

## DEMAND LETTER

To,  
**Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**  
**MUMBAI,**  
**MAHARASHTRA,**  
**INDIA**

**Dated:** 04-Mar-2016  
**Application Code No.** BOO0001/00197/15-16  
**Project Name:** GINI VIVIANA  
**Tower:** A BLDG  
**Unit No:** 101  
**Super Builtup area** 1,550.00 SQ. FT.

Co-Applicant(s) **DATTATRAY SHAMRAO JAGTAP**

Dear Sir / Madam

We wish to inform you that your following installments are falling due on the dates indicated against them.

Due date	Description	Charge Type	Amount Due	Amount paid	Amount Payable
09-Dec-2015	Booking	Unit Charge	250,000.00	250,000.00	0.00
24-Dec-2015	On Allotment	Unit Charge	1,129,325.00	1,129,325.00	0.00
24-Dec-2015	On Foundation	Unit Charge	1,379,325.00	224,220.00	1,155,105.00
24-Dec-2015	On or Before Casting of 1st Slab	Unit Charge	827,595.00	0.00	827,595.00
24-Dec-2015	On or Before Casting of 3rd Slab	Unit Charge	827,595.00	0.00	827,595.00
24-Dec-2015	On or Before Casting of 5th Slab	Unit Charge	827,595.00	0.00	827,595.00
24-Dec-2015	On or Before Casting of 7th Slab	Unit Charge	827,595.00	0.00	827,595.00
24-Dec-2015	On or Before Casting of 9th Slab	Unit Charge	827,595.00	0.00	827,595.00
24-Dec-2015	On or Before Casting of 11th Slab	Unit Charge	827,595.00	0.00	827,595.00
24-Dec-2015	On or Before Completion Brick Work	Unit Charge	551,730.00	0.00	551,730.00
24-Dec-2015	On or Before Completion Flooring	Unit Charge	551,730.00	0.00	551,730.00
24-Dec-2015	On or Before Grant of Possession	Unit Charge	367,820.00	0.00	367,820.00
		<b>Amount Payable</b>	<b>9,195,500.00</b>	<b>1,603,545.00</b>	<b>7,591,955.00</b>
		<b>Total amount Due</b>	<b>9,195,500.00</b>	<b>1,603,545.00</b>	<b>7,591,955.00</b>

\* The above mentioned total due amount is inclusive of any previous Outstanding(s) (excluding Interest if any). You are therefore requested to remit / Pay the above mentioned amount by the due date of 24-Dec-2015 to avoid further interest accrual. However interest on previous outstanding shall be payable till the date of payment. Payments may please be made by bank drafts or MICR cheques. Please ignore this demand letter if already paid.

Thanking you for your co-operation and assuring you of our best services at all times. For any further assistance kindly contact our Customer Relations Department at GINI VIVIANA,

Regards,

For GINI CITICORP REALTY LLP

Authorized Signatory

Note:

->Payment may please be made by Bank Draft or MICR cheques favouring GINI CITICORP REALTY LLP.

->Interest @ 21.00 % p.a. will be charged as applicable

->Please mention Customer Name ,Unit No,Project Name behind your cheque or DD

Important: Please update the company regarding change of Address/ Contact No. / E-Mail ID, if any.

**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.  
Ph: 020,66874444 Fax:020 66874499

OFFICE COPY

**RECEIPT**

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/02018/15-16**  
Date : **30/03/2016**  
Application No.: **BOO0001/00197/15-16**  
Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101, 1st floor at A BLDG, , in **GINI VIVIANA S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**  
vide Cheque No.484954 dated : 26/03/2016 Drawn on : STATE BANK OF INDIA KHAR

Description	Amount (Rs.)
On or Before Casting of 7th Slab	194,473.63
On or Before Casting of 9th Slab	305,526.37

Rupees Five Lacs Only

**500,000.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee  
transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECIEPT**

for GINI CITICORP REALTY LLP

Authorised Signatory  
31-Mar-2016 4:03 pm

**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.  
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First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/02019/15-16**  
Date : **19/03/2016**  
Application No.: **BOO0001/00197/15-16**  
Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101, 1st floor at A BLDG, , in **GINI VIVIANA S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**  
vide

Description	Amount (Rs.)
On or Before Casting of 9th Slab	91,955.00

Rupees Ninety One Thousand Nine Hundred Fifty Five Only

**91,955.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee  
transfer of ownership of unit till final payment is received

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Authorised Signatory

31-Mar-2016 4:03 pm

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*First Allottee :* **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : REC0001/02011/15-16

Date : 28/03/2016

Application No.: BOO0001/00197/15-16

Customer ID:

*Co Allottee(s) :* **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101, 1st floor at A BLDG, , in **GINI VIVIANA S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**  
vide EFT No.RBIPMUR292346771 dated : 28/03/2016 Drawn on : ABHYUDAYA CO-OP. BANK LTD PUNE

Description	Amount (Rs.)
On or Before Casting of 7th Slab	100,000.00

Rupees One Lac Only

**100,000.00**

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Authorised Signatory

31-Mar-2016 4:03 pm

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*First Allottee :* **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : REC0001/02017/15-16

Date : 30/03/2016

Application No.: BOO0001/00197/15-16

Customer ID:

*Co Allottee(s) :* **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101, 1st floor at A BLDG, , in **GINI VIVIANA S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**  
vide EFT No.SBINR52016033127976059 dated : 30/03/2016 Drawn on : STATE BANK OF INDIA KHAR

Description	Amount (Rs.)
On or Before Casting of 7th Slab	499,971.37

Rupees Four Lacs Ninety Nine Thousand Nine Hundred Seventy One And Paise Thir

**499,971.37**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECIEPT****for GINI CITICORP REALTY LLP**

Authorised Signatory



**GINI CITICORP REALTY LLP**

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Receipt No. : **REC0001/02011/15-16**Date : **28/03/2016**Application No.: **BOO0001/00197/15-16**

Customer ID:

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vide EFT No. RBIPMUR292346771 dated : 28/03/2016 Drawn on : ABHYUDAYA CO-OP. BANK LTD PUNE

Description	Amount (Rs.)
On or Before Casting of 7th Slab	100,000.00

Rupees One Lac Only

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Authorised Signatory  
31-Mar-2016 4:03 pm

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Authorised Signatory

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vide Cheque No. 484954 dated : 26/03/2016 Drawn on : STATE BANK OF INDIA KHAR

Description	Amount (Rs.)
On or Before Casting of 7th Slab	194,473.63
On or Before Casting of 9th Slab	305,526.37

Rupees Five Lacs Only

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**for GINI CITICORP REALTY LLP**

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**THIS IS COMPUTER GENERATED RECEIPT**

**Authorised Signatory**  
**31-Mar-2016 4:03 pm**

**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.  
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vide

Description	Amount (Rs.)
On or Before Casting of 9th Slab	91,955.00

Rupees Ninety One Thousand Nine Hundred Fifty Five Only

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**for GINI CITICORP REALTY LLP**

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**DEMAND LETTER**

To,

**Ms. SAVITA DATTATRAY JAGTAP****B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI  
MUMBAI -  
MAHARASHTRA,  
INDIA**

Dated:

31-Mar-2016

Application Code No.

BOO0001/00197/15-16

Project Name:

GINI VIVIANA

Building:

A BLDG

Unit No:

101

Saleable area

1,550.00 SQ. FT.

Co-Applicant(s) DATTATRAY SHAMRAO JAGTAP

Dear Sir / Madam

We wish to inform you that your following installments are due on the dates indicated against them.

Due date	Description	Amount Due	Amount paid	Amount Payable
24-Dec-2015	On or Before Casting of 9th Slab	827,595	397,481	430,114
24-Dec-2015	On or Before Casting of 11th Slab	827,595	0	827,595
24-Dec-2015	On or Before Completion Brick Work	551,730	0	551,730
24-Dec-2015	On or Before Completion Flooring	551,730	0	551,730
24-Dec-2015	On or Before Grant of Possession	367,820	0	367,820
<b>Amount Payable</b>		<b>3,126,470</b>	<b>397,481</b>	<b>2,728,989</b>
<b>Service Tax</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Interest due till date</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>Total amount Due</b>		<b>3,126,470</b>	<b>397,481</b>	<b>2,728,989</b>

\* The above mentioned total due amount is inclusive of any previous Outstanding(s) and interest (if any). You are therefore requested to remit / Pay the above mentioned amount with in 07-Apr-2016 to avoid further interest accrual. However interest on previous outstanding shall be payable till the date of payment. Payments may please be made by bank drafts or MICR cheques or by RTGS/NEFT as per details below. Please ignore this demand letter if already paid.

Thanking you for your co-operation and assuring you of our best services at all times. For any further assistance kindly contact our Customer Relations Department .

Regards,

For GINI CITICORP REALTY LLP

**Authorized Signatory****Note:**

-&gt;Bank Charges (if any) will also be payable

-&gt;Interest @ 21.00% p.a. will be charged as applicable

-&gt;If your accounts do not tally with our records please contact our office immediately

-&gt;Please mention customer Name ,Customer Code,Project Name and Payment details behind your cheque or DD

**Bank Details**

**A/C. No. :** 2511170821  
**A/C. Name :** GINI CITICORP REALTY LLP  
**IFSC Code** KKBK0000958  
**Bank Name:** KOTAK MAHINDRA BANK  
**Branch :** Nariman Point Branch.  
Mumbai-400021

**Important:** Please update the company regarding change of Address/ Contact No. / E-Mail ID, If any. This is system generated statement, No signature required

# AGREEMENT FOR SALE<sup>015</sup>

**GINI**  
**viviana**  
*adding colours of joy to life*



**SURVEY NO: 38/1 NEAR MITCON, BALEWADI, PUNE-411045**



**GINI CITICORP REALTY LLP**

**3E, GULMOHAR APPT. 1<sup>ST</sup> FLOOR, C WING, 2420, EAST STREET, CAMP, PUNE 411001**

**TEL-(020) 66874444 FAX-(020) 66874422**

**email-pune@giniconstructions.com, sales@giniconstructions.com**

**www.giniconstructions.com**



# GINI CITICORP REALTY LLP

25-Jan-2016 12:07pm

3E, 1ST FLOOR, 'C' WING,

CUSTOMER COPY

GULMOHAR APARTMENT, EAST STREET, NEAR SBI BRANCH, CAMP, PUNE 411 001.

