Ft long Road.
West :- By Gat No. 272 & property of Shri. Balu and Shri. Dashrat Gaikwad.
North :- By property of Shri. Abha Satav.
South :- By property of Shri. Balu & Dashrat Gaikwad.

(II) SCHEDULE OF THE TENAMENT

The Purchaser/s hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser/s

FLAT NO. - 207
FLOOR - (Second Floor)
Scheme/Project - SAHIL OM PARK
AREA - 409 Sq.foot i.e. 38.01 Sq. Mtr (Carpet)
Adjacent Terrace - 79.50 Sq.foot i.e. 7.38 Sq. Mtr

SECOND SCHEDULE ABOVE REFERRED TO COMMON AREAS AND FACILITIES

(a) COMMON AREAS

1. The land under the buildings.
2. The footings, RCC structures and main walls of the buildings.
3. Staircase, columns and lift as with lift room in/on/above the building/s.



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4. Common sewage/Drainage, Water, Electrical Lines, Power Backup.
5. Common ground water storage tank and overhead tank.
6. Electrical meters, wiring connected to common lights, lifts, pumps, solar water heating system, water recycle system, garbage chutes, all types of pumps, fire fighting system.

(b) LIMITED COMMON AREAS AND FACILITIES:

1. Partition walls between the two tenements/flats/units shall be limited common property of the said two tenements/flats/units.
2. The parking areas on/under stilts/ marginal open spaces/ side margins/podium/ basements and portions thereof may be allotted for exclusive use of the specific tenements/flats/units by the Promoter as per his discretion or retained by it.
3. Other exclusive and limited common area and facilities as mentioned in the agreement.
4. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.
5. Land around building and open areas.
6. Terrace on the top of Building including the self-contained lift room
7. Passage leading to top terrace from the last floor.

IN WITNESS THEREOF THE parties hereto have signed this agreement today at PUNE on the day and date first herein above written.

IN PRESENCE OF

SIGNED, SEALED AND
DELIVERD BY
M/S VAISHNAVI PROMOTERS
& DEVELOPERS
Through its partners



MR. SANDEEP VITTHAL KATE



MR. SANTOSH VITTHAL KATE





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NV

MR. NILESH VITTHAL KATE
PROMOTERS

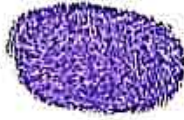


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SMT SHASHIKALA SURYAKANT PATIL)



Shri



SHRI SUJEET SURYAKANT PATIL)
PURCHASERS



WITNESS-

1. SIGN- *San*

NAME- *Sanjay Kumar*

ADDRESS- *Pimple N. N. N.*

2. SIGN- *Pr*

NAME- *Pravin Kumar*

ADDRESS- *Chikhali*



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पावती

पावती क्र. : ९४२१

दिनांक १८/१०/२०१०

मावये नाव मोरी

दस्तावेजाचा अनुक्रमांक हवत १८ - ०९३०० - २०१०

दस्तावेजाचा प्रकार मुद्राधारपणा

सादर करणाऱ्याचे नाव: अणोल बहादुर शिंगडे

नॉदणी मी

:- १००.००

मजकूर (अ. ११(१)), मुद्राधारपणी मजकूर (अ. ११(२)),

:- १२०.००

रजवत (अ. १२) व अन्वयिकरण (अ. १३) -> एकत्रित की (६)

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आपणास हा दस्त अंदाजे ४:०२PM हा वेळेस मिळेल

मुख्य निवेष्टक
एच ५ नि. मा. हवेली १८

माजार मुल्य: ० रु.

मौबदला: ० रु.

मरलेले मुद्रांक मुल्य: ५०० रु.

राष्ट्र-मुख्य निवेष्टक (वर्ग-२)
हवेली मा. १८, मुद्रा



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महाराष्ट्र MAHARASHTRA

C 108218

कर्मांक ९०४५६ दिनांक १५/१०/१०
 रुपये ५००/-
 नांव श्री. सोहन विठ्ठल कटे
 पत्ता पुणे ४१-३६
 हस्ते श्री. सोहन विठ्ठल कटे
 श्री. सोहन विठ्ठल कटे, निवासी
 पुणे ४१-३६, गणेशनगर, पुणे ४१
 सा.म.हवेली ५/३८/१९९९



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This Special Power of Attorney is made and executed here at Pune On 16 th day of October in the year of 2010.

SHRI. SANDEEP VITTHAL KATE
 AGE:- 37 Years, OCC:- BUSINESS
 R/A:- Pimpale Saudagar,
 Tali- Haveli, Dist:- Pune.



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said agreement and hand over it to purchaser. I Executed all types of agreements / Transfer Deed / Assignment Deed etc. by own signature.

3. I hereby for my heir Executors, Administrators, or Legal Representatives Rectify and confirm who cover my said attorney shall do or purpose to do virtue of this deed. The Executor has been cancelled Special Power of Attorney No. on behalf of Mr. Sagar Dilip Kate and made this Special Power of Attorney on behalf of Mr. Amol Dashrath Ghegade.



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THIS SPECIAL POWER OF ATTORNEY MADE FOR WITHOUT CONSIDERATION. IN WITNESS WHEREOF THE EXECUTANT HAVE EXECUTED AND SIGNED THIS AT PUNE ON THE 16th DAY OF OCTOBER 2010.

