

Property paper scan

Site insp: initial

Source Sourcing

212

LOS ID :	/ CAR / HL / ED. / 20	-20
CIF :		
Applicant Name :	LOKESH ASHOK BADGUJAR.	
Co-Applicant Name	Lata Badgular	
CIF :		
Contact Numbers (R)	9096181911	(O)
A/c :		
Loan Amount :	RS 40.00 LAKH	Tenure : 30 yrs
Interest Rate :		EMI :
Loan Type :	New	SBI LIFE : YES (NO)
COLL :		
Property Location / Vehicle Details	PUNE	
Cost of Flat / Vehicle :		
Name of Developer / Vendor		

Name of Sourcing Officer :	YOGESH K. VISHWAKARMA
Mob. :	C/O - Vidya (7280793)

ASHOK BADGUJAR Gender  M  F

Ms  Dr.  Other  Date of Birth 17 02 1994

Unmarried  Other  Name of Spouse

No. of Children  Name of Father ASHOK BADGUJAR

ATABAI ASHOK Category  SC  ST  OBC  General

Residential Status  Resident  NRI/PIO Religion

Photo Identification (ID) : Type ANDHAR CARD

Number 5348 9753 1857 Photo ID: Valid Upto

Driving License Valid Upto

PB5618D Passport No Passport Valid Upto

BACHER OF ENGG Qualifying Year 2017

at the present address for the past \_\_\_\_\_ Years and \_\_\_\_\_ Months.

101 SHYAM KANCHAN SOCIETY

NEAR KHANNA HOSPITAL DIWALE VILLAGE

SECTOR-14

CBD BELAPUR District

MAHARASHTRA Country INDIA

Mobile (Primary) 9096181911 Mobile (Secondary)

okeshb172@gmail.com

Permanent address same as present address?  Yes  No (To be filled if permanent address is different from present address)

15/A BALAGI NAGAR

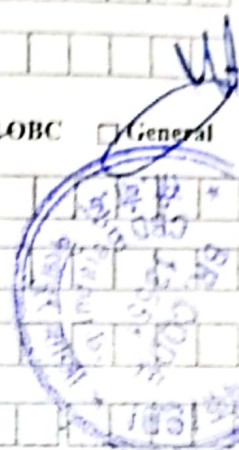
NEAR WATER TANK

OLD YAWAL ROAD

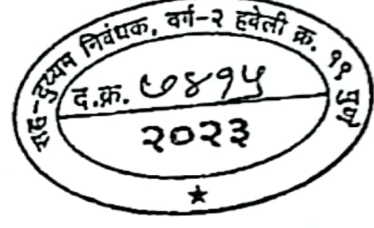
CHOPDA District JALGAON

MAHARASHTRA Country INDIA

Telephone (Landline 2)



10-10/2023



# AGREEMENT

## CUSTOMER NAME

MR. LOKESH ASHOK BADGUJAR

FLAT NO. J-811

PROJECT - AARCON

DATE- / /2023

CONTACT NO- 9096181911.

396/7415

पावती

Original/Duplicate

Thursday, April 06, 2023

नोंदणी क्र.: 39म

6:49 PM

Regn.: 39M

पावती क्र.: 7592 दिनांक: 06/04/2023

गावाचे नाव: पुनवळे

दस्तऐवजाचा अनुक्रमांक: हवल19-7415-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: लोकेश अशोक वडगुजर -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1060.00

पृष्ठांची संख्या: 53

एकूण:

रु. 31060.00

आपणास मूळ दस्त ,थंवनेल प्रिंट,सूची-२ अंदाजे

7:02 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-19

वाजार मुल्य: रु.4148217.264 /-

मोवदला रु.4490000/-

भरलेले मुद्रांक शुल्क : रु. 314300/-

सह.दुय्यम निबंधक  
(वर्ग-२) हवेली क्र. १९, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.1060/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0604202306625 दिनांक: 06/04/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017972492202223E दिनांक: 06/04/2023

वॅकेचे नाव व पत्ता:

Index-2( सूची - २ )



11/04/2023

सूची क्र.2

दुप्यम निबंधक : मह दु.नि. हवेली 19

दन्त क्रमांक : 7415/2023

नोंदणी :