Ph: 020,66874444 Fax.020 66874499

## RECEIPT

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01984/15-16**

Date : **09/12/2015**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101, 1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide Cheque No. 468207 dated : 06/12/2015 Drawn on : INDIAN BANK PUNE

Description	Amount (Rs.)
On Allotment	600,000.00

Rupees Six Lacs Only

600,000.00

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

for **GINI CITICORP REALTY LLP**



*Sachin Raut*

Authorised Signatory



# GINI CITICORP REALTY LLP

3E, 1ST FLOOR, 'C' WING,

GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.

Ph: 020.66874444 Fax.020 66874499

25-Jan-2016 12:36 pm

019

CUSTOMER COPY

## RECEIPT

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01981/15-16**

Date : **09/12/2015**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide Cheque No. 117093 dated : 06/12/2015 Drawn on : STATE BANK OF INDIA Satara

Description	Amount (Rs.)
Booking	250,000.00
On Allotment	350,000.00

Rupees Six Lacs Only

**600,000.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

**for GINI CITICORP REALTY LLP**



*Sachin Raut*

**Authorised Signatory**



# GINI CITICORP REALTY LLP

25-Jan-2016 12:02:11

CUSTOMER COPY

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001,  
Ph. 020.66874444 Fax.020 66874499

## RECEIPT

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01988/15-16**  
Date : **05/01/2016**  
Application No.: **BOO0001/00197/15-16**  
Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide EFT No. RBIN201601059631871336 dated : 05/01/2016 Drawn on : STATE BANK OF INDIA PUNE

Description	Amount (Rs.)
On Allotment	19,325.00
On Foundation	190,675.00

Rupees Two Lacs Ten Thousand Only

**210,000.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

for GINI CITICORP REALTY LLP

**THIS IS COMPUTER GENERATED RECEIPT**



*Sachin Raut*

Authorised Signatory





# GINI CITICORP REALTY LLP

3E, 1ST FLOOR, 'C' WING,

GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.

Ph: 020.66874444 Fax.020.66874499

25-Jan-2016 12:02pm

CUSTOMER COPY

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Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01987/15-16**

Date : **05/01/2016**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide EFT No. RBIPTRN248402173 dated : 05/01/2016 Drawn on : ABHYUDAYA CO-OP. BANK LTD PUNE

Description	Amount (Rs.)
On Allotment	160,000.00

Rupees One Lac Sixty Thousand Only

**160,000.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

for GINI CITICORP REALTY LLP



*Sachin Raut*

Authorised Signatory



# GINI CITICORP REALTY LLP

25-Jan-2016 12:38 025

CUSTOMER COPY

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET, NEAR SBI BRANCH, CAMP, PUNE 411 001.

Ph. 020.66874444 Fax.020 66874499

## RECEIPT

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01989/15-16**

Date : **05/01/2016**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide EFT No. RBPTRN248599975 dated : 05/01/2016 Drawn on : ABHYUDAYA CO-OP. BANK LTD PUNE

Description	Amount (Rs.)
On Foundation	33,545.00

Rupees Thirty Three Thousand Five Hundred Forty Five Only

**33,545.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

for **GINI CITICORP REALTY LLP**



*Saeh Raut*

Authorised Signatory



Admin. Office : 3E, 1 st Floor, C Wing, Gulmohar Apartment, 2420, East Street, Camp, PUNE 411 001 • Tel : (020) 6687 4444 • Fax : (020) 6687 4422  
Email : pune@giniconstructions.com

To:

The Branch Manager

State Bank of India

RASMECC Department

Dear Sir/Madam,

We M/s Gini Citicorp Realty LLP hereby certify that:

1. We have transferable rights to the property described below, which has been allotted by us to **Mrs. Savita Dattatray Jagtap & Mr. Dattatray Shamrao Jagtap** to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated **08/01/2016**.

**Description of the Property:**

Flat No.	<b>101</b>
Building Name	<b>Gini Viviana 'A' Building</b>
Plot No.	S. No. 38/1,
Street No./Name	Near MITCON College,
Locality Name	Balewadi
Area Name	Balewadi
City Name	Pune
Pin Code	411 045

2. That the total consideration for this transaction is **Rs. 91,95,500/- (Rs. Ninety One Lakh Ninety Five Thousand Five Hundred Only)** towards sale document No.490/2016 dated **08/01/2016**.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to the said purchasers, at their own cost, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.





Admin. Office : 3E, 1 st Floor, C Wing, Gulmohar Apartment, 2420, East Street, Camp, PUNE 411 001 • Tel : (020) 6687 4444 • Fax : (020) 6687 4422  
Email : pune@giniconstructions.com

5. We have not borrowed from any financial institution for the purchase of development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all terms and conditions of the sale document by the purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, we undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed Cheque/Transfer of Funds favouring **"Gini Citicorp Realty LLP Collection A/C. Kotak Mahindra Bank Ltd. Nariman Point Branch, Account No. 2511170821.**

9. In case of cancellation of the sale-agreement for any reason, we shall refund the amount by crossed Cheque favouring the Bank A/C **Mrs. Savita Dattatray Jagtap & Mr. Dattatray Shamrao Jagtap** and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide Power of Attorney.

Yours Faithfully,

M/s. Gini Citicorp Realty LLP,

Authorized Signatory

Name- Mr. Mukesh Mogalaikar

Designation – POA Holder.





भारतीय स्टेट बैंक  
भारतीय स्टेट बैंक  
State Bank of India

क्षेत्रीय व्यवसाय कार्यालय, क्षेत्र क्र. - II, पुणे शहर - II, आंचलिक कार्यालय, परिमंडळ - I.  
386/2, शारदा चेंबर, 4 वा मजला, शंकरशेठ रोड, पुणे-411 037  
क्षेत्रीय व्यवसाय कार्यालय, क्षेत्र क्र. - II, पुणे शहर - II, आंचलिक कार्यालय, अंचल - I.  
386/2, शारदा चेंबर, 4 वा मजला, शंकरशेठ रोड, पुणे-411 037  
Regional Business Office, Region - II, Pune City - II, Zonal Office, Zone - I,  
386/2, Sharda Chambers, 4th floor, Shankarsheth Road, Pune - 411 037

Regional Manager. (D) : 020 - 66800471 | Tel : 020 - 66800472 / 473 | Fax : 020 - 66800420  
E-mail : rmrbo3.pune@sbi.co.in | Code No : 14190

Date: December 4, 2013

Gini Citicorp Realty LLP  
3 E, Gulmohar Apartment, 1st Floor  
2420 East Street Pune - 411001

Dear Sir,

**Sub: Continuation of Approval of Project GINI VIVIANA  
APF/CONT/2013-14/46**

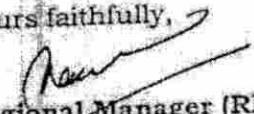
This has reference to the documents submitted to us for your project GINI VIVIANA constructed on the land bearing S.No. 38/1 adm. 2 H 02 R, situated at Village Balewadi Tal. Haveli Dist. Pune within PMC limits.

As we have already approved the project vide APF No. APF/RBO-VII/2012-13/24, by this letter we would like to inform you that your project approval status is continued w.e.f. 21.11.2013 for further period of one year. Further, please note to intimate bank about project finance taken, changes in plan etc. if any in time.

Our customers, the flat purchasers at "GINI VIVIANA" will now be assured of speedy and cost effective processing of their loan applications.

We convey our best wishes to you and your team and a warm welcome to all our prospective customers. Please feel free to call us for 'Personalized Door-step Service' through our HLST Executive Tushar Saindane on 8275957836.

Yours faithfully,

  
Regional Manager (RBO-II)

CC: Mr. D.S. Jagtap.

25/01/16



✓ gem  
2.84

## **GINI CITICORP REALTY LLP.**

**Address: - "Gini - Viviana" S. No. 38/1, Near Mitcon College,  
Balewadi, Pune.**



**Building No: - A**

**Flat No: - 101**

**MRS. SAVITA DATTATRAY JAGTAP**

**MR. DATTATRAY SHAMRAO JAGTAP**

**Contact No : - 9673330403**

**Agreement Date : - 08/01/2016**

**Registration No : -**

**Gini Office: - Gini Constructions 3E, 1st floor, C wing,  
Gulmohar Apts 2420, East Street, Camp, Pune -  
411001. (020/66874444).**

326/490

पावती

Original/Duplicate

Friday, January 08, 2016

नोंदणी क्र. :39म

1:19 PM

Regn.:39M

पावती क्र.: 498 दिनांक: 08/01/2016

गावाचे नाव: बालेवाडी

दस्तऐवजाचा अनुक्रमांक: हवल10-490-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सविता दत्तात्रय जगताप

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
1:39 PM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक, हवेली-10

बाजार मूल्य: रु.7778127.45 /-

मोबदला: रु.9195500/-

भरलेले मुद्रांक शुल्क : रु. 551800/-

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.१०

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

डीडी/घटनादेश/पे ऑर्डर क्रमांक: MH006130407201516E दिनांक: 08/01/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 700/-



08/01/2016

सूची क्र.2


दुय्यम निबंधक : सह दु.नि. हवेली 10

दस्त क्रमांक : 490/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) बालेवाडी

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9195500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7778127.45	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे बालेवाडी येथील स.नं. 38 हि.क्र. 1 या मिळकतीवर बांधलेल्या गिनी व्हिन्हीयाना या प्रकल्पातील बिल्डींग क्र. ए मधील पहिल्या मजल्यावरील फ्लॉट क्र. 101 यासी क्षेत्र 1025 चौ. फूट म्हणजेच 95.26 चौ. मी. कारपेट व लगतचे टेरेस क्षेत्र 170 चौ. फूट म्हणजेच 15.80 चौ. मी. व कारपार्किंग क्र. 1 सह. ( ( Survey Number : 38 ; ) )	
(5) क्षेत्रफळ	1) 95.26 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे गिनी सिटीकार्पो रिअयल्टी एलएलपी तर्फे भागीदार गौतम विनोद हरलालका तर्फे नोंदणी करिता कु. मु. म्हणून मुकेश - मोगलाईकर वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हडपसर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411028 पॅन नं:-AAJFG4973H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सविता दत्तात्रय जगताप वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AMIPJ9809N 2): नाव:-दत्तात्रय शामराव जगताप वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ACOPJ5747R	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/01/2016	
(10) दस्त नोंदणी केल्याचा दिनांक	08/01/2016	
(11) अनुक्रमांक, खंड व पृष्ठ	490/2016	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	551800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		

श्री मन्मथ बाचली }  
श्री राजेश घेतली }

दस्तासोबतची नकल  
श्री. सविता जगताप  
यांना दिली  
दिनांक - 08/01/16

सह. दु. नि. (सह) हवेली 10

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

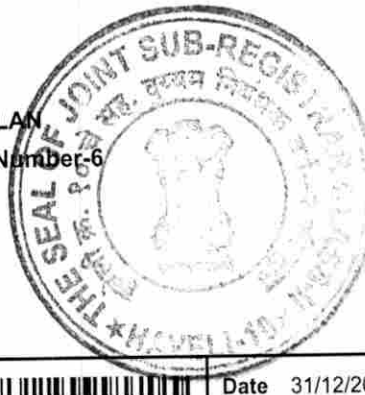
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.







