

वाक्य २५

पावती क्र.

४,६००

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक १५८

दिनांक ११/१/सन २०००

दस्तावेजाचा प्रकार-

करारनामा ३,१५,०००

सादर करणाराचे नाव-

३,६९,०००/-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

"

"

"

"

विकास

दिल्या २०१२

(२००)

रु.

पै.

३६९०--

९३४--

९२--

६--

२--

एकूण ..

३७६५ = ०

दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावी.

हवाली करावा.

सादरकर्ता

+

1795259

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तऐवज परत केला.

दुय्यम निबंधक



दिनांक 27/12/2000
 मूल्य ₹ 1000/-
 मालिक : विकीयत सनात्राम दांडे
 पत्नी : सुनेडे
 पति :



विकीयत सनात्राम दांडे
 विकीयत सनात्राम दांडे

म ल स
967470
२०००

AGREEMENT FOR SALE

1000Rs.



61912000
 2322 दिनांक १०००X४५००१०० = ४६००१
 मदि .. विकास खानाग्रय शंगर
 मला .. कुण्डे
 हस्ते .. पया



श्री. जे. ए. ...
 इलेजी फ. ...

म ल स
१५७३४७
२०००

AGREEMENT FOR SALE



11/10

नंबर 2922 दिनांक 01/12/2000
 रुपये 9000 x 8 + 900 + 900 = 8200/-
 नाव .. विकास रत्नात्म्य दांगट ..
 पत्ता .. " " " " पुणे ४६ ..
 हस्ते .. " " " " पंजाब ..

श्री. जे. कल्याण, रॉयल एंजिनर
 हवेली क्र. ९, १२ भाविकवली रोड, पुणे-१

म ल स
 १५००००
 २०००

AGREEMENT FOR SALE



नंबर ... 2700 ... 41912000 ... रुपये 500 रु + 70001700 = 8500/-
 माता " विकास " ...
 पत्नी " " " पुणे ७६ ...
 हस्ता " " " पवार " "

श्री. पं. ...
 इंदोली क्र. २, तार भवनकरी मेहन रोड, पुणे-१

म ल स
१७७५१२०
२०००

AGREEMENT FOR SALE

100Rs.

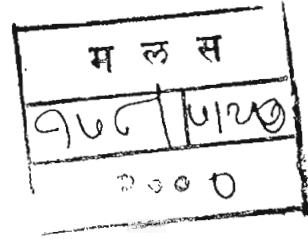


नंबर ... 2972 दिनांक 19/12/2000 परमपत्र ... = 7E001-
 भाग ... विकान्त ... काका ... रंगर ...
 पक्ष कुमर ...
 स्थल पंचक ...

श्री. जे. जयशंकर स्वामी
 कब्रिस्तान नं. 2, सर गंगाधर वेङ्कट रेड, बंगलूर-4

म ल स
96m 420
2000

AGREEMENT FOR SALE



BETWEEN

M/s SAMARTHSHREE PROMOTERS a partnership firm, having its registered office at 1102, A/2, Lakaki Road, Model Colony, Shivajinagar, Pune-411016 through its partner Mr. PANKAJ DAULATRAO PATIL, Age 35 years, Occupation: Business, Residing at Flat No 6, Shree Vihar, N.D.A Road, Ramnagar, Bawdhan (kh), Pune - 411-021.

Hereinafter referred to as "THE PROMOTER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all their partners, heirs, executors, administrators and assignees, etc.) OF THE FIRST PART.

AND

1) Mr. VIKAS DATTATRAY DANGAT, Age : 35 years, Occupation : Business residing at Ajantha Co-op. Soc., Durga-Nagar, S. B. Road, Pune - 411 016.

Hereinafter referred to the "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all their heirs, executors, administrators and assignees etc.) OF THE SECOND PART.

AND

Shri. Shrikrishna Manohar Dhoble Age : 39 years, Occupation : Business, Residing at D- 102, Ashit Apt., Modi Baug, Pune - 411 016 and Shri Shyam Chandrakant Nanavare Age : 34 years, Occupation : Business, Residing at 101, Manmohan Park, Bibewadi, Pune - 411 037 others through their constituted attorney Shri. Pankaj Daulatrao Patil, Age 35 years, Occupation: Business, Residing at Flat No 6, Shree Vihar, N D.A Road, Ramnagar, Bawdhan (kh), Pune - 411-021.

Hereinafter referred to as "THE CONSENTING PARTY" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all their respective heirs, executors, administrators and assignees etc.) OF THE THIRD PART.

WHEREAS THE CONSENTING PARTY herein are absolute Owners and in possession and well sufficiently entitled to the property bearing Plot No 5-C, S.No. 13/1, admeasuring about 688 Sq. mtrs., situated at Village Bawdhan Khurd, Taluka Mulshi, District Pune and THE SAID PROPERTY is more particularly described in the Schedule "I" hereunder written (hereinafter referred to as "THE SAID PROPERTY").

AND WHEREAS by an order No. IDV-1077/(II)XXXV dated 08/01/1979 the Government of Maharashtra exempted, subject to the condition stated in the said order THE SAID PROPERTY from the provisions of the Ceiling Act.

AND WHEREAS the Pune Municipal Corporation has sanctioned building plans on THE SAID PROPERTY and issued building permission bearing No. 2004 dated 05/12/98 in respect to THE SAID PROPERTY.

AND WHEREAS THE CONSENTING PARTY have executed Development Agreement in favour of THE PROMOTER/DEVELOPER and authorized THE

म ल स
१५८५२०
२०००

PROMOTER/DEVELOPER to construct and develop THE SAID PROPERTY and sell the same to the intending purchasers.

AND WHEREAS THE CONSENTING PARTY have no objection to develop THE SAID PROPERTY by THE PROMOTER/DEVELOPER as per orders issued by the concerned authority.

AND WHEREAS THE PURCHASER/S demanded from THE PROMOTER/DEVELOPER and THE PROMOTER/DEVELOPER has given inspection of THE PURCHASER/S of all the documents of title relating to THE SAID PROPERTY, the said order and the plans, designs and specifications prepared by THE PROMOTER/DEVELOPER's Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation Of The Promotion, Construction, Sale, Management and Transfer) Act 1963, hereinafter referred to as the "SAID ACT" and the rules made thereunder;

AND WHEREAS the copies of Certificate of Title issued by the Advocate of THE PROMOTER/DEVELOPER, Shri. Sakharam V. Kolse Patil, copies of property cards or extract of village forms VII and XII showing the nature of the title of the Owners to THE SAID PROPERTY on which the flats are constructed or are to be constructed and the copies of the plans and specification of the Flat to be purchased by THE PURCHASER/S approved by the concerned local authority have been annexed hereto and marked Annexure "A", "B" and "C" respectively;

AND WHEREAS THE PROMOTER/DEVELOPER has got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said building/s.