WITNESSES :-

1. Sign:- *Sagar Balal*
Name :- Sagar Balal
Address:- Bhasani pune 39

1. SHRI. SANDEEP VITTHAL KATE
EXECUTANT



2. Sign:- *Shantanu Borate*
Name :- Shantanu Borate
Address:- Nashi pune

2. SHRI. SANTOSH VITTHAL KATE
EXECUTANT



3. SHRI. NILESH VITTHAL KATE
EXECUTANT



SHRI. AMOL DASHRATH GHEGADE
POWER OF ATTORNEY HOLDER



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2. SHRI. SANTOSH VIJAY

AGE:- 34 Years, OCC:- BUSINESS

RAT:- Pimpale Saudagar,

Tal:- Haveli, Dist:- Pune



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3. SHRI. NILESH VITTHAL KATE

AGE:- 32 Years, OCC:- BUSINESS

RAT:- Pimpale Saudagar,

Tal:- Haveli, Dist:- Pune

Hereinafter referred to as the "EXECUTANTS" (which expression shall unless and repugnant to the context or meaning thereof means and includes her heirs, successors, attorneys, agents, administrators, executors, assignees etc.) **PARTY OF THE FIRST PART DO HEREBY NOMINATE, APPOINT AND CONSTITUTE SHRI. AMOL DASHRATH GHEGADE AGE:- 25 YRS., OCC:- Service, Pimpale Saudagar, TAL:- HAVELI, DIST:- PUNE.**

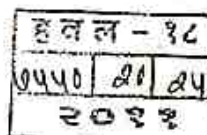
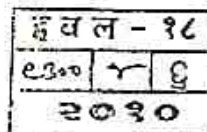
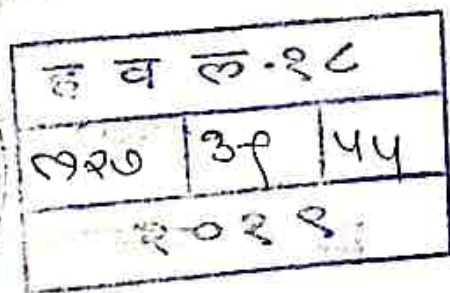


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Hereinafter referred to as the "POWER OF ATTORNEY HOLDER" (which expression shall unless and repugnant to the context or meaning thereof means and includes her heirs, successors, attorneys, agents, administrators, executors, assignees etc.) as my attorney in our name and on behalf to enter alias do the following acts, deeds, and things viz. **PARTY OF THE SECOND PART**

WHEREAS we are proposed to sell the Flats, Open Plots, Row Houses, Twin Bungalows in Sector No 6, Plot No-39A, Sahil Siddhi Scheme and any others Scheme of Residential and commercial and Sale & Purchase of Open Land in the jurisdiction of Haveli, Khed, Mawal and Other Talukas in the Jurisdiction of Pune City & Gramin. but I due to my busy business activities so I hereby appoint and nominate above attorney to do following lawful acts & deeds.

1. To appear before Sub-Registrar Pune and to Admission & Presentation one or more Agreements/Transfer -Deed/Assignment Deed, etc for the respect to buy stamp of appropriate valuation, to prepare draft of Agreement and to present & submit, Addition the document before Sub-registrar, Pune for the registration and sign the register book and in the notice book for me and on my behalf and to pay Registration charges.
2. That for Presentation of the all types of Agreements/Transfer Deed/Assignment Deed, etc to appoint executions & presentations, admissions of the agreement to make affidavit and declaration and sign on my behalf whoever it is necessary. After execution of draft to collect receipt of the same to collect the Index -2 and certified copy of the





ह व ल १८		
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२०१९		

XXXXXXXXXXXXXXXXXXXX

18/12/2019 मुख्य निबंधक
15/04/2020 शा. द. नि. का. हवेली 18

दस्ता योग्यारा भाग-1

पगल 18
दस्ता क्र 9300/2010
५/६

दस्ता क्रमांक : 9300/2010

दस्ताया प्रकार : मुख्यस्थायक

अनु. क्र. पदाकाराचे नाव व पता

पदाकाराचा प्रकार

छायाचित्र

आंगठ्याचा ठसा

1. ना. अमोल बालाचंद्र देवडे
पता: वा. वा. वा. वा. वा.
विवरण: मालक
विवरण: मालक
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विवरण: मालक

विदुष देणार

वय 28

शरीर



2. ना. अमोल बालाचंद्र देवडे
पता: वा. वा. वा. वा. वा.
विवरण: मालक
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विवरण: मालक

विदुष देणार

वय 37

शरीर



3. ना. अमोल बालाचंद्र देवडे
पता: वा. वा. वा. वा. वा.
विवरण: मालक
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विवरण: मालक
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विवरण: मालक
विवरण: मालक
विवरण: मालक

विदुष देणार

वय 34

शरीर



4. ना. अमोल बालाचंद्र देवडे
पता: वा. वा. वा. वा. वा.
विवरण: मालक
विवरण: मालक
विवरण: मालक
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विवरण: मालक
विवरण: मालक

विदुष देणार

वय 32

शरीर



दस्ताया प्रकार : मुख्यस्थायक



ह व ल - १८		
४५५०	२१	२५
२०१९		



ह व ल - १८		
७२०	२७	५५
२०२३		

दस्तावेज नं. १८/१०/२०१०

दस्त गोवारा भाग - २

हवल १८
दस्ता क्रमांक (०३००/२०१०)

दस्ता नं. [हवल १८-०३००-२०१०] का गोवारा
काजूर मुद्रा ० गोवारा ० गदरेले मुद्रा नुस्का : ६००
दस्ता हजर करवाया दिनांक : १६/१०/२०१० ०३:४३ PM
विभागाध्यक्ष दिनांक : १६/१०/२०१०
दस्ता हजर करवाया-धारी सही :

