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396 7363

पावती

Original/Duplicate

Thursday, April 06, 2023

नोंदणी क्र.: 39म

1:25 PM

Regn.: 39M

पावती क्र.: 7539

दिनांक: 06/04/2023

गावाचे नाव: बालेवाडी

दस्तऐवजाचा अनुक्रमांक: हवल19-7363-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: विभव राय

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

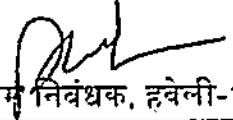
पृष्ठांची संख्या: 57

एकूण:

रु. 31140.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

1:38 PM ह्या वेळेस मिळेल.


मह दुय्यम निबंधक, हवेली-19

वाजार मूल्य: रु.10482696.946 /-

मोवदला रु.16937429/-

भरलेले मुद्रांक शुल्क : रु. 1185700/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.1140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0504202300759 दिनांक: 06/04/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017908639202223E दिनांक: 06/04/2023

बँकेचे नाव व पत्ता:



10/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 19

दस्त क्रमांक : 7363/2023

नोंदणी :

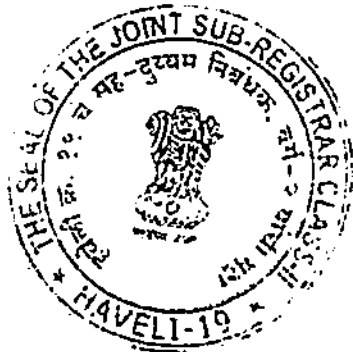
Regn 63m

गावाचे नाव : वालेवाडी

| | |
|---|---|
| (1)चिमेंद्याचा प्रकार | करारनामा |
| (2)नोंदणी | 16937429 |
| (3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 10482696.946 |
| (4) मू-भापन,पोटाहिम्मा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव नीजे वालेवाडी,ता. हवेली,जि. पुणे येथील स. नं. 49/19/1,50/1,50/2,50/3,50/4,50/5/1,50/5/2,50/5/3 या पैकी 23265.51 चौ.मी. या मिळकतीवरील वांधण्यात आलेल्या प्रोजेक्ट एएनपी युनिव्हर्स मधील विल्डींग ई,मधील अठराव्या मजल्यावरील अपार्टमेंट नं.1803 यांसी कारपेट क्षेत्र 1157 चौ. फुट म्हणजेच 107.49 चौ. मी. व लगतेच बाल्कनी 122 चौ. फुट म्हणजेच 11.37 चौ. मी. व एक कव्हर टॅडम कार पार्किंग स्पेस नं.जी-114/डीजी-114(शाउंड प्लोअर)यांसी क्षेत्र 22 चौ. मी.(रेरा नं.पी52100030318)((Survey Number : 49/19/1 ;)) |
| (5) क्षेत्रफळ | 1) 107.49 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहूग ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-एएनपी लाइफस्पेसेम एलएलपी तर्फे भागीदार व कु. सु. म्हणून 1. श्री. सुनिल हरूमल अडवाणी व 2. श्री. मनोहर जादूराम फेरवानी यांचे तर्फे क. ज. फु. सु. म्हणून श्री. अशोक एन. वामवानी वय:-60; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ऑफिस नंबर 202 ,एएनपी वन ,वालेवाडी हाय स्कीट ,वाणेरे ,पुणे , महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-ABQFA3195B |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-विभव रॉय वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 1, एचपी अपार्टमेंट्स , 45 नेपिअन सी रोड , मलवार हिल्स , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AWSPR7689A 2): नाव:-शुचिता श्रीधास्तव वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 1, एचपी अपार्टमेंट्स , 45 नेपिअन सी रोड , मलवार हिल्स , मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-FOQPS82895E |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 06/04/2023 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 10/04/2023 |
| (11)अनुक्रमांक,पृष्ठ व पृष्ठ | 7363/2023 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1185700 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)श्रेण | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबतची नक्कल

दिनांक 10/04/2023

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



CHALLAN
MTR Form Number-6



| | | | | | | | | | | | |
|-----------------------------|-------------------------------------|---------------|-----------|--|--------------------|--------------------------|---|-----------------------|---------|--|--|
| GRN | MH017908639202223E | BARCODE | [Barcode] | | Date | 30/03/2023-12 14.22 | | Form ID | 25.2 | | |
| Department | Inspector General Of Registration | | | Payer Details | | | | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | | | | |
| | | | | PAN No.(If Applicable) | AWSPR7669A | | | | | | |
| Office Name | HVL19_HAVELI 19 JOINT SUB REGISTRAR | | | Full Name | VIBHAV ROY | | | | | | |
| Location | PUNE | | | Flat/Block No. | E1803 ANP UNIVERSE | | | | | | |
| Year | 2022-2023 One Time | | | Premises/Building | | | | | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | BALEWADI | | | | | | |
| 0030046401 Stamp Duty | | 1185700.00 | | Area/Locality | PUNE | | | | | | |
| 0030063301 Registration Fee | | 30000.00 | | Town/City/District | | | | | | | |
| | | | | PIN | 4 | | 1 | | 1 0 4 5 | | |
| Remarks (If Any) | | | | SecondPartyName=ANP LIFESPACES.LLD | | | | | | | |
| | | | | [Stamp: HAVELI 19 JOINT SUB REGISTRAR, PUNE, 30/03/2023] | | | | | | | |
| | | | | [Handwritten: ११९३३ ७ ५४ २०२३] | | | | | | | |
| | | | | Twelve Lakh Fifteen Thousand Seven Hundred Rupees | | | | | | | |
| Total | 12.15.700.00 | | Words | Only | | | | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | | | | |
| IDBI BANK | | | | Bank CIN | Ref. No. | 69103332023033013441 | | 724802137 | | | |
| Cheque-DD Details | | | | Bank Date | RBI Date | 30/03/2023-12 15 25 | | Not Verified with RBI | | | |
| Cheque/DD No. | | | | Bank-Branch | | IDBI BANK | | | | | |
| Name of Bank | | | | Scroll No. . Date | | Not Verified with Scroll | | | | | |
| Name of Branch | | | | | | | | | | | |

Department ID

Mobile No.

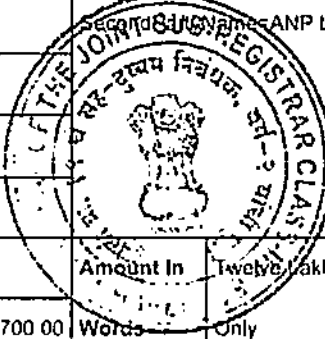
9013523410

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

यादर चलाण फोयल दुव्याग निगंराय कार्यालयात नोदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोदणी न करावयाच्या दस्त्यांसाठी यादर चलाण लागू नाही.

CHALLAN
MTR Form Number-6



| | | | |
|--|---------|---------------------------|----------------------|
| GRN MH017908639202223E | BARCODE | Date 30/03/2023-12 14 22 | Form ID 25 2 |
| Department Inspector General Of Registration | | Payer Details | |
| Stamp Duty | | TAX ID / TAN (If Any) | |
| Type of Payment Registration Fee | | PAN No.(If Applicable) | AWSPR7689A |
| Office Name HVL19_HAVELI 19 JOINT SUB REGISTRAR | | Full Name | VIBHAV ROY |
| Location PUNE | | Flat/Block No. | E1803 ANP UNIVERSE |
| Year 2022-2023 One Time | | Premises/Buidling | |
| Account Head Details | | Amount In Rs. | |
| 0030046401 Stamp Duty | | 1185700.00 | Road/Street |
| 0030063301 Registration Fee | | 30000.00 | Area/Locality |
| | | | Town/City/District |
| | | | PIN |
| | | | 4 1 1 0 4 5 |
| Remarks (If Any) | | | |
|  | | | |
| Total | | 12 15 700 00 | Amount In Words Only |
| Payment Details IDBI BANK | | FOR USE IN RECEIVING BANK | |
| Cheque/DD Details | | Bank CIN | Ref No |
| | | 69103332023033013441 | 724802137 |
| Cheque/DD No | | Bank Date | RBI Date |
| | | 30/03/2023-12 15 25 | 31/03/2023 |
| Name of Bank | | Bank-Branch | |
| | | IDBI BANK | |
| Name of Branch | | Scroll No | Date |
| | | 101 | 31-03/2023 |

Department ID

Mobile No. 9013523410

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

**Signature Not
Verified**

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.03.30 10:40:31
IST

| Sr. No. | Reason: GRAS Secure DocSign | Defacement No. | Defacement Date | Userld | Defacement Amount |
|--------------------------------|-----------------------------|------------------|---------------------|--------|---------------------|
| 1 | (S)-396-7363 | 0000117434202324 | 06-04/2023-13 25 01 | IGR026 | 30000.00 |
| 2 | (S)-396-7363 | 0000117434202324 | 06-04/2023-13 25 01 | IGR026 | 1185700.00 |
| Total Defacement Amount | | | | | 12,15,700.00 |



| | | |
|------------|---|----|
| हवेली - १९ | | |
| ७३६३ | ३ | ५४ |
| २०२३ | | |



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0504202300759

Receipt Date 10/04/2023

Received from VIBHAV ROY, Mobile number 9013523410, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered on Document No. 7363 dated 06/04/2023 at the Sub Registrar office Joint S.R. Haveli 19 of the District Pune.

DEFACED

₹ 1140

DEFACED

Payment Details

Bank Name SBIN

Payment Date 05/04/2023

Bank CIN 10004152023040500701

REF No. 309520895589

Deface No 0504202300759D

Deface Date 06/04/2023

This is computer generated receipt, hence no signature is required.



| | | |
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| हाम-११ | | |
| ७३६३ | ४ | ५४ |
| २०२३ | | |

Waj
Shubhakar

AGREEMENT FOR SALE

AGREEMENT FOR SALE made and executed at Pune this 06th day of APRIL 2023.

BETWEEN

Waj
Shubhakar

I. ANP Lifespaces LLP, a Limited Liability Partnership and having their registered office at Office No. 202, 2nd floor, ANP One, S. No. 109, Balewadi High Street, Baner, Pune 411045, PAN : ABQFA 3195B and hereinafter referred to as the "OWNERS /PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their successors-in title, administrators and permitted assigns) through its duly authorized Partner Mr. Sunil Harumal Adwani, Age 58 years, Occupation Business and/or Mr. Manohar Jaduram Pherwani, Age 67 years, Occupation Business.

.... PROMOTERS

II.

A.

1a. Mr. Somaji alias Somnath Mahatu Balwadkar, Age 70 years,

1a(i). Mrs. Narmada Somaji alias Somnath Balwadkar, Age 64 years.

1b. Mr. Yogesh Somnath Balwadkar, Age 36 years,

(for self and as karta of his HUF and as legal and natural guardian of Miss. Pranjal and Trisha hereinbelow)

1b(i) Mrs. Ujawala Yogesh Balwadkar, Age 33 years,

1b(ii) Miss. Pranjal Yogesh Balwadkar, Age 9 years,

1b(iii) Miss. Trisha Yogesh Balwadkar, Age 2 years,

Nos. 1a to 1b (iii) all residing at S. No. 1/8, Near P. M. C. Water Tank, Near Vithal Mandir, Balewadi, Pune 411045.

1c. Mrs. Megha Sharad Mangade, Age 40 years, residing at S. No. 35, Near Moze College, Balewadi, Pune 411045.

2. Late Jaganath Mahatu Balwadkar through his legal heirs

2a. Mr. Kalidas Jagannath Balwadkar, Age 46 years,

2a(i). Mrs. Jyoti Kalidas Balwadkar, Age 39 years.

2b. Kumar Dhiraj Kalidas Balwadkar, Age 18 years.

Nos. 2 to 2b all residing at Jaganath Niwas, S. No. 1/8, Near old primary school, Balewadi, Pune 411045.

3. Mrs. Bhakti Aakash Jambhulkar nee Bhakti Kalidas Balwadkar, Age 23 years, residing at Pandava Nagar, Hinjewadi, Pune 411057.

B.

1a. Mr. Dilip Baburao Balwadkar, Age 64 years,

1a(i). Mrs. Ratnamala Dilip Balwadkar, Age 52 years.

1b. Mr. Anantraj Dilip Balwadkar, Age 32 years,

(for self and as legal and natural guardian of Master Rajvardhan alias Shauraya hereinbelow)

1b(i). Mrs. Komal Anantraj Balwadkar, Age 25 years,

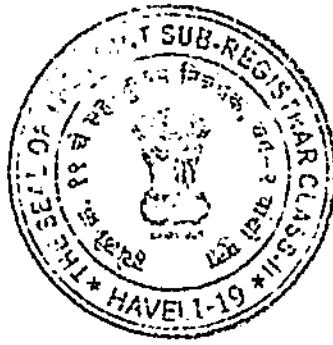
1b(ii) Master Rajvardhan alias Shauraya Anantraj Balwadkar, Age 5 years,

1c. Mr. Shivraj Dilip Balwadkar, Age 28 years,

(for self and as legal and natural guardian of Miss Sai hereinbelow)

1c(i) Mrs. Adimaya Shivraj Balwadkar, Age 21 years,

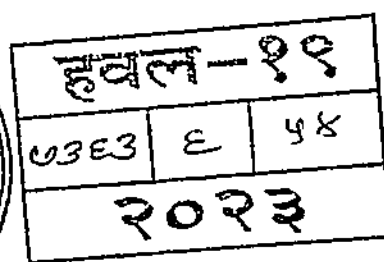
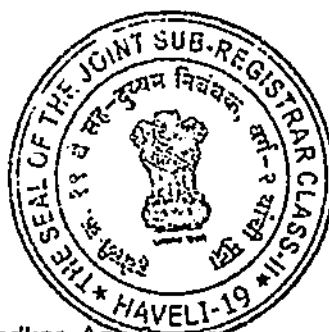
1c(ii) Miss Sai Shivraj Balwadkar, Age 6 years,



| | | |
|----------|---|----|
| हवेली-१९ | | |
| ७३६३ | ५ | ५४ |
| २०२३ | | |

Nos. 1a to 1c(ii) all residing at Flat No. 4, Building A2 . Aditya Bridge Park, S. No. 1/2, Balewadi, Pune 411045.

- 1d. Mrs. Ashwini Avinash Koite, Age 31 years, residing at Ubare Nawlakh, Taluka, Maval, District Pune 410507
- 2a. Mr. Yashwant Baburao Balwadkar, Age 63 years,
 2a(i). Mrs. Sunita Yashwant Balwadkar, Age 50 years,
 2b. Mr. Swaraj Yashwant Balwadkar, Age 21 years.
 Nos. 2 to 2b all residing at Building E, Sai Silicon Valley, Balewadi, Pune 411045
- 2c. Mrs. Archana Rahul Rakshe nee Archana Yashwant Balwadkar, Age 30 years, residing at Sangwade, Taluka Maval, District Pune.
- 2d. Mrs. Aarti Prashant Murkute nee Aarti Yashwant Balwadkar, Age 27 years, residing at Dhavi Bhusari Colony, Kothrud, Pune 411038.
- 3a. Mr. Dyaneshwar Sardar Balwadkar, Age 45 years,
 (for self and as legal and natural guardian of Master Prithviraj and Master Ranveer hereinbelow)
- 3a(i). Mrs. Raghini Dyaneshwar Balwadkar, Age 34 years,
 3a(ii). Master Prithviraj Dyaneshwar Balwadkar, Age 11 years,
 3a(iii). Master Ranveer Dyaneshwar Balwadkar, Age 3½ years.
 Nos. 3a to 3a(iii) all residing at Vashanj Keona Society, Flat No. A303, Near Bharati Vidya Peth School, Balewadi, Pune 411045
- C.
- 1a. Mr. Sahebrao Nivrutti Balwadkar, Age 64 years,
 1b. Mr. Manoj Sahebrao Balwadkar, Age 33 years,
 (for self and as legal and natural guardian of Master Indraneel and Master Rurdved hereinbelow)
- 1b(i). Mrs. Rupali Manoj Balwadkar, Age 30 years,
 1b(ii). Master Indraneel Manoj Balwadkar, Age 6 years,
 1b(iii). Master Rurdved Manoj Balwadkar, Age 2½ years,
 Nos. 1a to 1b(iii) all residing at S. No. 33, House No. 380, Near Nandanvan Bungalow, Balewadi, Pune 411045.
- D.
- 1a. Mr. Shantaram Ganpat Balwadkar, Age 52 years,
 (for self and as legal and natural guardian of Master Shubham hereinbelow)
- 1a(i). Mrs. Sangita Shantaram Balwadkar, Age 44 years,
 1a(ii). Miss. Devika Shantaram Balwadkar, Age 19 years,
 1a(iii). Master Shubham Shantaram Balwadkar, Age 14 years,
 Nos. 1a to 1a(iii) all residing at Vitthal Nivas, S. No. 29, Near Sana Hotel, Patil Vasti, Balewadi, Pune 411045.
- 2a. Mr. Avinash Ganpat Balwadkar, Age 48 years,
 2a(i). Mrs. Chhaya Avinash Balwadkar, Age 43 years,
 2a(ii). Miss. Saloni Avinash Balwadkar, Age 21 years,
 2a(iii). Master Abhishek Avinash Balwadkar, Age 19 years,
 Nos. 2a to 2a(iii) all residing at Vitthal Nivas, S. No. 29, Near Sana Hotel, Patil Vasti, Balewadi, Pune 411045.
- 3a. Mr. Vikas Murlidhar Balwadkar, Age 32 years,
 (for self and as legal and natural guardian of Master Dyanda and Master Rudraksh hereinbelow)
- 3a(i). Mrs. Jyoti Vikas Balwadkar, Age 30 years,



3a(ii). Master Dyanda Vikas Balwadkar, Age 6 years,
 3a(iii). Master Rudraksh Vikas Balwadkar, Age 6 years.
 Nos. 3a to 3a(iii) all residing at Near New Vitthal Mandir, Balewadi, Pune 411045

4a. Mr. Madhukar Dattu Balwadkar, Age 60 years,
 4a(i). Mrs. Laxmi Madhukar Balwadkar, Age 47 years,
 4b. Mr. Prashant Madhukar Balwadkar, Age 27 years,
 4b(i). Mrs. Yugandhara Prashnat Balwadkar nee Yugandhara Vishnu Tambe, Age 23 years.

4c. Mrs. Varsha M. Temgire nee Varsha Madhukar Balwadkar, Age 28 years.