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 PROMOTER/DEVELOPER while developing the said building/s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS THE PURCHASER/S offered to THE PROMOTER/DEVELOPER for allotment to THE PURCHASER/S Flat No. 2 on Still floor in the to be constructed on the said plot which is more particularly described in Annexure "D" hereunder written and which for the sake of convenience is hereafter referred to as the said Flat.

AND WHEREAS relying upon the said offer and subject to whatever stated hereinbelow THE PROMOTER/DEVELOPER agreed to sell to THE PURCHASERS the said Flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS under Section 4 of THE SAID ACT, THE PROMOTER/DEVELOPER is required to execute a written agreement for sale of the said Flat to THE PURCHASERS being in fact these presents and the parties are required to

म ल स
१०८/१२०
२०००

register the said agreement under Registration Act within four months from the date of the execution thereof.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. THE PROMOTER/DEVELOPER herein has obtained sanction of the building plan/s in respect of the building/s which are under construction on THE SAID PROPERTY and THE PROMOTER/DEVELOPER herein shall continue to construct and complete the construction of the said building/s on THE SAID PROPERTY in accordance with the plans, designs and specifications approved by the concerned authority which have been seen and approved by THE PURCHASERS subject to such alterations and modifications as THE PROMOTER/DEVELOPER in his sole discretion may think fit and necessary or may be required by the concerned local authority/Government to be made in them or any of them.

2. THE PURCHASERS hereby give/s his/her/their irrevocable consent to THE PROMOTER/DEVELOPER herein to carry out such alteration, modification in the sanctioned plan/s of the said building/s as THE PROMOTER/DEVELOPER in his sole discretion thinks fit and proper and/or such modifications and alterations which are necessary in pursuance of any law, rules, regulations, order or request made by the local authority, planning authority, competent authority or Government or any officer of any local authority. Provided that THE PROMOTER/DEVELOPER shall have to obtain prior consent in writing of THE PURCHASERS if such modifications adversely affect the construction of the said Flat. THE PURCHASERS herein shall have no right to withhold such permission without any reasonable cause and shall give such permission as and when required by THE PROMOTER/DEVELOPER herein.

3. Relying on THE PURCHASERS representation and the assurances, THE PROMOTER/DEVELOPER herein agrees to sell and THE PURCHASER/S has/have agreed to purchase Flat No. 2 admeasuring built up area about 44.87 sq.mtrs. (i.e. carpet area of 35.9 sq.mtrs.) on Still floor, which Flat is shown in red colour boundary line on the plan annexed hereto as Annexure "C" alongwith car park No. 2 and open terrace adjoining to Flat No. 2 admeasuring 5.18 (Carpet) sq mtrs. and exclusive right to use open space admeasuring area about 12 sq. mtrs. which is more particularly shown delineated in red colour boundary line in Annexure "C" annexed hereto and hereinafter the aforesaid premises are referred to or called as "THE SAID FLAT/ACCOMODATION" at or for total consideration of Rs. 3,15,000/- (Rupees Three Lac Fifteen Thousand Only) including the price for proportionate share in THE SAID PROPERTY and includes price of common areas and facilities appurtenant to the premises excluding all expenses separately mentioned hereinbelow and expenses for stamp duty and registration fees, which shall be paid by THE PURCHASER/S separately. The nature, extent and description of the common areas and facilities are more particularly described in the Schedule II written hereunder and THE PROMOTER/DEVELOPER has agreed to provide the amenities in THE SAID FLAT/ACCOMODATION which are more particularly described in the Annexure "E" written hereto. THE PURCHASER/S herein shall pay the aforesaid agreed consideration to THE PROMOTER/DEVELOPER herein in the following manner.

- | | | |
|-----|--------------|--|
| i) | Rs. 50,000/- | as earnest money on or before execution of these presents. |
| ii) | Rs. 31,500/- | on completion of the plinth or |

म ल स
१७/१०/२०
२०००

iii)	Rs. <u>15,750/-</u>	casting of the parking slab.
iv)	Rs. <u>15,750/-</u>	on casting the first slab.
v)	Rs. <u>15,750/-</u>	on casting the second slab.
vi)	Rs. <u>15,750/-</u>	on casting the third slab.
vii)	Rs. <u>15,750/-</u>	on casting the fourth slab.
viii)	Rs. <u>78,750/-</u>	on casting the fifth slab
ix)	Rs. <u>31,500/-</u>	on completion of brick/block work
x)	Rs. <u>31,500/-</u>	on completion of plaster.
xi)	Rs. <u>13,000/-</u>	on completion of flooring.
		and other dues when the said Flat is ready for occupation.

Rs. 3,15,000/- 100%

THE PURCHASER/S shall pay the aforesaid amount on due date or within seven days from THE PROMOTER/DEVELOPER giving the written intimation to THE PURCHASER/S calling upon THE PURCHASER/S to make the payment. Payment in time is the essence of the contract.

4. It is hereby agreed that THE PROMOTER/DEVELOPER and THE PURCHASER/S shall observe and perform and comply with all terms and conditions, stipulations, restrictions if any which have been or which may be imposed by local authority at the time of sanctioning of the plans or any time thereafter or at the time of granting completion certificate. THE PURCHASER/S shall not be entitled to claim possession of the said Flat until the completion certificate in respect of the said Flat/Tenement is received by THE PROMOTER/DEVELOPER and THE PURCHASER/S pays all dues payable under this agreement in respect of the said Flat to THE PROMOTER/DEVELOPER.

5. It is hereby declared that the sanctioned plan/s has/have been shown to THE PURCHASER/S and the Floor Space Index (F.S.I.) available is shown in the said plan/s. Similarly the Floor Space index if any utilized as floating Floor Space Index or in any manner i.e. to say transfer from THE SAID PROPERTY or floor space of any other property used on THE SAID PROPERTY is also shown in the plan/s. In this agreement, the word F.S.I. or Floor Area Ratio shall have the same meaning as understood by the planning authority under its relevant building regulations or bye-laws. THE PROMOTER/DEVELOPER shall be entitled to float F.S.I. of the property in the present scheme to any other property and vice versa if so permitted by the concerned local authority.