CHALLAN  
MTR Form Number-6

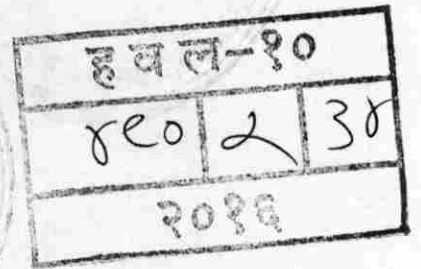


हवेली-१०३९		
४००	९	३४
२०१६		

GRN	MH006130407201516E	BARCODE					Date	31/12/2015-14:50:26		Form ID	25.2	
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty				TAX ID (If Any)							
	Registration Fee				PAN No. (If Applicable)		AMIPJ9809N					
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		SAVITA DATTATRAY JAGTAP					
Location	PUNE				Flat/Block No.		S.NO. 38/1, GINI VIVIANA, WING A					
Year	2015-2016 One Time				Premises/Building		, FLAT NO. 101					
Account Head Details			Amount In Rs.		Road/Street		BALEWADI					
0030046401 Stamp Duty			551800.00		Area/Locality		PUNE					
0030063301 Registration Fee			30000.00		Town/City/District							
					PIN		4 1 1 0 4 5					
					Remarks (If Any)							
					PAN2=AAJFG4973H~SecondPartyName=GIN							
					I CITICORP REALTY LLP~CA=9195500							
					Amount In		Five Lakh Eighty One Thousand Eight Hundred Rupees					
Total			581800.00		Words		Only					
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN		REF No.		69103332015123113062		79448251		
Cheque/DD No				Date		31/12/2015-14:50:50						
Name of Bank				Signature Not Verified		Bank-Branch		IDBI BANK				
Name of Branch				Digitally signed by VIRTUAL TREASURY		Scroll No. , Date		100 , 01/01/2016				

Mobile No. : 9930591422  
MUMBAI  
Date: 2016.01.04  
11:26:06 IST  
Reason: Secure Document  
Location: India

*S Jagtap*



## ARTICLES OF AGREEMENT

THIS ARTICLE OF AGREEMENT IS MADE AND EXECUTED ON THIS 08<sup>th</sup> DAY  
OF Jan., 2016 AT PUNE.

BETWEEN

*S. Jagtap*

**M/s GINI CITICORP REALTY LLP, PAN No. AAJFG4973H**, A Company, registered under the Indian Companies Act 1956, having its Registered Office at 413, Tantiya Jogani Industrial Estate, J. R. Boricha Marg, Lower Parel East, Mumbai 400011. Through it's one of the Partner, **Mr. Gautam Vinod Harlalka**, Aged about 45 Years, Occupation Business, R/at 1601, 16 TH Floor, A Wing, Shiromani Tower, Rajkamal Studio, Dr. S.S. Rao Road, Parel East, Mumbai 400 012.

Hereafter called or referred to as the **DEVELOPER** (Which expression shall mean and include his/ her/ their successors, executors or administrator) **OF THE FIRST PART.**

AND

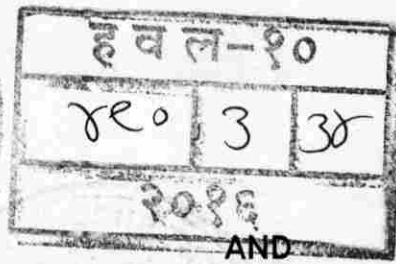
**1) MRS. SAVITA DATTATRAY JAGTAP**

Age : **44** Years  
Occupation: **BUSINESS**  
Pan No. : **AMIPJ9809N**  
Address : **B2, OM GURUKUL CHS, PLOT NO. 47, SECTOR 19, NERUL, NAVI MUMBAI 400706.**

**2) MR. DATTATRAY SHAMRAO JAGTAP**

Age : **48** Years  
Occupation: **SERVICE**  
Pan No. : **ACOPJ5747R**  
Address : **B2, OM GURUKUL CHS, PLOT NO. 47, SECTOR 19, NERUL, NAVI MUMBAI 400706.**

Hereinafter referred to as "**THE PURCHASER/S**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said Purchaser/s, his/her/their/their heirs, executors, administrators and assigns) **OF THE SECOND PART.**



1. Mr. Dashrath Kondiba Balwadkar, aged about 66 years, Occupation- Agriculturist, 2. Mr. Prakash Dashrath Balwadkar, aged about 43 years, Occupation- Business and Agriculturist, 3. Mr. Vilas Dashrath Balwadkar, aged about 41 years, Occupation - Agriculturist, 4. Mr. Kalidas Dashrath Balwadkar, aged about 39 years, Occupation- Agriculturist, 5. Mrs. Indubai Dashrath Balwadkar, Aged About 56 years, Occupation- Housewife, 6. Mrs. Sheela Prakash Balwadkar, Aged About 39 years, Occupation- Housewife, 7. Mr. Ritesh Prakash Balwadkar Aged 20 years, Occupation- Student, 8. Master. Pranav Prakash Balwadkar, Aged About 15 years, Occupation- Student, Minor through Natural Guardian father Mr. Prakash Dashrath Balwadkar, the owner No. 2, 9. Mrs. Pavitra Vilas Balwadkar, Aged About 39 years, Occupation Housewife, 10. Miss Trupti Vilas Balwadkar, Aged About 17 years, Occupation Student, 11. Master. Vikas Vilas Balwadkar, Aged About 15 years, Occupation Student, serial No. 19 and 11 Minor through Natural Guardian Natural Guardian father Mr. Vilas Dashrath Balwadkar, the owner No. 3, 12. Mrs. Varsha Kalidas Balwadkar, Aged About 36 years, Occupation Housewife, 13. Miss Prajakta Kalidas Balwadkar Aged About 13 years, Occupation Student, 14. Miss Siddhi Kalidas Balwadkar, Aged About 11 years, Occupation Student, 15. Master. Sairaj Kaildas Balwadkar, Aged About 09 years, Occupation Student, serial No. 13 to 15 Minor through Natural Guardian Natural Guardian father Mr. Kalidas Dashrath Balwadkar, the owner No. 4, 16. Mrs. Kalpana Bharat Kurhade, Aged About 36 years, Occupation Housewife, 17. Mrs. Suvarna Dattatray Rakshe, Aged About 36 years, Occupation Housewife, All Residing At: Survey No. 12/1, Balewadi, Tal. Haveli, Dist. Pune.

Hereinafter referred to as "**The Consenting party / Owners**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors-in-title and permitted assigns) of the **THIRD PART**.

**Whereas** The Owners are absolutely seized and possessed the piece and parcel of the land bearing S. No. 38, Hissa No.1 admeasuring about 02H-01R and Potkharaba admeasuring about 00H-01R totally admeasuring about 02H - 02R situated at Village Balewadi, Tal. Haveli, Dist. Pune and more particularly described in the Schedule-I hereunder written and hereinafter for the sake of brevity referred to as "the said property".

**And whereas** The Said property was in the name of Mr. Kondiba Rama Balwadkar, and his name was mutated on 7/12 extract since 1954, above his name the name of Government was mentioned vide mutation entry No. 716. There was a KUL namely Mr. Gangaram Vitu Balwadkar, which was mutated vide Mutation Entry No. 583 dated 05/08/1954. The said KUL had not been in possession for 2 years, hence his name as KUL was removed from the 7/12 extract vide M.E. No. 653 dated 20/06/1957.



हवेल-१०		
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२०१९		

043

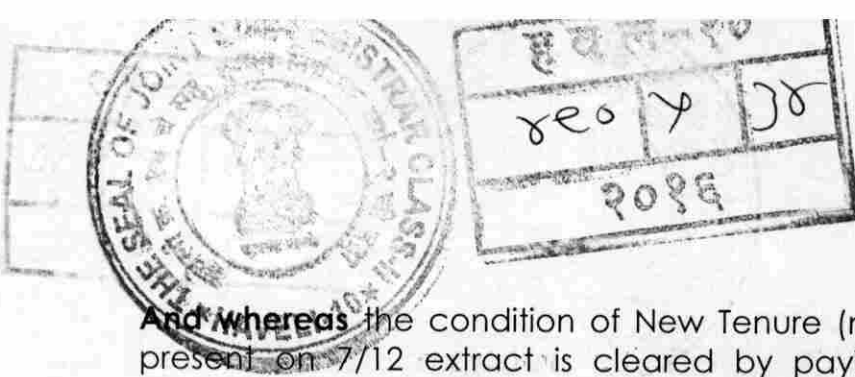
**And whereas** The said property was of Class II, Inam Class 6B of the Maharashtra Land Revenue Code, 1960 and the tenure is to be cleared by paying the necessary charges as 'Nazrana' to Government name of Kondiba Rama Balwadkar was mutated vide M. E. No. 716. The said property was of Patil Inam Class 6B, and was termed as Khalsa, vide order of Mamlatdar Saheb Haveli vide order No. WTN/WS/2052/62 dated 13/12/1962 and order No. WTN/ WS/ 655/63 dated 31/07/1963. The possession holder has to pay 12% of the price as value to the Government and hence the name was recorded on the 7/12 extract below the name of the Government. M. E. No. 793 states that the said owner has paid the 12% charges to government and got the property re-granted on New tenure vide order of Mamlatdar, Pune, order bearing No. P.S.R.B./2/69.