4d. Mrs. Sandhya alias Aditi Ajay Dabhade nee Sandhya Madhukar Balwadkar, Age 30 years.

Nos. 4a to 4d all residing at House No. 121/1, Near Vitthal Mandir, Balewadi, Pune 411045.

and hereinafter collectively referred to as the "OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/ heirs, executors and administrators) through their duly Constituted Attorney Mr. Sunil Adwani, Age 58 years and/or Mr. Manohar Pherwani, Age 68 years.

.. OWNER
 .. OF THE ONE PART

AND

1. VIBHAV ROY,
 Age 31 years, PAN : AWSPR7689A,
2. SHUCHITA SRIVASTAVA,
 Age 31 years, PAN : FOQPS8295E.

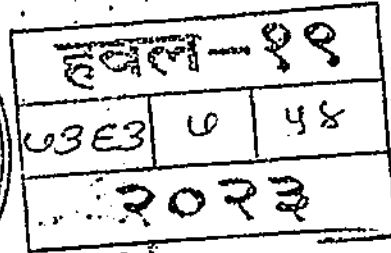
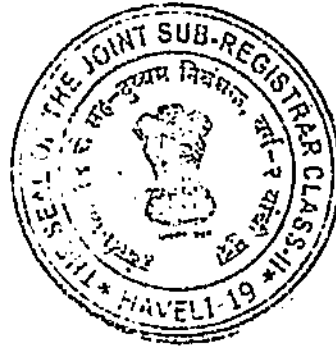
BOTH RESIDING AT: 1, HP APARTMENTS, 45 NEPEAN SEA ROAD, MALABAR HILLS, MUMBAI - 400 026.

and hereinafter referred to as the "ALLOTTEE/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators)

.. OF THE OTHER PART

WHEREAS the Owners/ Promoters are seized of and well and sufficiently entitled to and in possession of various parcels of contiguous lands comprising of lands aggregate admeasuring 06 Hectares 11 Ares i.e. 61100 sq. mtrs., all situate at Village Balewadi, within the limits of Pune Municipal Corporation ("PMC") Taluka Haveli, District Pune and which contiguous block of land is hereinafter collectively referred to as the "said Entire Land".

AND WHEREAS the Promoters are the Owners of and have acquired/ purchased the land admeasuring 00 Hectare 28 Ares from its erstwhile owners vide separate registered sale deeds which are enumerated as under :

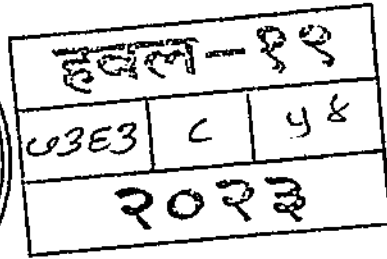


| S. No. | Total Area Hectare - Ares | Area Hectare - Ares | Sale Deed dated / Serial No. |
|---------|------------------------------|------------------------|--|
| 49/19/1 | 00 - 92 | 00 - 17 | 15/10/2020 11086/2020 Haveli No. 18 |
| 50/1 | 04 - 41 | 00 - 11 | 22/09/2020 8928/2020 Haveli No. 26 30/09/2020 |

out of the aforesaid Entire Land, lying, being and situate at Village Balewadi, within the limits of Pune Municipal Corporation ("PMC"), Taluka Haveli, District Pune and which land admeasuring 00 Hectare 28 Ares is hereinafter referred to as the "said Land No. A".

AND WHEREAS the Promoters are also the holders of and have acquired the development rights to all that land admeasuring 05 Hectares 83 Ares i.e. 58300 sq. mtrs. bearing Survey Nos. 49/19/1, 50/1, 50/2, 50/3, 50/4, 50/5/1, 50/5/2 & 50/5/3 vide separate registered Development Agreements and Power of Attorneys which are enumerated as under :

| S. No. | Total Area Hectare - Ares | Area Hectare - Ares | Owner | Document dated /Serial No. |
|---------|------------------------------|------------------------|---|---|
| 49/19/1 | 00 - 92 | 00 - 35 | Kalidas Jagannath Balwadkar and others | DAG 15/10/2020 |
| | | 00 - 40 | Somaji Mhatu Balwadkar | 11084/2020 Haveli No. 18 POA 15/10/2020 11085/2020 Haveli No. 18 |
| 50/1 | 04 - 41 | 01 - 04 | Dnyaneshwar Sardar Balwadkar | DAG 17/10/2020 |
| | | 01 - 28 01 - 10 | Dilip Baburao Balwadkar Yashwant Baburao Balwadkar | 7473/2020 Haveli No. 25 POA 17/10/2020 7474/2020 Haveli No. 25 |
| 50/2 | 00 - 94 | 00 - 47 00 - 47 | Sahebrao Nivrutti Balwadkar Manoj Sahebrao Balwadkar | DAG 08/09/2020 10054/2020 Haveli No. 19 04/11/2020 POA 04/11/2020 10057/2020 |
| 50/3 | 00 - 08 | 00 - 06 00 - 02 | Dilip Baburao Balwadkar Dnyaneshwar Sardar Balwadkar | DAG 17/10/2020 7473/2020 Haveli No. 25 21/10/2020 POA |

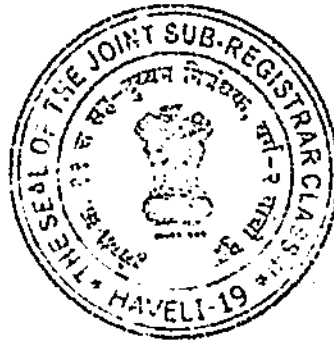


| | | | | |
|--------|---------|---------|--|--|
| | | | | 17/10/2020 7474/2020 Haveli No. 25 |
| 50/4 | 00 - 13 | 00 - 13 | Yashwant Baburao Balwadkar | DAG 17/10/2020 7473/2020 Haveli No. 25 21/10/2020 POA 17/10/2020 7474/2020 Haveli No. 25 |
| 50/5/1 | 00 - 40 | 00 - 17 | Shantaram Ganpat Balwadkar Avinash Ganpat Balwadkar | DAG 19/10/2020 11244/2020 Haveli No. 18 POA 19/10/2020 11246/2020 Haveli No. 18 |
| 50/5/2 | 00 - 40 | 00 - 17 | Vikas Murlidhar Balwadkar | DAG 19/10/2020 11244/2020 Haveli No. 18 POA 19/10/2020 11246/2020 Haveli No. 18 |
| 50/5/3 | 00 - 40 | 00 - 17 | Madhukar Dattu Balwadkar and others | DAG 19/10/2020 11244/2020 Haveli No. 18 POA 19/10/2020 11246/2020 Haveli No. 18 |

Whereby the /Promoters herein are holding valid and subsisting development rights to and upon the aggregate land admeasuring 05 Hectares 83 Ares i.e. 58300 sq. mtrs. lying, being and situate at Balewadi, within the limits of Pune Municipal Corporation ("PMC") Taluka Haveli, District Pune and which land is hereinafter referred to as the "said Land No. B" and since then are in exclusive possession of the same.

AND WHEREAS in this manner vide the Sale Deeds, Development Agreements and Power of Attorneys ("Definitive Documents") mentioned hereinabove, the Promoters herein now hold valid and subsisting title and/ or development rights to the said Land No. A and the said Land No. B, which parcels of lands form a contiguous block of land totally admeasuring 06 Hectares 11Ares i.e. 61100 sq. mtrs. and hereinafter for the sake of brevity collectively and in consolidation referred to as the "said Entire Land" and more particularly described in "SCHEDULE- I - written hereunder and are entitled to construct thereon buildings in accordance with the terms and conditions contained therein (i.e. in the definitive documents).

AND WHEREAS various areas out of the said Entire land are earmarked for the reservations as hereunder enumerated:



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- (i) areas admeasuring 4573.21 sq. mtrs., 638.41 sq. mtrs. & 302.03 sq. mtrs. are respectively earmarked for 24-meter D. P. Road, 18-meter D. P. Road and 12-meter D. P. Road
- (ii) an area admeasuring 5909.69 sq. mtrs. is earmarked for River Protection Belt Area
- (iii) an area admeasuring 1647.66 sq. mtrs. with building thereon is reserved for HDS reservation
- (iv) an area admeasuring 665.23 sq. mtrs. earmarked for Nala
- (v) an area admeasuring 2044.61 sq. mtrs. earmarked for Amenity Space
- (vi) an area admeasuring 1600 sq. mtrs. with building thereon is reserved for Public School; (not forming any part of any portion of the Entire Project Land)

and the balance area thereof (after deducting the aforesaid (i) (ii) (iii) (iv) (v) (vi) i.e. 43,719.16 sq. mtrs. out of the said Entire Land admeasuring 61,100 sq. mtrs. (inclusive of Open Space and inclusive of area under the Blue Line being in proximity to river) is the land being developed/ proposed/ intended to be developed by the Owners/ Promoters and shall hereinafter be referred to as the said "Entire Project Land" and more particularly described in Schedule II hereunder. Also, the Owners/ Promoters shall be solely entitled to all the beneficial accruals which may emanate therefrom in future.

AND WHEREAS the Promoters are in possession of the Entire Project Land.

AND WHEREAS the Promoters hereby declare that they have availed Project Finance from Tata Capital Housing Finance Ltd, for development on the said Entire Project Land and the Promoters have created Mortgage Charge on the said Entire Project Land in favour of the said Bank and the Promoters shall duly obtain / procure No Objection Letter from the said Tata Capital Housing Finance Ltd Bank Limited for the sale of said Apartment /Unit.

AND WHEREAS the Tahsildar Mulshi Pune, District Pune has issued his "NOC" vide his Letter dated 28/06/2022 bearing No. NASR/351/2021 under the provisions of GR NO. NA-2017\PR NO. 115/T-1 dated 19/8/2017 of the Maharashtra Land Revenue Code, 1966 in respect of the layout land.

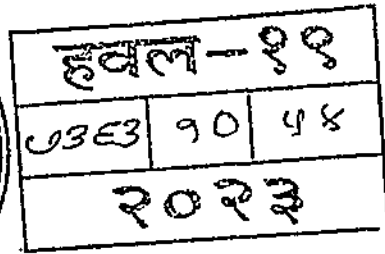
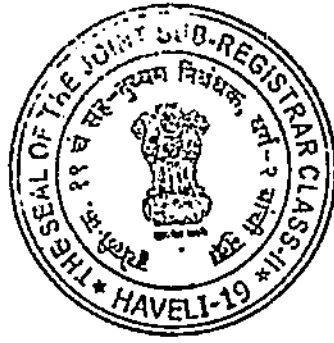
AND WHEREAS the Pune Municipal Corporation (PMC) has sanctioned the building layout and the plans for construction of the buildings for residential/ commercial units on the said Entire Project Land vide Commencement Certificate No. CC/1072/21, dated 28/07/2021. The Promoters have further caused a revised plan sanctioned by the Pune Municipal Corporation vide Commencement Certificate bearing No. CC/3502/21 dated 04/02/2022 and subsequent Commencement Certificate bearing No. CC/1396/22 dated 30/08/2022, and subsequent Commencement Certificate bearing No. CC/3386/22 dated 23/03/2023 a copy whereof is annexed hereto as Annexure "E"

AND WHEREAS the Government of Maharashtra represented by the State level Environment Impact Assessment Authority have granted the Environmental clearance for Entire Layout Land vide its Letter No. EC22B039MH152922 dated 13/06/2022 on the terms and conditions mentioned therein and such terms /conditions mentioned /agreed therein/thereunder shall be binding upon the parties hereto as also upon each of the respective users /holders /apartment holders in the entire layout and their respective successor-in-title.

AND WHEREAS the Promoters have envisioned to construct and develop upon the Entire Project land various building/s & installations in accordance with aforesaid sanctioned plans in separate Phases wherein the Phase I of the entire project land comprises of two components

- (i) High street shopping of Ground plus one storey located below podium levels with independent access and open parking area for the high street shopping.
- (ii) The 5 high rise Residential Towers comprising as Buildings A, B, C, D & E

AND the Promoters propose to construct and develop in further Phases Commercial towers comprising of offices & other commercial units, and separate phase for a building comprising of residential units allocable to the Maharashtra Housing and Area Development Authority (MHADA) or their nominees in compliance of their obligations to (MHADA).



Each phase save and except for certain utilities will constitute separate independent project with separate independent access and separate amenities separate utility and service lines and connections as shown and located on the Entire Project Land.

AND WHEREAS accordingly the Promoters presently propose to construct and develop the proposed Phase I "ANP Universe" contemplated hereunder on a portion of land admeasuring 23265.51 sq. mtrs. out of the Entire Project Land in accordance to the presently sanctioned layout plan and the said area admeasuring 23265.51 sq. mtrs. shall hereinafter be referred to as the "said Project Land" and more particularly described in Schedule III hereunder.

AND WHEREAS the Promoters being in possession of the said Project Land have in terms of the sanctioned plans now commenced the construction / development of the Phase I on the said Project Land, a project named and styled as "ANP Universe" which comprises as aforesaid;

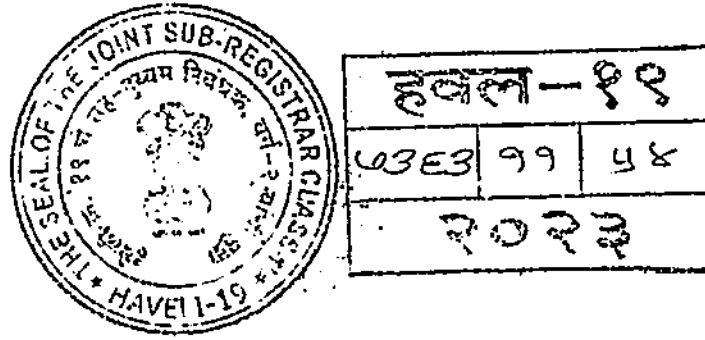
A. High street shopping of Ground plus one storey located below podium levels consisting of Commercial Units / Showrooms / Anchor Shops with independent access and Lower Parking Below Building C and open parking area.

B. Residential Towers comprising of Buildings A, B, C, D & E and which residential towers to constructed are enumerated as hereunder

| Sr. No. | Building | Total No. of Floors proposed | Number of floors currently sanctioned |
|---------|----------|---|---|
| 1. | A | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |
| 2. | B | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |
| 3. | C | Lower Parking + Ground + 3 Podiums + 28 upper floors | Lower Parking + Ground + 3 Podiums + 28 upper floors |
| 4. | D | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |
| 5. | E | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |

AND WHEREAS though the Promoters have for Phase I provided and earmarked separate facilities such as separate entrance, service utilities connections and parking areas for the high street shopping and residential towers are similarly separately earmarked however certain facilities will be shared by all the Phase I Allottees in common such as a electrical transformer room, STP, and fire fighting equipment, etc.

AND WHEREAS the Promoters have proposed to develop and construct further Phase/s of development on the Entire Project Land as may be sanctioned by the Pune Municipal Corporation time to time and each phase independent of other phases on the predetermined arrangement in terms of the respective agreements with the Promoters eventually to be transferred to such legal entity/s constituted of the Association of Allottees of each of such separate phases in the entire project or in such manner as may be permissible in law and earmarked exclusively for the use of the Allottees of such specific phase & that the Allottee/s of the other phases shall not make or claim any entitlement to the user thereof. Each of the allottee in each of the phase has been pre-specified as to such covenant and has admitted and accepted the same unconditionally. The entire amenities of the Phase I project "ANP Universe" shall be completed and handed over to the said Association of Allottees upon the completion of the last tower of the said of Project ANP Universe.



AND WHEREAS the Promoters have registered the Project the said ANP Universe under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority at No. P52100030318; authenticated copy is attached in Annexure 'G.'

AND WHEREAS the Allottee/s has/have applied for and pursuant to mutual negotiations and discussions is offered an Residential Apartment/Unit bearing number 1803 on the 18TH floor, (hereinafter referred to as the said "Apartment") in the Building E of the Project "ANP Universe" (hereinafter referred to as the said "Building/s") being constructed in the phase I on the said project land by the Promoters;

AND WHEREAS the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings or as may be mutually agreed provided, however, that the Promoters reserve the right to change the said Architect and Structural Engineers at any time before the completion of the Project;

AND WHEREAS by virtue of the definitive documents the Promoters alone have the sole and exclusive right to sell the units in the said building/s to be constructed by the Promoters on the said project land and to enter into Agreement/s with the allottee(s)/s of the units to receive the sale price in respect thereof;

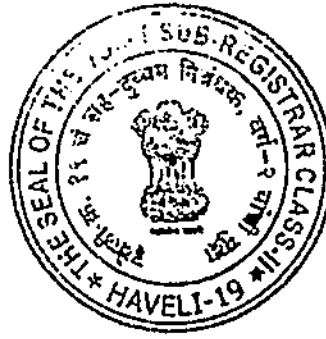
AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the said project land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Pankaj Solapurkar and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the Allottee hereby acknowledges that,

- i. the Promoters have disclosed all the necessary information at the time of booking;
- ii. The Promoters have disclosed /given inspection of all the documents about title to the land, encumbrances, Search and Title Report.
- iii. The date of delivery of possession of the Apartment/Unit has been disclosed in clause 7 hereunder. The date of delivery of possession of the amenities detailed in Annexure "F" hereunder is disclosed in 7 and the facilities and common areas of the project land has been detailed in Schedule IV.
- iv. The disclosure regarding the utilization FSI, TDR according to sanctioned plans and future proposed plans are detailed in recitals above.

AND WHEREAS the Promoters herein hold the rights of development of the said Project Land and the facts and circumstances pertaining to the vesting of such rights of development in the Promoters are set out / disclosed in the Certificate of Title dated 05th August 2021 issued by the Promoter's Advocates', Shilpa Pratap, a copy whereof is annexed hereto as Annexure "A";

AND WHEREAS the authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoters to the said project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'B'.



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AND WHEREAS the authenticated copies of the plan of the Layout as approved by the concerned Local Authority and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Project has been annexed hereto and marked Annexure C.

AND WHEREAS the authenticated copies of the layout plan of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked Annexure D.

AND WHEREAS the Promoters/Owners shall implement the construction of the said apartment in accordance with the sanctioned/revised sanctioned building plans and specification, fixtures, fittings and amenities as agreed to and mentioned / enumerated in Annexure F written hereunder (the said "SPECIFICATIONS" for short).

AND WHEREAS 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 Promoters while developing the said project land and the said building and upon due observance and performance of which only the completion or occupation certificates in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said sanctioned plans

AND WHEREAS the carpet area of the Apartment/ Unit in the Project shall mean 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.