6. THE PROMOTER/DEVELOPER has made full and true disclosure of the title of THE SAID PROPERTY as well as accuntrances if any, known to THE PROMOTER/DEVELOPER. THE PROMOTER/DEVELOPER has also disclosed to THE PURCHASER/S nature of the right, title or interest or right to construct building/s. THE PROMOTER/DEVELOPER has also given inspection of all the documents to THE PURCHASER/S as required by law. THE PURCHASER/S having acquainted himself/herself/themselves with all the facts and rights of THE PROMOTER/DEVELOPER has/have entered into this agreement. THE PURCHASER/S hereinafter shall not be entitled to challenge or question the title of the confirming party and the right/authority of THE PROMOTER/DEVELOPER in respect of THE SAID PROPERTY to enter into this agreement.

म ल स
१०८११२०
२०००

7. It is hereby agreed that the time for payment as specified above is the essence of the contract and on failure of THE PURCHASER/S to pay the same on the due dates, it shall be deemed that THE PURCHASER/S has/have committed breach of this agreement and THE PROMOTER/DEVELOPER shall be entitled to take such action as he/she/they is/are entitled to take in case of breach of this agreement and also to terminate this agreement.

8. Without prejudice to the right of THE PROMOTER/DEVELOPER to take action for breach arising out of delay in payment of the installments on the due dates, THE PURCHASER/S shall be bound and liable to pay interest @ 21% per annum, with quarterly rests on all the amounts which become due and payable by THE PURCHASER/S to THE PROMOTER/DEVELOPER till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof, shall not itself be considered as waiver of the right to THE PROMOTER/DEVELOPER; under this agreement nor shall be it be construed as condonation of the delay by THE PROMOTER/DEVELOPER.

9. On THE PURCHASER/S committing default in payment on the due dates, on any of the installments payable under this agreement or any other amount due and payable under this agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and any other outgoings) and on THE PURCHASER/S committing breach of any of the terms and conditions of this agreement, THE PROMOTER/DEVELOPER shall in his sole discretion be entitled to terminate this agreement.

Provided always, the power of termination under this agreement shall not be exercised by THE PROMOTER/DEVELOPER, unless THE PROMOTER/DEVELOPER has given to THE PURCHASER/S 15 (fifteen) days prior notice in writing, of his intention to terminate the agreement and pointing out the breach or breaches of the terms and conditions an account of which it is intended to terminate this agreement and THE PURCHASER/S has/have failed and/or neglected to rectify the breach or breaches within the period of 15 (fifteen) days of such notice.

Provided further, that on termination of this agreement, THE PROMOTER/DEVELOPER shall refund to THE PURCHASER/S the installments or price which THE PURCHASER/S might have till then paid to THE PROMOTER/DEVELOPER, but without any interest. The aforesaid amount shall be paid by THE PROMOTER/DEVELOPER to THE PURCHASER/S after resale of the said Flat in the manner of receipt of consideration from the new flat purchaser/s and on such condition THE PROMOTER/DEVELOPER shall be entitled to resell the said Flat and/or dispose off or otherwise alienate the same in any other manner as THE PROMOTER/DEVELOPER in his sole discretion thinks fit.

10. The specifications of the Flat and the fixtures, fittings and the amenities to be provided by THE PROMOTER/DEVELOPER to the said Flat or to the said building are described in the Annexure "E" annexed hereto. No extra fittings, fixtures or amenities shall be provided by THE PROMOTER/DEVELOPER and THE PURCHASER/S shall not be entitled to demand the same.

11. THE PROMOTER/DEVELOPER herein shall give the possession of the said Flat to THE PURCHASER/S on or before 31.5.2000 and on payment of all dues payable by THE PURCHASER/S to THE PROMOTER/DEVELOPER if any in pursuance of these presents and on THE PURCHASER/S fulfilling his part of the agreement. If THE PROMOTER/DEVELOPER fails or neglects to execute aforesaid document/s and hand



म ल स
१०८१५२७
२०००

over the possession for the reasons beyond his control by the aforesaid date or within the period mentioned under Section 8 of the Maharashtra Ownership Flats Act 1963, then THE PROMOTER/DEVELOPER shall be entitled or liable on demand to refund to THE PURCHASER/S the amount already received by THE PROMOTER/DEVELOPER in respect of the said Flat with simple interest of 21% p.a., from the date THE PROMOTER/DEVELOPER received the said sum, till the date the amount and interest are repaid Till the entire amount and interest thereon is refunded by THE PROMOTER/DEVELOPER to THE PURCHASER/S there shall, subject to prior encumbrance, if any, be a charge on the said Flat Provided that THE PROMOTER/DEVELOPER shall be entitled to reasonable extension of time for giving possession of the said Flat on the aforesaid date if the construction and completion of the building in which the said Flat is to be situated is delayed on account of

- i) Non-availability of cement, steel, other building material, water or electric supply.
- ii) War, civil commotion or act of God
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority.
- iv) Any act beyond control of THE PROMOTER/DEVELOPER

12. If within a period of one year from the date of obtaining completion certificate from the local authority/Government authority THE PURCHASER/S brings to the notice of THE PROMOTER/DEVELOPER any defect in the Flat or the building in which the flats are situated or the material used thereon or any unauthorized change in the construction of the said building then wherever possible, such defect or unauthorized changes shall be rectified by THE PROMOTER/DEVELOPER at his own cost and in case it is not possible to rectify such defects or unauthorized changes, then the first PURCHASER/S shall be entitled to receive from THE PROMOTER/DEVELOPER reasonable compensation for such defect or change The word defect hereinabove stated shall mean only the manufacturing defects caused on account of wilful neglect of THE PROMOTER/DEVELOPER himself and shall not mean defects caused by normal wear and tear, negligent use of the premises by THE PURCHASER/S, abnormal fluctuations in the temperature, abnormal heavy rains, etc

Provided however, that it is agreed that the described liability period under the Act shall be deemed to have commenced from the date of obtaining the completion certificate or from the date on which THE PROMOTER/DEVELOPER has given the necessary intimation under this clause, whichever is earlier.

Provided further that THE PURCHASER/S shall not carry out any alterations of whatsoever nature in the said Flat or in the fittings therein, in particular, it is hereby agreed that THE PURCHASER/S shall not make any alterations in any of the fittings, pipes, water supply connections or any of the erection in the bathroom as this may result in seepage of water, if any of such works are carried out without written consent of THE PROMOTER/DEVELOPER, the defect liability shall automatically become void.