Regn:63m

गावाचे नाव : पुनवळे

(1)विनेग्याचा प्रकार	करगनामा
(2)मोघदला	4490000
(3) बाजारमाव(भाडेपट्टयाच्या बावतितपट्टाकर आकारणी देतो की पट्टेदार ते नमुद करणे)	4148217.264
(4) भू-मापन,पोटहिन्ना व परक्रमांक (अमल्याम)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मीजे पुनवळे येथील मळें नं 25 हिन्ना नं 1,मळें नं 25 हिन्ना नं 2,मळें नं 27 हिन्ना नं 5 या मिळकतीवर बांधलेल्या स्किम आर्कॉन या योजनेतील विंग जे मधील आठव्या मजल्यावरील फ्लॅट नं 811 बांमी कार्पेट क्षेत्र 53.79 चौ.मी. + ड्राय बाल्कनी बांमी क्षेत्र 2.45 चौ.मीटर + एक कव्हर्ट फॉर पार्किंगमह. ( Survey Number : 25 ; )
(5) क्षेत्रफळ	1) 53.79 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दन्तगेषज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जी. के. अमोमिण्टन तर्फे प्रो. प्रा. म्हणून थी. विनोद प्रेमचंद चांदवानी तर्फे क. ज. कु. मु. म्हणून थी. अतुल मन. कटारीया बय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेट नं: पिंपरी, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-ADVPC0520B
(8)दन्तगेषज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोमेश अशोक बटगुजर - बय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेट नं: चोपडा, जिल्हा - जळगाव, महाराष्ट्र, . पिन कोड:-425107 पॅन नं:-DDUPB5618D 2): नाव:-लता अशोक बटगुजर - बय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेट नं: चोपडा, जिल्हा - जळगाव, महाराष्ट्र, . पिन कोड:-425107 पॅन नं:-BEKPB4981A
(9) दन्तगेषज करून दिल्याचा दिनांक	04/04/2023
(10)दन्त नोंदणी केल्याचा दिनांक	11/04/2023
(11)अनुक्रमांक,पंड व पृष्ठ	7415/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	314300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारून घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निघरलेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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## AGREEMENT TO SALE

Project Name : AARCON  
Project Type : Residential + Commercial  
Building/Wing No. : J  
Floor No. : EIGHTH FLOOR  
Apartment No. : 811  
Consideration : Rs. 44,90,000/-  
Survey No. : Survey Nos. 25/1 (P), 25/2, 27/5 (P)  
Village : Punawale  
Postal Code : 411 033  
RERA Reg. No. : P52100030862  
Plan Sanction No. : B.P./Punawale/10/2022  
Dated 31/01/2022  
Date of Possession : 30/06/2024  
Annexure-A : Certificate of Title  
Annexure-B : 7/12 Extract of Land  
Annexure-C1 : Layout of the Project  
Annexure-C2 : Sanction Building Plan  
Annexure-D : Floor Plan of The Apartment  
Annexure-E : Specification & Amenities of Apartment  
Annexure-F : Certificate of Registration with RERA  
Annexure-G : Commencement Certificate

THIS AGREEMENT MADE AT PUNE ON THIS.....DAY  
OF.....*ADP*.....IN THE YEAR 2023.

BETWEEN

M/S. G. K. ASSOCIATES, A Proprietorship Firm duly constituted under the governing provisions of Maharashtra Shops and Establishment Act having its registered address at Survey No. 122, Pimple Saudagar, Pune-411027 through its Sole Proprietor

MR. VINOD PREMCHAND CHANDWANI

[Income Tax Permanent Account Number ADVPC0520B]

Age: About 54 Years, Occupation: Business

R/at: SIND HOUSING SOCIETY, AUNDH, PUNE- 411007

Hereinafter referred to as "THE PROMOTER" / "DEVELOPER" / "BUILDER"/ LAND OWNER (Which the expression shall unless it be repugnant to the context or meaning thereof mean and include the said Proprietorship firm and its proprietor, his heirs, executors, administrators, agents and assignees) OF THE ONE PART.



2023

AND

1. **MR. LOKESH ASHOK BADGUJAR**  
Age: About 29 Years, Occupation : SERVICE  
PAN: DDUPB5618D, AADHAR NO. 5348 9753 1857
2. **MRS. LATA ASHOK BADGUJAR**  
Age: About 54 Years, Occupation : HOUSEWIFE  
PAN: BEKPB4981A, AADHAR NO. 8955 0231 9863

RESIDING AT: 15/A BALAJI NAGAR, NEAR WATER TANK, OLD YAWAT ROAD, AT POST TAQ- CHOPDA, DIST- JALGAON, MAHARASHTRA- 425107.