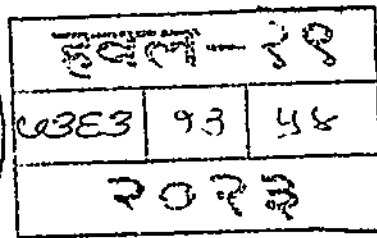
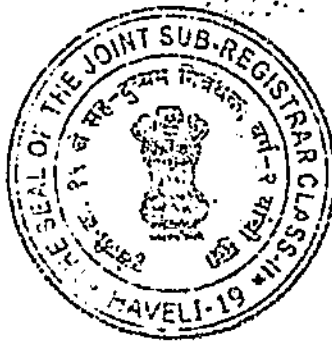
Explanation: The carpet area stated herein includes the area covered by the internal partition walls would mean walls which may be constructed of reinforced cement concrete (RCC) or plain concrete, plain bricks, reinforced bricks, clay terracotta, drywall concrete or any material and shall include as those being walls that are the partition within the internal area of the Apartment and also include the areas covered by the internal columns attached to the walls / pillars.

For the purpose of this clause the exclusive balcony/ terrace/ verandah as the case may be which is appurtenant to the net usable area of an Apartment meant for the exclusive use of the Allottee/s.

AND WHEREAS the Allottees agree and affirm that they have seen all the permissions, layout and building plans and are aware of the locations of all the common services provided in the open space in the said project land.

AND WHEREAS, the Parties hereto relying on the respective 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 condition hereinafter;

AND WHEREAS prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee as advance payment / Earnest Money Deposit / Holding Amount / Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.



AND WHEREAS, in terms of the provisions of Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

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

1. The Promoters shall construct on the said project land the in the Phase I a project named and styled as "ANP Universe" comprising of:

A. High street shopping of Ground plus one storey located below podium levels consisting of Commercial Units / Showrooms / Anchor Shops with independent access and Lower Parking Below Building C and open parking area.

B. Residential Towers comprising of Buildings A, B, C, D & E in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time and which residential towers to constructed are enumerated as hereunder:

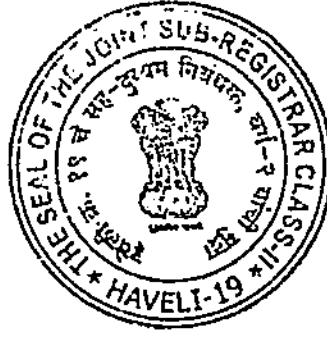
| Sr. No. | Building | Total No. of Floors proposed | Number of floors currently sanctioned |
|---------|----------|---|---|
| 1. | A | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |
| 2. | B | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |
| 3. | C | Lower Parking + Ground + 3 Podiums + 28 upper floors | Lower Parking + Ground + 3 Podiums + 28 upper floors |
| 4. | D | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |
| 5. | E | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors | Ground Parking + Podium 1 + Podium 2 + Podium 3 + 28 upper floors |

The Ground + Podium Parking behind shopping are exclusively dedicated car parking spaces for the residential buildings of ANP UNIVERSE alone and the high street shopping allottees shall have no claim and / or right of user thereon at any time and under any circumstances. Similarly the Allottee/s of the residential towers will not at any time and under any circumstances claim or demand any right of user over the open car parking and Lower Parking Below Building C dedicated for the exclusive use of the commercial area.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications, in the present Phase which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

1(a)

(i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters agree to sell to the Allottee/s a Residential Apartment / Unit No. 1803 of carpet area admeasuring 1157 sq. ft. i.e. 107.49 sq. mtrs., attached hereto Usable floor area of the attached exclusive balcony admeasuring 122 sq. ft. i.e. 11.37 sq. mtrs. on the 18th floor in the Building E in "ANP Universe" (hereinafter referred to as "the Apartment/Unit") and described in Schedule "A" as shown in the Floor plan thereof hereto annexed and marked Annexures D for the lump sum consideration of Rs.1,65,37,429/- inclusive of the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the limited and common areas and facilities which are more particularly described in the Schedule IV annexed herewith. The agreed consideration is inclusive of all charges towards legal fees, formation of Association of Allottees and M.S.E.D.C.L.



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charges payable by the Allottee/s to the Promoters and no separate amount is charged therefore.

- (ii) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s one covered tandem car parking space bearing No. G-114/DG-114 situated on the Ground Floor, being constructed in the layout for the consideration of Rs.4,00,000/-.
- 1(b) The total aggregate consideration amount for the apartment including covered parking spaces is thus Rs.1,69,37,429/-
- 1(c) The Allottee/s hereby agree/s to pay to the Promoters the amount of purchase consideration of Rs.1,69,37,429/- (Rupees One Crore Sixty Nine Lakh Thirty Seven Thousand Four Hundred Twenty Nine Only) in the following manner :-

| Payment Schedule | | |
|--|-----------|--------------|
| Stages | % Payment | Amount |
| On Booking | 10% | 16,93,742.90 |
| On /after execution of Agreement | 20% | 33,87,485.80 |
| On completion of First Podium Slab of the building/wing in which the said Apartment is located | 5% | 8,46,871.45 |
| On completion of Second Podium Slab of the building/wing in which the said Apartment is located | 5% | 8,46,871.45 |
| On completion of 1 st Floor Slab of the building/wing in which the said Apartment is located | 5% | 8,46,871.45 |
| On completion of 3 rd Floor Slab of the building/wing in which the said Apartment is located | 4% | 6,77,497.16 |
| On completion of 6th Floor Slab of the building/wing in which the said Apartment is located | 3% | 5,08,122.87 |
| On completion of 9th Floor Slab of the building/wing in which the said Apartment is located | 3% | 5,08,122.87 |
| On completion of 13 th Floor Slab of the building/wing in which the said Apartment is located | 3% | 5,08,122.87 |
| On completion of 17 th Floor Slab of the building/wing in which the said Apartment is located | 3% | 5,08,122.87 |
| On completion of 21 st Floor Slab of the building/wing in which the said Apartment is located | 3% | 5,08,122.87 |
| On completion of 25 th Floor Slab of the building/wing in which the said Apartment is located | 3% | 5,08,122.87 |
| On completion of Terrace Slab of the building/wing in which the said Apartment is located | 3% | 5,08,122.87 |
| On Completion of Walls of the said Apartment | 5% | 8,46,871.45 |
| On Completion of Gypsum & Internal Plaster of the said Apartment | 5% | 8,46,871.45 |



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| On Completion of Tiling of the said Apartment | 5% | 8,46,871.45 |
| On Completion of Doors & Windows of the said Apartment | 5% | 8,46,871.45 |
| On Completion of Electrical Work and Internal Plumbing of the said Apartment | 5% | 8,46,871.45 |
| Against and at the time of handing over of the possession of the Apartment to the Allottee/s on or after receipt of occupation certificate or completion certificate | 5% | 8,46,871.45 |
| Total | 100% | 1,69,37,429.00 |

IT IS EXPRESSLY AGREED THAT FOR EACH OF THE PAYMENTS PAYABLE TO THE PROMOTER ON ANY ACCOUNT WHATSOEVER, TIME IS THE ESSENCE OF THE CONTRACT.

It is made clear and agreed by and between the parties hereto that the Promoters/Owners shall not be bound to follow the chronological order of any of the above said stages/installments and that the Promoters/Owners shall be completely at liberty to choose the chronology of the respective stages of the construction. The Promoters/Owners are also entitled to merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment.

1(d) As the agreed sale price of the said Apartment is more than Rs. 50,00,000/-, the Allottee/s herein shall be obliged to deduct "TDS" @1% and make payment of the same to the Income Tax Authorities and the Promoters herein shall be eligible to receive credit for such TDS deduction.

1(e) Provided however that any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under prevailing law/s or future modifications/enactments while making payment towards the consideration payable to the Promoters under this Agreement shall be acknowledged / credited to the Allottee/s account by the Promoters only upon the Allottee/s duly submitting the original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department site. AND Provided further that at the time of handing over the possession of the Apartment, if any such certificate is/has not been so produced/provided by the Allottee/s, the Allottee/s shall be obligated to tender / pay to the Promoters an equivalent amount as interest free deposit to the Promoters, which deposit shall be refunded by the Promoters on the Allottee/s duly furnishing such certificate within 4 months of the date of possession and in the event the Allottee/s fails to furnish such certificate within the stipulated period of 4 months the Promoters shall be entitled to appropriate the said Deposit against the amount receivable from the Allottee/s and the Allottee/s shall have no claim thereupon thereafter.

1(f) It is confirmed by the Allottee/s that the Promoters have taken all requisite permissions, sanctions and approvals from the Competent Development Authorities under the prevailing Laws/ Rules and accordingly they have commenced the construction and development works. It is conveyed by the Promoters to the Allottee/s that the construction work of the said Apartment/ Unit is required to be completed by the Promoters, by using and utilizing the consideration payments and other charges agreed to be paid by the Allottee/s, strictly in terms of and in accordance with the Payment Schedule under this Agreement. On completion of the specified stage of construction, the Promoters shall raise the payment demand letter to the Allottee/s, as prescribed in this Agreement and which shall be sent/forwarded to Allottee/s via recorded dispatch. The prescribed period for payment of required amounts shall be 15 days from receipt of such payment demand letter by any medium of recorded dispatch / email. Any period of delay beyond these 15 days shall be considered as delay on part of Allottee/s for paying the due consideration amounts. It is also understood by the Allottee/s that it is his/her/their sole obligation and lawful duty to pay the agreed consideration, strictly as per prescribed schedule, as it is well understood by the Allottee/s that non-payment of agreed



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consideration on agreed time may delay the construction work schedule. The date of possession mentioned in clause 7 hereunder in this Agreement is completely based upon the timely payment by the Allottee/s, along with all the applicable charges and taxes. It is therefore acknowledged and agreed by the Allottee/s that any delay in payment of any prescribed payment schedule shall automatically postpone the period of possession by period of delay in payment on part of the Allottee/s and the Allottee/s shall be solely liable for the consequences of delay in construction arising there from and in such case the Allottee/s shall be solely responsible for reimbursing such damages thereby suffered by the Promoters.

1(g) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST 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 Promoters) up to the date of handing over the possession of the Apartment.

1(h) 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 Promoters undertake and agree that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters 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/s, which shall only be applicable on subsequent payments.

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

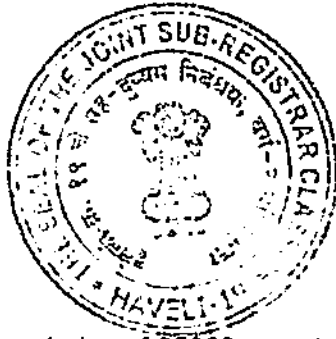
1(j) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in their sole discretion deem fit and the Allottee/s undertake/s not to object/demand/direct the Promoters to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

2.

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

2.2 Time is of essence for the Promoters as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the amenities and the common areas of the project shall be completed and handed over to the said Association of Allottees of the phase I upon the completion of the last building of the said ANP Universe after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoters hereby declare that the Floor Space Index available as on date in respect of the said project land is 26105.97 sq. mtrs. only and Promoters have planned to



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utilize Floor Space Index of 95960 sq. mtrs. 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. The residual FAR (FSI) in the plot/ the layout not consumed will be available to the Promoters only. It is further expressly agreed by and between the parties that if the permitted Floor Space Index or density is not consumed in the buildings being put-up and / or at any time further construction on the said Project Land on the higher floor is allowed, the Promoters shall also have the right to put additional storeys and / or consume the balance Floor Space Index in any manner the Promoters may deem fit either on the said Project Land and /or any Phase or other land of the Promoters, subject, however to the necessary permission of the concerned local authorities in that behalf and same is allowed to be dealt with or disposed off in the manner the Promoters choose. The Promoters have accordingly disclosed the Floor Space Index of 122065.97 sq. mtrs. as proposed to be utilized by him on the said Project Land in the said Project and Allottee/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

4. The Promoters hereby agree that they shall, before handing over possession of the Apartment to the Allottees and in any event before execution of a conveyance/assignment of lease of the said structure of the said Building or Buildings in favour of Association of Allottees to be formed by the Promoters comprising of the Allottee/s of Apartments in the building/wing to be constructed on the said project land which may be a "Condominium of the Apartment Holders/ Co-operative Housing Society Ltd/ a Limited Company" as the Promoters may in their sole discretion opt (hereinafter also referred to as the Association of the Allottees) make full and true disclosure of the nature of his title to the said structure of the said Building/s as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said structure of the said Buildings , and shall, as far as practicable, ensure that the said structure of the said building/s is free from all encumbrances and that the Promoters have absolute, clear and marketable title to the said structure of the said building or wing.

5.

5.1 The Allottee (without prejudice to the Promoters' other rights and remedies for the Allottee's default) agrees to pay to the Promoters interest at the rate of then prevailing State Bank of India Prime Lending Rate (PLR) plus 2% (two per cent) per annum on all the amounts which become due and payable by the Allottee to the Promoters under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoters.

5.2 Without prejudice to right of Promoters to charge the interest in terms of sub clause (5.1) above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing default of payment of installments, the Promoters shall be entitled at their own option, to terminate this Agreement :

Subject to force majeure circumstances or reasons beyond the control If the Promoters fail to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoters agree to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession.

Provided that, Promoters shall give notice of fifteen days in writing to the Allottee/s by Registered Post AD at the address provided by the Allottee/s and/or email at the email address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fail/s to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement and upon termination of this Agreement the Promoters, shall be at liberty to dispose of and sell the Apartment to such person and at such price as the Promoters may in their absolute discretion think fit.



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Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Allottee (subject to appropriation/ adjustment and recovery of an agreed liquidated damages of an amount equivalent to 2% of the agreed sale / purchase price of the said Unit (which shall stand forfeited) and to refund the balance (deducting the applicable Stamp Duty, GST, Government levies and relevant administrative charges therefrom) without interest to the Allottee/s.

6. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities with particulars to be provided by the Promoters in the said Apartment are those that are set out in Annexure 'F' annexed hereto.

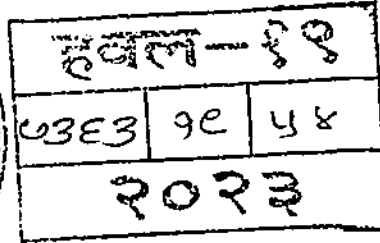
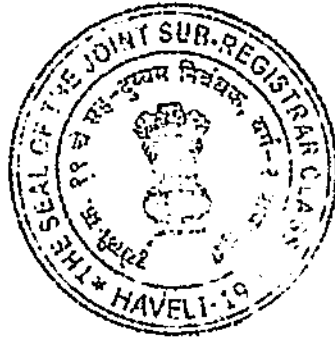
7. The Promoters shall give possession of the Apartment to the Allottee/s on or before 31st day of December 2026. The amenities of the project "ANP Universe" shall be completed and handed over to the said Association of Allottees of the residential /commercial upon the completion of the entire project. If the Promoters fail or neglect to give possession of the Apartment to the Allottee/s except on account of reasons beyond their control and that of their agents, i.e. force majeure circumstances, by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/s the amounts already received by them in respect of the Apartment with interest at the same rate as may mentioned in the clause 5 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Notwithstanding anything contained to the contrary hereinabove the Promoters shall at their option be entitled to complete and deliver the possession of the Apartment to the Allottee/s prior to the aforesaid scheduled date and the Allottee/s shall not be entitled to deny or disclaim the same on any grounds.

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

- (i) non-availability of steel, other building material, water or electric supply ;
- (ii) war, civil commotion or act of God ;
- (iii) onset of Epidemic / Pandemic (as declared by World Health Organisation) and resultant order / notification issued by the Government for shutdown, lockdown and/or curfew.
- (iv) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (v) Delay in grant of any NOC/permission/license/ connection installation of any services such as lifts, electricity & water connections & meters to the scheme/unit /road NOC or completion certificate from Appropriate Authority the Promoters/Owners having complied with all requirements.
- (vi) Delay by local authority in issuing or granting necessary plinth checking completion or Occupation Certificate, the Promoters/Owners having complied with all requirements.
- (vii) Delay or default in payment of dues by the Allottee/s under these presents (without prejudice to the right of Promoters/Owners to terminate this agreement under clause mentioned herein.

Notwithstanding anything contained to the contrary herein it is hereby stipulated and agreed that due to the force majeure circumstances occasioned by the COVID 19 situation ongoing in the country there are certain entitlement & extensions available / granted under the various applicable laws and statutes and/or ordained from time to time and which the Promoters shall, if warranted and applicable, avail.

8.
8.1 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority shall offer the possession of the Apartment to the Allottee/s in writing within 7 days of receiving such occupancy certificate of the Project and



upon the entire payment made by the Allottee/s as per the agreement shall offer in writing the possession of the Apartment to the Allottee/s in terms of this Agreement to be duly taken by the Allottee within 15 days from the date of issue of such notice. The Promoters agree and undertake to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoters or association of allottees, as the case may be.

8.2 The Allottee shall take possession of the Apartment within 15 days of the Promoters giving written notice to the Allottee intimating that the said Apartments are ready for use and occupation.

8.3 Failure of Allottee to take Possession of Apartment : Upon receiving a written intimation from the Promoters as per clause 8.1, the Allottee shall take possession of the Apartment from the Promoters by tendering the balance unpaid consideration and all the dues in terms of the contract and duly execute necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the allottee/s. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall without prejudice to the Promoters' other rights and remedies for default on the part of the Allottee, continue to be liable to pay maintenance charges as applicable alongwith interest on the outstanding amounts payable by the Allottee against possession .

8.4. The allottee shall at the time of receiving possession ;

a. execute the acknowledgement of receipt of possession of the Unit, its area, its construction quality, workmanship as well as the satisfaction regarding quality of services, the said acknowledgement shall also include the details regarding verification of area and adjustment of price according to variation in the area subject to 2% to 3% of fluctuation, if any.

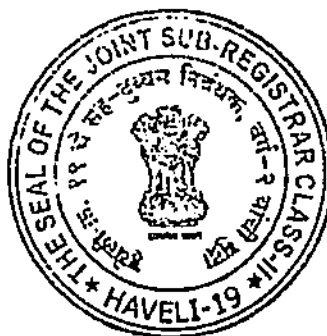
b. Allottee/s shall also execute the necessary indemnities and undertaking regarding overall maintenance of the Unit and the building, payment of contributions to the condominium or Society of Allottee/s, maintenance and upkeep of the restricted and common amenities, facilities and areas.

c. Allottee/s has/have given consent not to at any time hinder, impede obstruct the mandatory use and operations of the STP, OWC or any other utilities provided in the open space of the project.