**And whereas** By virtue of the Will dated 21<sup>st</sup> January 2005, registered in the office of sub-registrar Haveli No. 15 at serial No. 563/2005. The Owners herein i.e. 1. Mr. Dashrath Kondiba Balwadkar, 2. Mr. Prakash Dashrath Balwadkar, 3. Mr. Vilas Dashrath Balwadkar, 4. Mr. Kalidas Dashrath Balwadkar, the present consenting party have acquired all legal rights, title and interest pertaining to the said Property and came to be exclusively seized and possessed of the same. The names of the present owners were recorded on the 7/12 extract vide Mutation Entry No. 5976.

**And whereas** One of the legal heir namely Mrs. Subhadra Govind Rakshe had executed a Release Deed in favour of the aforesaid owners i.e. the present consenting party namely 1. Mr. Dashrath Kondiba Balwadkar, 2. Mr. Prakash Dashrath Balwadkar, 3. Mr. Vilas Dashrath Balwadkar, 4. Mr. Kalidas Dashrath Balwadkar and the same is registered in the office of Sub-registrar Haveli, at serial No. 1408 on 22<sup>nd</sup> February 2005 and relased her rights in favour of the aforesaid owners.

**And whereas** the owners 1. Mr. Dashrath Kondiba Balwadkar, 2. Mr. Prakash Dashrath Balwadkar, 3. Mr. Vilas Dashrath Balwadkar, 4. Mr. Kalidas Dashrath Balwadkar, along with the consent of their legal heirs namely 1. Mrs. Indubai Dashrath Balwadkar, 2. Mrs. Sheela Prakash Balwadkar, 3. Mr. Ritesh Prakash Balwadkar, 4. Master. Pranav Prakash Balwadkar, 5. Mrs. Pavitra Vilas Balwadkar, 6. Miss Trupti Vilas Balwadkar, 7. Master. Vikas Vilas Balwadkar, 8. Mrs. Varsha Kalidas Balwadkar, 9. Miss Prajakta Kalidas Balwadkar, 10. Miss Siddhi Kalidas Balwadkar, 11. Master. Sairaj Kaildas Balwadkar, 12. Mrs. Kalpana Bharat Kurhade, 13. Mrs. Suvarna Dattatray Rakshe have assigned the development rights of the said property in favour of M/s. Gini Citicorp Realty LLP vide registered agreement dated 23<sup>rd</sup> day of December 2010 registered in the office of Sub-registrar Haveli No. VIII at serial No. 12812/2010 at Pune. Further the owners have also executed Power of attorney in favour of M/s. Gini Citi corp Realty LLP and the same is registered in the office of Sub-registrar Haveli No. VIII at serial No. 12813/2010 on 23<sup>rd</sup> day of December 2010 at Pune. The said agreement is joint venture type agreement, where the developer agreed to give constructed area to the owners and or constructed area will be shared by and between the parties to the deed.





**And whereas** the condition of New Tenure (new indivisible condition) present on 7/12 extract is cleared by paying the Nazrana to the government and present land was declared as free hold vide order No. Watan/Juni Shart/SR/16/2010 dated 31 December 2010.

**And whereas** after the registration of development agreement it is noticed that the name of Mrs. Subhadra Govind Rakshe was mentioned in the Development Agreement; the same was inserted without any reason, as the said Mrs. Subhadra Govind Rakshe had already executed release deed and had already released her rights. And there was a mistake in the name of one of the Power of Attorney which also required to be corrected, hence the same was corrected for which the parties have executed a Correction Deed and the same is registered in the office of Sub registrar Haveli No. X, at Pune, at serial No. 9678 on 17<sup>th</sup> day of August 2011.

**And whereas** there were some changes in the terms and condition in the agreement by and between the parties as regarding to the share in the constructed area, for which a separate supplementary deed was executed and registered by the owners and the developers, and the same, is registered in the office of Sub registrar Haveli No. X, at Pune, at serial No. 9679 on 17<sup>th</sup> day of August 2011.

**And whereas** The property is situated in Residential Zone declared by the concerned department of Pune Municipal Corporation, vide there Zone Certificate No. DPO/ZONE/2010/1799 dated 9<sup>th</sup> June 2010.

**AND WHEREAS** the present Developer herein has appointed Parvez Jamadar and Associates having its office at Bharat Arcade, Office No. 1, Next to Talwalkars Gym, near Pulgate Chowki, Gen. Thimmaya Road, Camp, Pune – 411 001 as its Architect and G.A. Bhilare Consultant Private Limited having its office at 572, Shaniwar Peth, Uttekar Height, Pune – 411 030 as its Structural Engineer for the preparation of the drawing and structural design of the building/s which is/are under construction on the said land. The present Developer herein also reserved the right to change aforesaid Architect and Structural Engineer before the completion of the buildings of the project.

**AND WHEREAS** The present Developer have got the plans sanctioned from the concerned authority i.e. Pune Municipal Corporation. The plans specifications, elevations, section and details of the said building. The said Pune Municipal Corporation has issued the Commencement Certificates bearing No. CC/3368/11, dated 23/12/2011 in their favour.

**AND WHEREAS** The present Developer accordingly, commenced the construction work of the Scheme to be known as "**GINI VIVIANA**" on the said Land in accordance with the plans duly sanctioned by the Pune Municipal Corporation.

**AND WHEREAS** While sanctioning the said plans the Pune Municipal Corporation has laid down certain terms, and conditions, stipulations and restrictions which are to be observed and performed by the



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Developer while developing the said property and upon due observance performance of which only the completion and occupation certificate in respect to the said building shall be granted by the said authority.

**AND WHEREAS**, the present Developer thereafter applied to the concerned authorities for obtaining the permission of Non-agricultural use regarding the properties here-in-below mentioned in the schedule "I (A)" and "I (B)" of this presents. That upon considering the application of the said Developer-owner/s the Collector Pune have duly granted the order for using the said properties for Non-agricultural purposes vide its order bearing No. **PMH/NA/SR/1274/2011 on dated 10/04/2012.**

**AND WHEREAS** the purchaser desiring to purchase the unit in the said scheme inspected the documents relating to the said land, rights of the owner-developer, the commencement certificates along with the plan, title certificate/report, and other documents as are specified under the provisions of the Maharashtra Ownership of Flats Act 1963.

**AND WHEREAS**, The copy of the Certificate of the title, issued by the Advocate of the Developer, copy of the floor plan on which tenement under transaction is situated, 7/12 extracts of showing the nature of the title of the owners of the said Land, copy of the commencement certificate, amenities and specifications as agreed to be provided and copy of the Non Agriculture permission, Common Areas & Facilities and have been annexed hereto and marked as Annexure-G, B, A, D,E, C & F respectively.

**AND WHEREAS**, After the Purchaser/s' enquiry, the Developer herein has requested to the Purchaser/s to carry out independent search by appointing his/her/their/their own Advocate and to ask any queries, he/she/they had regarding the marketable title and rights and authorities of the present Developer of the said Land. The Purchaser/s has/have satisfied himself/herself/themselves in respect of the marketable title of the present Developer Plot/s, and the rights/authorities of the Developer to develop the same, decided and agreed to purchase from the present Developer and the Developer herein agreed to sell to the Purchaser a Unit/Flat in the said Scheme more particularly described in SCHEDULE II given herein (hereinafter referred to as the said "UNIT/FLAT"), for and at the price hereinafter mentioned;

**AND WHEREAS**, The Developer herein has agreed to provide amenities in the said Unit/Flat which are more particularly described in the Annexure-C hereto;

**AND WHEREAS**, The Purchaser/s herein is/are aware of the fact that the Developer herein have entered or will enter into similar or separate agreements with several other person/s and party/ies as to sell, lease, mortgage etc in respect of other flat/s, residential tenement/s and further to allot of exclusive right to use terraces, car parking, under the stilt, land adjacent to the building, within the said land for garden etc,



**AND WHEREAS,** To witness the terms and conditions thereof, the parties have executed this Agreement to Sell, as contemplated under the Maharashtra Ownership Flats Act, 1963, except as otherwise stipulated herein,

**AND WHEREAS** Under Section 4 of the act the Developer herein is required to execute a written agreement for Sale of the said Flat in favour of the Flat Purchaser being in fact these presents and the parties are required to register the said agreement under Registration Act within 4 months from the date of execution thereof.

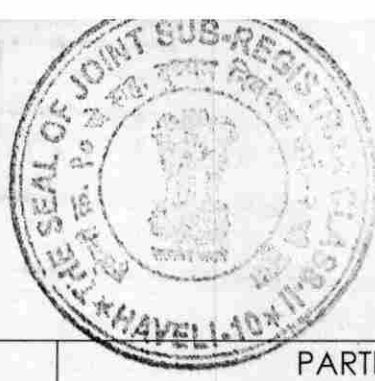
**NOW THEREFORE THIS INDENTURE WITNESETH AND IT IS HERBEY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. The Developer herein hereby, agrees to transfer by sale or otherwise convey absolutely, all that proprietary rights, (along with exclusive rights and facilities particularly agreed to if any, undivided share therein), in the
2. BUILDING NO. : **A**  
 UNIT/FLAT NO. : **101**  
 FLOOR : **FIRST**  
 AREA (Carpet) : **1025 SQ.FT. (95.26 SQ.MTR)**  
 EXCLUSIVE FACILITY  
 Car Park No. : **1**  
 Terrace/Balcony : **170 SQ.FT. (15.80 SQ.MTR)**

in the scheme known as "**GINI VIVIANA**" being constructed on the land bearing Survey No. 38, Hissa No.1, situated and being at Village Balewadi, within the jurisdiction of the Sub- Registration District Pune, Taluka Haveli, Pune; more particularly described in the SCHEDULE II written herein and delineated by Red lines in the map annexed herewith(hereinafter referred to as the said "Unit/Flat") unto the Purchaser and the Purchaser has agreed to purchase the same from the Developer herein, in accordance with the terms and conditions herein, for and at the lump sum price of **Rs. 91,95,500/- (Rupees Ninety One Lakh Ninety Five Thousand Five Hundred Only)** including the proportionate price of the common areas and facilities appurtenant to the flat. The nature extent and description of the common areas and facilities which are described in Annexure F. The said price is fixed on lump sum basis and has no bearing whatsoever on the actual area of the said Unit/Flat.