Hereinafter jointly referred to as "THE ALLOTTEE" / "PURCHASER" (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 the Promoter herein above referred is the owner of all that piece and parcel of land admeasuring 02 Hectare 82.60 Ares comprising of (a) land collectively admeasuring 01 Hectare 13.95 Ares carved out of the land bearing Survey No. 25/1 totally admeasuring 01 Hectare 98 Ares and having a revenue assessment of Rs. 2.00 Paise, (b) land totally admeasuring 00 Hectare 55 Ares bearing Survey No. 25/2 having a revenue assessment of Rs. 00.59 Paise, (c) land admeasuring 01 Hectare 13.65 Ares carved out of land bearing Survey No. 27/5 totally admeasuring 01 Hectare 97 Ares and having a revenue assessment of Rs. 01.56 Paise, all lands lying, being and situated at Gaon Mauje: Punawale, Taluka: Mulshi, Jillah: Pune within the local limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Ld. Sub-Registrar of Assurances at haveli as described at Schedule-A mentioned herein below (herein after referred to as the "said land") and accordingly its name is mutated in the revenue records of the said survey number vide Mutation Entry bearing No. 5499 dated 20/01/2021. The Promoter had purchased the said land from (1) LandLord Properties Private Limited represented through its Director Mr.Ashish Madhav Malpani, (2) Giriraj Enterprises represented through its Partner Mr. Ashish Madhav Malpani vide the Sale Deed dated 28/12/2020 and registered on 08/01/2021 with the office of the Sub-Registrar of Assurances Haveli No. 17, District Pune at Serial No. 408/2021. Thereafter, vide the Possession Receipt dated 21.05.2021 registered with the office of the Sub-Registrar of Assurances Haveli No. 5, District Pune at Serial No. 5364/2021, the Promoter herein handed over an area admeasuring 00 H 10.7101 R i.e. 1071.01 sq. mtrs carved out of Survey No.27/5 which was affected by the 18 mtr wide D.P. Road to the Pimpri Chinchwad Municipal Corporation. Accordingly, the effect of the said road-handover was recorded on the revenue records vide Mutation Entry No. 5575 dated 14/06/2021 and thereby the Promoter was left with the ownership of the remaining area admeasuring 27,188.99 sq. mtrs i.e. 02 H 71.90 R (rounded off). The below-mentioned project is being carried out on the land admeasuring H 71.8890 carved out of the said land and the same is described at Schedule-A1 and such area is herein after also referred to as the "the project land". AND



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WHEREAS for the purpose of getting the plan sanctioned from the Pimpri Chinchwad Municipal Corporation ('PCMC') for the said land/project land, Promoter applied for sanction of layout to the Pimpri Chinchwad Municipal Corporation and accordingly Pimpri Chinchwad Municipal Corporation vide sanctioned plan bearing No. B.P./Punawale/20/2021 dated 16/04/2021, which was also accompanied by the Work Commencement order bearing Commencement Certificate B.P./ Punawale /20/21 dated 16/04/2021 & revised B.P./Punawale/10/2022 Dated 31/01/2022

WHEREAS The Promoter herein is also granted a favourable NA Order/Sanad by the Hon'ble Collector vide Ja. Kra.42B/ Zameen/ NA/ SR13/2021 dated 05/03/2021.

WHEREAS the Promoter has proposed to construct on the project land a scheme comprising of ownership Apartment (Residential + Commercial) in the name of "AARCON" [Herein after referred to as the "said project"] consisting of building/floors/units as tabled herein below;

TOTAL POTENTIAL OF PROJECT				
WING/ BUILDING G	OCCUPATION TYPE	NUMBER OF FLOORS	TOTAL NUMBER OF UNITS IN THE BUILDING/WIN G	PHAS E
A	Residential	BP+UP+GP+14	140	
B	Residential	BP+UP+GP+14	112	
C	Residential	BP+UP+GP+14	112	
D	Residential	BP+UP+GP+14	140	
E	Residential	BP+UP+GP+14	140	
F	Residential	BP+UP+GP+14	112	
G	Residential	BP+UP+GP+14	112	
H	Residential	BP+UP+GP+14	140	
I	Residential	BP+UP+GP+14	140	
J	Residential	BP+UP+GP+14	154	
K	Commercial+ Residential (MHADA)	LGP+GP+13	159	





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WHEREAS the Real Estate Regulatory Authority, Pune has granted registration to this Project proposed on the Project land, vide registration no. P52100030862 dated 20/09/2021 authenticated copy of the said registration is attached to this agreement at Annexure-F.