13. THE PURCHASER/S shall use the said Flat or any part thereof or permit the same to be used only for the purpose permitted by the local/government authority. He/She/They shall use the garage or parking space (if allotted) only for the purpose of keeping or parking THE PURCHASER/S's own vehicle

14. THE PURCHASER/S alongwith purchasers of other flats in the building shall join in forming and registering the Association Of Apartment Owners or a Limited Company to be known by such name as THE PURCHASER/S may decide and for this purpose also from time to time sign and execute the application for registration and/or



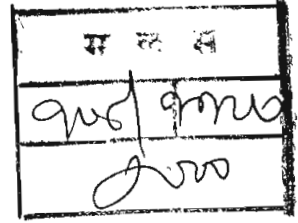
म ल स
१७८/१३१२७
२०००

membership and other papers and documents necessary for the formation and the registration of Association Of Apartment Owners or Limited Company and for becoming member, including the by laws of the proposed Association Of Apartment Owners and duly fill in, sign and return to THE PROMOTER/DEVELOPER within eight days of the same being forwarded by THE PROMOTER/DEVELOPER to THE PURCHASER/S so as to enable THE PROMOTER/DEVELOPER to register the organization of THE PURCHASER/S under Section 10 of THE SAID ACT, within time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation Of Promotion Of Constructions, Sale, Management And Transfer) Rules 1963. No objection shall be taken by THE PURCHASER/S if any changes or modifications are in the draft by-laws or the memorandum and/or Articles of Association as may be required by Competent Authority.

15. Unless it is otherwise agreed to by and between the parties hereto, THE PROMOTER/DEVELOPER shall within four months of registration of the Association of Apartment Owners or Limited Company, as aforesaid cause to be transferred to the Association of Apartment Owners or Limited Company all the right, title and the interest of THE PURCHASER/S/Promoter/Confirming Party or the Owners in the aliquot part of THE SAID PROPERTY together with the building/s by obtaining or executing the necessary conveyance of THE SAID PROPERTY (or to the extent as may be permitted by the authorities) and the said building in favour of such Association of Apartment Owners or Limited Company, as the case may be, such Conveyance shall be in keeping with the terms and provisions of this Agreement.

16. It is hereby agreed that THE PROMOTER/DEVELOPER has the exclusive right of allotment of different parking spaces or terraces or open spaces to one or more person/s of their choice for their exclusive use It is hereby agreed that at least half the roof terrace shall be common & the areas mentioned in the sub-para (A) of Schedule II shall be the common areas and facilities and THE PROMOTER/DEVELOPER shall be entitled to declare all other areas as restricted or reserved areas and facilities and/or alienate and dispose off other of other areas and facilities in such manner as THE PROMOTER/DEVELOPER thinks fit.

17. Commencing a week after notice in writing is given by THE PROMOTER/DEVELOPER to THE PURCHASER/S, that the Flat is ready for use and occupation, THE PURCHASER/S shall be liable to pay and bear the proportionate share (i.e. in proportion to the Floor Areas of the Flat) of outgoing in respect of THE SAID PROPERTY and building/s namely local takes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common light repairs and salaries of clerks, bill collectors, chokidars, sweepers and all other expenses necessary and incidental to the management and maintenance of THE SAID PROPERTY and building/s. Until the Association of Apartment Owners/Limited company if formed and THE SAID PROPERTY and building/s are transferred to it, THE PURCHASER/S shall pay to THE PROMOTER/DEVELOPER such proportionate share of outgoing as may be determined. THE PURCHASER/S further agrees/agree that till THE PURCHASER/S's share is so determined, THE PURCHASER/S shall pay to THE PROMOTER/DEVELOPER provisional monthly contributions of Rs. 200/- per month towards the outgoing. The amounts so paid by THE PURCHASER/S to THE PROMOTER/DEVELOPER shall not carry any interest and remain with THE PROMOTER/DEVELOPER until a Conveyance is executed in favour of the Association of Apartment Owners or a Limited Company as aforesaid, subject to the provisions of the Section 6 of THE SAID ACT. On such conveyance being executed, the aforesaid deposits (less deductions provided for this



Agreement) shall be paid over by THE PROMOTER/DEVELOPER to the Association of Apartment Owners or the Limited Company, as the case may be. THE PURCHASER/S 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.

18. Before delivery of possession of the Flat, THE PURCHASER/S shall pay to THE PROMOTER/DEVELOPER THE PURCHASER/S's share of the stamp duty and the registration charges payable, if any, by THE PURCHASER/S on the conveyance or any document or instrument of transfer in respect of THE SAID PROPERTY and the building/s or Flat to be executed in favour of THE PURCHASER/S herein after of the stamp duty as per clause No. 28 below.

19. THE PURCHASER/S is/are hereby prohibited from raising any objection in the matter of allotment or sale of Accommodation/Flat/Office/Car Parking on the ground of nuisance, annoyance or inconvenience for any profession, trade or business etc. that has been or will be permitted by law or by local authority or the concerned authority.

20. THE PURCHASER/S or himself/themselves with intention to bring all persons into whosoever hands the Flat may come both hereby covenant with THE PROMOTER/DEVELOPER as follows :

(a) To maintain the Flat at THE PURCHASER/S's own cost and good tenantable repair and condition from the date of possession of Flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated.

(b) Not to store in the Flat 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 Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrance of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of THE PURCHASER/S in this behalf, THE PURCHASER/S shall be liable for the consequences of the breach.

(c) To carry at this own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by THE PROMOTER/DEVELOPER to THE PURCHASER/S and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulations and bye-laws of concerned local authority or other public authority. And in the event of THE PURCHASER/S committing any act in contravention of the above provision, THE PURCHASER/S shall be responsible and liable for the consequence thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished, the Flat/Shop/Office 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the Flat and appurtenances thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the others parts of the building in which the Flat is situated and shall not chisel or in any other manner damage



स ल स
१०८/१५/२६
०

columns, beams, walls, slabs or R.C.C. 'parties' or other structural members in the Flat without the prior written permission of THE PROMOTER/DEVELOPER and/or the Society or the Limited Company.

(e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of THE SAID PROPERTY and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of THE SAID PROPERTY and the building in which the Flat is situated.

(g) Pay to THE PROMOTER/DEVELOPER within seven days on demand from THE PROMOTER/DEVELOPER his share of security deposit demanded by the concerned authority or the Government for giving water, electricity or any other service connection to the building in which the said Flat is situated.

(h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Govt. and/or other public authority, on account of change of user of the Flat by THE PURCHASER/S viz. user for any purposes other than for residential purpose.

(i) That THE PURCHASER/S shall not let, sub-let, transfer, assign or part with THE PURCHASER/S's interest or benefit factor of this agreement or part with the possession of the Flat until all the dues payable by THE PURCHASER/S to THE PROMOTER/DEVELOPER under this Agreement are fully paid up and only if THE PURCHASER/S had not been guilty of breach or non-observance of any of the terms and conditions of this agreement and until THE PURCHASER/S has intimated in writing to THE PROMOTER/DEVELOPER.