8.5 If within a period of five years from the date of handing over the Unit to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Unit or the building in which the Unit is situated or the material used therein, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters compensation for such defect or change. If there is a dispute regarding any defect in the building or material used the matter shall, within a period of five years from the date of handing over possession, on payment of such fee as may be determined by the Regulatory Authority, be referred for decision to Adjudicating Officer appointed under section 71(1) of the Real Estate (Regulation and Development) Act 2016.

Provided however notwithstanding the above it is agreed between the parties that :

(i) The Allottees' of the units in the building/wing shall not carry out any alterations of whatsoever nature in the said Unit / building and in specific the structure of the said unit/ building the said Project which shall include but not be limited to columns, beams etc. or in the fittings therein, particularly if it is hereby agreed that the Allottee/s shall not make any alteration in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of water. If any of such works are carried out without the written consent of the Promoters, the defect liability on the part of the Promoters shall automatically become void and stand extinguished. The word defect herein shall mean only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoters, and shall not mean and include defect/s caused by



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normal wear and tear and/or by the negligent use of the Unit /s by the respective Allottee/s/Occupants, vagaries of nature etc.

(ii) That it shall be incumbent upon the Allottee/s to maintain his/ her/ their Unit in a diligent manner and take all due care necessary for the same including but not limited to the regularly filling of the joints in the tiles fitted in his/her/their Unit with white cement/ epoxy or appropriate material to prevent water seepage, etc.

Further where the manufacture warranty as shown by the Promoters to the Allottee/s expires before the stipulated defect liability period and such warranties are covered under the maintenance of the said Unit/ building/phase and should the annual maintenance contracts not be renewed by the Allottee/s and/or Association of Allottee/s the Promoters shall not be responsible for any defects occurring due to the same.

(iii) That the Project/Scheme as a whole has been conceived, designed and constructed based on the commitment and warranties given by the Vendors/ Manufacturers that all equipments, fixtures and fittings shall be maintained and covered by maintenance/ warranty contracts so as it to be sustainable and proper working condition to continue warranty in both the Units and the common project amenities wherever applicable.

(iv) That the Allottee/s has/have been made aware and the Allottee/s expressly agree/s that the regular wear and tear of the unit/building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to substantial variation in temperature and which do not amount to structural defects and hence cannot be attributed to either faulty workmanship or structural defect.

(v) It is further expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s, it shall be necessary to appoint an expert who shall be a Nominated Surveyor who shall inspect and assess the same and shall thereupon submit a written report to signify the defects in materials used in the structure of the unit/wing/building /phase built and in the workmanship executed keeping in mind the aforesaid terms agreed upon.

9. The Allottee/s shall use the Unit or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking the Allottee's own vehicle.

10. The said unit is agreed to be sold subject to :

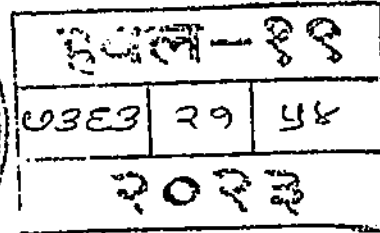
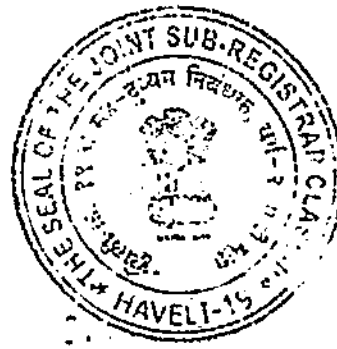
10.1. Any scheme or reservation affecting the said Project Land or any part or parts thereof made or to be made by any Authority concerned including the terms covenants stipulations and conditions contained in the Agreement/s relating to the said Project Land.

10.2. Its present permitted user as residential/commercial. (*strike of which is not applicable) and/or other permissible users.

10.3. Any relevant and necessary covenants as may be stipulated by the Promoters / Owners for the more beneficial and optimum use and enjoyment of the said project land (i.e. the said project land together with the building thereon) in general and for the benefit of any class of holders of any unit/s and other unit/s as the case may be or any part thereof including the absolute and irrevocable right of the Promoters/Owners to exclusively and absolute use and utilize as above enumerated the benefit of any enhanced FSI/FAR or to absorb and consume the TDR rights acquired on any portion/s of the said project land.

10.4. All rights of water, drainage, water course, light and other easement and quasi or reputed easements and rights of adjoining land Owner/s (if any) 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 Promoters / Owners shall not be required to show the creation of or define or apportion any burden.

10.5. All the covenants and conditions ensuring for the benefit of the person/s as contained in the Agreement/s made between them and/or the Promoters/Owners, the said Order/s passed under the Ceiling Act, Order of layout and/or sub-division relating to the said Project Land.



Order of conversion and all terms and conditions stipulated by the Promoters/Owners in respect of the common areas and facilities and amenities to be provided for the benefits of the said project land or any part/s thereof.

10.6 The Promoters have duly intimated to the Allottee/s that as per prevailing Development Control Rules and Regulations, mandatory REFUGE AREAS are marked in each Building and the said spaces are kept open for assembly of all residents from floors from the building in case of unexpected accidental or troublesome incidences or casualty. Such assembly areas / points are at all times required to be kept open and unoccupied by all Allottees, including Allottee/s under this Agreement. The Allottee/s along with other Allottees shall maintain these spaces at their own responsibility and efforts. Immediately after formation of the Unit association and / or after formation of the Ad-HOC Body / Management Body for the said condominium /association/society, the responsibility of management and maintenance of these spaces shall vest upon the Unit association / society and such Association of Allottees shall be solely responsible to manage and maintain the spaces at their own cost, responsibility and risks, without making the Promoters anyway liable or responsible for the same. No Allottee is allowed or permitted to dump or store any material in these areas and the Refugee Areas of prescribed floors from the said Building has to be vacant and open for all time.

10.7 The Promoters have duly intimated to the Allottee about the car parking spaces for the dedicated use of the Commercial and Residential Users of the Phase I and the Residential and Commercial users will only use their respective earmarked areas for parking their vehicles.

10.8 The Promoters reserve their right and have duly intimated to the Allottee/s that they intend to /are in the process of acquiring the adjoining/abutting lands to the Phase II /further phases of the layout and whereupon they shall amalgamate such other abutting /adjoining piece/s of lands to which they may acquire and are entitled to use, utilize and consume the FAR / FSI originating from such extension upon the Phase II /further phase, so also the additional FAR / FSI by way of TDR by availing the same from the market, as is and to the extent permissible under the DC Regulations of City of Pune, framed under the Maharashtra Regional and Town Planning Act, 1966 / Pune Municipal Corporation / Competent Authority and/or the paid FSI/FAR and/or the fungible FSI/FAR thereof or therefore and/or under any such concerned statute or rules, by adding to the future phases as may be permissible and the Allottee hereby expressly consents to the same.

10.9. The said Unit shall be subject to all the following conditions: (each/either applicable in the context of the specific sale)

- a. The access to the individual apartments shall be as per the sanctioned plan and/or revised plan from time to time.
- b. Air- Conditioners shall be fixed in the space provided by the Architect of the Promoters/Owners and location of the air-conditioners shall be restricted to the above-mentioned space only.
- c. The elevations and finishing material of the building both externally and internally will not be permitted to be changed under any circumstances.
- d. Construction of lofts and other civil changes done internally shall besides being at the risk and cost of the Allottee/s shall not damage the basic R.C.C. structure and such changes shall only be implemented only after prior written consent of the Promoters/Owners and the R.C.C Consultants.
- e. The said Unit shall solely be utilized for the purpose of permitted legal use only and no other activity of any kind would be permitted therein and he/she/they shall use the covered parking space as herein allotted only for purpose of keeping or parking the Allottee's own vehicle viz car/2 wheeler. It is specifically made clear that any 3-wheelers / tempo / commercial vehicle of any kind, shall not be parked in the said residential parking area;



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f. The Promoters/Owners shall, in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement have first lien and charge on the said unit agreed to be purchased by the Allottee/s.

g. No sign board/s, neon sign boards or electronic board/s will be permitted to be displayed in any place in the compound or in any of the open space or on the top of any building/s, as all such open spaces.

h. The Construction of chimneys, hanging telephone and telex wires, electric connections, computer devices and such which require external wiring cables, lines, dish antennas will not be permitted to be installed except in the form prescribed by the Promoters/Owners in writing.

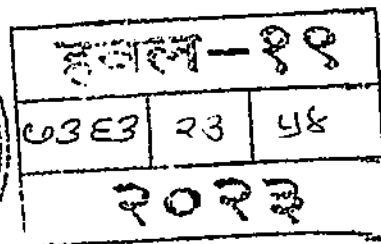
i. The installation of any grills or any doors shall only be as per the form prescribed by the Promoters/Owners Architect in writing.

j. No clothes shall be hung out for drying by the purchaser/s except within the Service Terrace/ Service Balcony.

11. The Allottee along with other Allottee(s) of Units in the building shall join in forming and registering the Condominium, Society or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Condominium, Society or Limited Company and for becoming a member, including the bye-laws of the proposed Condominium or Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the Deed of declaration, draft bye-laws, or the Memorandum and/or Articles of Association either for contractual, administrative, logistic or factual correction or as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

12. The Promoters shall, as aforesaid, for the formation and registration of the said legal entity (Association of Allottees) comprising of either singular or multiple (as per discretion of the Promoter) a Condominium of the Unit holders or a Co-operative Housing Society or a Company or any other legal entity of allottees for a single building or building/s or a wing of one building in the layout, submit the application in that behalf to the Registrar for registration of the Co-operative Societies under the respective applicable laws i.e. the Maharashtra Apartment Ownership Act, 1970 or Maharashtra Co-operative Societies Act, 1960 or the Companies Act, 2013 or any other Competent Authority as the case may be, within three months from the date on which 51% (fifty one per cent) of the total number of allottees in such a building or a wing, have booked their Unit or alternatively the Promoters shall, where applicable, and at his sole discretion form and register separate co-operative society/condominium/limited company for each class of units or building in the said ANP Universe for better and smooth and proper administration (and each co-operative society/condominium/limited company shall maintain the units and the buildings of the respective class of units or buildings) within three months from the date on which 51% (fifty one per cent) of the total number of allottees in such a building or a wing, have booked their Unit and thereafter the co-operative society/condominium/limited company of individual class of units, of or building/s shall form and register a Co-operative Housing Association /Association of Society /Apex or Federal Society/Legal Body/Limited Company in which all the co-operative society/ condominium/limited company formed for individual class of units or building/s shall be inducted. The Promoters shall make an application for formation and registration of such Co-operative Housing Association /Association of Society / Apex or Federal Society/Legal Body/Limited Company within a period of three months from the date of the receipt of the occupancy certificate of the last of the building of Phase I which was to be constructed on the Project land in the Layout.

It is further specifically agreed and clarified between the parties hereto that notwithstanding anything contained to the contrary herein it is stipulated that :



- i. the Owners/Promoters may form and register separate co-operative society / condominium / limited company for each of class of units in the said ANP Universe for better and smooth and proper administration and each co-operative society / condominium/limited company shall maintain the units and the building of the respective class of units or buildings;
- ii. the co-operative society/condominium/limited company of individual class of units or buildings shall form and register a Co-operative Housing Association /Association of Society /Apex or Federal Society/Limited Company in which all the co-operative Society/ Condominium/Limited Company formed for individual class of units or buildings shall become members and the Owners/ Promoters shall get the conveyance/lease executed in favour of the apex and or the federal society/limited company or in the name of each individual co-operative society/condominium/limited company as permitted under law;
- iii. in case if such a Co-operative Housing Association /Association of Society /apex or federal society /limited company/condominium is not permissible or practicable then in such an event the Owners/ Promoters shall get conveyance executed in favour of each individual co-operative society/ condominium/limited company, but for the common administration and expenses the co-operative society/ condominium/ limited company shall form an association of persons/suitable legal entity and the Allottee hereby agrees to accept the same.

13. The Promoters shall convey /lease the said super structure of the said building / wing of a building (excluding basements and podiums) in a Layout with absolute, clear and marketable title thereto (subject to his right to dispose of the remaining unsold Units, if any and to receive entire consideration in respect thereof) in favor of Condominium/Society/Limited Company of the Allottee/s within a period of three months from the date of issue of occupancy certificate.

The Promoters shall convey the entire undivided or inseparable land underneath all buildings alongwith Common and limited amenities in a Layout jointly or otherwise with absolute, clear and marketable title thereto (subject to his right to dispose of the remaining unsold Units, if any and to receive entire consideration in respect thereof) in favor of the Apex Body or Federation or Holding Company within three months from the date of issue of occupancy certificate to the last of the building or wing in the layout.

The Association of Allottee/s and/or Apex Body as the case may apply is obliged without charge or consideration to admit all such Allottee/s of unsold units sold/transferred by the Promoters in the said Project.

14. Within 15 days after notice in writing is given by the Promoters to the Allottee that the Unit is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Unit) of outgoings in respect of the said 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 and all other expenses necessary and incidental to the management and maintenance of the said Project Land and building/s. Until the Condominium, 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 Promoters such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall be liable to pay to the Promoters such provisional monthly contribution of towards the outgoings. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until the conveyance/assignment of lease of the structure of the building or wing is executed in favour of the Condominium, Society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid balance of the amount if any remaining (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Condominium, Society or the Limited Company, as the case may be. The Allottee undertakes to pay such provisional monthly contribution and such proportionate 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. It is agreed that the non-payment or default in payment of outgoings on time by Allottee shall be



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regarded as the default on the part of the Allottee and shall entitle the Promoters to terminate this agreement in accordance with the terms and conditions contained herein.

15. The Promoters reserve their right :

- a. To have the maintenance of the specified infrastructure and amenities to be provided by a separate Maintenance Company to prevent disruption and control costs;
- b. To provide services through a separate Services Company for uniform and continuous availability to the extent possible and to control costs;
- c. To appoint Property Maintenance Services or such other company or agencies to look after the maintenance management and servicing of any specified areas, amenities and services.

16. At the time of registration of conveyance of the structure of the building or wing of the building, the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Condominium, Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the Project land and structure of the said Building /wing of the said building/s. At the time of registration of conveyance or Lease of the said project Land/s, the Allottee shall pay to the Promoters 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 structures of the said Project Land/s to be executed in favour of the Apex Body or Federation.

17. All the liability of GST or other levy /cess applicable or imposed by any government authority on this contract shall be entirely borne and paid/reimbursed by the Allottee/s to the Promoters/Owners immediately on demand, time being of the essence. The Allottee/s shall make payment of GST and/or other tax applicable to the said Unit as and when it becomes due and payable at the rate prescribed by Law from time to time to the Owners/Promoters who shall thereupon make payment of the same to the Government as prescribed by Law. If, however, at any time hereafter, the rates of GST are increased or decreased by the Government, the amount payable by the Allottee/s to the Owners/Promoters under this Clause shall vary accordingly. In addition to the above, the Allottee/s shall be liable to bear and pay all and any other taxes, duties, charges, premia, levies, cesses, surcharge if any applicable such as / levy/ welfare or any fund / betterment tax /as are or as may be levied by the State or Central Government or any other Authority and arising from or incidental to the sale of the said Unit by the Owners/Promoters to the Allottee/s before or after taking the possession of the said Unit as and when such taxes, duties etc. become due and such payment shall be effected within seven days of demand and the Allottee/s shall exclusively be liable for any delay in payment thereof. If any of such taxes, duties etc. shall have already been paid by the Owners/Promoters, the Allottee/s shall be liable to reimburse the same together with interest accrued thereon to the Owners/Promoters and the Allottee/s hereby agree to indemnify and keep indemnified the Owners/Promoters from or against all loss or damage suffered or incurred by the Owners/Promoters as a result of non-payment by the Allottee/s of any such taxes, duties etc.

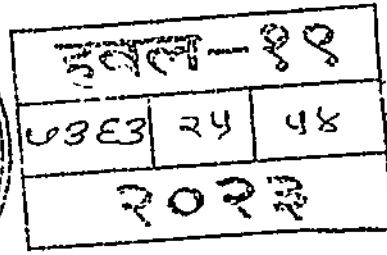
The Amenity Space (if any) in the layout shall solely belongs to the Promoters and the Promoters in their discretion shall decide to develop or transfer the same or to deal with the same as they deem fit. If required the Promoters may give the Amenity Space to the Government / Corporation or concerned Competent Authority and avail of benefits / compensation by way of Monetary Compensation / Transferable Development Rights / FSI/FAR, therefore. The Allottees or the said Society/ Limited Company/ Condominium of Unit Holders/ Apex Body shall not be entitled to claim any interest therein or any part thereof.

18.

18.1 REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represent and warrant to the Allottee as follows:

- i. The Promoters have clear and marketable title and/ or stake/ development rights with respect to the said Project Land; as declared in the title report annexed to this agreement and



has the requisite rights to carry out development upon the said Project Land and also has actual, physical and legal possession of the said Project Land for the implementation of the Project;

ii. The Promoters have 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 said Project Land or the Project except those disclosed herein and/or in the title report;

iv. There are no litigations pending before any Court of law with respect to the said 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 Promoters have 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 Promoters have the right to enter into this Agreement and have 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 Promoters have 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 said Project Land and the said Unit which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Unit to the Allottee in the manner contemplated in this Agreement;

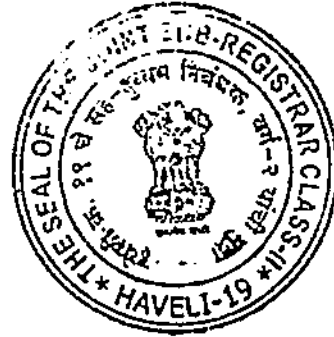
ix. Notwithstanding anything contained to the contrary herein it is hereby agreed by and between the parties and confirmed by the Allottee/s that the common areas, facilities and amenities situated either in the project land and/or in the entire project land and/or in the layout are for the common use and enjoyment of all the allottees in the project (save as otherwise specifically restricted to the contrary) and accordingly the said common areas, facilities and amenities will stand transferred to an Apex Body constituted of all the Association of Allottees of all wings/buildings /phases (as the case may be) on completion of all the wings/buildings/phases in the entire project land.

x. The Promoters have 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 upto the date of receipt of the Completion Certificate/ Occupation Certificate as the case may be;

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 Project Land) has been received or served upon the Promoters in respect of the said Project Land and/or the Project except those disclosed in the title report.