धारणी नं. ९४२१ दिनांक: १६/१०/२०१०
वापसीने कॉम
नाम: अमोल दत्त राव पेंडसे

१०० गोदणी की
१२० नकल (अ. ११(१), पुस्तकवाची नकल
(अ. ११(२)),
कलकत (अ. १२) व प्राप्तिपत्र (अ. १३) ->
प्रकाशित की

२२०: एकल

दस्तावा प्रक. १४१ मुद्रावापसी
दिनांक नं. १ की प्रक. (आवृत्ति) १६/१०/२०१० ०३:४५ PM
दिनांक नं. २ की प्रक. (अ. ११) १६/१०/२०१० ०३:४५ PM
दिनांक नं. ३ की प्रक. (कपुली) १६/१०/२०१० ०३:४५ PM
दिनांक नं. ४ की प्रक. (ओडर) १६/१०/२०१० ०३:४५ PM

दस्ता नोट केवल दिनांक : १६/१०/२०१० ०३:४९ PM

दस्तावाची सही

औतार
मुद्रावा विभागाध्यक्ष आदेश ओडर/प्रक. द्वारा जो विवेचित कारवाय की, ते दस्तऐवज काजूर मुद्रा-मांग
वापसीने अंशवापस, य गोपी ओडर प्रकाशित.
१) रजिस्ट्रार का दस्ता, पत्र/कॉलेट नं.
मस्ती/प्रक.:
ईश्वरजी के नाम -
ईश्वरजी नं.:
पेट/दस्तावा: ओडर
गहर/गोवा: मुद्रा
मातृपुत्र:
विश:

असे प्रमाणित करवाया येते की
सदर दस्तावेजात एकल भाग अद्वैत

सह. दस्तावेज
हवेती नं. १८ मुद्रा नुस्का

दस्तावाची सही
सह दस्तावेज नं. १८



प्रदिले नंबराचे पुस्तकाचे
९३०० नंबरे नोंदला

सह-मुद्रा विवेचित करवाया येते की
दिनांक - १८/१०/२०१०



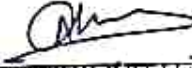
ह व ल - १८		
७५५०	२७	५५
२०२३		



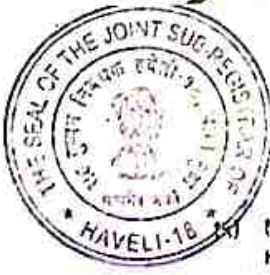
ह व ल-१८		
८१२७	४२	५५
२०१९		

मी श्री. ~~क्षेत्री दत्तात्रेय देवा~~ याद्वारे घोषित करतो की, दुय्यम निबंधक ~~२२~~
यांचे कार्यालयात ~~०२/१२/२०१९~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री. ~~मंदिप विठ्ठल कोट~~ व इ. यांनी दि. ~~१४/१०/२०१९~~ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक २५/५/२०१९


कुलमुखत्यारपत्रधारकाचे नाव
व सही

Scanned by CamScanner



ह व ल २८		
२२७	४४	५५

१. रक्त व त्यापेक्षा जास्त सोब अशाच्या नियमाप्रकल्पाचे व मल्टीलेस, मल्टा, इमारतीमध्ये दर्शनी ठिकाणी मनपाच्या KIOSKच्या मर्यादांसाठी २.५० मी. X २.५० मी. मोठ्यासाठी मोठी बांधून मनपाचे ताब्यात विनामुल्य देणे विकसक यांबेबंद बंधनकारक राहिल.
- (६) विकास नियंत्रण नियमावलीतील गुपारीत नियम क्र. २१.३ नुसार नियमात नमूद केलेल्या कामांची सौर उर्जेवर चालणारी व उष्णजल संपणे (Solar Water Heating System) यंत्रणेने बंधनकारक आहे. त्याशिवाय भोगवटा दाखला दिता जाणार नाही.
- (७) रंगु, विक्रम गुन्या, मलेरिया इ. डाटांचे गाडीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर साठवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठवलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा करण्याची व्यवस्था पुरविलेपणे फरने विकसकावर बंधनकारक राहिल. तसेच सदर ठिकाणी नियमितपणे मलेरिया आईल, एंजेट फवारणी इ. डाटा प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.
- (८) बांधकाम/व्यवसायिक/विकसक/याचा मातक पांती बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विना काढणे बंधनकारक असून त्या कामाची कागदपत्रे सादर केल्याशिवाय जोते तपासणी दाखला देणेत येणार नाही.

विकसकाचा मातकाचा पत्ता

मोबाईल क्र.: ९६२३२५०५०५

पत्ता : मे. वैष्णवी प्रोग्रेसिव्ह डोंड

डेव्हलपर्स, स.नं. २५२/७२

मोशी मोन्हेडेवडी

बांधकामाच्या साईटचा पत्ता

स.नं. २५२/७२

मोडी-मोशी मोन्हेडेवडी

काही महत्वाच्या सूचना

बांधकामात आरंभ करण्याच्या १० दिवस आगेतर महानगरपालिकेला कळवणे, कोणते केव्हा त्याची जबाबदारी प्रत्येकीत राहिली, जागा बापरण्यास सुरुवात करण्यासंबंधी