WHEREAS the Promoter has entered into a standard Agreement with Mr. Manoj Tatooskar, an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. However, the promoter herein has 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 CONSULTANTS PVT LTD, structural Engineer 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 has 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 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, Registration Certificates, 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 has 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 / project land. The Allottee has further visited the online site of the Real Estate Regulatory Authority and has apprised himself /herself/themselves about the details of the said project as disclosed and declared by the Promoter therein. The Allottee has / have satisfied himself / herself / themselves in respect of the marketable title of the Promoter in respect of the said land/project 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

WHEREAS the Allottee has read and understood all the terms and conditions of the deeds and documents concerning the title of the said lands 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, Pimpri-Chinchwad Municipal Corporation 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 a part of the phase II of the said project and all the phases after they are fully developed shall form one Association of Apartments. 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. "811", on the 8<sup>TH</sup> Floor of the Building No. "J" in the project known as "AARCON" to be constructed on the Project land. Accordingly, in response to the application of the Allottee, the Purchaser/Allottee is offered by the Promoter an apartment bearing No. "811", on the 8<sup>TH</sup> FLOOR to be constructed on the Project land, in the Building No. "J" in the project known as "AARCON" (hereinafter referred to as "*the said Apartment*" / "*the Said Flat*") being constructed. 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 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 'G'



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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. 1,00,000/- (ONE LAKH RUPEES), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing. AND

WHEREAS 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.

**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, building



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/ sumps, 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 walls between the two apartments shall be limited common property of the said two apartments.

#### 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 75042.67 Square Meters only and Promoter has planned to utilize Floor Space Index of 40107.31 Square Meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project's Total FSI is 115149.98 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 conditions which are to be observed and performed by the Promoter

approvals authority  
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. The Promoter shall have the right to revise the sanction plan in the future as per its own convenience, without adversely affecting the said Flat which is the subject matter of these presents; the Purchaser/s hereby gives his/her/their consent for such revision.

### 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 "AARCON". 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. "811" admeasuring 53.79 Square Meters of carpet located on the 8<sup>TH</sup> Floor, in the "J" wing of the building/project called "AARCON" for the consideration of Rs. 44,90,000/- (Rupees Forty Four Lakhs Ninety Thousand Only) which the price is exclusive of stamp duty, LBT, registration fee, any other taxes levied by the Government. GST is being paid by the Developer. *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.

### FIXTURES AND FITTINGS



0894 80 93  
2023

**SCHEDULE-A**  
**(DESCRIPTION OF THE SAID LAND)**

All that piece and parcel of land admeasuring 02 Hectare 82.60 Ares comprising of (a) land admeasuring 01 Hectare 13.95 Ares carved out of the land bearing Survey No. 25/1, (b) land totally admeasuring 00 Hectare 55 Ares bearing Survey No. 25/2, (c) land admeasuring 01 Hectare 13.65 Ares carved out of land bearing Survey No. 27/5, all lands lying, being and situated at Village Punawale, Taluka Mulshi, District Pune within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune. The said land is more particularly bounded as herein below:

On or towards

East : By S. No. 25 (P) & S. No. 28 (P)  
South : By S. No. 26 (P) & S. No. 29 (P)  
West : By S. No. 27 (P)  
North : By 18 mtrs wide DP Road.

Together with all the rights of easement and hereditaments and benefits attached thereto.