18.2 The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Unit may come, hereby covenants with the Promoters as follows :-

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



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- ii. Not to utilize common areas, passage areas, ducting etc. for any kind of storage purpose which may or may not create obstruction to other Unit Allottee/s.
- iii. Not to store in the Unit 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 Unit 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 Unit is situated, including entrances of the building in which the Unit is situated and in case any damage is caused to the building in which the Unit is situated or the Unit on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
- iv. To carry out at his own cost all internal repairs to the said Unit and maintain the Unit in the same condition, state and order in which it was delivered by the Promoters to the Allottee/s provided that for the defect liability period such repairs shall be carried out by the Unit Allottee/s with the written consent and the supervision of the Promoters and shall not do or suffer to be done anything in or to the building in which the Unit is situated or the Unit 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/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- v. Not to demolish or cause to be demolished the Unit 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 Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Unit is situated and shall keep the portion, sewers, drains and pipes in the Unit and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Unit 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 Unit without the prior written permission of the Promoters and/or the Society or the Limited Company or Condominium of Unit Holders.
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Project Land and the building in which the Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vii. Not to at any time hinder, impede obstruct the operations of the STP or the OWC of the project ANP Universe as provided on the project land.
- viii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said Project Land and the building in which the Unit is situated.
- ix. Without prior approval from all sanctioning authorities as well as the Promoters not to join two adjacent units and not to demolish or cause to be demolished and not to make at any time or cause to be made any addition or alteration of whatsoever nature contrary to the sanctioned plans in or to the structure or construction of the said unit.
- x. Not to make any demand to change the existing plans and/or any changes in the plan of the premises annexed herewith. The Promoters/Owners shall not refund any amount for deleting items of specifications and amenities on request of the Allottee/s.
- xi. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or for giving water, electricity or any other service connection to the building in which the Unit is situated. Such deposits will lie with the Promoters interest free for the utilization of above purposes.
- xii. To bear and pay applicable and any increase in local taxes, water charges, electricity, meter deposit, transformer charges, insurance and such other levies or betterment charges, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, either due to any change or amendment in the law or on account of change of



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user of the Unit by the Allottee/s to any purposes other than for purpose for which it is sold. Such amount until utilization shall lie as interest free deposits with the Promoters.

xiii. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Unit until all the dues payable by the Allottee/s to the Promoters under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has/have intimated in writing to the Promoters and obtained the written consent of the Promoters for such transfer, assign or part with the interest etc.

xiv. The Allottee/s shall observe and perform all the rules and regulations which the Condominium, Society or the Limited Company or Apex Body or Federation 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 Units 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/Society/Limited Company/Apex Body/Federation regarding the occupation and use of the Unit 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.

xv. Till a conveyance of the land and structure of the building in which Unit is situated or the Deeds of Apartment (as the case may be) is executed in favour of Condominium/Society/Limited Society, the Allottee/s shall permit the Promoters 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.

xvi. The Promoters shall be liable to pay only the Municipal Taxes, as actual, in respect of the unsold units and other premises in their possession. As the unsold units will remain locked, unused and unoccupied, the Promoters for these unsold units shall pay to the Condominium of Unit Holders/Association of the Allottees /Society the token sum of Rs. 11/- (Rupees eleven only) per month towards the non-occupancy charges and other outgoings in respect of the unsold units till such time as they are sold and disposed off whereafter the prospective Allottee will undertake the liability of all such future payments thereof.

19. The Allottee/s hereby irrevocably consent/s and authorize/s the Promoters / Owners to represent him/her/them in all matters regarding property tax assessment and reassessment before the concerned Municipal Authorities and decisions taken by the Promoters / Owners in this regard shall be binding on the Allottee/s. The Promoters / Owners may till the execution of the Final Conveyance Deed represent the Allottee/s and his/her/their interest and give consent, NOC's and do all the necessary things in all departments of Municipal Corporation, Collectorate, Road, Water, Building Tax Assessment departments, Government & Semi-Government, M.S.E.D.C.L., U.L.C. officials, etc. on behalf of the Allottee/s and whatever acts so done by the Promoters / Owners on behalf of the Allottee/s shall stand ratified and confirmed by the Allottee/s.

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

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Units and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society/Limited Company or other body and until the said Project Land is transferred to the Apex Body /Federation as hereinbefore mentioned.



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The Allottee /s agrees and consents that if the Promoter is required to utilize any portion of the Project Land by any utility service provider for installing electric sub-station / transformer / gas bank machinery, plants, or for access to any of the areas acquired /surrendered by the Promoters and/or the Owners for availing of FSI/FAR etc. the Promoters shall be entitled to transfer such portion to the said utility / service provider or any other body for such purpose on such terms and conditions as the Promoters deem fit and/ or as per the requirement of such utility / service provider or as per applicable law / rules / regulations. The Allottee/s/ said Limited Company/ Society / legal entity shall not be entitled to raise any objections in this regard.

22. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE :

After the Promoters execute this Agreement he shall not mortgage or create a charge on the Unit 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 Unit.

23. COST OF PROVISION OF WATER TO THE SAID BUILDING:

As mentioned above, the said project Land is situate within the limits of the Municipal Corporation and, in the circumstances, the Municipal and Planning Authority is the said Corporation. However, at the time when the Promoters submitted the building layout and building plans in respect of the said Project Land for sanction to the Municipal Corporation, the Municipal Corporation has, as a pre-condition for grant of such sanction, required the Promoters to submit an undertaking stating that it shall be the responsibility of the Promoters to make provision of supply of water to the Project to be implemented on the said Project Land and which undertaking has been taken by the said Corporation from the Promoters. The Promoters shall at the appropriate time, make application to the Municipal Corporation for Municipal water connections of the requisite capacity for the said Project and the Promoters shall make payment of the necessary charges in respect of such water connections to the said Corporation. However, until such time as such Municipal water connections are provided by the Municipal Corporation and the same become operational and until such time as the Municipal water supply through such connections is adequate for the needs of the Allottees/ occupants of Units in the said Project, the Promoters propose to procure water for the requirement of the holders/ occupants of Units in the said Project through water tanker agencies and other sources. All costs, charges and expenses for provision of such water to the said Project are to be borne and paid by the Allottees of Units in the said Project on a pro-rata basis. Such cost of provision of water to the said Project shall be deemed to be part of the expenses and outgoings of the Common Areas and Facilities of the said Project. In the circumstances, from out of the amounts contributed by the Allottee/s herein and the Allottee of other Units in the said Project towards the expenses and outgoings of the Common Areas and Facilities of the said Project, the Promoters shall defray the costs of making provision for water.

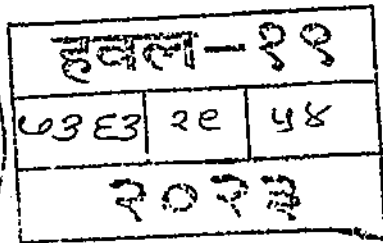
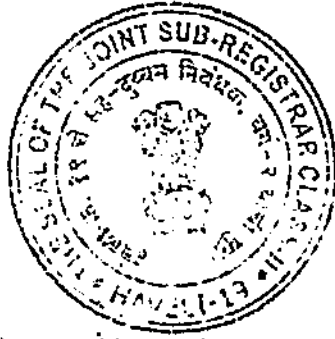
24. SWIMMING POOL AND CLUB HOUSE :

The Promoters/Owners plan to construct a club house and a swimming pool on a pre designated area on the said Project Land. The under mentioned terms and conditions are essential terms and conditions on the basis of which the Allottee/s has/have agreed to purchase from the Promoters/Owners the said unit under and in pursuance of this agreement.

24.1. The Promoters/Owners shall be entitled to retain with themselves or to transfer the title/possession/use of the said club-house and the said swimming pool (and all ancillary structures and amenities appurtenant thereto and the land appurtenant thereto) on such terms and conditions as the Promoters/Owners may from time to time decide.

24.2. Access to and the facility for the use of such club house and swimming pool and the appurtenant land shall be regulated by the Owners/Promoters and/or their successors-in-title but on condition that such access and facility will be available only to the Allottees of the residential building/s in the project land.

24.3. The facility to the members for use of the Club House and Swimming Pool shall be subject to the Rules and Regulations as may be framed by the Promoters/Owners and the Allottee/s shall abide by the same.



24.4. Notwithstanding anything to the contrary written hereinabove the facility to the members for use of the Club House and swimming pool shall be restricted to the Allottees of the residential apartments of all the buildings in the project land. The Allottee/s of the commercial unit duly confirms that he/she/they have been duly intimated of the above restrictive user of the Club House and the said Allottee/s declare/s and undertake/s that he/she/they shall not raise any claim thereto or thereupon.

25. BINDING EFFECT:

Forwarding this Agreement to the Allottee/s by the Promoters do not create a binding obligation on the part of the Promoters or the Allottee/s until, firstly, the Allottee/s sign/s 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 Promoters. If the Allottee(s) fails to execute and deliver to the Promoters 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 Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 7(Seven) 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.

26. ENTIRE AGREEMENT:

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

27. RIGHT TO AMEND:

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

28. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES:

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 Unit, in case of a transfer, as the said obligations go along with the Unit for all intents and purposes.

29. SEVERABILITY:

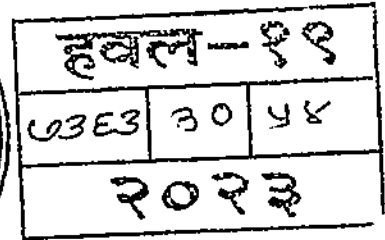
If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed, amended or deleted in so far as reasonably inconsistent with the purpose of this 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.

30. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottee/s has/have 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 bears to the total carpet area of all the Apartments in the Project.

31. FURTHER ASSURANCES:

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



32. PLACE OF EXECUTION:

The execution of this Agreement shall be completed only upon its execution by the Promoters through their authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee/s, in Pune after the Agreement is duly executed by the Allottee/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar Pune. Hence this Agreement shall be deemed to have been executed at Pune.

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

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

VIBHAV ROY (Name of Allottee)

1, HP APARTMENTS, 45 NEPEAN SEA ROAD, MALABAR HILLS, MUMBAI – 400 026. (Allottees' Address)

Notified Email ID : vibhavroy91@gmail.com

M/s. ANP Lifespaces LLP (Promoter's name)

Office No. 202, ANP One, Balewadi High Street, Baner, Pune - 411045
(Promoters' Address)

Notified Email ID: info@anpcorp.in

It shall be the duty of the Allottee and the promoters 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 Promoters or the Allottee/s, as the case may be.

35. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee/s 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.

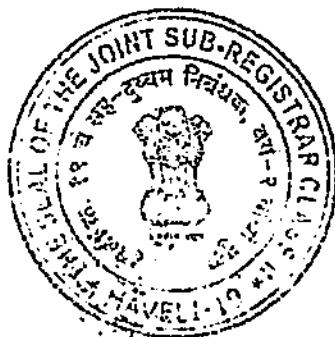
36. GOVERNING LAW:

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 Courts in Pune will have the jurisdiction, subject to the provisions of the said Act to adjudicate upon all disputes arising by and between the parties hereto under the terms hereof for this Agreement. This Agreement is subject to the provisions of the Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act, 1963, as amended till this date and will be subject to the provisions of the Real Estate (Regulation and Development) Act 2016 and Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agent, Rates of Interest and Disclosures on Website) Rules 2017, respectively as applicable.

37. The Parties hereto confirm that the Allottee/s has/have agreed to purchase the said Unit as an Investor and hence the Allottee/s reserve his/her/their right to claim stamp duty set off/adjustment of the amount already paid on these presents in the event the Allottee/s resells the said unit to a subsequent Allottee/s.

38. STAMP DUTY:

38.1 All Stamp Duty and registration charges applicable hereto are to be borne and paid by the Allottees herein.



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38.2 Stamp duty amounting to Rs.11,85,700/- is affixed hereto on the document value which is more than the market value /market value of the unit as fixed by the Office of the Registrar of Assurances, Pune.

THE SCHEDULE I ABOVE REFERRED TO :
(ENTIRE LAND)

SCHEDULE I
ALL THAT PIECE AND PARCEL OF PROPERTY bearing

| S. No. | Total Area Hectare - Ares | Area Hectare - Ares |
|---------|------------------------------|------------------------|
| 49/19/1 | 00 - 92 | 00 - 17 |
| 50/1 | 04 - 41 | 00 - 11 |
| 49/19/1 | 00 - 92 | 00 - 75 |
| 50/1 | 04 - 41 | 03 - 42 |
| 50/2 | 00 - 94 | 00 - 94 |
| 50/3 | 00 - 08 | 00 - 08 |
| 50/4 | 00 - 13 | 00 - 13 |
| 50/5/1 | 00 - 40 | 00 - 17 |
| 50/5/2 | 00 - 40 | 00 - 17 |
| 50/5/3 | 00 - 40 | 00 - 17 |

collectively admeasuring 06 Hectares 11 Ares i.e. 61100 sq. mtrs. lying, being and situate at Village Balewadi, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and bounded as under :

ON OR TOWARDS THE :

NORTH : S. No. 49 Part
SOUTH : 18 mtrs. D.P. Road
EAST : River & S. No. 49 Part
WEST : S. No. 49/19 Part & S. No. 50 Part

THE SCHEDULE II ABOVE REFERRED TO :
(ENTIRE PROJECT LAND)

ALL THAT PIECE AND PARCEL OF THE LAND being an area admeasuring 43719.16 sq. mtrs. out of the said Entire land described in the schedule I above situated at Village Balewadi, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and bounded as under:

ON OR TOWARDS THE:

NORTH : S. No. 49 Part
SOUTH : 18 mtrs. D.P. Road
EAST : 24 mtrs D.P. Road
WEST : 12 mtrs D.P. Road, Area reserved Amenity Space, HDS

THE SCHEDULE III ABOVE REFERRED TO :
(PROJECT LAND)

ALL THAT PIECE AND PARCEL OF THE LAND being an area admeasuring 23265.51 sq. mtrs. out of the said Entire Project Land described in the Schedule II above situated at Village Balewadi, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune.

THE SCHEDULE IV ABOVE REFERRED TO :
Nature, extent and description of common areas and facilities



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LIMITED COMMON Areas and Facilities

1. The underground and overhead water tanks and electric motor and pump, if any.
2. The access and the approach to the building and the staircases.
3. All the drainage lines, water lines, plumbing network throughout the building.
4. R.C.C. frame work of the buildings.
5. Plants and trees planted to be planted, if any in the open space.
6. Common electric motors and water meters connected to the common lights water connections pump set etc.
7. Light points on the internal road, light points outside the building and in the staircases as well as in the car park.
8. Areas under the internal passages within said land

Common Facilities

1. Double Height Grand Entrance Lobby
2. Banquet Hall
3. Party Lawn
4. 50+ Seater Theatre
5. Indoor Badminton Court
6. 3 Tier security with Access controlled lobbies
7. Miniature Golf
8. Swimming pool
9. Kids Pool
10. Barbeque Pit
11. Salon
12. Spa
13. Steam room
14. Jacuzzi
15. Multipurpose Court
16. Crèche.
17. CCTV Surveillance for Crèche, Toddlers play area, Kids play area with online access to parents.
18. Children's Play area
19. Indoor Games arena
20. Amphitheatre
21. Gym
22. Yoga/Meditation area
23. Jogging Track
24. Outdoor Gym
25. Senior Citizen walking track
26. Waiting lounge for Staff
27. Pet Park
28. Power Backup for Common amenities.
29. 4 hi-speed elevators for each building

SCHEDULE 'A'

DESCRIPTION OF THE [UNIT] AND THE CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

Apartment / Unit No. 1803 of carpet area admeasuring 1157 sq. ft. i.e. 107.49 sq. mtrs., alongwith usable floor area of the attached exclusive balcony admeasuring 122 sq. ft. i.e. 11.37 sq. mtrs. on the 18th floor in the Building E of the project named and styled as "ANP Universe" and along with one covered tandem car parking space bearing no. G-114/DG-114 situated on the Ground floor admeasuring 22 sq. mtrs. situate on the land described in Schedule hereinabove, and the said apartment is bounded as under:



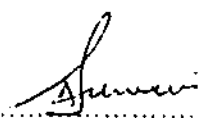
- North : Facing Further Phase of the Development.
 South : Apartment No. 1804
 East : Staircase
 West : Facing Open Space 2 of the Project.






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IN WISSTNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Pune in the presence of attesting witness, signing as such on the day first above written.

SIGNED SEALED AND DELIVERED
by the within named
PROMOTERS for themselves and as
duly constituted Attorney of Owners
Above named

] 
] 
] 



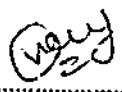
] Sunil Adwani

] 
] 
] 

] Manohar Pherwani

] Owners/Promoters

SIGNED SEALED AND DELIVERED
by the within named ALLOTEE/S

] 
] 
] 

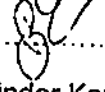
] 1) VIBHAV ROY


] 
] 
] 

] 2) SHUCHITA SRIVASTAVA

] ALLOTEE/S

WITNESSES:

1. SIGN: 
NAME: Balvinder Kaur
ADD: 202, ANP One
Baner, Pune -45

2. SIGN: 
NAME: Abhijit Deshmukh
ADD: 202, ANP One,
Baner, Pune - 45.

ANNEXURE 'A'

Shilpa Pratap & Varsha Joshi
 Advocates
 Address: 204, 2nd Floor, The Elite, Near Swaraj, Phule Wadi, Jodhpur, Durg
 Chowk, Sion, Pune-411007
 Contact: 9822665036/9822665038
 E-mail: shilpratap@gmail.com, varsha.joshi@gmail.com

Shilpa Pratap & Varsha Joshi
 Advocates

Date: 19 August 2021

To
 ANP Lifespaces LLP
 Address: Office 105, 202, 2nd Floor
 Royal Scapes ANP One, Survey No. 109
 Banner, Pune-411045, Maharashtra, India

TITLE CERTIFICATE

1. DESCRIPTION OF THE PROPERTY

All those pieces and parcels of lands lying, being, and situated at Village Balewadi, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, District Pune, as mentioned herein below.