२८		
२९२७	४५	४५
२०२९		

- महाराष्ट्र महानगरपालिका अधिनियममधील २६१ अन्वये विकसकाने बांधकाम पूर्ण होताना महानगरपालिकेच्या कार्यालयात बांधकाम भोगवटा पत्र मिळण्याबद्दल अर्ज करणे आवश्यक आहे म्हणजे मा. शहर अभियंतास अगर त्यांनी नेमलेल्या अधिकाऱ्यास जागेची तपासणी करता येईल व जागा बापरण्यास संमती देता येईल. यावरुद्ध वर्तन करणारा संबंधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- प्लॉटमधून जाणाऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती ह्या वा शाखेतून दिलेली नाही.
- शेजाराच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा दास अगर पोहोचू नये. त्याविषयी जबाबदारी विकसकावर आहे, या संमतीपत्राने दुसऱ्या कोणत्या अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केव्हास त्याची जबाबदारी विकसकावर राहिली.
- हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकांनी (पोलिसांनी) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राशिवाय बांधकाम चालू आहे, असे समजण्यात येईल.
- दाखला एक वर्षाकरिता अस्तित्वात राहिल. सदर संमतीपत्राप्रमाणे काम एक वर्षांतून करणे असल्यास नवीन अर्ज करून संमतीपत्राची मुदत वाढवून घेतली गेली पाहिजे व असे संमतीपत्र मिळाल्यानंतर बांधकाम सुरू करावे.
- विशेष प्रसंगी महानगरपालिकेने तेथी आता दिली तर ती पुन्हा माग्य केली पाहिजे, त्यात या संमतीवरून बाधा येत नाही.
- बांधकाम चालू करण्यापूर्वी महानगरपालिकेकडून नळास पाण्याचा मॉटर बसवून घेतला पाहिजे.
- उंचीप्रमाणे इमारतीस टाकण्यापूर्वी पाणी चढविण्यासाठी योग्य पंपाची हौदाची सोय आवश्यक आहे. पाण्याच्या दाबाविषयी महानगरपालिका जबाबदार नाही, महानगरपालिकेच्या नळास पाण्याचे प्रेशर कमी असल्यामुळे इमारतीच्या वरील मजल्यावर पाणी चढू शकणार नसल्यास संपूर्ण इमारतीस योग्य व पुरेशा प्रमाणात पाणीपुरवठा होण्याच्या दृष्टीने पाण्याचा साठा करण्यासाठी इमारती भोवतालच्या मोकळ्या जागेत विकसकाने मा. शहर अभियंता अथवा संबंधित अधिकारी सांगितलेल्या रवा गाण्या, डिझाईनचा व स्पेसिफिकेशन्सचा हौद बांधावा लागेल व त्या हौदात म्युनिसिपल मेन वाटर टाईसपासून पाणी आणून हौदात सोडावे लागेल, तसेच सदर हौदाच्या वरील स्लॅब टॉप, जमिनीपासून किमान ०.३० मी व कमाल ०.४० मी उंच ठेवण्यात यावा. त्याचप्रमाणे सदर हौदातील पाणी इलेक्ट्रिक पंप बसवून व टाऊन टेक पाईपच्या सहाय्याने इमारतीच्या प्रत्येक मजल्यावर पुरेसा पाणीपुरवठा होईल, अशी जरूरी ती तजवीज विकसकास करावी लागेल. सदरच्या टाकीचा आकार मा. शहर अभियंता अथवा संबंधित अधिकारी ठरवतील याप्रमाणे असला पाहिजे. यिनेचा पुरवठा विकसक तयार असताना ही चीज कॅन्कीकटून मिळत नसल्यास डिप्लेड ऑईसच्या अगर पेड्रोलच्या सहाय्याने घालणारे इंजिन बसवून पाणी नरच्या मजल्यावर पंप करण्याची व्यवस्था विकसकास करावी लागेल. या शर्तीप्रमाणे पंप बसवून पाणी पुरवठ्याची तजवीज विकसकाने केव्हाशिवाय बांधकामाचा भोगवटा दाखला दिला जाणार नाही.
- महानगरपालिकेच्या सेठी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा टंकचे हौद अगर कारंजे घोदण्याचे अगर बांधण्याचे काम करू नये. मतीटूँस, उपडी गटारे यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे. हौदात केरकरत व जाईत अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुनमणचे काढता येईल असे मजबूत कुलूप व किल्ली ससेच ओव्हरफ्लो (वर्कींग) पाईपला चांगल्यापैकी वापरणेचे संरक्षण असावे. हद्दीवरील मितीवर फुटण्या वाटल्याचे तुकडे बसवू नयेत. चतुर्दिग संडासचे अगर इतर संडासाचे जोते नशिकच्या रस्त्याच्या मध्यविंद्यापासून अगर मार्गच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- संबंधित मूळदावाबतचा रस्ता, बीज, ड्रेनेज इ. विकसकाने महानगरपालिकेच्या स्पेसिफिकेशन्सप्रमाणेच करणे बंधनकारक आहे.
- नियोजित बांधकाम रेल्वेच्या हद्दीपासून ३० मीटरच्या आत येत असल्यास रेल्वे खात्याकडील या हक्कत दाखला सादर करवा.
- इमारतीच्या भोगवटा दाखल्यासाठी अर्ज करताना प्रथमतः उर्वरित विकास शुल्क म. न. पा. कोषागारात भरून पावती सादर करावी. उर्वरित विकास शुल्कावर ट. मा. द. श. १८% दराने अथवा महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार कमेन्समेंट सर्टिफिकेटवरील दिनांकापासून व्याज म.न.पा. कोषागारात भरणे बंधनकारक राहिल.
- इमारतीच्या उदवाहकाबाबत सक्षम अधिकारी पांचे मदील पातळिण्याची अनुज्ञाती, संपूर्ण भोगवटापत्रक घेणेपुढी सादर करणे आवश्यक राहिल. त्याचेटीन निशटचा वापर करू नये.
- गॉल्स, गिगटर, मल्टीजेन्स, हटिस, कलमूक केंद्र अशा इमारतींना सुरक्षिततेच्या दृष्टीने एन्स-रे-स्कॅनर, डोअर फ्रेम मेटल डिटेक्टर, हॅण्ड हेल्ड मेटल डिटेक्टर, सी.सी. टी. व्ही. कॅमी व प्रतिशित स्टाफ, सिस्कर टॉप व पुरेशी निघासब्दारे ठेवणे