In consideration thereof, the Purchaser paid and/or agreed to pay the said lump price **Rs. 91,95,500/- (Rupees Ninety One Lakh Ninety Five Thousand Five Hundred Only)** to the Developer herein and the Developer herein accepted and/or agreed to accept the said amount of consideration from the Purchaser as follows:





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SR. No	AMOUNT	PARTICULARS
1	Rs. 16,03,545/-	Before agreement paid by the Purchaser to the Owner-Developer.
2	Rs. 75,91,955/-	Payable by the Purchaser to the Developer on or before grant of possession of the said flat by the Developer to the Purchaser, in terms hereof.
	<b>Rs. 91,95,500/-</b>	<b>TOTAL CONSIDERATION</b>

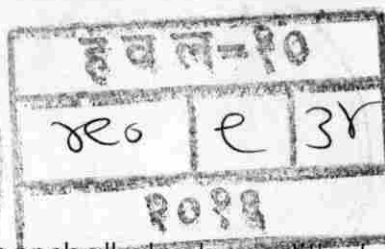
- (a) In consideration thereof, the Purchaser paid to the Developer the amount of **Rs. 16,03,545/-** by duly drawn

Sr. No.	DATE	CHEQUE NO.	BANK NAME	CHQ. AMT	NET AMT.
1	06/12/15	117093	State Bank Of India	6,00,000/-	6,00,000/-
2	06/12/15	468207	Indian Bank	6,00,000/-	6,00,000/-
3	05/01/16	EFT	EFT	1,60,000/-	1,60,000/-
4	05/01/16	EFT	EFT	2,10,000/-	2,10,000/-
5	05/01/16	EFT	EFT	33,545/-	33,545/-
			<b>TOTAL</b>	<b>16,03,545/-</b>	<b>16,03,545/-</b>

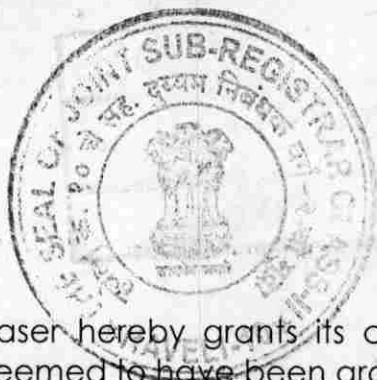
in favour of the Developer, receipt whereof is hereby acknowledge by the Developer;

- (b) The balance amount of **Rs. 75,91,955/- (Rupees Seventy Five Lakh Ninety One Thousand Nine Hundred & Fifty Five Only)** has been agreed to be paid by the Purchaser to the Owner-Developer, percentage wise as per the above details of particulars, for the flat in this agreement. The amount to be paid by the purchaser to the Developer as agreed to above, shall always be the ESSENCE OF THE CONTRACT.
3. In case of default committed by the purchaser in payment of the amount as and within the time herein agreed,
- a. The Developer shall be entitled to claim interest @ 21% per annum from the due date till the actual receipt thereof, without prejudice to the other rights of the Developer available as per the terms and conditions hereof and the statute,
- b. The Developer shall, without prejudice to as stipulated above, be entitled to terminate this agreement by giving fifteen(15) days notice, in which case, however the Purchaser shall be entitled to refund of the amount of the consideration till then paid, after disposal of the said flat by the Developer and receipt of the amount from such disposal at least equal to the amount to which the Purchaser is entitled for the refund,





- c. The Developer shall also be entitled, in case of termination of the agreement provided anywhere in this agreement, to deduct and/or claim from the Purchaser, the amount of Rs.1,00,000/- (Rupees One Lakh Only) towards administrative and miscellaneous expenses for drawing of this agreement and other matters related thereto.
4. The Developer Have completed the construction of the said flat and the building in accordance with the sanctioned/ revised sanctioned building plans and specifications, fixtures, fittings and amenities as agreed to and mentioned/ enumerated in **Annexure B & C** (said "Specification").
5. It has been expressly understood and agreed to, by and between the parties hereto that-
- a. The said Land has a access.
- b. The Developer shall be entitled to use and utilize additional Floor Area Ratio/Floor Space Index ("FAR/FSI") by way of Transferable Development Rights ("TDR"), by availing of the same in the open market, as is permissible under Development Control Regulations, 1998, in its application, framed on application and also under the Maharashtra Regional Town Planning Act, 1966,
- c. The Developer shall be entitled to and specifically retains the form as many condominiums as may be decided by the Developer, to be convenient for proper administration of the entire ownership scheme, building-wise and/or otherwise,
- d. The Purchaser has unequivocally accorded his consent to the stipulations and reservations contained herein,
- 6.
- a. The Purchaser hereby, grants its consent to change/ modification/alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by the Owner-Developer, without prejudicially affecting the construction of the said Unit/Flat, agreed to be purchased by the Purchaser.
- b. It is also agreed between the Parties hereto, that the Developer shall be entitled to amalgamate the said land with any other adjoining properties and/or use, utilize and consume FAR/FSI permissible as Transferable Development Rights ("TDR"), to which the Developer may fully and/or partially and/or in any other arrangement with the holder thereof, be entitled. The Developer shall, in such cases or otherwise, be entitled to revise/redraw the layout of the land and/or building/s plans as may be permissible under DCR, without prejudicially affecting the construction of the said Unit/Flat, agreed to be purchased by the Purchaser, for



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which the Purchaser hereby grants its consent and the same shall be always deemed to have been granted.

- c. The Developer intends, is entitled and has right to construct number of buildings consisting of ownership blocks, on various portions of the said Land, without any objection/s and/or impediment/s and/or obstruction/s on any of the grounds from the Purchaser. In the event of such or any objection/s and/or impediment/s and/or obstruction/s, made and/or raised by the Purchaser, the Developer shall be entitled to the damages from the Purchaser, without prejudice to any other rights, available to the Developer under this agreement and/or in law.
- d. The Developer is developing the said Land by constructing thereon, more than one building, consisting of residential terrace and/or garden flats. The Developer, as entitled, may provide for exclusive right/facility of car park/garden space/ open space/ lobbies/ terraces/passages to any concerned flat purchaser. The rights of purchasers of such Unit/Flats, notwithstanding formation of condominium stipulated herein, shall not be affected or prejudiced in any manner whatsoever. The Purchaser hereby agrees and grants its consent for reservation of any such open garden space/terrace/parking/lobbies/passages etcetera, as exclusive area and facility for such Unit/Flats.
- 7.
- a. The Floor Space Index ("FSI")/ Floor Area Ratio ("FAR") available in respect of the said Land is One only and subject to right to revision of layout by the Developer, as herein before agreed, no part of the said FSI/FAR has been utilized by the Developer anywhere else.
- b. The Developer however, shall be entitled to use, utilize and consume FAR/FSI, entitled by the Developer relating to any other property on the said Land or any portion thereof, by way of Transferable Development Rights ("TDR") or grant thereof, under slum removal schemes or otherwise, as may be permissible by the DC Rules.
8. The Developer shall have preferential /pre emption to utilize the residual or available FSI/FAR or the one increased by reason of any rule/ regulation/enactment or the additional one granted and/or allowed thereunder in respect of or relating to or relating to or on the said Land, to which the Purchaser hereby agrees and shall always be deemed to have agreed.
9. The Developer Have completed the construction of the said flat as agreed to herein and shall handover possession thereof to the Purchaser, within about a period of " **15<sup>TH</sup> DAYS FROM THE DATE OF FULL AND FINAL PAYMENT** ", in default thereof committed by the Developer therein, however subject to as agreed herein, the Purchaser shall be entitled to terminate this agreement and to refund of the amount of consideration till then paid along with



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interest at the rate of 9% per annum from the date of payment/s thereof.

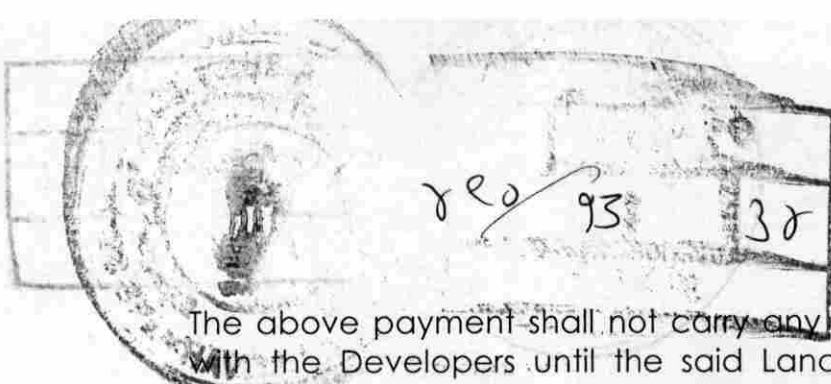
10. The period of delay caused in completion of the construction of the said flat on account inter alia of:
  - a. non availability of building material such as steel, cement, water, electricity etc,
  - b. war, civil commotion, strike, hartal, bandh, act vis majore etc.
  - c. any notice, order, injunction, stay, rule, regulation, notification of any statutory or government authorities or court of law etc.,
  - d. any other reason/cause, beyond the control of the Owner-Developer, shall not be calculated/included in the period for grant of possession of the said flat as agreed to herein.
11. The Purchaser shall take possession of the said flat within seven days of the Developer giving written notice to the Purchaser intimating completion of the construction of the said flat for use and occupation.
12. At the time of delivery of possession of the said Unit/Flat, the Purchaser shall also execute such other documents such as Possession, Receipt, Indemnity, Declaration, Undertaking, etc. as might be required by the Owner-Developer.
13. The Developer shall complete the project phase wise and after completing the residential buildings. The developer will complete the amenities of the project, On completion of the construction of the said flat and obtaining completion certificate from the concerned authorities.
14. In failure on the part of the Purchaser to take possession accordingly without any reasonable cause, the Developer shall be entitled, without prejudice to any other remedy available under this agreement or enactment, to put the said flat to sell/disposal entirely at the risk and as to cost and consequences of the Purchaser and shall be entitled to recover the amount due under this agreement from such proceeds. The Developer shall also be entitled to recover from the Purchaser such balance amount due, remaining even after deducting the said amount of proceeds, under this agreement. The decision of the Developer as to reasonability of any such cause, contemplated herein, as might be put forth by the Purchaser, shall be final and shall be binding upon the Purchaser.
15. Within one year, from the date of handing over of possession of the said flat to the Purchaser, if any material defect is found out to have been done or caused by the Owner-Developer, the Developer wherever possible, shall be bound to rectify/removal/alter/remedy the same, entirely at the cost of the Owner-Developer.