**SCHEDULE-A1**  
**DESCRIPTION OF THE PROJECT LAND**

All that piece and parcel of land admeasuring ~~02 Hectare 71.8890~~ 02 Hectare 82.60 Ares carved out of the land admeasuring 02 Hectare 82.60 Ares comprising of (a) land admeasuring 01 Hectare 13.95 Ares carved out of the land bearing Survey No. 25/1, (b) land totally admeasuring 00 Hectare 55 Ares bearing Survey No. 25/2, (c) land admeasuring 01 Hectare 13.65 Ares carved out of land bearing Survey No. 27/5, all lands lying, being and situated at Village Punawale, Taluka Mulshi, District Pune within the limits of the Pimpri Chinchwad Municipal Corporation and also within the jurisdiction of the Sub-Registrar of Assurances, District Pune. The Project Land is more particularly bounded as herein below:

On or towards

East : By S. No. 25 (P) & S. No. 28 (P)  
South : By S. No. 26 (P) & S. No. 29 (P)  
West : By S. No. 27 (P)  
North : By 18 mtrs wide DP Road.

Together with all the rights of easement and hereditaments and benefits attached thereto.



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**SCHEDULE-B**  
**DESCRIPTION OF THE APARTMENT**

Apartment No. : "811"  
 Floor No. : EIGHTH Floor  
 Building/Wing No. : "J"  
 Scheme/Project : "AARCON"  
 Carpet Area : 53.79 Square Meters

**OTHERS**  
 [Ex Gratia: Area allotted for exclusive use]

Dry Balcony Area : 2.45 Square Meters  
 Allotted Parking Space : Covered Car Parking  
 Agreement Cost : Rs. 44,90,000/- (Rupees Forty Four Lakhs Ninety Thousand Only)

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND THE YEARS HEREIN ABOVE WRITTEN.**

	<i>Left Hand Thumb Impression</i>		SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED OWNER/S/PROMOTER M/S. G. K. ASSOCIATES Through Its Sole Proprietor,
	<i>Left Hand Thumb Impression</i>		Sign..... MR. VINOD PREMCHAND CHANDWANI
	<i>Left Hand Thumb Impression</i>		Sign..... MR. LOKESH ASHOK BADGUJAR
	<i>Left Hand Thumb Impression</i>		Sign..... MRS. LATA ASHOK BADGUJAR
WITNESS NO. 01; Sign Name: HEER BHAGAYA R/at: PIMPLE SAUNDAGAR, PUNE-27		WITNESS NO. 02; Sign Name: KIRAN CHANDWANI R/at: PIMPRI, PUNE-17	

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Aancil-Mani  
Advocate

Address: Bldg No.2, Sardhya Nagar,  
Pune-411004

Contact: +91-9545510711, E-Mail: aancilmani@gmail.com



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Format-A  
(Circular No. 20/2021)

Date: 21/05/2021

To,  
MAHARERA

### LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Plot admeasuring 02 Hectare 82.60 Ares comprising of (a) lands collectively admeasuring 01 Hectare 13.95 Ares carved out of the land bearing Survey No. 25/1, (b) land totally admeasuring 00 Hectare 55 Ares bearing Survey No. 25/2, (c) land admeasuring 01 Hectare 13.65 Ares carved out of land bearing Survey No. 27/5 situated at Village Punawale, Taluka Mulshi, District Pune (Hereinafter referred to as the "said Plot")

I have investigated the title of the said plot on the request of the Owner M/s. G K Associates represented through its Proprietor Shri. Vinod P. Chandwani and the following documents i.e. :-

1. Sale Deeds in respect of the said Plot.
2. 7/12 extracts of Survey Nos. 25/1, 25/2 & 27/5 of Village Punawale issued by the Talahj of Village Punawale and Mutation Entry No. 5499
3. Search Reports for 30 years from 01.01.1989 onwards.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of the Owner M/s. G K Associates represented through its Proprietor Mr. Vinod Premchand Chandwani, is clear, marketable and without any encumbrances.

Owner of the Land: M/s. G K Associates represented through its Proprietor Mr. Vinod Premchand Chandwani

1. Plot admeasuring 02 Hectare 82.60 Ares comprising of (a) lands collectively admeasuring 01 Hectare 13.95 Ares carved out of the land bearing Survey No. 25/1, (b) land totally admeasuring 00 Hectare 55 Ares bearing Survey No. 25/2, (c) land admeasuring 01 Hectare 13.65 Ares carved out of land bearing Survey No. 27/5, situated at Village Punawale Taluka Mulshi, District Pune.