५९२७ ४६५५

पुढील प्रमाणे-ऑफ रदरवत इजिनिअर्स, पुणे ३० या संस्थेकडून मान्यताप्राप्त राहिलेल्या इजिनिअर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी. तसेच राहिलेले कापू स्वीकारल्याबाबतचे स्ट्रक्चरल इजिनिअर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामात सुरुवात करू नये.

- (१३) भूखंडाच्या संबंधित सहाभाही अंशेचा कर भरल्याचा करसंकेत नमोदना मजपा यांचे कडीत दाखल / पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- (१५) मंजूर रेखांकनातील चुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्रं. ११.३.१.५नुसार तत्तुदीने अधिन विकसित करणे बंधनकारक आहे त्याशिवाय माग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- (१६) विकास आराखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.न.पा.चे नावे सावून ७/१२ चा उतरा / सुधारित मान्यतापत्रक व मोजणी नकाशा, माग अथवा पूर्ण भोगवटापत्रक घेणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच राहिलेले रस्तारुंदीने बाधित क्षेत्राचा विकास मजपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतःकरणे आवश्यक आहे अथवा मजपाच्या स्वायत्तेच्या प्रचलित दराने विकास छर्च भरणे आवश्यक आहे.
- (१७) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहीवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार ठावणार नाही. परामुखापन कार्यालयाकडील सुधारित मोजणी नकाशा / मान्यता पत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- (१८) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रिकरण नगर भूमापन कार्यालयाकडून घेऊन, त्याप्रमाणे सुधारित मान्यतापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागात सादर करणे आवश्यक आहे.
- (१९) ३०० चौ.मी. वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटवस्ती क्षेत्र वगळून) रेल पॉटर लावेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- (२०) भूखंडातगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्रं. १.१ नुसार योग्य ती उपयोजना करण्याची सर्वोच्च जबाबदारी विकसक / अर्जदार यांचेवर राहिली. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार / हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करण्याची जबाबदारी विकसक / अर्जदार यांचेवर राहिली. त्याची मजपास कोणत्याही प्रकारे तोषी लागू देणार नाही. या अटीवर सदर बांधकाम चालू करण्याचे संमतीपत्र मंजूर करण्यात येत आहे.
- (२१) साईटवरील सर्व बांधकाम मनुष्यांसाठी स्वच्छ निष्काचे पाणी व स्वच्छतागृहांची सोय उपलब्ध करणे विकसकावर बंधनकारक आहे.
- (२२) इमारतीमध्ये पुरविण्यात आलेल्या पर्किंगचे क्षेत्र गाळेधारकांसाठी विनामोबदला उपलब्ध करून देणे विकसकावर बंधनकारक राहिलेस याबाबत कोणतीही तक्रार आल्यास त्याचे निराकरण करण्याची जबाबदारी विकसकाची राहिली.
- (२३) मा. उपविभागीय अधिकारी / तहसिलदार यांचेकडून र्व १ साठी जमिनीची विनिश्चित दाखला तसेच र्व २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येऊ नये.
- (२४) म्हाडास चावपाच्या सदनिका, पुर्णत्वानंतर म्हाडाकडे हस्तांतरित झाल्यावरच उर्वरीत इमारतींना माग / संपूर्ण भोगवटा दाखला देण्यात येईल.
- (२५) भूखंडावरील एकूण बांधकाम क्षेत्र (F.S.I.+NON F.S.I.) ५,००० चौ.मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- (२६) सु.एन.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- (२७) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेव शर्ती) अधिनियम १९९६ व कॅशरी कामगार (नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण (Welfare) विषयक कायद्यातील तत्तुदींची पूर्तता करून घेणे बंधनकारक आहे.
- (२८) बांधकाम/व्यवसायिक/विकसक/जागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक असून त्या बाबतची कागदपत्रे सादर केल्याशिवाय जोते तपासणी दाखला देणेत येणार नाही.
- (२९) मा. जिल्हाधिकारी, पुणे यांची छानिकर्म शाखा यदरे निर्गमित केलेल्या परिपत्रक क्र. छानिकर्म/कावि/८७७/२०१६ दि. ११/०३/२०१६ नुसार विकासकाने बांधकामासाठी लागणारे गौण छानि हे अधिकृतितल्या जाहिर केलेल्या व परवानगी दिलेल्या दगड, छडी, मुळ्य, माती, वाळू, पारवानाधारक यांचेकडून छरेदी करणे बंधनकारक राहिले.
- (३०) भूखंडातील बांधकामाचे क्षेत्र (Construction area) ५००० चौ.मी. पेक्षा जास्त असल्यास (Ministry of Environment Forest and Climate Change) यांचे कडीत दि. १ डिसेंबर २०१६ चे (Notification) मधील अटी व शर्तीचे पालन करणे बंधनकारक राहिले.