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16. Notwithstanding anything contained anywhere in this agreement, under no circumstances the Purchaser shall be entitled to possession of the said Unit/Flat, unless the Purchaser shall have paid the entire amount of consideration and other dues as agreed to herein, to the Owner-Developer.
- 17.
- a. The Developer shall be, entirely at his option and discretion, entitled to form one or different condominium/s of apartment holders under the provisions of the Maharashtra Apartment Ownership Act, 1970, for each or more such building/s being/proposed to be constructed on the said Land or form Co-operative Housing Society Limited under the provisions of The Maharashtra Co-operative Societies Act 1960 and rules made there under or to form a Private Limited Company under provisions of Companies Act 1956 and do the needful for formation of such institute. The Developer herein along with other tenements holders if required under various acts will have to join in forming and registration of such Association of Apartment or Society or Company etc which is to be formed by the Developer herein as aforesaid and for that, the Purchaser/s herein from time to time will sign/execute all deeds, documents, applications etc. as may be required by the Developer for duly formation and registration of such Association of Apartment or Society or Company etc. if required and return the same to the Developer herein within ten days of the same being forwarded by the Developer to the Purchaser/s as to enable the Developer to register the organization of the tenement holders in the building/s under Section 10 of the said Act within the time limit prescribed by Rule 8 of The Maharashtra Ownership Flats( Regulation of Promotions of Construction, Sale, Management and Transfer) Rules 1964.
- b. The Developer shall also be entitled and at liberty either to sub-divide the said land, or without sub-dividing the same, but marking the use of defined portions of the said land by each/such condominium/s.
- c. The Purchaser hereby irrevocably accords his/ her consent for the same and the decision taken by the Developer in that regard shall be conclusive and binding upon the Purchaser.
18. The flat purchaser shall before delivery of possession of the said flat pay the Developer **Rs.1,27,782/- (Rupees One Lakh Twenty Seven Thousand Seven Hundred & Eighty Two Only)** for proportionate share towards costs, expenses, maintenance (For Two Years) and outgoing taxes and other charges necessary and incidental for the maintenance and upkeep of the said Unit/Flat/land etc.; the Developer will start collecting and spending the maintenance of the society on receiving the completion certificate from Pune Municipal Corporation, Pune, and the same will be charged to the Purchaser from the date of Completion.



The above payment shall not carry any interest and will remain with the Developers until the said Land with building thereon being transferred to the proposed organization. Upon the said Land with buildings thereon being transferred as aforesaid, the balance after the expenses occurred thereof shall be paid over by the Developer to the proposed organization.

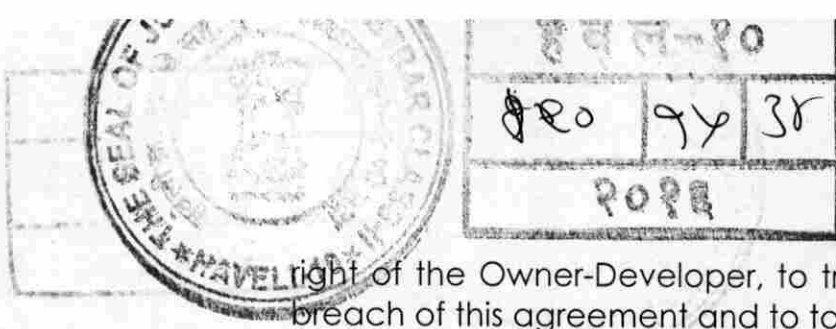
19. The Developer shall, subject to being prevented by any cause, within a period of six months from the date of disposal of all the Unit/Flats in the said scheme, form such organization. The entire expenses relating to formation of such organization and incidental thereto, shall however, be entirely borne by the Purchaser proportionately, and the Purchaser shall pay the same to the Developer as and when demanded by the Owner-Developer.
20. The Developer shall execute the required indenture of transfer relating to the said flat in the nature of sale or otherwise convey, the said flat either in favour of the individual flat purchaser and/or the existing society and/or such society formed, as may be found required, within a period of six months from the date of disposal of all Unit/Flats and Completion Certificate granted by the PMC in respect of all the buildings.
21.
  - a. The Purchaser shall use the said flat for the purposes for which, it is sanctioned by the Pune Municipal Corporation, Pune and the Purchaser shall not use nor allow any other person to use the said flat for any other purposes.
  - b. The Purchaser shall maintain the said flat at his/her/their own cost in good repairs and condition from the date of grant of possession of the said flat is taken and the Purchaser shall not do or cause to be done anything in or to the building in which the said flat is situated, staircase or any passage which may be against the rules, regulations or bye-laws of the organization or Pune Municipal Corporation, Pune or any other statutory or other authorities. The Purchaser shall also not change/alter or make addition in or to the building in which the said flat is situated and the said flat itself or any part thereof.
  - c. The Purchaser shall not store in the said 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 or which are against the rules, regulations, by laws of the said organization, statutory or other authorities. Any damage so caused by act or omission on the part of the Purchaser to the said flat or other Unit/Flats in the building or the building or any part thereof, shall entirely be at the risk as to the cost, consequences, damages of such Purchaser.



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- d. The Purchaser shall not break any internal as well as external walls of the said flat for fixing up Window AC in the said Unit/Flat. The Purchaser shall not be allowed to put up Window AC in the said flat by breaking/changing/modifying any walls of the said Unit/Flat. The Purchaser if fixing up Split AC in the said flat shall be allowed to put the exterior unit of the split ac only in the duct area of the said Unit/Flat.
- e. The Purchaser shall carry at his/her/their own cost, all internal repairs to the said flat and shall keep the said flat in good and habitable condition and shall not demolish or cause to be demolished by act or omission, the said flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building and shall keep the appurtenances thereto in good repairs and conditions and in particular, so as to support, shelter and protect the other parts of the building and shall not chisel or in any other manner damage or cause to be damaged by act or omission the columns, beams, walls, slabs or R.C.C Structure or other structural members in the said flat building without the prior permission of the Developer/Organization.
- f. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot/building or any part thereof, whereby any increased premium shall become payable in respect of the insurance.
- g. The Purchaser shall not throw any 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 Plot and the building or any part thereof.
- h. The Purchaser shall also observe all other terms / conditions /directions/ rules/ notifications issued enforced, circulated under any statutes, rules, orders, bye laws by any authority or by the said organization for "use" of the flat in the building or the said Land or any part thereof.
- 22.
- a. All charges, levied or demanded from the Purchaser, after the date of Completion Certificate in respect of the said Unit/Flat, by the Owner-Developer/ by the said organization, for maintenance of the common area and facility not limited to security, sweepers, gardeners, staff, electricity, water, drainage, sewage, passages, gardens, repairs thereof, or any part thereof, and such other charges shall be paid by the Purchaser in the ratio as may be determined by the Developer or the said organization, as the case may be, forthwith. Any default therein, shall entitle the Developer or the said organization, as the case may be, to claim reasonable interest, without prejudice to the





right of the Owner-Developer, to treat the same as default and breach of this agreement and to take actions for the same.

- b. The Purchaser shall bear and pay and shall always be liable to bear and pay all such amount levied as Property tax/ cesses/ charges/ duties on the said flat and on the said building proportionately or the fixtures and fittings therein, by the local authority or any other authority under any statute /rules /regulations /notifications/ orders/ contracts, from the date of the Completion Certificate, in respect of the said Unit/Flat.
- c. If at any time, after execution of this agreement, any tax/duty/ charges/premium/cesses /surcharge /betterment /tax /sales tax/ transfer/ tax /turnover tax/ penalties et cetera, by whatever name called, is levied or recovered or becomes payable under any statute/rule/ regulation/ notification/ order/in force or which shall be enforced, either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said Land or the said flat or the said agreement or the transaction herein, shall exclusively be paid/borne by the Purchaser. The Purchaser hereby, indemnifies the Developer from all such levies, cost and consequences.
- d. Service Tax & VAT payable as applicable provisions of the Finance Act. The amount payable as aforesaid by way of Service Tax & VAT shall be paid by the purchaser to the Developer immediately on demand and in any event before the time stipulated under the applicable provisions of the Finance Act to ensure that there is no default in payment of such service tax & VAT on the due date and the consequent liability by way of interest, penalty etc which may arise on account of nonpayment of such service tax & VAT in accordance with the provisions of the Finance Act.
- e. Provided that any deduction of an amount made by the Purchaser/s on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Developers under this Agreement shall be acknowledged / credited by the Developer, only upon purchaser/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department website.
- f. Provided further that at the time of handing over the possession of the unit, if any such certificate is not produced, the purchaser shall pay equivalent amount as interest free deposit with the Developer, which deposit shall be refunded by the Developer on the purchaser producing such certificate within 4 months of the possession. Provided further that in case the purchaser/s fails to produce such certificate within the stipulated period of the 4 months, the Developer shall be entitled to appropriate the said Deposit against the receivable from the Purchaser/s.



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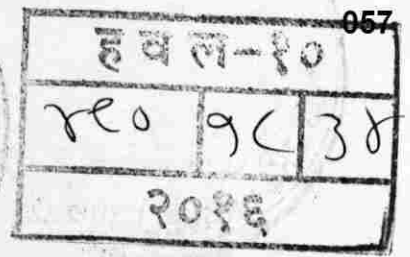
- 23.
- a. After the completion of the construction of the said Unit/Flat, as stated above, the maintenance of the said flat and the common area and facilities shall be borne by the Purchaser, proportionately at actual.
  - b. It is also clearly understood that this shall not preclude the organization of such purchasers, to claim, demand and raise the maintenance charges independent of such and said contribution from the holder of the Unit/Flat.
24. The entire expenses by whatever name called, and stamp duty, registration fees, its incidences, in respect of this agreement, conveyance, any other document required to be executed in respect of and relating to the said flat and/or the transaction under this agreement shall entirely be borne and paid by the Purchaser.
25. Notwithstanding anything contained anywhere in this agreement, all the payments agreed to herein and otherwise required to be made by the Purchaser otherwise, shall always be the ESSENCE OF THE CONTRACT. Failure on the part of Purchaser to pay the same accordingly, shall be a breach of this agreement, committed by the Purchaser.
- 26.
- a. 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 Land and the building or any part thereof. The Purchaser shall have no claim save and except in respect of the said flat hereby agreed to be sold to the Purchaser and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces et cetera, will remain the Property of the Developer until the said Land and the building save and except any part thereof is reserved by the Owner-Developer, is transferred to the Purchasers or the said organization by filing and registering the declarations as herein before mentioned. The Developer shall be entitled to dispose of such open space, terrace, parking's, hoardings space, garden space, lobbies, canopies, etcetera, on such terms as may be decided by the Owner-Developer, to any flat purchaser for which the Purchaser hereby grants and is always deemed to have granted the consent.
  - b. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this agreement or any forbearance or giving of the time to the Purchaser by the Developer for anything, shall not be construed as waiver or acquiescence on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Owner-Developer.