1.1 Survey No. 49 Hissa No. 15/1 area totally admeasuring 10 Hectare 56 Acre including peshkari area and having a revenue assessment of Rs 23.00 Paise out of which area admeasuring 00 Hectare 46 Acre carved out of area admeasuring 00 Hectare 46 Acre owned by Owner No.1 and area admeasuring 00 Hectare 10 Acre carved out of remaining area admeasuring 01 Hectare 46 Acre owned by Owner No.2. But the subject matter of development is area totally admeasuring 00 Hectare 15 Acre (said land No.1) and the subject matter of Sale deed admeasuring 00 Hectare 11 Acre (said land No.2) which is collectively bounded as under:

On or towards
 North: By land bearing S No. 21/1 part
 South: Survey No. 53/1 & S No. 49/20/1 part
 East: River
 West: S No. 49/16/2 part owned by Yashwantrao Balewadi

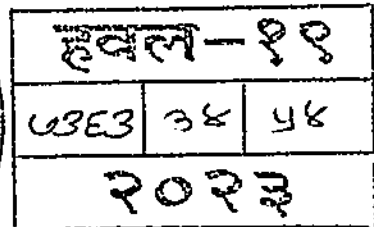
1.2 Survey No. 50 Hissa No.1 having an area totally admeasuring 04 Hectare 34 Acre plus peshkari area 00 Hectare 01 Acre this totally admeasuring 04 Hectare 41 Acre and a revenue assessment of Rs 20.15 Paise (said land no. 1) out of which 01 Hectare 42 Acre (said land No.2) is taken for development consisting of all area admeasuring 01 Hectare 01 Acre owned by Shri. Dep. Balwan Balewadi. The area admeasuring 01 Hectare 10 Acre owned by Shri. Yashwantrao Balewadi and the area admeasuring 01 Hectare 04 Acre owned by Shri. Dnyaneshwar Sarfar Balewadi and area admeasuring 01 Hectare 11 Acre (said land No.3) purchased by ANP Lifespaces LLP which area collectively admeasuring 03 Hectare 55 Acre is bounded as under:

On or towards
 North: By land bearing Survey No. 49/19 and 49/20 and 51/2
 South: By land bearing Survey No. 50/3
 East: By land bearing Survey No. 50/4, 50/2 and River
 West: By Reserve area handed over to PWC by Pune, Spacious in Survey No. 50/1 part and S No. 49/19/2

1.3 Survey No. 50 Hissa No.3 having an area totally admeasuring 00 Hectare 28 Acre and a revenue assessment of Rs 00.44 Paise (said land No.4) is the subject matter of development out of which area admeasuring 00 Hectare 01 Acre is owned by Shri. Dep. Balwan Balewadi and area admeasuring 01 Hectare 02 Acre is owned by Shri. Dnyaneshwar Sarfar Balewadi. This area totally admeasuring 01 Hectare 06 Acre which is bounded as under:

On or towards
 North: By land bearing Survey No. 50/1
 South: By land bearing Survey No. 50/4
 East: By River
 West: By land bearing S No. 50/1 part

Shilpa Pratap & Varsha Joshi
 Advocates



Shilpa Pratap & Varsha Joshi
 Advocates

1.4 Survey No. 50 Hissa No.4 having an area totally admeasuring 00 Hectare 13 Acre and a revenue assessment of Rs 00.14 Paise (said land No.5) is owned by Shri. Yashwantrao Balewadi and which is bounded as under:

On or towards -
 North: By land bearing S No. 50/1
 South: By land bearing S No. 50/5 owned by Mathuram Balewadi
 East: By River
 West: By land bearing S No. 50/1

1.5 Survey No. 50 Hissa No. 2 area totally admeasuring 00 Hectare 11 Acre plus peshkari area admeasuring 00 Hectare 01 Acre this totally admeasuring 00 Hectare 04 Acre and having a revenue assessment of Rs 04.00 Paise (said land no. 6) which is bounded as under:

On or towards -
 North: By Survey No. 50/1 part owned by Balewadi
 South: By Survey No. 50/1 part owned by Balewadi
 East: By Survey No. 50/1 part owned by Balewadi
 West: By 12 mtrs. D.P. Road & Survey No. 50/3 part owned by Balewadi

1.6 Survey No. 50 Hissa No.5/1 having an area totally admeasuring 00 Hectare 40 Acre having a revenue assessment of Rs 00.65 Paise out of which area admeasuring 00 Hectare 17 Acre (said land No.7) owned by Shri. Shataram Ganpat Balewadi and Shri. Anand Ganpat Balewadi.

1.7 Survey No. 50 Hissa No.5/2 having an area totally admeasuring 00 Hectare 40 Acre having a revenue assessment of Rs 00.64 Paise out of which area admeasuring 00 Hectare 17 Acre (said land No.8) owned by Shri. Vittal Muncher Balewadi and

1.8 Survey No. 50 Hissa No.5/3 having an area totally admeasuring 00 Hectare 40 Acre having a revenue assessment of Rs 01.52 Paise out of

which area admeasuring 00 Hectare 17 Acre (said land No.9) owned by Shri. Mathuram Ganpat Balewadi.

Thus, collectively, area admeasuring 01 Hectare 01 Acre given for the development which is bounded as under:

On or towards
 North: By S No. 50/1 part, S 50/4,
 South: By 18 Mtr. D.P. Road
 East: By River
 West: Reservation Agency, Space of Kuna, Aswara, project which is handed over to PWC.

The Said Land No. 1, Said Land No. 2, to Said Land No. 9, are hereafter collectively referred to as the 'Said lands'.

2. On the basis of the documents provided to us, which are mentioned more particularly in the Report dated 5th August 2021, and Subject to a charge on the said lands of Project loan availed from Tata Cap Fin. Housing Finance Ltd., F.O. Road branch, Pune created by and under a Mortgage Deed dated 24th February 2021 registered with the Office of Sub Registrar Haveli No. 19, Pune on S.No. 3247/2021, we hereby certify that:

1. Somaji, Shri. Shrinani, Shri. Balewadi & his family members are the owners of area admeasuring 00 Hectare 40 Acre carved out of land bearing Survey No. 49 Hissa No. 15/1.

2. Kulkarni Jagannath Balewadi & his family members are the owners of area admeasuring 01 Hectare 35 Acre carved out of land bearing Survey No. 49 Hissa No. 15/1.

3. ANP Lifespaces LLP represented through its Partners, Shri. Sunil Harish Asterani, Shri. Manoj Jagannath Prithekar, has the development rights and the possession for development purpose of area totally admeasuring 01 Hectare 75 Acre carved out of land bearing Survey No. 49 Hissa No. 15/1, of the Said Land No. 1.

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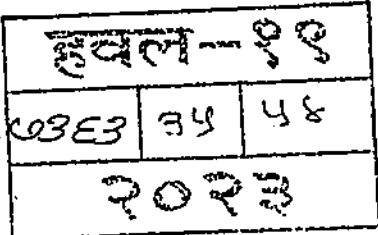
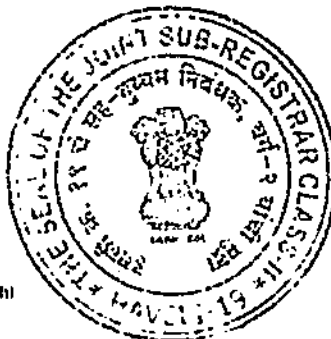
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Shilpa Pratap & Varsha Joshi
Advocates

Shilpa Pratap & Varsha Joshi
Advocates

- 24. A/P Lifespaces LLP represented through its Partners i.e. Mr. Sunil Harjuma Adwan i.e. Mr. Manohar Jagdram Phensan is the owner and in possession of the area admeasuring 00 Hectare 06 Area purchased from Somnath and Somnath Mahu Bawadar & his family members and 00 Hectare 11 Area purchased from Kandas Jagdram Bawadar. This area totally admeasuring 00 Hectare 17 Area carved out of land bearing Survey No. 45 Hissa No. 14 i.e. the said land No. 14.
- 25. Land admeasuring 00 Hectare 42 Area i.e. SAID LAND No.3 and land admeasuring 00 Hectare 11 Area i.e. SAID LAND No.3a both carved out of the land totally admeasuring 04 Hectare 47 Area including possession bearing Survey No. 50 Hissa No. 1 Village Bawadar out of which :-
- 26. Durg Baburao Bawadar is the owner of area admeasuring 01 Hectare 28 Area
- 27. Yashwanth Baburao Bawadar is the owner of area admeasuring 01 Hectare 10 Area
- 28. Dnyaneshwar Sarda Bawadar is the owner of area admeasuring 01 Hectare 4 Area and
- 29. A/P Lifespaces LLP represented through its Partners i.e. Mr. Sunil Harjuma Adwan i.e. Mr. Manohar Jagdram Phensan is the owner of area admeasuring 00 Hectare 11 Area
- 30. Land admeasuring 00 Hectare 46 Area bearing Survey No. 50 Hissa No. 3 Village Bawadar i.e. SAID LAND No.4 out of which :-
- 31. Durg Baburao Bawadar is the owner of area admeasuring 00 Hectare 0 Area and
- 32. Dnyaneshwar Sarda Bawadar is the owner of area admeasuring 00 Hectare 2 Area
- 33. Yashwanth Baburao Bawadar is the owner of land admeasuring 00 Hectare 15 Area bearing Survey No. 50 Hissa No. 4 Village Bawadar i.e. SAID LAND No.5

- 26. A/P Lifespaces LLP represented through its Partners i.e. Mr. Sunil Harjuma Adwan i.e. Mr. Manohar Jagdram Phensan have development rights and supporting powers of the land admeasuring 00 Hectare 42 Area i.e. SAID LAND No.3 and admeasuring 00 Hectare 06 Area i.e. SAID LAND No.4 and land admeasuring 00 Hectare 13 Area i.e. SAID LAND No.5
- 29. Sanjeev Kishori Bawadar is the owner of area admeasuring 00 Hectare 47 Area and Manoj Sanjeev Bawadar is the owner of remaining area admeasuring 00 Hectare 47 Area carved out of land bearing Survey No. 50 Hissa No. 2 i.e. SAID LAND No.6
- 210. A/P Lifespaces LLP represented through its Partners i.e. Mr. Sunil Harjuma Adwan i.e. Mr. Manohar Jagdram Phensan has the development rights and the possession for development purpose of area totally admeasuring 00 Hectare 04 Area of land bearing Survey No. 50 Hissa No. 22 i.e. SAID LAND No.6
- 211. Shantaram Sarda Bawadar and Amresh Kishori Bawadar are the owners of an area admeasuring 00 Hectare 17 Area carved out of the land bearing Survey No. 50 Hissa No. 5 i.e. said land No.7 and have a clear and marketable title in respect thereof
- 212. Vinay Manohar Bawadar is the owner of an area admeasuring 00 Hectare 17 Area carved out of the land bearing Survey No. 50 Hissa No. 50 i.e. said land No.8 and has a clear and marketable title in respect thereof
- 213. Madhujit Datta Bawadar is the owner of an area admeasuring 00 Hectare 17 Area carved out of the land bearing Survey No. 50 Hissa No. 13 i.e. said land No.9 and has a clear and marketable title in respect thereof
- 214. A/P Lifespaces LLP represented through its Partners i.e. Mr. Sunil Harjuma Adwan i.e. Mr. Manohar Jagdram Phensan has development rights and supporting powers of the land admeasuring 00 Hectare 01 Area




Shilpa Pratap & Varsha Joshi
Advocates

- carved out of land bearing Survey No. 50 Hissa No. 51 Survey No. 51 Hissa No. 52 Survey No. 51 Hissa No. 51
- 215. The aforesaid owners have a clear and marketable title in respect of the lands owned by them respectively.
- 216. A/P Lifespaces LLP represented through its Partners i.e. Mr. Sunil Harjuma Adwan i.e. Mr. Manohar Jagdram Phensan is in possession and can deal with or develop or alienate or convey transfer the said lands or the units in the buildings to be constructed thereon, any which may they do.
- 3. This Title Certificate is to be read together in conjunction with the detailed Title Opinion dated 07 August 2021 issued by us in respect of the said and mentioned more particulars in Para 1 here above.


Thus, this Title Certificate is issued
Dated this 07 day of August 2021
Place: Pune


(Signature)
Shilpa Pratap, Advocate

ANNEXURE 'B'


 THE REGISTRAR OF COMPANIES
 HAVELI

| Sl. No. | Name of the Company | Capital | Shareholders |
|---------|---------------------|---------|--------------|
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 THE REGISTRAR OF COMPANIES
 HAVELI


| Sl. No. | Name of the Company | Capital | Shareholders |
|---------|---------------------|---------|--------------|
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


हवल-११
 ७३६३ ३६ ५४
२०२३



 THE REGISTRAR OF COMPANIES
 HAVELI

| Sl. No. | Name of the Company | Capital | Shareholders |
|---------|---------------------|---------|--------------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
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 THE REGISTRAR OF COMPANIES
 HAVELI

| Sl. No. | Name of the Company | Capital | Shareholders |
|---------|---------------------|---------|--------------|
| 1 | ... | ... | ... |
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Joint Sub-Registrar Office, Bhubaneswar

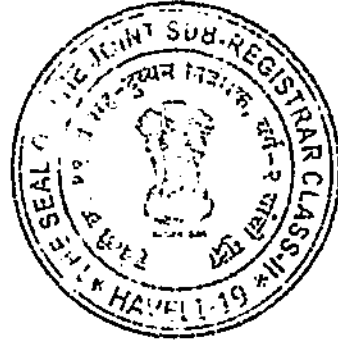
Form No. 1

| | | | | | | | | | |
|---------|-----------------------|---------|-----|-----|----------|----------------|------------|-----------|------|
| Sl. No. | Name of the Applicant | Address | Age | Sex | Religion | Marital Status | Occupation | Signature | Date |
| | | | | | | | | | |

Joint Sub-Registrar, Bhubaneswar

Signature: _____ Date: _____

| | | | | | | | | | |
|---------|-----------------------|---------|-----|-----|----------|----------------|------------|-----------|------|
| Sl. No. | Name of the Applicant | Address | Age | Sex | Religion | Marital Status | Occupation | Signature | Date |
| | | | | | | | | | |



ଝାମ୍ପା-୧୧

ଉପେକ୍ଷା ୩୧ ୪୪

୨୦୨୩

Joint Sub-Registrar Office, Bhubaneswar

Form No. 1

| | | | | | | | | | |
|---------|-----------------------|---------|-----|-----|----------|----------------|------------|-----------|------|
| Sl. No. | Name of the Applicant | Address | Age | Sex | Religion | Marital Status | Occupation | Signature | Date |
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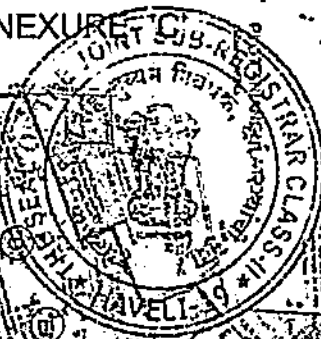
Joint Sub-Registrar, Bhubaneswar

Signature: _____ Date: _____

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|---------|-----------------------|---------|-----|-----|----------|----------------|------------|-----------|------|
| Sl. No. | Name of the Applicant | Address | Age | Sex | Religion | Marital Status | Occupation | Signature | Date |
| | | | | | | | | | |

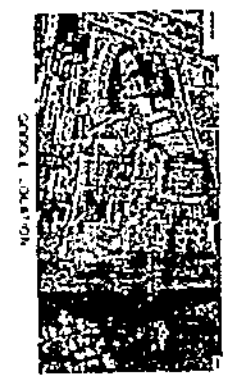
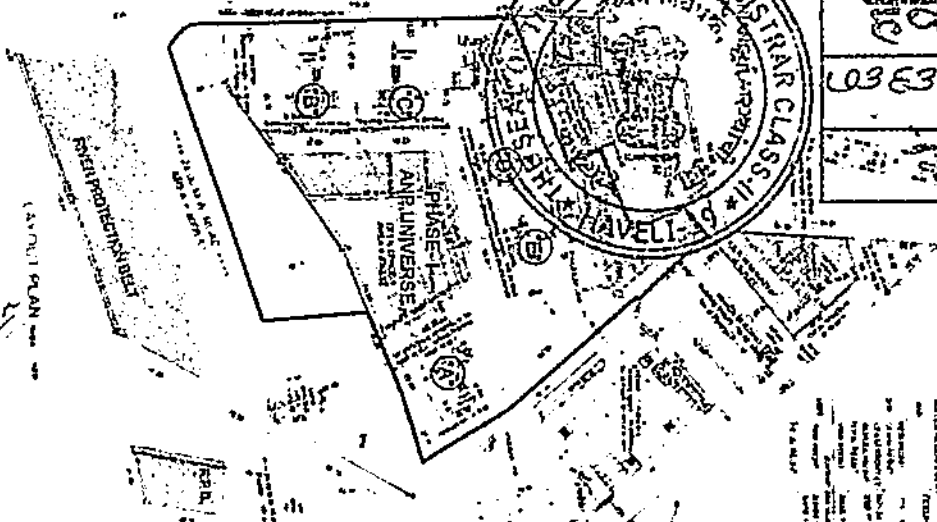


ANNEXURE 'C' B-REGISTRATION CLASS-II*



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| 80-1-1000 | 80 | 25 | 80 |
| 0303 | | | |

Very much



PHASING CALCULATION

| Sl. No. | Particulars | Area (sq. ft.) | Volume (cu. ft.) | Remarks |
|---------|-------------|----------------|------------------|---------|
| 1 | Phase I | 1000 | 1000 | |
| 2 | Phase II | 2000 | 2000 | |
| 3 | Phase III | 3000 | 3000 | |
| 4 | Phase IV | 4000 | 4000 | |
| 5 | Phase V | 5000 | 5000 | |
| 6 | Phase VI | 6000 | 6000 | |
| 7 | Phase VII | 7000 | 7000 | |
| 8 | Phase VIII | 8000 | 8000 | |
| 9 | Phase IX | 9000 | 9000 | |
| 10 | Phase X | 10000 | 10000 | |

PHASE I

| Sl. No. | Particulars | Area (sq. ft.) | Volume (cu. ft.) | Remarks |
|---------|-------------|----------------|------------------|---------|
| 1 | Phase I | 1000 | 1000 | |
| 2 | Phase II | 2000 | 2000 | |
| 3 | Phase III | 3000 | 3000 | |
| 4 | Phase IV | 4000 | 4000 | |
| 5 | Phase V | 5000 | 5000 | |
| 6 | Phase VI | 6000 | 6000 | |
| 7 | Phase VII | 7000 | 7000 | |
| 8 | Phase VIII | 8000 | 8000 | |
| 9 | Phase IX | 9000 | 9000 | |
| 10 | Phase X | 10000 | 10000 | |

PHASE II

| Sl. No. | Particulars | Area (sq. ft.) | Volume (cu. ft.) | Remarks |
|---------|-------------|----------------|------------------|---------|
| 1 | Phase I | 1000 | 1000 | |
| 2 | Phase II | 2000 | 2000 | |
| 3 | Phase III | 3000 | 3000 | |
| 4 | Phase IV | 4000 | 4000 | |
| 5 | Phase V | 5000 | 5000 | |
| 6 | Phase VI | 6000 | 6000 | |
| 7 | Phase VII | 7000 | 7000 | |
| 8 | Phase VIII | 8000 | 8000 | |
| 9 | Phase IX | 9000 | 9000 | |
| 10 | Phase X | 10000 | 10000 | |

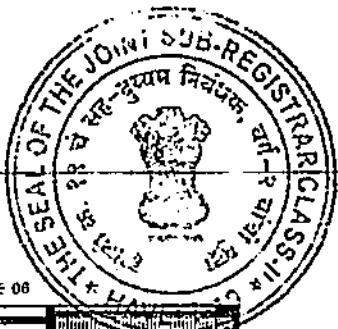
DECLARATION

I, the undersigned, being the duly authorized person, do hereby declare that the above plan is true and correct and that the same is in accordance with the provisions of the Companies Act, 1956 and the rules thereunder.