सह/ कार्यकारी अभियंता
पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता
पिंपरी चिंचवड महानगरपालिका

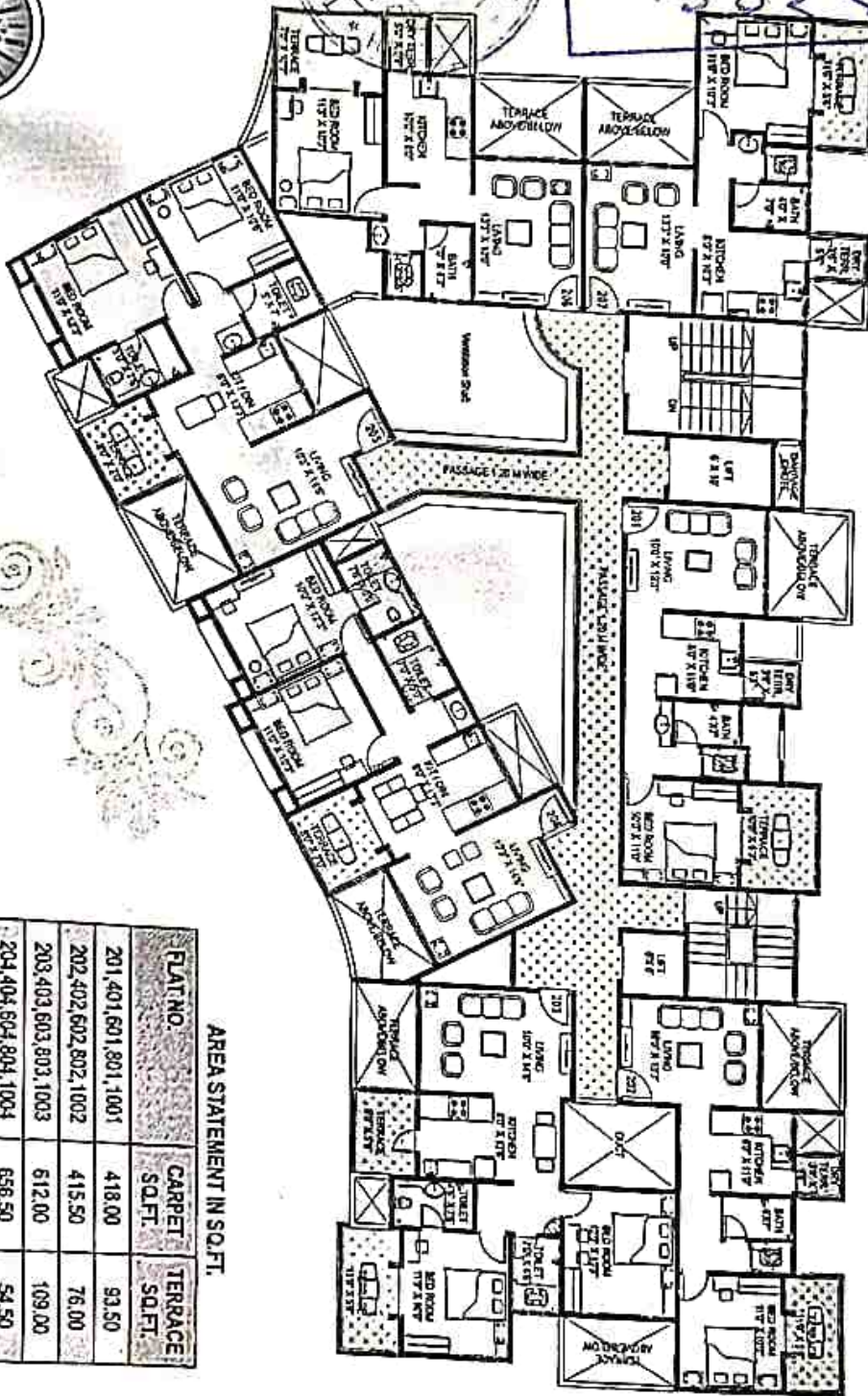
प्रत माहितीसाठी : १) सह. मंडळधिकारी, पिंपरी-चिंचवड महानगरपालिका, मजपा / पिंपरी बापरे / पिंपरीनगर / चिंचवड/भोसरी / कासारवाडी / आकुडी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सोदागर / बांकड / रावत / रहाटणी / येरगाव.
२) करसंकेतन विभाग, मुख्य कार्यालय
३) मा. मुख्यधिकारी, पुणे महानिर्माण व क्षेत्रविकास महासंघ, आगवेलनगर, पुणे ४११००१. (MHADA)
४) मा. उपसंचालक, नगररचना व विकास विभाग, पि. वि. मजपा, पिंपरी - १८



2ND, 4TH, 6TH, 8TH & 10TH FLOOR PLAN



ह व ल - २८		
926	22	44
2002		



AREA STATEMENT IN SQ.FT.