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- c. The Developer herein has not undertaken any responsibility nor has he/they agreed anything with the Purchaser/s orally or otherwise and there is no implied agreement or covenant on the part of the Owner-Developer, other than the terms and conditions expressly provided under this agreement.
- d. The Purchaser shall not, without the written permission of the Owner-Developer, let, sublet, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose of the said Unit/Flat, terrace and/or parking nor shall assign this agreement to any person until the execution of the conveyance as mentioned herein before. Any breach thereof, shall entitle the Owner-Developer, to terminate this agreement, without prejudice to any other rights, available to the Developer under this agreement and/or other law.
- e. The Purchaser shall permit the Developer and its surveyors or agents with or without workmen and other, at all reasonable times to enter into the said flat or any part thereof and to make good any defects found in respect of the said flat or the entire building or any part thereof.
- f. In the event of any organization as agreed being formed and registered before the sale and disposal of all the Unit/Flats in the building, all the powers and authorities and rights of the flat purchasers herein shall be always subject to the rights of the Developer under the agreements entered into by the Developer with the Purchasers, development rights of the said Land of the Owner-Developer, right to dispose of unsold Unit/Flats and all other incidental, ancillary and supplementary rights thereto. The Developer shall have a right to dispose of the remaining Unit/Flats in the said scheme in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Owner-Developers and the Purchasers of such remaining Unit/Flats shall be accepted as members of such Society or Body. The Owner-Developers in that case shall not be required to pay any transfer dues to the Society or to the Body.
- g. The Name of the Scheme "**GINI VIVIANA**" on the said Land shall not be changed under any circumstances and subject to the approval of the Assistant Registrar of Co-operative Societies, Pune the name of the Co-operative Society to be formed or the Body to be formed shall bear the said name or shall be preceded by the words or to that effect.
- h. The Purchaser/s shall observe and perform all the rules and regulations of the Association of the Apartments or society or the Limited Company as the case may be which may be formed by the Developer and adopt rules, regulations, bye laws at its inception and the additions, alterations and/or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Accommodations 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 the Government and other public bodies. The Purchaser/s shall observe and perform all the stipulations and conditions laid down by the Deed of Declaration and Bye-Laws of the Association of Apartments or society or limited company as the case may be regarding the occupation and use of Accommodation in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.

- i. The Purchaser shall present this agreement at the office of Sub. Registrar, Haveli, Pune for registration within the time prescribed by the Registration Act and upon intimation thereof by the Purchaser, the Developer shall attend such office and admit execution thereof;
  - j. All notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by Registered post at his address given above.
  - k. It is understood and agreed by and between the parties hereto that the Developer shall be at liberty to sell, transfer, convey garden space, parking space and terrace space in the said building to any person/s of his choice and the same shall belong exclusively by the concerned Purchaser and such Purchaser shall be entitled for exclusive use of the said garden space, parking space, terrace space, as the case may be, other than the one agreed to be sold in this agreement. The Purchaser hereby irrevocably granted and shall be deemed always to have granted his/her/their consent for the same.
27. Notwithstanding anything contained anywhere in this agreement,
- a. Until all the payments inclusive of the amount of consideration, in respect of all the Unit/Flats/building/Property is received by the Owner-Developer, the Developer shall have all the rights subsisting under this and such agreement.
  - b. The tolerance in the area of the said flat shall only be to the extent of 3% of the area mentioned in SCHEDULE.II the Developer shall be entitled to claim additional consideration or liable to reduce the agreed consideration as the case may be in proportion to the area with the consideration agreed to herein, in case the difference in the area is more than the said tolerance.
  - c. The Developer shall be entitled to claim escalation in the price and consideration agreed to herein, of the said Unit/Flat, due to escalation of prices of building material and allied products, if such increase is more than 7% of the present prices. The decision



of the Developer about such escalation shall be final and binding on the Purchaser.

28. The DEVELOPERS here by confirm this agreement, and contents, terms and conditions thereof.
29. Except otherwise mentioned and provided herein, this agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963.

#### STAMP DUTY PARTICULARS

LOCATION: The property is situated within the locality of Balewadi, within the limits of Pune as described in Zone 58/679 of VIII of the Ready Recknor of the P.M.C. and Valuation Department

#### UNIT/FLAT DETAILS

BUILDING NO.	:	<b>A</b>
UNIT/FLAT NO.	:	<b>101</b>
FLOOR	:	<b>FIRST</b>
AREA (carpet)	:	<b>1025 SQ.FT. (95.26 SQ.MTR)</b>
EXCLUSIVE FACILITY		
Car Park No.	:	<b>1</b>
Terrace	:	<b>170 SQ.FT. (15.80 SQ.MTR)</b>
Value Prescribed for Unit/Flat:		<b>Rs. 91,95,500/-</b>
Facility	:	
Total	:	<b>Rs. 91,95,500/-</b>
Value Agreed	:	<b>Rs. 91,95,500/-</b>
Stamp Affixed	:	<b>Rs. 5,51,800/-</b>

This provision relates to the Residential Apartment under provisions of the Maharashtra Ownership Flats Act, 1963. As such stamp duty on the prescribed/agreed value, whichever is higher, as per Article 25(d)(1) of the Bombay Stamp Act, 1958 is affixed herewith. The agreed value is the so-called Market Value of the said UNIT/FLAT.

The purchaser is investor and is entitled to claim the exemption in stamp duty on sale of the said UNIT/FLAT within one year as per the amendments of Sec. 5(g) (ii) the Bombay Stamp Act.

#### SCHEDULE -I-

All that piece or parcel of the land admeasuring about 02H 02R (Including Pot Kharaba 00H 01R) of land bearing Survey No. 38, Hissa No.1, situated and being at Village Balewadi, within the jurisdiction of the Sub- Registration District Pune, Taluka Haveli, Pune and within the limits of Pune Municipal Corporation and is bounded as follows:

On or towards the North	:	By Property of Sopan Baburao Balwadkar, Survey No. 34 Part,
On or towards the South	:	By 18 meter D.P. Road,
On or towards the East	:	By Property of Bhoomi Arista, Survey No. 38/2 part
On or towards the West	:	By Sopan Baburao Balwadkar, Survey No.34 part.



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**SCHEDULE II**

(Description of the said "Unit/Flat")

The Unit/Flat in the Scheme **GINI VIVIANA** being constructed on property described in the schedule herein above, the details of the Unit/Flat are as follows:

BUILDING NO.	:-	<b>A</b>
FLAT NO.	:-	<b>101</b>
FLOOR	:-	<b>FIRST</b>
AREA OF UNIT/FLAT (CARPET)	:-	<b>1025 SQ.FT. (95.26 SQ.MTR)</b>
EXCLUSIVE FACILITY		
CAR PARKING NO.	:-	<b>1</b>
TERRACE / BALCONY	:-	<b>170 SQ.FT. (15.80 SQ.MTR)</b>

**ANNEXURE A**

(7/12 extracts)

:

Enclosed with the agreement.

**ANNEXURE B**

(Copy of the floor plan)

:

Enclosed with the agreement.

**ANNEXURE C**

(Amenities & Specifications)

:

1. Earthquake resistant RCC frame Structure
2. Concealed Electrical piping
3. Electrical provision for Exhaust Fan in Kitchen and Toilets
4. Provision for Ac point in all bedrooms and living room.
5. T.V. and Telephone Point in master bedroom and living room.
6. Generator Backup Facilities for common areas, elevators and water pumps
7. Provision for Invertors in each apartment.
8. Concealed Plumbing
9. Shower panel in master bathroom.
10. Granite Door Frames for Bathrooms and Window Sill
11. Bathroom glazing of designer series.
12. Vitrified Tiles in the rest of the apartment, laminated wooden flooring in the master bedroom.
13. Black Granite Per all Platform with Stainless Steel sink and Dado Tiles up to 4' in kitchen.
14. Modular kitchen with chimney.





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15. Anti Skid Flooring for Toilets
16. Aluminium Powder Coated Windows with SS mosquito nets and French Doors
17. Modular/Laminated doors.
18. POP patra wall finish with Oil Bond Distemper paint and Weather Shield Acrylic external paint.
19. Windows grill
20. Internationally renowned elevators, two in each wing
21. Video door phone facility.
22. Close circuit camera for common area and lobbies connected to security.
23. Solar system for hot water in master toilet and geyser in common toilet. Half glass partition in shower area of master bedroom
24. Fire Fighting System
25. Concrete Road with Trimex Finish

#### ANNEXURE D

(Copy of the commencement certificate)

:

Enclosed with the agreement.

#### ANNEXURE E

(Copy of the Non-Agriculture Permission)

:

Enclosed with the agreement.

#### ANNEXURE F

(COMMON AREAS AND COMMON FACILITIES)

:

(a) **COMMON AREAS:**

- (i) Every Residential flat purchaser shall have proportionate undivided common right in the said land in proportion to built up area of the said Unit/Flat.

**LIMITED COMMON AREAS:**

- 1) Partition walls between the two Unit/Flats shall be limited common property of the said two Unit/Flats.
- 2) Covered/Open scooter parks and car parks and terrace on top of building and portions thereof will be allotted to specific flat purchaser/s by the Developer-owner/s as per their discretion or retained by the Developer-owner/s.
- 3) Terraces adjacent to the terrace flats and above the building shall exclusively belong to such respective Flats if so specifically allotted by the Developer-owner/s.