2. Qualifying comments/remarks, if any:- NONE

3) The report reflecting the flow of the title of Owner M/s G K Associates represented through its Proprietor Mr. Vinod Premchand Chandwani, on the said Plot is enclosed herewith as an annexure





[Logo of the Government of Karnataka]  
 [Title of the document]  
 [Date]  
 [Signature]  
 [Name]

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM  
(Sub rule 1)



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This registration is granted under section 9 of the Act to the following project under project registration number P52100030062

Project: AARCON, Plot Bearing / GTS / Survey / Final Plot No.: 25/1P, 25/2, 27/5 PLOT Bat Punwale, Mulshi, Pune, 411033.

1. Mr./Ms. Vinod Premchand Chandwani son/daughter of Mr./Ms. PREMCHAND MANUMAL CHANDWANIHsd: Havall, District. Pune. Pin: 411027, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 20/09/2021 and ending with 31/10/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Officially Signed by [Name] Prabhhu



परिशिष्ट डी - १



बांधकाम चालूकरणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.

क्रमांक : बी.पी./ पुनावळे 190 / 2022

दिनांक : 29 / 09 / 2022

श्री. श्रीमती/मे. ~~श्री. जी. के. अशोकि एस्. लि.~~ श्री. विनोद प्रेमराव चांदवानी

व्दारा : ला. आ. / ला. स. श्री. ~~श्री. मनोज लालुसकर~~  
१२२९ वी/१, ~~राऊकर परांजोफे रोड, एम.डी. रोड पुणे~~ - ०४ यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगरचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे..... येथील सर्व्हे नं/ ग्रटनं २५/१५, २५/२, २७/५ सिटी सर्व्हे नं..... (पै) प्लॉट नं..... मधील बांधकाम

करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक १८ / ०९ / २०२२ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खालो नमुद अटीवर व जादा अट क्र १ ते ४१ नुसार तुम्हांस बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बॅकच्या ऑलवजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भेगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र / बांधकाम चालू करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
- ४) ही परवानगी आपल्या मालकीच्या जाभिनी नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोमत - १ ते ४१ अटी व नकाशा प्रती.



स्थळ प्रतीवर मा. सहशाहर  
अभियंता यांची साक्षरी

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उप अभियंता  
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता  
पिंपरी चिंचवड महानगरपालिका

*Shagwan*  
सहशाहर अभियंता करिता  
पिंपरी चिंचवड महानगरपालिका

पपरा.चंचवड महानगरपालिका, पपरा - ४११ ०१८.

बांधकाम चालूकरणेकरिता महत्वाच्या सुचना / अटी

- १) सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर नगररचना व विकास विभागाकडून सेटबॅक तापासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे त्या इमारतीचा भोगवटा दाखला मागण्यापुर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित बाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑयोरिटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा फर्यदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगे करिता ' बांधकाम राडारोडा व्यवस्थापन' (C&D Waste Management Plan) बाबत पर्यावरण विभागकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पुर्णत्वाचा दाखला देताना विकसकाने C&D Waste Processing Plan वर टाकलेल्या राडारोड्याचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम जाहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबंधितांना पुर्णत्वाचा दाखला देण्यात येईल. सदरची अट ३०० चौ. मी. पेक्षा जास्त भूखंड क्षेत्राकरिता लागू राहिल.
- ७) इमारतीच्या तळमजल्यावरील गाळेघारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- ८) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) भूखंडाच्या संबंधित मिळकत कर भरल्याचा कसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १०) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ११) विकास आराखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.पा.चे. नाव लावून ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सादर जागेचे FSI / DR अनुज्ञेन करणेपुर्वी या कार्यालयाकडे सादर करणेपुर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सादर रस्ता रुंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी करणे आवश्यक आहे.

## DECLARATION

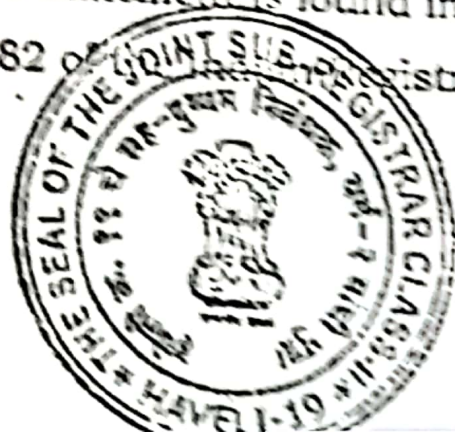
I, MR. ATUL N. KATARIYA hereby declare that, the document under the heading **Agreement To Sale/Apartment Deed** has been lodged for registration in the office of the Sub- Registrar Haveli No. 19/18/26, Pune.