FLAT NO.	CARPET SQ.FT.	TERRACE SQ.FT.
201, 401, 601, 801, 1001	418.00	53.50
202, 402, 602, 802, 1002	415.50	76.00
203, 403, 603, 803, 1003	612.00	109.00
204, 404, 604, 804, 1004	656.50	54.50
205, 405, 605, 805, 1005	638.00	54.50
206, 406, 606, 806, 1006	416.00	89.00
207, 407, 607, 807, 1007	432.00	79.50



ह व ल-१८		
१९२७	४	५५
२०१९		

PERMANENT ACCOUNT NUMBER
ADAPKCS610
CANGDUP VITHAL KATE
VITHAL SITARAM KATE
25-05-1972
Signature: [Signature]
Official Stamp: [Stamp]

आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSHP VITHAL KATE
VITHAL SITARAM KATE
24/08/1974
ANFPK6697P
Signature: [Signature]
Official Stamp: [Stamp]

आयकर विभाग
INCOME TAX DEPARTMENT
KATE NILESH VITHAL
VITHAL SITARAM KATE
13/01/1976
ARHPK-0032N
Signature: [Signature]
Official Stamp: [Stamp]

Income-tax Rules, 1962
FORM NO. 60

(See second proviso to rule 114 B)

ह व ल-२८		
९२७	७७	५५
२०२९		

Form of 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 114B

1	First Name	Shashikala									
	Middle Name	Suryakant									
	Surname	Pethi									
2	Date of Birth/ Incorporation of declarant	D	D	M	M	Y	Y	Y	Y		
		0	1	0	1	1	9	6	9		
3	Father's Name (in case of individual)										
	First Name	maha dappa									
	Middle Name	yashwant									
	Surname	Pethi									
4	Flat/Room/Floor No.	Room No 32, sonai									
5	Name of premises	complex									
6	Blok Name/No.	Jeha Alandi Road									
7	Road/Street/Lane	NEAR scable Hospital									
8	Area/Locality	moshi									
9	Town/City	Pune									
10	District	Pune									
11	State	maharashtra									
12	Pin Code	412105									
13	Telephone Number (with STD code)										
14	Mobile Number	9860526030									
15	Amount of Transaction (Rs.)										
16	Date of Transaction	D	D	M	M	Y	Y	Y	Y		
17	In case of Transaction in joint names, number of persons involved in the Transaction										
18	Mode of Transaction:	Cash -					Draft/Banker's Cheque -				
		Cheque -					Online Transfer -				
		Card -					Other -				
19	Aadhaar Number issued by UIDAI (if available)	835241228427									



ह व ल-२८		
७२७	५०	५५
२०१९		

20	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
21	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.)									
22	Details of document being produced in support of indentify in Column 1 (Refer instruction overleaf)		Document code	Document identification number	Name and address of the authority issuing the document						
23	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, _____ do 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 29 day of may 2019

Place: Pune

22/05/2019
(Signature of declarant)

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 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.

PAN APPLICATION No. 0039973692

DATED: - 22/5/2019.



29/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 18

दस्त क्रमांक : 8122/2019

नोदणी :

Regn:63m

गावाचे नाव : थोन्डाडवाडी

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद वारावे)
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

कॅन्सलेशन डीट

0

1



ह व ल-१८

९२७ ५९ ५५

२०१९

1) पालिकेचे नाव: पिंपरी-चिंचवड महानगरपालिका, इतर वर्णन : इतर माहिती: दिनांक 14/12/206
रोजी सह दुय्यम निबंधक हवेली क्र.26 येथे नोंदविलेला करारनामा दस्त क्र.9733/2016 चा
रद्दवातल असे ((GAT NUMBER : 272 ;))

(5) क्षेत्रफळ

1) 409 चौ.फूट

(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:-अनुपमा मनोज शिरसाठ ., वय:-48; पत्ता:-प्लॉट नं.:., माळा नं.:., इमारतीचे नाव: ., ब्लॉक नं.:., रोड नं.: कामोठे, नवी मुंबई, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-FFXPS6562C
2): नाव:-मनोज विश्वनाथ शिरसाठ ., वय:-51; पत्ता:-प्लॉट नं.:., माळा नं.:., इमारतीचे नाव: ., ब्लॉक नं.:., रोड नं.: कामोठे, नवी मुंबई, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-BGBPS9315L

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मे.वैष्णवी प्रमोर्टर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार श्री संदीप विठ्ठल काटे, श्री संतोष विठ्ठल काटे व श्री निलेश विठ्ठल काटे यांचे तर्फे कु.मु.म्हणून श्री अमोल दशरथ घेगडे . वय:-30; पत्ता:-प्लॉट नं.:., माळा नं.:., इमारतीचे नाव: ., ब्लॉक नं.:., रोड नं.: पिंपळे सौदागर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-AAIFV1363M

(9) दस्तऐवज करून दिल्याचा दिनांक

29/05/2019

(10) दस्त नोंदणी केल्याचा दिनांक

29/05/2019

(11) अनुक्रमांक, खंड व पृष्ठ

8122/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

Document IS Will Revocation Type



प्रसह-दुय्यम निबंधक
हवेली क्र.१८ (वर्ग २) पणे.



ह व ल - १८		
९२७	५२	५५
२०१९		

14/12/2016

सूची क्र.२

दुय्यम निबंधक : सह दु.नि. हवेली 26

दस्त क्रमांक : 9733/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) बोन्हाडवाडी

- (1) विलेखाचा प्रकार करारनामा
(2) मोबदला 2000000
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 1761901.92



- (4) भू-न्यायन, पाटोहस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गांव मोंजे बो-हाडेवाडी, ता. हवेली, जि. पुणे येथील गट नं. 272, हिस्सा नं. 1/2, (जुना गट नं. 1390 हिस्सा नं. 1 यांसी क्षेत्र 02 हे 05 आर, यांसी आकार 02.32 पैस, यापैकी क्षेत्र 32.48 आर या मिळकतीवर बांधण्यात येणा-या 'साहील ओम पार्क' या प्रोजेक्ट मधील दुस-या मजल्यावरील सदनिका नं. 207 यांसी कारपेट क्षेत्र 409 चौ. फूट म्हणजेच 38.01 चौ. मी. त्यातचे टोरेस क्षेत्र 79.50 चौ. फूट म्हणजेच 7.38 चौ. मी. (GAT NUMBER : 272 ;))