[Signature]

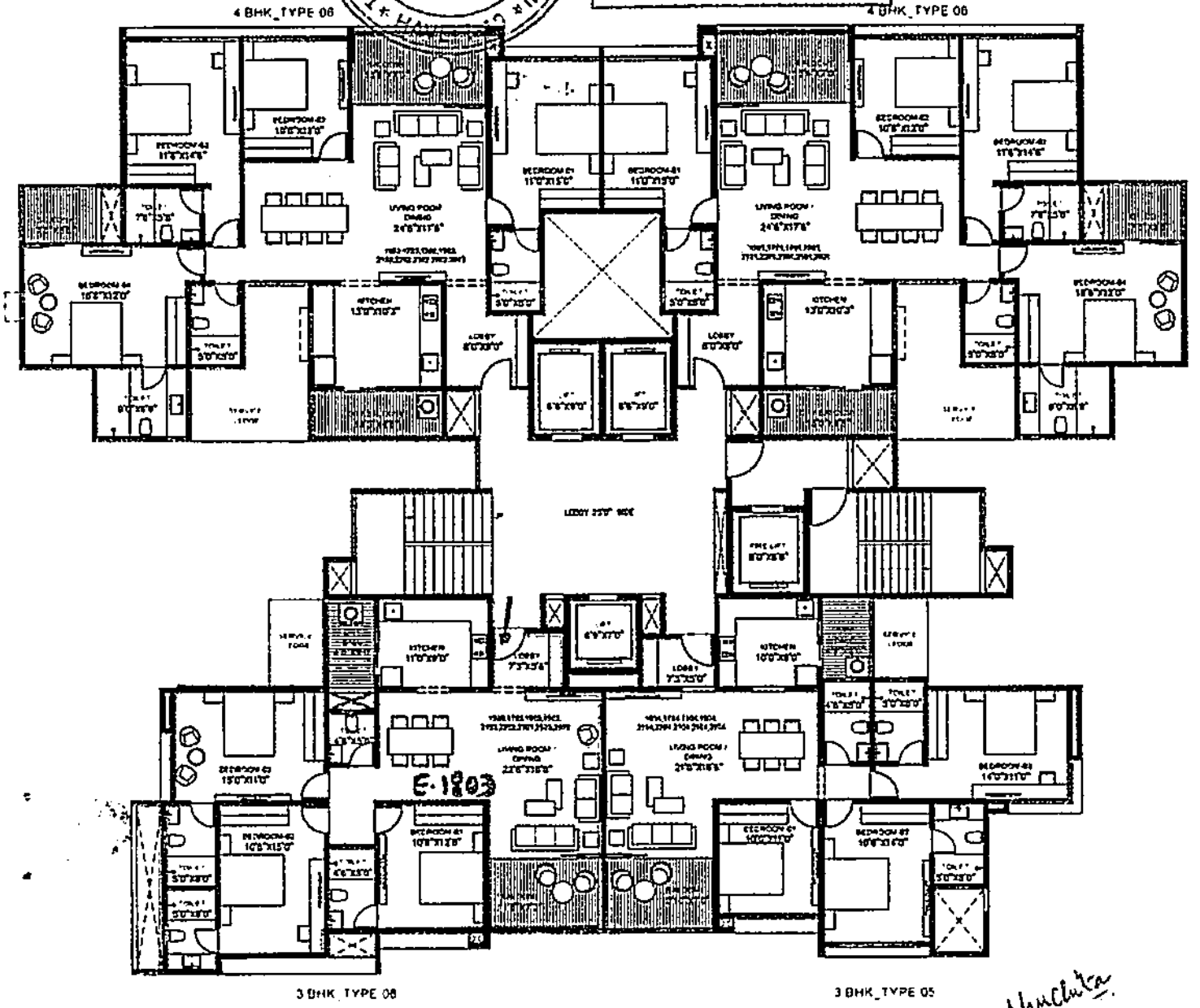
REGISTRAR OF COMPANIES





FORM - 39
 4353 49 4X
 2023

ANNEXURE 'D'



15TH, 17TH, 18TH, 19TH, 21ST,
 22ND, 23RD, 25TH, 26TH
 FLOOR PLAN

Handwritten signature: Anurag MBK

Handwritten signature: Shukla

Handwritten signature: Jalapurkar

| FLOOR | FLAT NO | FLAT TYPE | CARPET AREA | | OPENING BALCONY CARPET AREA | | TOTAL CARPET AREA | |
|---|---|---------------|-------------|---------|-----------------------------|---------|-------------------|---------|
| | | | SQ. MET | SQ. FT. | SQ. MET | SQ. FT. | SQ. MET | SQ. FT. |
| | | | | | | | | |
| 16TH 17TH 18TH 19TH 21ST 22ND 23RD 25TH 26TH | 1601-1611 1801-1811 2001-2011 2201-2211 2401-2411 | 4 BHK TYPE 06 | 124.75 | 1341 | 11.84 | 128 | 136.59 | 1469 |
| | 1602-1612 1802-1812 2002-2012 2202-2212 2402-2412 | 4 BHK TYPE 06 | 124.75 | 1341 | 11.84 | 128 | 136.59 | 1469 |
| | 1603-1613 1803-1813 2003-2013 2203-2213 2403-2413 | 4 BHK TYPE 06 | 124.75 | 1341 | 11.84 | 128 | 136.59 | 1469 |
| | 1604-1614 1804-1814 2004-2014 2204-2214 2404-2414 | 4 BHK TYPE 06 | 124.75 | 1341 | 11.84 | 128 | 136.59 | 1469 |
| 16TH 17TH 18TH 19TH 21ST 22ND 23RD 25TH 26TH | 1621-1631 1821-1831 2021-2031 2221-2231 2421-2431 | 3 BHK TYPE 05 | 111.87 | 1206 | 11.84 | 128 | 123.71 | 1334 |
| | 1622-1632 1822-1832 2022-2032 2222-2232 2422-2432 | 3 BHK TYPE 05 | 111.87 | 1206 | 11.84 | 128 | 123.71 | 1334 |
| | 1623-1633 1823-1833 2023-2033 2223-2233 2423-2433 | 3 BHK TYPE 05 | 111.87 | 1206 | 11.84 | 128 | 123.71 | 1334 |
| | 1624-1634 1824-1834 2024-2034 2224-2234 2424-2434 | 3 BHK TYPE 05 | 111.87 | 1206 | 11.84 | 128 | 123.71 | 1334 |

SUPA ASSOCIATES
 Flat No. 1, 304/B, Madhav Building,
 Shaniwar Peth, Opp. Ahilyadevi School,
 Pune - 411 030.



"ANP UNIVERSE" PROPOSED COMMERCIAL & RESIDENTIAL
 PROJECT AT BALEWADI S NO 49(P), 50(P), P U N E



हवेली-१९

७३६३ ६२ ५४

२०२३



पुणे महानगरपालिका

(यसुदील पत्रव्यवहार खालील कनांक व दिनांक बांध्या उद्देशासह करावा)
(अर्जाच्या वा इमारतीच्या कार्यादेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

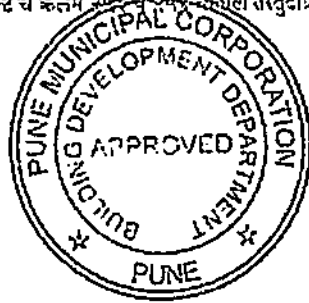
बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४२/४५/५८/६९
बांधकाम आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेंटील पेठ BALEWADI घटक सर्वे न

प्रकरण दिनांक : BLD/0044/20

Proposal Type : Res+Comm

Case Type : Revised

Project Type : Layout of Building +
Proposed Building

समांक : CC/3386/22

दिनांक : 23/03/2023



श्री / श्रीमती ANP LIFESPACES LLP THROUGH PARTNER MR. SUNIL H. ADWANI & MR. MANOHAR J. PHERVANI (PAH) व्हाय
आर्किटेक्ट / लॉ. स. श्री PANKAJ ARUN SOLAPURKAR यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४२/४५/५८/६९ व
मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेंटील पेठ BALEWADI घटक सर्वे न
49/19/1,50/1,50/2,50/3,50/4,50/5/1,50/6/2,50/5/3 सी. स. न. , हिस्सा नं. _____ फायनल प्लॉट क्र. प्लॉट क्र. , सोसायटी येथे विकास
कारण्यासाठी आपण महानगरपालिकेकडे दिनांक 09/03/2023 रोजी प्रस्ताव दाखला घेतला आहे.

:- अटी :-

- सदर प्रस्तावार्थील दरमिण्यात आलेली दरांनी अंतरे / रला प्रमाणेचा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अध्या खादीय/दुस्ता इमारतीचा बापर अध्या बापरसाठी परवानगी वा तागा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटपत्र प्रम झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (कान मुल्लखालेले नसल्यास)संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजणेत येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण कारणे आवश्यक आहेतअसे नूतनीकरण सलग तीन वेळा करता येईल.ससे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल.एम.आर.टी.पी. बळम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - जागेवरील विकास बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या बांधकामात होत नसल्यास अथवा सदर ठिकाणां अनधिकृत बांधकाम/अनधिकृत बापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - सदर बांधकाम प्रस्तावातील संदर्भातील नमुद केलेल्या अटीचे उल्लंघन होत असल्यास/आले असल्यास, पुणे म.न.पा.ने घातललेल्या नियमांचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - अर्जदाराने सदरची परवानगी ही गिरकृत करून पुणे म.न.पा.चे दिशाभूल करण प्राम् केलेली आहे,असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल.विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करण घेण्यात आली आहे असे समजण्यात येईल.
 - अर्जदार आणि जो इतर हा स्वतःकिंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदींचे उल्लंघन करून जमिन विकसित अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करण घेण्यात आली आहे असे समजण्यात येईल.
- भदर संमतीपत्रातील/संगत असलेल्याअटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व चालावारास,मुख्यापारक,व्यवस्थापक,प्रशासक.



| | | |
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| २०२३ | | |

ANNEXURE F

(Specification and amenities for the Apartment, ANP Universe).

1. Italian Marble flooring for Hall, Kitchen, Dining and Passage.
2. Vitrified flooring for Bedrooms
3. Vitrified Dado tiles for all toilets
4. Anti-skid tiles for terraces
4. Gypsum finish internal walls
5. Veneer Finish Main door with Biometric lock
6. Internal Laminate doors with mortise locks
7. Aluminium System windows
10. Glass partition for Shower area in all bathrooms
11. Exhaust fans for all toilets
12. Solar water heater Provision in Master bathroom
13. False ceiling in all toilets
14. D.G. back up for light points in flat except Power points
15. High quality CP and Sanitary Fittings with wall hung commode in all toilets
16. Luster Paint for entire flat.
17. Parallel/L shape black granite/engineered stone Kitchen platform with Stainless Steel sink.
18. High quality Switches and wiring with Adequate no. of light points and TV/AC points in all rooms
19. S.S Railing with Laminated glass for terraces
20. DTH provisions in all bedrooms and Living room
21. All covered balconies

ANNEXURE 'G'



| | | |
|----------|----|----|
| हवेली-१९ | | |
| 03E3 | EK | 48 |
| २०२३ | | |

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P52100030318

Project: ANP UNIVERSE . Plot Bearing / CTS / Survey / Final Plot No. : Survey No.49/19/1,50/1,50/2,50/3,50/4,50/5/1,50/5/2,50/5/3 at Balewadi, Haveli, Pune, 411045.

1. Anp Lifespaces Llp having its registered office / principal place of business at Tehsil: Haveli, District: Pune, Pin: 411045.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 15/08/2021 and ending with 31/12/2026 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
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15-08-2021 17:52:35

Dated: 15/08/2021
Place: Mumbai

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

राजगी Original/Duplicate
Wednesday September 30 2020
6:19 PM
पत्रकी 10018 दिनांक 30/09/2020

वादाचे माग वारदा
दलपतेकरांचा अनुक्रमणक क्रमांक 26-9586-2020
दलपतेकरांचा दुसरा उदास चौक कोट येथील
वादाचे माग वारदा हे राजगी वादाकरांचे माग वारदा की कोट कोटपुस्तक क्रमांक 1 की क्रमिक क्रमांक
प्रकरणे
कोटपुस्तकी क्रमांक = 150 00
दलपतेकरांची कोट = 200 00
पत्रकी क्रमांक 10
एकूण = 350 00

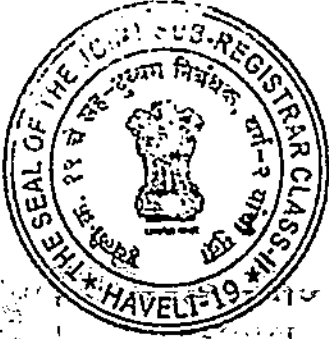
कारणात मुल दलपतेकरांचे दिनांक 26-9-2020
6:37 PM रोजी वेळीस मिळेल
वादाचे मुलपत्र क्रमांक 1
कोटपुस्तक क्रमांक 1
वादाचे मुलपत्र क्रमांक 500

1) वेळापत्रक क्रमांक 6 Chaitan पत्रिका क्रमांक 100
दिल्ली/राजपुताने कोटपुस्तक क्रमांक 39/09/2020
दिल्ली कोटपुस्तक क्रमांक 1
2) वेळापत्रक क्रमांक DHC पत्रिका क्रमांक 200
दिल्ली/राजपुताने कोटपुस्तक क्रमांक 30/09/2020
दिल्ली कोटपुस्तक क्रमांक 1

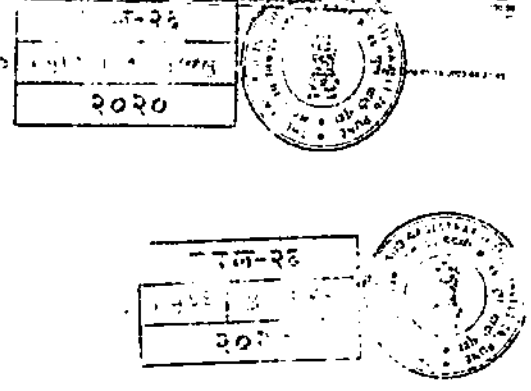
Handwritten signature
J. R. Harsh 26
मह-दुय्यम निवेद्यक (कां 2)
हवेली क 26, पुणे.

CHALLAN
MTR Form Number 01
Table with columns: CHN, CHN/CHN/CHN/CHN, BARCODE, F. RECEIVED, RECEIVED FOR, DATE, CHALLAN NUMBER, FORM ID
Department: Maharashtra Revenue Department
Type of Payment: Property Collection
Amount Paid Online: ₹ 100.00
Stamp: DEFACTO DEFACTO ₹ 100.00 DEFACTO

Challan Defacto Details
Table with columns: No. of Challan, Amount, Challan Number, Date, Challan Status, Challan Amount



हवेली-१९
03 09 20 20 20
2020



INDIA NON...
MAHARASHTRA 2020

हवेली-२६
2020
GENERAL POWER OF ATTORNEY



THIS GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED AT PUNE ON
THIS 30th DAY OF September IN THE YEAR 2020

TO ALL TO WHOM THESE PRESENTS SHALL COME

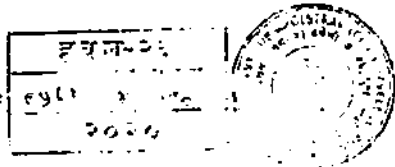
M/s. ANP ENTERPRISES LLP, a Limited Liability Partnership registered under the provisions of the LLP Act, 2008 having office at...
OWNERS/PARTNERS (whichever expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present partners, their respective heirs, associates and assignees and successors in title nominees and assigns through its partners.

- 1. MR. SUNIL HARSHAL SHIVANI
Age 56 years
- 2. MR. MANOHAR JADURAM PHIRWAN
Age 48 years

WHEREAS we are engaged in business of...
AND WHEREAS we are required to execute various agreement like Agreement to Sell, Apartment Deeds, Conveyance Deed, Rescission Deed, Cancellation Deeds, Correction Deeds, Supplementary Agreements, Lease Deed, Sale Deeds, Development Agreement, Power of Attorney, TDR agreements, Lease Deed & License and License Agreements.

AND WHEREAS we are unable to go to the office of the Sub Registrar for admission of execution of the said agreements and for registration of the same through incorporation in the office of the Registrar of Companies, Maharashtra and for the Mr. Ashok S. Yashwantrao, Chartered Accountant, the office of the Sub Registrar to admit execution of the said Agreements or related documents.

AND KNOW ALL MEN BY THESE PRESENTS that we hereby and together irrevocably constitute and appoint



MR. SURAJ MANDHAR (S/WANI) AND/OR MR. ASHOK N. VASWANI
Age 42 years / Age 66 years

To be our true and lawful constituted Attorneys for and on behalf and to do all or any acts, deeds or things enumerated below:

1. To jointly or severally present and lodge in the Office of Sub-Registrar of Assurances at Pune and to admit, execute or file the Joinder and Agreements and other deeds and documents created by us to register through registration facility and to do all acts and things necessary for effectually registering the said agreements/documents.