I have lodged/executed and admitted the said document by virtue of Power of Attorney, registered in the office of sub-registrar Haveli No. 19, at Serial No. 15577/2021, DT. 09/12/2021 given to me by M/S. G. K. ASSOCIATES Through its Proprietor MR. VINOD PREMCHAND CHANDWANI. The executants/s of the said Power of Attorney have not cancelled the same nor any person/s is/are dead, neither the Power of Attorney has-been cancelled, for any reason. The said Power of Attorney is competent to the act as per the same.

I am aware that if the above statement is found incorrect than I shall punishable under Section 82 of Registration Act, 1908.

Place: **Pune**

Date: 06/04/2023.



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२०२३		

02092017

नाम / Name  
LOKESH ASHOK BADGUJAR

पिता का नाम / Father's Name  
ASHOK SHANKAR BADGUJAR

जन्म की तारीख / Date of Birth  
17/02/1994

*Handwritten Signature*  
हस्ताक्षर / Signature



02092017



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७४९५	५०	५३
२०२३		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BADGUJAR LATA ASHOK

NIMBA TUKADU BADGUJAR

07/07/1968

Permanent Account Number  
BEKPB4981A

*Handwritten Signature*

Signature



17062017





## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		06 April 2023.05 55 23 PM	
Valuation ID	202304069395	हवला 19	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	पुणे		
मूल्य विभाग	तालुका मुळशी विभागाचे नाव ( वि क्र 22) पुनवळे (पिंपरी चिंचवड महानगरपालिका)		
उप मूल्य विभाग	22/5-नकाशानुसार निवासी विभागातील अद्याप विकसीन क्षमता नसलेले क्षेत्र		
क्षेत्राचे नांव	Pune Municipal Corporation सर्व्हे नंबर / न. भू क्रमांक : सर्व्हे नंबर #25		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
80.40	61.86	61320	64650
			औद्योगिक
			0
			मोजमापनाचे एकक
			चौ. मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)	61.86 चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2 वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor
			मिळकतीचा प्रकार.
			बांधकामाचा दर.
			कार्पेट क्षेत्र.
			बांधीव
			Rs 26620/-
			56 चौ. मीटर
Sale Type - First Sale	Sale Resale of built up Property constructed after circular dt 02/01/2018		
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate = Rs 63976/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर		
	= ( ( 63976-8040 ) * ( 100 / 100 ) ) + 8040		
	= Rs 63976/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 63976 * 61.86		
	= Rs. 3957811.264/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ. मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (60930 * 25/100)		
	= Rs 190406/-		
Applicable Rules	= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेर्येनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित		
	= A + B + C + D + E + F + G + H + I + J		
	= 3957811.264 + 0 + 0 + 0 + 190406 + 0 + 0 + 0 + 0 + 0		
	= Rs. 4148217/-		
	= २ एकेचाळीस लाख अठ्ठेचाळीस हजार दोन शें सतरा /-		

Home



Dated : 13/04/2023

To,

MR. LOKESH ASHOK BADGUJAR,  
MRS. LATA ASHOK BADGUJAR.

SUB: DEMAND LETTER

Sr.

This has reference to Booked Flat No. 811 in "J" Wing on the EIGHTH FLOOR in our project named AARCON, situated Survey. Nos. 25/1 (P), 25/2, 27/5 (P), PUNAWALE, PUNE - 411033

We hereby request you to make a Payment of Rs. 34,00,000/- (Rupees Thirty-Four Lakh Only).

REERA registration No. of G. K. Associates -AARCON is P52100030862

The Cheque should be drawn in favor "M/s. G. K. ASSOCIATES" BANK OF MAHARASHTRA, PIMPLE SAUDAGAR BRANCH PUNE 411027, A/C. NO. 60381281466" (IFSC Code MAHB0001443) within seven (7) days of receipt of this letter

Please note as per registered document you have to pay interest amount on balance amount as per payment schedule @ 12% p.a

Thanking you in anticipation of an everlasting association

Regards,  
For M/s. G. K. ASSOCIATES