(j) THE PURCHASER/S shall observe and perform all the rules and regulations which the Association of Apartment Owners/Limited Company may adopt at its inception and the additions, alterations or amendments thereof may be made from time to time for protection and maintenance of the said building and the flats 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/or Government and other Public Bodies. THE PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by the Association of Apartment Owners/Limited Company regarding the occupation and use of the Flat in the building and shall pay the contribution regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms in this Agreement.

(k) Till a Conveyance of building in which the Flat is situated is executed THE PURCHASER/S shall permit THE PROMOTER/DEVELOPER and their surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon THE SAID PROPERTY and buildings or any part thereof to view and examine the state and conditions thereof.

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 Flat or of THE SAID PROPERTY and building or any part thereof. THE PURCHASER/S shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him/her/them and all common amenities, areas and facilities as described in Schedule II hereinbelow will remain the property of THE PROMOTER/DEVELOPER until THE SAID PROPERTY and building/s is/are transferred to the Association of Apartment Owners as hereinabove mentioned.

स ल र
१७११६२
२००

22. Any delay tolerated or indulgence shown or omission on the part of THE PROMOTER/DEVELOPER in enforcing the terms of this agreement or any forbearance or giving of time to THE PURCHASER/S by THE PROMOTER/DEVELOPER shall not be construed as the waiver on the part of THE PROMOTER/DEVELOPER of any breach or non-compliance of any of the terms and conditions of this agreement by THE PURCHASER/S nor shall the same in any manner prejudice the rights of THE PROMOTER/DEVELOPER.

23 That the agreed cost of the Flat is quoted on the basis of the cost of the building material and labour charges prevailing on the date of agreement of the Flat. In case of increment in the prices thereof, THE PROMOTER/DEVELOPER shall be entitled to the proportionate increase in the price of the Flat. In case of any dispute as to whether the rates have gone up and also any dispute regarding what would the proportionate increase in the price, shall be referred to the architect of the scheme, who has been appointed as the sole arbitrator. In case the sole arbitrator is unable to act or neglects to act or resigns, then the matter shall be referred to an arbitrator who shall be appointed mutually and whose decision shall be final and binding on the parties thereto.

24 The original of this agreement is given to the Flat PURCHASER/S THE PURCHASER/S shall present this agreement as well as any other deeds, documents, etc. which are to be executed by the parties hereto in pursuance of these presents, at the proper registration office for registration within four months from the date of execution of this agreement and on intimation thereof by THE PURCHASER/S THE PROMOTER/DEVELOPER will attend such office and admit execution thereof. THE PROMOTER/DEVELOPER shall not be responsible if THE PURCHASER/S fails to register the agreement as mentioned above.

25 All notices to be served on THE PURCHASER/S as contemplated by this agreement shall be deemed to have been served if sent to THE PURCHASER/S by under certificate of posting at his/her/their address/es specified in the title of this agreement or at the address intimated in writing by the purchaser/s after execution of this agreement.

26. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act 1963, and the Maharashtra Apartment Ownership Flats Act 1970, and the rules made thereunder.

27. THE PROMOTER/DEVELOPER has not undertaken any responsibility nor has he agreed anything with THE PURCHASER/S orally or otherwise and there is no implied agreement or covenant on the part of THE PROMOTER/DEVELOPER and the Owners other than the terms and conditions expressly provided under this agreement.

28. The consideration of the said Flat between THE PROMOTER/ DEVELOPER and THE PURCHASER/S therein is as per the prevailing market rate in the subject locality which is the true and fair market value of the said Flat. This agreement is executed by the parties hereto under the Maharashtra Ownership Flats (Construction, Sale, Management and Transfer) Act 1963, and the stamp duty for this transaction is payable as per the Bombay Stamp Act 1958, Schedule I, Article 25(d). THE PURCHASER/S herein has paid stamp duty of Rs. 4,580/- (Rupees Four Thousand Five Hundred Eighty only) alongwith appropriate registration fees herewith. The parties hereto shall be entitled to get aforesaid stamp duty adjusted, leviable on the conveyance, which is to be executed by THE PROMOTER/DEVELOPER and the Owners/Confirming Party herein in favour of THE PURCHASER/S in respect of the said Flat

29. THE PURCHASER/S shall bear and pay for the expenses of the following:

म ल स
१७८१७७२७
२०००

- i) Rs. 2,000/- towards the legal charges, consultants' typing and incidental expenses.
- ii) Rs. 260/- as the share money, application entrance fee of the Association as the case may be.
- iii) Rs. 2,000/- towards the charges of formation and registration of Association of Apartment as the case may be.
- iv) Rs.13,740/- for the M.S.E.B. meter expenses, transformer charges if any, common meter installation charges and miscellaneous expenses, etc.
- v) Rs. 2,000/- for the development betterment charges, etc.

Rs 20,000/- Total

THE PURCHASER/S shall bear and pay the above mentioned charges to THE PROMOTER/DEVELOPER in addition to the price of the Flat within seven days from the demand made thereof by THE PROMOTER/ DEVELOPER In the event of default, THE PROMOTER/DEVELOPER shall be entitled to terminate this agreement. Also, account of the said charges will be given by THE PROMOTER/DEVELOPER before accepting the said payment and the payment of the said charges by THE PURCHASER/S shall by itself mean or deemed to mean acceptance or satisfaction of THE PURCHASER/S about the said account. THE PROMOTER/DEVELOPER at his sole discretion shall be entitled to give the above works on sub-contract to any other person/s on such terms as may be agreed by THE PROMOTER/DEVELOPER in his discretion.

30. THE PURCHASER/S hereby agrees that in the event of any amount by way of premium to the Corporation/Government/Local authority or betterment charges or development tax or educational cess or any other tax or payment of a similar nature becoming payable by THE PROMOTER/ DEVELOPER either before or after delivery of possession of the Flat, the same shall be paid in advance either by way of deposit or advance by THE PURCHASER/S to THE PROMOTER/DEVELOPER in proportion to the area of the Flat to be purchased by THE PURCHASER/S.