2. And we do hereby agree to file and execute all and whatsoever our said attorneys shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have hereunder set our hands on the day and date first hereinabove mentioned.

SUNIL ADWANI
MANOHAR PHERWANI
OWNER PROMOTER

JOINT ACCEPT



SURAJ (S/WANI)

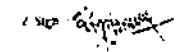


ASHOK VASWANI

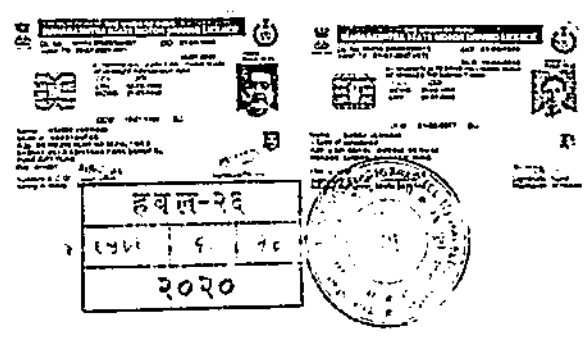
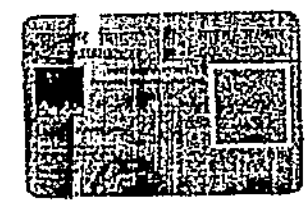
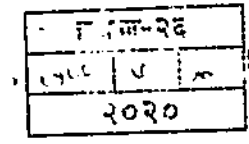
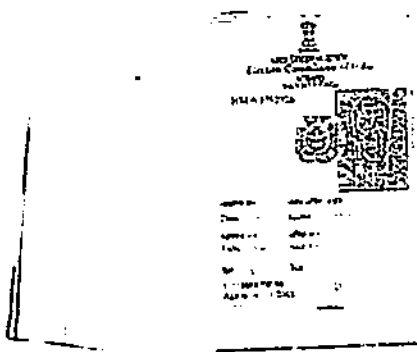
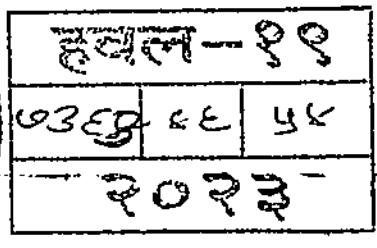
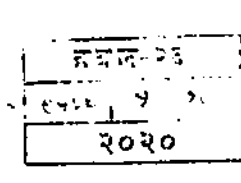
WITNESSES



Name: Abhinav Deshmukh
Add: 202 ANP Use,
Baser, Pune - 411045



Name: Ajay Kulkarni
Add: 202 ANP Use,
Baser, Pune - 45





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| हवल-१९ | | |
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DECLARATION

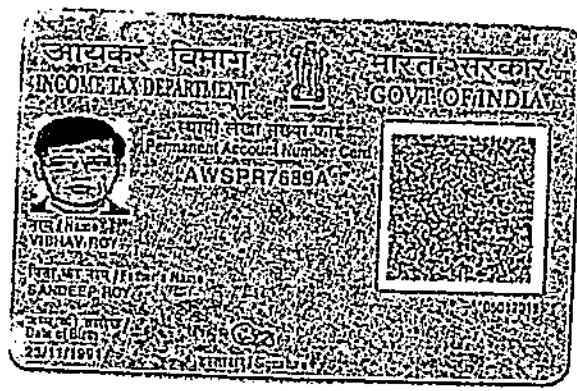
I, Anok Vasurani hereby declare that, the document under the heading Articles of Agreement has been lodged for registration in the office of the Sub- Registrar Haveli No. 19, Pune. I have lodged & admitted the said document by virtue of Power of Attorney dated 30/09/2020 given to me by M/s. ANP Lifespaces LLP thru partners Mr. Sunil Adwani & Mr. Manohar Pherwani. The executants/s of the said Power of Attorney has/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 completely valid, and I am 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 the Indian Registration Act 1908.

Date: 06/04/2023.

Anok Vasurani

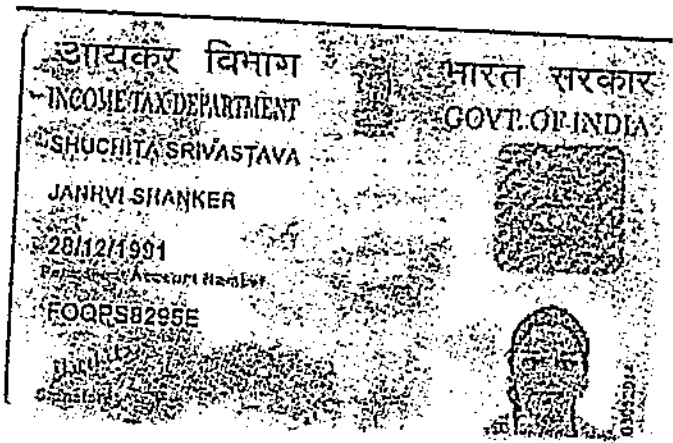
Name & Signature of
Power of Attorney Holder



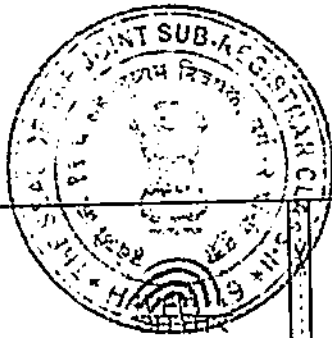
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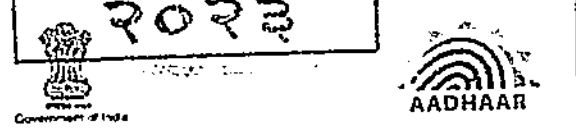
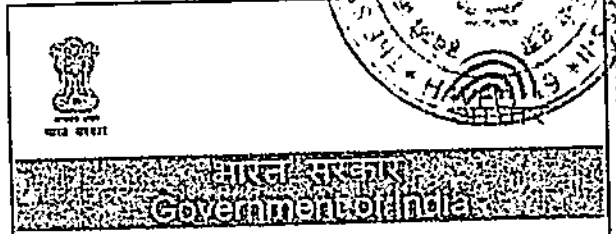
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Shuchita

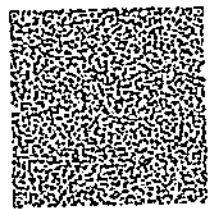
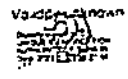


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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

मानांकन क्रम/ Enrolment No.: 0000/00563/09805
To
विभव रॉय
Vibhav Roy
S/O Sandeep Roy
1, H P Apartments
45, Nazran Sea Road
Behind H P C L Petrol Pump
Malabar Hill
Mumbai
Mumbai City Maharashtra - 400026
9013523410



आपका आधार क्रमांक / Your Aadhaar No. :
3429 4682 1478
VID : 9132 4533 6052 3851
मेरा आधार, मेरी पहचान

सूचना
आधार पहचान का प्रमाण है, नागरिकता का नहीं।
सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

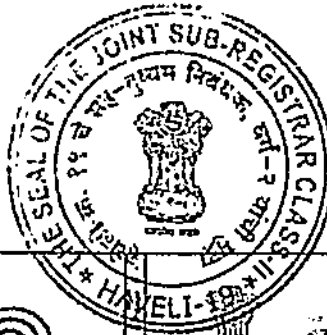
- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाने आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारत सरकार Government of India
विभव रॉय
VIBHAV ROY
जन्म तिथि/DOB 23/11/1991
लिंग/ GENDER MALE
3429 4682 1478
VID : 9132 4533 6052 3851
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
पता
विभव रॉय, १, एच पी अपार्टमेंट्स, ४५, नाज़रन सी रोड,
हिंदी पेट्रोल पंप के पीछे, मलबार् हिल, मुंबई, मुंबई
महाराष्ट्र - ४०००२६
Address:
S/O Sandeep Roy, 1, H P Apartments, 45,
Nazran Sea Road, Behind H P C L Petrol
Pump, Malabar Hill, Mumbai, Mumbai City,
Maharashtra - 400026
3429 4682 1478
VID : 9132 4533 6052 3851
1047 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature



हवेली-१९

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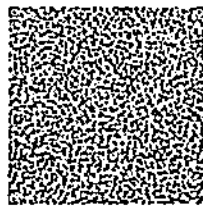
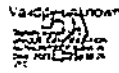


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नमांकन क्रम/ Enrolment No.: 0000/00806/64141

To
शुचिता श्रीवास्तव
Shuchita Srivastava
D/O Janhvi Shanker
1, H P Apartments
45, Nepean Sea Road
Behind H P C L Petrol Pump
Malabar Hill
Mumbai
Mumbai City Maharashtra - 400026
9910191258



आपका आधार क्रमांक / Your Aadhaar No. :

8740 4113 8150
VID : 9119 2728 5658 3355

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 16.03.2017



शुचिता श्रीवास्तव
Shuchita Srivastava
जन्म BQ/DOB: 28/12/1991
लिंग FEMALE

8740 4113 8150
VID : 9119 2728 5658 3355

मेरा आधार, मेरी पहचान

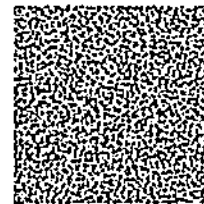


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पते:
आपका जन्मी शहर, १, एच पी अपार्टमेंट, ४५, नेपियन
सी रोड, विहाइल रोड से पीछे एल पी सी एल पेट्रोल पंप,
मलबार हिल, मुंबई, मुंबई शहर,
महाराष्ट्र - 400026

Address:
D/O Janhvi Shanker, 1, H P Apartments, 45,
Nepean Sea Road, Behind H P C L Petrol
Pump, Malabar Hill, Mumbai, Mumbai City,
Maharashtra - 400026



8740 4113 8150
VID : 9119 2728 5658 3355

1047 | help@uidai.gov.in | www.uidai.gov.in

Shuchita

| मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव) | | | | | |
|--|---|--------------------------------------|--------------------|------------------|-------------------------|
| Valuation ID | 202304062435 | 06 April 2023, 11:47:25 AM हवल 19 | | | |
| मूल्यांकनाचे वर्ष | 2023 | | | | |
| जिल्हा | पुणे | | | | |
| मूल्य विभाग | तालुका : हवेली विभागाचे नाव : वि क 58, बालेवाडी (पुणे महानगरपालिका) | | | | |
| उप मूल्य विभाग | 58 679-उर्वरीत क्षेत्रातील मालमत्ता | | | | |
| क्षेत्राचे नांव | Pune Municipal Corporation | सर्व्हे नंबर न भू क्रमांक : | सर्व्हे नंबर#49 | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक चौ. मीटर |
| 29180 | 72610 | 83500 | 90760 | 0 | |
| वांधीव क्षेत्राची माहिती | | | | | |
| वांधकाम क्षेत्र(Bulk Up)- | 118.239चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | वांधीव |
| वांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2वर्षे | वांधकामाचा दर- | Rs.26620/- |
| उद्दवाहन सुविधा - | आहे | मजला - | 11th to 20th Floor | कार्पेट क्षेत्र- | 10* 49चौ. मीटर |
| प्रकल्पाचे क्षेत्र - | Above 2 hector | | | | |
| Sale Type - First Sale | | | | | |
| Sale Resale of bulk up Property constructed after circular dt.02 01 2018 | | | | | |
| (सूत्र) प्रकल्पाचे क्षेत्रानुसार दर | = (मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 % । | | | | |
| प्रकल्पाचे क्षेत्रानुसार | निवासी सदनिका करीता प्रती चौ मीटर दर - Rs. 76240.5 - | | | | |
| मजला निहाय घट वाढ | = 10* 5 = 100 Apply to Rate - Rs 81958 - | | | | |
| धसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर | = (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * धसा-यानुसार टक्केवारी ।- खुल्या जमिनीचा दर) ((81958 * 29180) * (100 - 100)) * 29180) Rs 81958 - | | | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र 81958 * 118 239 = Rs.9690631.962 - | | | | |
| E) बंदिस्त वाहन तळाचे क्षेत्र | 22चौ. मीटर | | | | |
| बंदिस्त वाहन तळाचे मूल्य | = 22 * (76240 * 25/100) = Rs.419320 - | | | | |
| F) लगतच्या गच्चीचे खुली वाल्कनी क्षेत्र | 11.3*चौ मीटर | | | | |
| लगतच्या गच्चीचे खुली वाल्कनी मूल्य | = 11.37 * (81958 * 40/100) = Rs 372744 984 - | | | | |
| Applicable Rules | - 3, 5 अ, 9, 18, 19, 14, 15 | | | | |
| एकत्रित अंतिम मूल्य | मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेडॅगार्डन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य-खुली वाल्कनी - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोंवतीच्या खुल्या जागेचे मूल्य - बंदिस्त वाल्कनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 9690631.962 + 0 + 0 + 0 + 419320 + 372744 984 + 0 + 0 + 0 + 0 = Rs.10482697/- = २ एक करोड चार लाख व्यापैशी हजार सहा शें सत्त्याणव ।- | | | | |

Home

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Summary I (GoshwaraBhag-1)

396-7363

गुरुवार, 06 एप्रिल 2023 1:25 म.नं.

दस्त गोपबारा भाग-1

हवल 19 पु 3198

दस्त क्रमांक: 7363/2023

दस्त क्रमांक: हवल19 /7363/2023

वाजार मुल्य: रु. 1,04,82,697/- मोबदला: रु. 1,69,37,429/-

भरलेले मुद्रांक शुल्क: रु.11,85,700/-

दु. नि. सह. दु. नि. हवल19 यांचे कार्यालयान

पावनी:7539

पावनी दिनांक: 06/04/2023

श्र. क्र. 7363 चर दि.06-04-2023

मादरकरणाचे नाव: विभव रॉय

गेजी 1:17 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकुण: 31140.00

दस्त हजर करणाऱ्याची मन्ही:

मह दुय्यम निबंधक, हवेली-19
मह दुय्यम निबंधक, हवेली-19

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा टा-ग्रॅंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 06 / 04 / 2023 01 : 17 : 47 PM ची वेळ: (मादरीकरण)

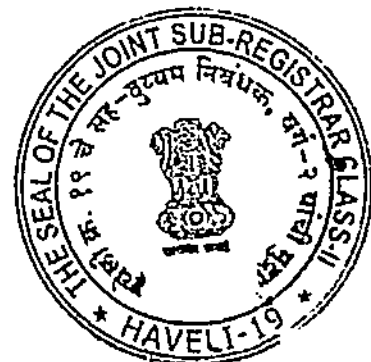
शिक्रा क्र. 2 06 / 04 / 2023 01 : 18 : 45 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर वृत्तीमार्ती दस्त निष्पादक व कचुनीधारक हे स्वतःजबाबदार राहतील *दस्तऐवजात जोडलेली कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी ननावर अटकूल आल्यान याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे:

लिहून घेणारे:





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दस्तावेज नोंदणी भाग-2

दस्तावेज नं. 19

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दस्तावेज क्रमांक: 7363/2023

दस्तावेज क्रमांक: 7363/2023

दस्तावेज प्रकार: वहातनामा

| क्रम नं. | पक्षधारकाचे नाव व पत्ता | पक्षधारकाचा प्रकार | वय | ध्यायाचित्र | अंगठ्याचा दस्त |
|----------|---|--------------------|------------------------|-------------|----------------|
| 1 | नाम गणेशी वाडफडणेमेंत गणेशी वॉर्ड भागीदार व नू. मू. म्हणून 1. श्री. मूनिष इरमल अडवाणी व 2. श्री. मनोहर नादराम गेंड्यानी पत्ता नं. 4, ज. मू. म्हणून श्री. अशोक एन. शमवानी पत्ता नं. 2, माळा नं. 2, इमारतीचे नाव: 2, क्रांति नं. 2, गेट नं. आशिम नगर 202, गणेशी वन, खानेवाडी शहर मीट, वाणेन, पुणे, महाराष्ट्र, मुंबई. पिन नंबर ABQFA3195B | विद्युत देणार | वय :-60 स्वाक्षरी:- | | |
| 2 | नाम विभव गंग पत्ता नं. 1, माळा नं. 2, इमारतीचे नाव: 2, क्रांति नं. 2, गेट नं. 1, गणेशी अर्धादेमटम, 45 मेरिअन सी गेट, मयवार झिळा, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर AWSPR7689A | विद्युत देणार | वय :-31 स्वाक्षरी:- | | |
| 3 | नाम अचिता श्रीवास्तव पत्ता नं. 1, माळा नं. 2, इमारतीचे नाव: 2, क्रांति नं. 2, गेट नं. 1, गणेशी अर्धादेमटम, 45 मेरिअन सी गेट, मयवार झिळा, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर FOQPS8295E | विद्युत देणार | वय :-31 स्वाक्षरी:- | | |

घरिण दस्तावेज वरून देणार नशाकधीन वहातनामा चा दस्तावेज वरून दिल्याचे वचून घेताना.
दिनांक 3 एप्रिल 06/04/2023 01:26:07 PM

सहस्य

सहस्य प्रथम नियमक वाक्या ओळखीचे अनुन दस्तावेज वरून देणा-यांना व्यक्ती, ओळखनात, व त्याची ओळख पटविनात

| क्रम नं. | पक्षधारकाचे नाव व पत्ता | ध्यायाचित्र | अंगठ्याचा दस्त |
|----------|---|-------------|----------------|
| 1 | नाम: वकील नडकामल के टाकळकर वय: 58 पत्ता: वसवा पेठ, पुणे पिन नंबर: 411011 | | |

शिळका क्र. 4 ची वेळ: 06/04/2023 01:26:34 PM

सहस्य नियमक क्रमांक-19

Payment Details.

| sr | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|----|------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | VIBHAV ROY | eChallan | 69103332023033013441 | MH017908639202223E | 1185700.00 | SD | 0000117434202324 | 06/04/2023 |
| 2 | | DHC | | 0504202300759 | 1140 | RF | 0504202300759D | 06/04/2023 |
| 3 | VIBHAV ROY | eChallan | | MH017908639202223E | 30000 | RF | 0000117434202324 | 06/04/2023 |

[SD Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करणेत येते की, या दस्तऐवजात

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हा नंबरी नोंदविला आहे. For feedback, please write to us at feedback_sarta@gmail.com

सहस्य नियमक, (कां 2) इलेसी क्र. 19 पुणे

दिनांक 2/5/2023



7363/2023

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