- (5) क्षेत्रफळ

1) 409 चौ.फूट

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-श्री. वैष्णवी प्रमोदसॅ अॅण्ड डेव्हलपर्स तर्फे भागीदार श्री. संदीप विठ्ठल काटे, श्री. संतोष विठ्ठल काटे व श्री. नितेश विठ्ठल काटे यांचे तर्फे कबुली जबाब कु.मु. म्हणून श्री. अमोल दशरथ घोगडे वय:-28; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: : ब्लॉक नं. : रोड नं: पिंपळे सौदागर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-AAIFV1363M

- (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-अनुपमा मनोज शिरसाठ वय:-45; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: : ब्लॉक नं. : रोड नं: कामोळे नवी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-410209 पॅन नं:-FFXPS6562C
2): नाव:-मनोज विश्वनाथ शिरसाठ वय:-49; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: : ब्लॉक नं. : रोड नं: कामोळे नवी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-410209 पॅन नं:-BGBPS9315L

- (9) दस्तऐवज करून दिल्याचा दिनांक

13/12/2016

अस्सलवर हुकुम नकल
तपासली

दस्तासोबतची नकल

श्री./सौ.अनुपमा शिरसाठ

- (10) दस्त नोंदणी केल्याचा दिनांक

14/12/2016

- (11) अनुक्रमांक, खंड व पृष्ठ

9733/2016

यांना दिली.

दिनांक १४/१२/२०१६

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

120000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क

20000

- (14) शेर

सह.दुय्यम निबंधक (वॉ-१) हवेली क्र.२६, पुणे

मुल्यांकनासाठी विचारात घेतलेले तपशील:-

मुद्रांक शुल्क आकारताना निवडलेले अनुषंग :-



(i) shall be the same as of any Municipal Corporation or any Cantonment

भारत सरकार
GOVERNMENT OF INDIA

राष्ट्रीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

अशिक्षित सुयंकान्त पाटील
Shashikala Suryakant Patil
जन्म वर्ष: Year of Birth: 1969
लिंग: Female

पत्ता: W/O सुयंकान्त पाटील, लोहागाव,
लोहागाव, ठाणे जिल्हा, महाराष्ट्र - 413602
Address: W/O Suryakant Patil
LOHAGAON, Lohagaon,
Lohgaon, Osmanabad,
Maharashtra - 413602

8352 4122 8427

आधार - सामान्य माणसाचा अधिकार

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GOVERNMENT OF INDIA

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सुजीत सुयंकान्त पाटील
Sujeet Suryakant Patil
जन्म तारीख/DOB: 06/02/1992
पुरुष / MALE

पत्ता:
बडिगाव/आईचे नांव:
सुयंकान्त पाटील, 96, हनुमान
चौक, लोहागाव, लोहागाव,
उस्मानाबाद,
महाराष्ट्र - 413602
Address:
S/O Suryakant Patil, 96,
hanuman Chowk, Lohgaon,
Lohagaon, Osmanabad,
Maharashtra - 413602

9548 8565 0869

माझे आधार, माझी ओळख

9548 8565 0869

मेरा आदहार, मेरी पेहाचन

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUJEET SURYAKANT PATIL

SURYAKANT PATIL

06/02/1992

Permanent Account Number
BWNPP7762C

Signature

02/10/2015



29/05/2019 5 19:10 PM

दस्त गोपवारा भाग-2

हवल 18 ५५१५५
दस्त क्रमांक: 8127/2019

दस्त क्रमांक : हवल 18/8127/2019

दस्ताचा प्रकार :- ऑनग्रेमेंट दू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: शशिकला सुर्यकांत पाटील . . पत्ता: देहू-आळंदी रोड, मोशी, पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. स्वाक्षरी:- पॅन नंबर: २१२१११११. सुर्यकांत. पाटील	विहून घेणार वय :- 50		
2	नाव: नुजीत सुर्यकांत पाटील . . पत्ता: देहू-आळंदी रोड, मोशी, पुणे, मोशी, MAHARASHTRA, PUNE, Non-Government. स्वाक्षरी:- पॅन नंबर: BWNPP7752C	विहून घेणार वय :- 26		
3	नाव: मे. वैष्णवी प्रमोदर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार श्री मंदीप विठ्ठल काटे, श्री संतोष विठ्ठल काटे व श्री निलेश विठ्ठल काटे यांचे तर्फे कु. मु. म्हणून श्री अमोल दशरथ पेगडे . पत्ता: प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: पिंपळे सीदागर पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AAIFV1363M	विहून घेणार वय :- 28 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत ऑनग्रेमेंट दू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 29 / 05 / 2019 05 : 23 : 58 PM

ओळख:-

सदर इसम दुय्यम निबंधक वांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अॅड प्रशांत गंगाधर गव्हाणे . . वय: 30 पत्ता: पिंपरीगाव, पुणे पिन कोड: 411017		

असे प्रमाणित करण्यात येते की, सदर दस्तास
एकुण ५५ पाने आहेत

शिक्का क्र. 4 ची वेळ: 29 / 05 / 2019 05 : 25 : 17 PM

सह दुय्यम निबंधक, हवेली-18

EPayment Details.

सह-दुय्यम निबंधक
हवेली क्र. १८, पुणे शहर

sr.	Epagement Number	Defacement Number
1	2905201900062	2905201900062D
2	MH002045299201920P	0001162417201920

8127 /2019

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