31. If any tax is levied by the Government, Corporation or any other Authority on the sale of the Flat etc. and/or any of the incidents of this transaction including sales tax, tax on transfer of property in goods involved in works contracts etc then THE PURCHASER/S shall be liable to pay the same to THE PROMOTER/DEVELOPER as and when it is demanded by the Government Corporation etc. THE PROMOTER/DEVELOPER shall not be liable to pay the same

32. THE PURCHASER/S shall make all the payments to THE PROMOTER/DEVELOPER by the demand draft only or by local cheques. If THE PURCHASER/S makes the payment by outstation cheques then the date of payment shall be treated as and when the same is credited to the account of THE PROMOTER/DEVELOPER and to the extent the said account is credited by deducting the commission of the bank

33. Provided that THE PROMOTER/DEVELOPER does not in any way affect of prejudice the right hereby granted in favour of THE PURCHASER/S in respect of the said Flat, THE PROMOTER/DEVELOPER shall be at liberty to sell, assign, or otherwise deal with or dispose off their right, title and interest in the said building or the entire scheme or under this agreement hereinafter to the constructed thereon.

34. After the possession of the premises/building is handed over or after getting the completion certificate of the building by the concerned local authority if any work thereafter is required to be carried by the Government or local any other statutory authority the same shall be carried out by THE PURCHASER/S in cooperation with THE

म ल स
१०८/१८/२०
२०००

PURCHASER/Ss of the other flats in the said building at their own costs and THE PROMOTER/DEVELOPER shall not be in any manner liable or responsible for the same.

35. THE PURCHASER/S hereby gives his consent and has no objection for use of the remaining units wholly or in parts for office and/or any commercial purpose as may be permitted by THE PROMOTER/ DEVELOPER

36. Before delivery of possession of the said Flat THE PURCHASER/S shall satisfy himself/herself/themselves about the correctness of the area of the said Flat and about the quality of the construction work and specification/amenities provided whereafter THE PURCHASER/S shall not be entitled to make any complaint therefore and all the rights regarding the same shall be deemed to have been waived

37. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace flats in the said building including terrace above the canopy, if any shall belong exclusively to THE PROMOTER/DEVELOPER or respective purchaser of the terrace flat/units if so allotted by THE PROMOTER/DEVELOPER and such terrace space are intended for the exclusive use of the respective terrace flat/unit purchaser The said terrace shall not be enclosed by the flat/unit purchaser till the permission in writing is obtained from the concerned local authority and THE PROMOTER/DEVELOPER or the Association as the case may be.

38. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space above the said building, if constructed by THE PROMOTER/DEVELOPER at their discretion shall be a common area but shall belong exclusively to THE PROMOTER/DEVELOPER or to THE PURCHASER/Ss of the units to whom the same will be allotted by THE PROMOTER/DEVELOPER as per THE PROMOTER/ DEVELOPER's discretion and the said terrace space is intended for the exclusive use of THE PROMOTER/DEVELOPER of the said unit purchasers The said terrace shall not be enclosed by the said unit purchasers till the permission in writing is obtained from the concerned local authority and Promoter or the association as the case may be.

39. The scooter and car parks and basement (if any) are not the common areas and each scooter/car park will be allotted to specific flat/unit purchaser by THE PROMOTER/DEVELOPER as per his choice and discretion. THE PROMOTER/ DEVELOPER shall be entitled to sell the basement (if constructed by THE PROMOTER/DEVELOPER at his discretion) or portions thereof as separate unit/s and apartments or to give the same for exclusive use to any unit purchaser as per his discretion

40. The name of the project and the building shall be at the discretion of THE PROMOTER/DEVELOPER and this name shall not be changed without the written consent of THE PROMOTER/DEVELOPER.

41. It is hereby made clear that the furniture layout colour scheme, elevation treatment trees, garden lawns, etc. shown on the pamphlet and literature are shown only for advertisement and the same are not agreed to be provided by THE PROMOTER/DEVELOPER unless specifically mentioned and agreed in this agreement.

42. If any amount due and payable by THE PURCHASER/S remains unpaid, then THE PROMOTER/DEVELOPER at his discretion and without prejudice to his other sites shall be entitled to adjust and satisfy all such dues from any other amount paid by THE PURCHASER/S or from any amount payable to THE PURCHASER/S and adjust the account accordingly, and in case still there are dues, THE PROMOTER/DEVELOPER should make a demand from THE PURCHASER/S accordingly.

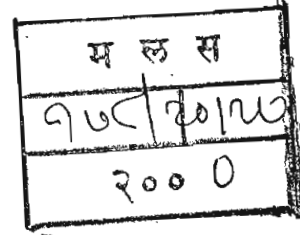
म ल स
१५८१५२०
२०००

43. Any exclusive use allotted by THE PROMOTER/DEVELOPER either of terrace, car park, open space or any other portion shall be subject to the right of the Association and its' agents for use of the same for the specific purpose and to the extent necessary for the maintenance and repairs of the common amenities such as drainage, water and electrical lines, etc. Also if there is no common terrace or any common area on top of the building, other unit holders shall be entitled to erect their T.V. antenna (not dish antenna) on the terrace on the top of the building at the place convenient and suitable for the said other unit holders and the unit holder/s to whom the right of exclusive use of terrace is allotted.

44. If any portion of THE SAID PROPERTY adjoining the existing road is or will be reserved for the purpose of road widening or D.P. road than the Corporation/Government/Local Authority may pay the compensation therefor in terms of additional F.S.I. in respect of the said portion under the road widening to be utilized in the remaining portion of the property or in any other property by floating the F.S.I. In such an event and as and when such F.S.I. is granted, THE PROMOTER/DEVELOPER shall be entitled to use the same and additional built up area in THE SAID PROPERTY either by way of construction of new building or extension of the buildings which are the presently permitted or in any other property as per the discretion of THE PROMOTER/DEVELOPER. THE PURCHASER/S has hereby given the irrevocable consent thereof and THE PROMOTER/DEVELOPER shall be entitled to revise the plan get the same sanctioned from the concerned authority, construct the additional units permitted by the authority and to allot/sell them to various persons. THE PURCHASER/S shall have no objection for the said new allottees to be admitted as members of the Association. If the local authority refuses to permit F.S.I. in respect of the area under road widening then THE PROMOTER/DEVELOPER alone shall be entitled to the compensation in respect thereof. If any additional floor is to be constructed by the promoters then it should be made very clear that the existing building can take the load and should be certified by the PROMOTER.

45. THE PROMOTER/DEVELOPER shall be entitled to use the present unutilised and/or additional built up area/FSI in respect of THE SAID PROPERTY in any other property by floating the same and/or in the same property as and when the same is permitted either by way of construction of new building or extension of the building which are presently permitted. Likewise THE PROMOTER/DEVELOPER shall also be entitled to use FSI pertaining other property in this property as and when permitted by the local authority. THE PURCHASER/S has hereby given this irrevocable consent therefore and THE PROMOTER/DEVELOPER shall be entitled to revise the plans, get them sanctioned from the concerned authority, construct the additional units permitted by the authority and to allot/sell them to various persons. THE PURCHASER/S shall have no objection for the said new allottees to be admitted as members of Association. The Association shall get new transferees admitted as its members. THE PROMOTER/DEVELOPER shall also be entitled to transfer or assign the said right to any other person. The property shall be conveyed subject to the said right.

46. It is hereby made clear that the organization of all THE PURCHASER/S/unit holders for the said scheme shall be an Association of the Apartment Owners to be formed and registered under the provisions of the Maharashtra Apartment Ownership Act 1970 as the case may be as per the discretion of THE PROMOTER/DEVELOPER.



SCHEDULE 'I' OF THE PROPERTY

All that piece and parcel of land bearing Plot No. 5-C , Survey No. 13, Hissa No. 1, admeasuring 688 Sq. mtrs., situated at Village Bawdhan Khurd, Taluka Mulshi, District Pune, within the limits of Pune Municipal Corporation, and also within the jurisdiction of sub-Registrar, Mulshi and same is together hounded as follows::

- On or towards EAST : By S. No. 13/2.
On or towards SOUTH : By Road & S. No. 14.
On or towards WEST : By 25 Ft. internal Road,
On or towards NORTH : By Plot No. 5-B of the same layout.

SCHEDULE 'II' OF THE FLAT

All that piece and parcel of premises bearing Flat bearing No. 2 on the Stilt floor and admeasuring area about 44.87 Sq. mtrs. (built-up) to be constructed on the property described in the Schedule "I" above.

Parking Space : 12 sq.mtrs.

Terrace : 5.18 Sq. mtrs. (Carpet)

COMMON AREAS AND FACILITIES :

1. The land and the open space around the building.
2. The footings, RCC structure and main walls of the building.
3. Staircase and landings, clumns in the building.
4. Common drainage, water and electrical lines.
5. Common ground water storage tanks and overhead water reservoirs and pumping machinery, pumps septic tank, meter box.
6. Compound walls, fencing and gates, entrance lobby.
7. At least half of the roof terrace.

LIMITED COMMON AREAS AND FACILITIES :-

1. Partition walls between the two units shall be limited common property of the said two units.

RESTRICTED COMMON AREAS

1. Allotted Attached open terrace to flats at same floor level.
2. Roof terraces allotted to particular flat purchaser.
3. Allotted car parking.



म ल स
१०८२१२०
२०२०

IN WITNESS HEREOF the practices hereto have hereunto signed and subscribed their respective hands on the day and year first hereinabove mentioned.

IN THE PRESENCE OF ::
WITNESSES ::

M/S SAMARTHSHREE PROMOTERS

1. H. P. Thakare
Name: H. P. Thakare
Address: Basadhanckh
Pune-21

Pankaj
(Mr. Pankaj Daulatrao Patil)
PROMOTER/DEVELOPER
(PARTY OF THE FIRST PART)

2. P. M. Samdade
Name: P. M. Samdade
address: Kothrud. Pmt
Depto. Kothrud.

1) Vikas
(Mr. Vikas Dattatray Dangat)

PURCHASER/S
(PARTY OF THE SECOND PART)

Pankaj
(Mr. Pankaj Daulatrao Patil)
CONSENTING PARTY
(PARTY OF THE THIRD PART)

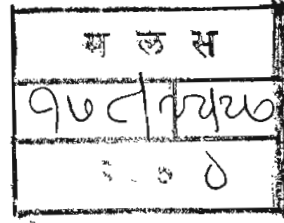
Receipt

Received from Mr. Vikas Dattatray Dangat Rs. 50,000/- (Rupees Fifty Thousand only).

Samarthshree Promoters

Pankaj

Partner



ANNEXURE - "A"

Mr. Sakharam V. Kolse Patil (Advocate)
Nirmal Appartments,
Senapati Bapat Road,
Pune - 411016.

TITLE CERTIFICATE

This is to certify that I have investigated the title to the aforesaid property, which is more particularly described below in the Schedule hereunder written and have persued the title deeds and certify that in my opinion the title of Samarthshree Promoters is clear, marketable and free from encumbrances, charges and/or claims as detailed and subject to whatever stated in my title opinion of the even date.

SCHEDULE

All that piece and parcel of land bearing Plot No. 5-C, Survey No. 13, Hissa No.1, admeasuring area 688 Sq. mtrs., situated at village Bavdhan Khurd, Taluka Mulshi, District Pune, within the limits of Pune Municipal Corporation and also within the jurisdiction of sub-Registrar, Mulshi and same is together hounded as follows::

On or towards EAST	: By S. No. 13/2
On or towards SOUTH	: S. No. 14.
On or towards WEST	: 25 Ft. internal Road,
On or towards NORTH	: Plot No. 5-B of the same layout.

sd/-

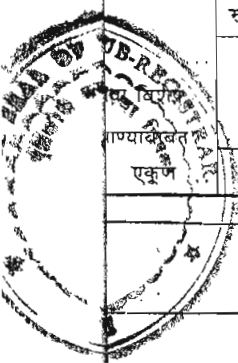
Mr. S. V. Kolse Patil (Advocate).

शिवका

वाढवण न्युन तातुका मुहूर्त

क्रमांक	हि.	धारणा प्रकार	गा. न. क्र. ७	खाते क्रमांक
क्रमांक	१५५	व्या	मालकाचे नाव १०२६	कळाचे नांव
क्रमांक	१६६६	मुठे आर	श्री. मोहिंदर कौर	खंड
योग्य क्षेत्र	एकर हेक्टर	०-०६.००	१५७१	म ल स
एकूण	०-०६.००	श्रीकृष्ण मनोहर टोबळे	शाम चंद्रकांत ननावरे	१७१५३१०
पो. ख.			२९१०	२०००
एकूण	०-०६.००		इतर अधिकार १६६६ १३६०	
रुपये	पैसे			
०	०२			
एकूण	०	०२		

खंड
 म ल स
 १७१५३१०
 २०००



(पाने पहा)

गा. न. क्र. ७ अ

गा. न. क्र. १२

क्रमांक	जमीन करणाराचे नाव	रीत	हंगाम	पिकाखालील क्षेत्र									पटोल व पिकास निरूपयोगी अशा जमिनीचा तपशील	शेरा	
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र					
				मिश्र पिकांचा संकेतांक	जलसिंचित	अजल सिंचित	पिकाचे नाव	जलसिंचित	अजल सिंचित	पिकाचे नाव	जलसिंचित	अजल सिंचित			प्रकार
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
१८	६	७													

गा. का. नं. ७३३

स नक्कल दिली आहे

तारीख ११/१२/२०

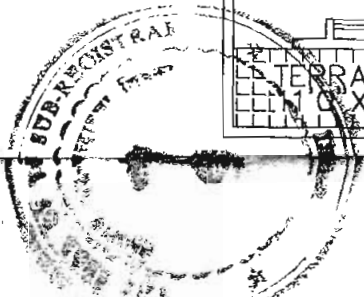
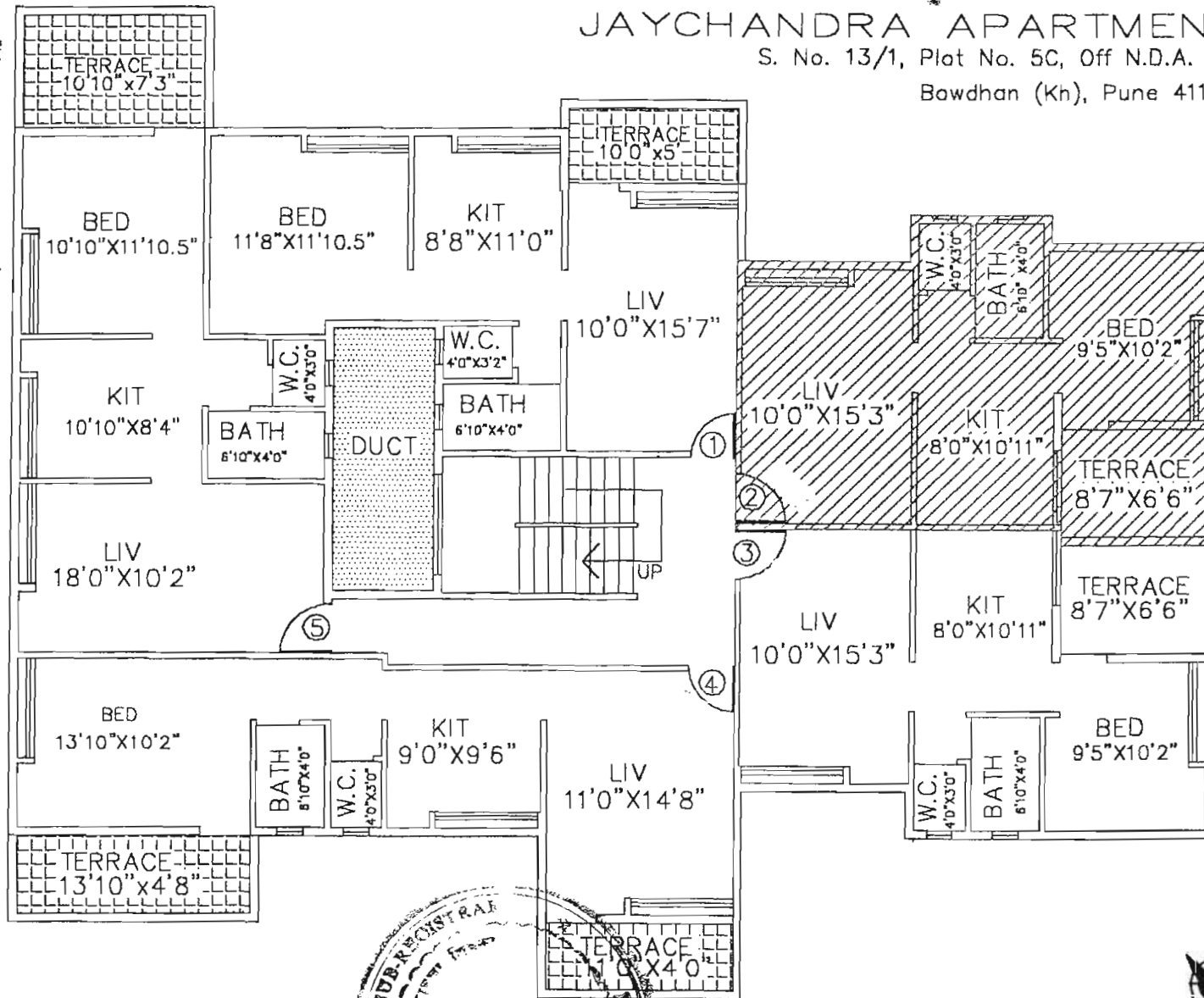
गाव कामगार तलाठी सजा

श्री. मुहूर्त. स. पुणे
 तलाठी कार्यालय

JAYCHANDRA APARTMENTS

S. No. 13/1, Plat No. 5C, Off N.D.A. Road,
Bowdhan (Kh), Pune 411 021.

90/200
 700



ANNEXURE - D

Description of the Flat.

1. Flat No. : 2
2. Floor : Stilt
3. Built Up Area : 44.87 Sq.mtrs
4. Cost of the Flat : Rs. 3,15,000/-
5. Parking Space No : 2

म = स
१०७/२५/२०
: ०



स ल स
१०/२५२०
२००

AMENITIES & SPECIFICATIONS

- I. R.C.C. frame structure.
- II. 6" brickwork for external & 4" brickwork for internal walls.
- III. External sand faced plaster and internal plaster finished with sanla.
- IV. Grey Mosaic tile flooring with skirting in all the rooms.
- V. Glazed tile flooring for W.C. and polished Tandur for bath.
- VI. Kadappa kitchen platform up to 7' length with built-in sink.
- VII. One 7' loft each, in kitchen and bedroom.
- VIII. Glazed Tile Dado
 - A. 4' high in bath.
 - B. 2' high in W.C.
 - C. 2' high above kitchen platform.
- IX. Concealed plumbing.
- X. Copper wiring in casing caping with adequate points in all the rooms.
- XI. 1 T.V. point in living.
- XII. M. S. windows.
- XIII. Pre-laminated flush main door and other flush doors oil painted.
- XIV. External cement paint and dry distemper internally.
- XV. Common T.V. antenna.
- XVI. Covered parking facility.
- XVII. Landscaped garden.
- XVIII. Underground and overhead water tank with pumping facility and automatic water level controller.

<<<<<ॐ>>>>>



(1) श्री पंजाब दारुनादाव पाठिका
 उप/व्यापार व. ली. ली. ली. ली. ली.
 पुनः (पुनः) ए. ली. ली. ली. ली.
 पुनः पुनः पाठिका ली. ली.
 व. मा. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

म ल स
१७८१५००
२०००

ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

(2) श्री विकास दारुनादाव पाठिका
 उप/व्यापार व. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

इ पुनः निबंधक वी. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.



ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

11 JAN 2000

ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

दुयम निबंधक मुळशी (पौड)

ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

ली. ली. ली. ली. ली. ली.
 ली. ली. ली. ली. ली. ली.