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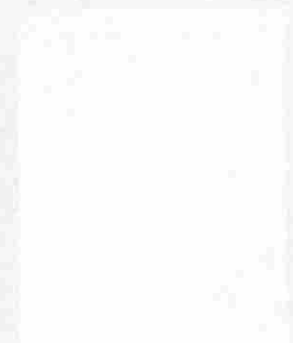
- 4) Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
- 5) Parking spaces under stilts of the building and parking spaces in open land shall be allotted to specific purchasers by the Developer-owner/s as per their discretion or may be retained by the Developer-owner/s. Passages and toilets/W.C.S which are not the part of specified Unit/Flats may be exclusively allotted to those Unit/Flats who have access through such passages or adjacent to such toilets/W.C. s for their exclusive or limited common use only as per the discretion and option of Developer-owner/s.

**(b) COMMON FACILITIES**

1. Club House with Party Lawn and Swimming Pool
2. Guest Rooms
3. Gymnasium
4. Children's Playground
5. Basketball Ring
6. Servants Toilet

**ANNEXURE G  
(TITLE CERTIFICATE)**

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In witness whereof the parties hereto have signed, sealed and delivered to each other this agreement on the date hereinbefore first mentioned



*Gautam Harlalka*

**MR. GAUTAM VINOD HARLALKA**

as authorized Partner of

**M/s. GINI CITICORP REALTY LLP**

So also as the duly constituted attorney of  
the Owners / Consenting Party

**DEVELOPER AND CONSENTING PARTY**



*Savita Jagtap*

**MRS. SAVITA DATTATRAY JAGTAP**



*Dattatray Jagtap*

**MR. DATTATRAY SHAMRAO JAGTAP  
PURCHASERS**

**WITNESSES**

1. Sign: *Akshay Ranmore*  
Name: **Akshay Ranmore**  
Address: **Hadapsar pune 13**

2. Sign: *Jitu Gite*  
Name: **Jitu Gite**  
Address: **Bandgarden Road, pune 1**



**Altat Sakkarge**  
BA, LL.B., M.LL&LW  
Advocate

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**Correspondence Address:**

A-8, Hillview Residency,  
NIBM Road, Kondhwa Khurd  
Pune 411048.  
**Email:** saltatpune@gmail.com

**Office Address:**

16 Gulmohar Apartments  
2424 East Street,  
Camp, Pune 411001  
**Tel.**30548537/30548531

Ref. No.

Date. 06/09/2011

**TITLE REPORT**

At the instance of **M/s Gini Citicorp Realty LLP, A Company, registered under the Indian Companies Act, having its Registered Office at 413, Tantiya Jogani Industrial Estate, J. R. Boricha Marg, Lower Parel East, Mumbai 400011.** I have taken the search in respect to the property which is very specifically described in the schedule hereunder is as follows.

**DESCRIPTION OF THE PROPERTY:**

All that piece or parcel of the land admeasuring about 02H 02R (Including Pot Kharaba 00H 01R) of land bearing Survey No. 38, Hissa No.1, situated and being at Village Balewadi, within the jurisdiction of the Sub- Registration District Pune, Taluka Haveli, Pune and within the limits of Pune Municipal Corporation and is bounded as follows:

On or towards the North : By Property of Sopan Baburao Balwadkar, Survey No. 34 Part,  
On or towards the South : By 18 meter D.P. Road,  
On or towards the East : By Property of Bhoomi Arista, Survey No. 38/2 part  
On or towards the West : By Sopan Baburao Balwadkar, Survey No.34 part.

**OPINION:**

I have perused the documents and record which were made available to me for the purpose of search. On the basis of these records and records and registrar available to me for the purpose of search in the offices of Registrar of Assurances, Taluka Haveli, District Pune. I hereby state and declare that the title of 1.Mr. Dashrath Kondiba Balwadkar, aged about \_\_\_ years, Occupation Well to do, 2. Mr. Prakash Dashrath Balwadkar, aged about \_\_\_ years, Occupation Business, 3. Mr. Vilas Dashrath Balwadkar, aged about \_\_\_ years, Occupation Business, 4. Mr. Kalidas Dashrath Balwadkar, in respect to the said property and is clean clear and free from all encumbrances of what so ever nature and M/s. Gini Citicorp LLP are the bonafide developers of the said property.. Hence this Report.

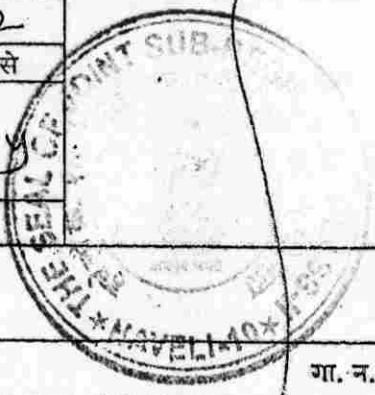
- - - - sd - - -  
**Altat U. Sakkarge**  
Advocate.



मि.दि. तिखे कार्यालय, ४२, बुधवार पेठ, गणपती चौक, पुणे २. फोन २४४५६६७७  
 गा. न. क्र. ७, ७ अ, व १२  
 गांव बामदिस ता. हवेली जि. पुणे

शिक्षा

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा. न. क्र. ७	खाते क्र.
3019		न-श	मालकाचे नांव ७१६	कुळाचे नांव
भूमापन क्रमांकाचे स्थानिक नांव	पासोस		६२१२५ कोसिसी बामदिसकर	इतर अधिकार / हक्क / सविस्तर
लागवड योग्य क्षेत्र	एकर	गुठे	प्रकाश ६२१२५ बामदिसकर	६५३ ५८३
जिरायत	हेक्टर	आर	विकास ६२१२५ बामदिसकर	
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	एकूण			



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गा. न. क्र. ७ अ				गा. न. क्र. १२									प्रडीक व पीकरस निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			प्रकार	क्षेत्र		
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन				
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४२, बुधवार पेठ, गणपती चौक, पुणे २.  
 गा. न. क्र. ७, ७ अ, व १२

## पुणे महानगरपालिका

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा)  
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला  
(कमेन्समेंट सर्टिफिकेट)

बांधकाम नियंत्रण कार्यालय  
पुणे महानगरपालिका,  
शिवाजीनगर, पुणे - ५.

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.)  
प्रकरण क्रमांक : BLD/0047/11 NEW

Proposal Type : Residential

Project Type : (Layout of Building + Proposed Building)

क्रमांक : CC/3388/11

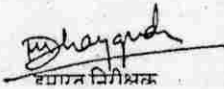
दिनांक : 23/12/2011

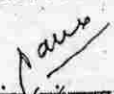
श्री. / श्रीमती. GAUTTAM HARLALKA & OTHERS द्वारा ला. स. श्री. PARVEZ MEHBOOB JAMADAR यांस राहणार पुणे, पेठ OFF NO. 1 BHARAT ARCADE CAMP PUNE, पुणे, परांक सर्व्हे नं. महाराष्ट्र नगर रचना अधिनियम, सन 1966 ची कलमे 44/45/58/69 व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन 1949 ची कलमे 253/254 प्रमाणे पुणे महानगरपालिकेच्या सीमेतील. पेठ BALEWADI परांक सर्व्हे नं. Survey No: 38/1, फयनल प्लॉट नं. ३८/१, येथे विकास करण्यासाठी आपण महानगरपालिकेकड दिनांक : 22/12/2011 रोजी प्रस्ताव दाखल केला आहे.

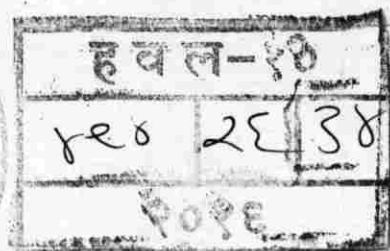


- संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. २२/१२/२०११ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागण्याची जबाबदारी जबाबदारी महानगरपालिकेवर नाही.
- सोबतच्या नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, त्याशिवाय जोत्यावरील काम सुरु करू नये.
- मा. सहाय्यक अभियंता (भूमीप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
- सोबतच्या नकाशावर मागे लिहिलेल्या / चिक्टवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या प्लॉटसवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सीमा भितीच्या आत व बाहेर किमान चार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय भोगवटा पत्र मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.
- काम सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुर्वमान्यता घेतल्याखेरीज जागेवर कोणतेही काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑयॉरिटीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेप्टिक टॅन्कसाठी मान्य केलेल्या नकाशामध्ये जागा दर्शविली असली तरी त्यासाठी मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजुरी घेतल्याखेरीज सेप्टिक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचा पुर्णत्वाचा दाखला हजर करण्यात यावा.
- जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.
- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.
- कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक सुतारी तात्पुरत्या स्वरुपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, सुतारी बांधण्याची गरज नाही.
- भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.  
वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

  
नगर उपअभियंता

  
सहाय्यक अभियंता (बांधकाम नियंत्रण)



- याचा :- 4) श्री.दशरथ कोटीबा बालवडकर व इतर तर्फे कुलमुख्यधारक मे.गिनी सिटीकोर्प रिवालिटी तर्फे गौतम हरलालका, रा-३-ई, गुलमोहर अपार्टमेंट, 9 ला मजला, सी विंग, 2820 ईस्ट स्ट्रीट, कॅम्प, पुणे यांचा दिनांक 26/12/2019 रोजीचा अर्ज.
- 2) ना. आयुक्त, पुणे विभाग यांचेकडील परिपत्रक क्र.मह-2/जमीन/आरआर/03/दि.22/12/2019.
- 3) पुणे नगरी, पुणे यांचे कडील कमेन्समेंट प्रमाणपत्र क्र.सीटी/330/2019, दि.23/12/2019.
- 4) अपर जिल्हाधिकारी तथा स.पा.पुणे नागरी समूह, पुणे यांचेकडील दि. 3 मे, 2019 रोजीचे पत्र.
- 5) महाराष्ट्र जमीन महसूल अधिनियम, 1956 चे कलम 84.
- 6) पर्यावरण विभागाकडिल पत्र क्रमांक इएनएच-2019/प्र.क्र.948/सा.क्र.3/ दिनांक 4/2/2019.
- 7) नगर विकास विभागाकडील परिपत्रक क्र. नाजक-2219/प्र.क्र.93/नाजकपा-2 दि.06/2019.

जिल्हाधिकारी कार्यालय, पुणे  
(महसूल शाखा)  
क्र.एमह/एनए/एसआर/1208/19  
पुणे, दिनांक 30/06/2019.



मौजे-बालेवाडी, ता-हवेली, जि-पुणे येथील जमीन स.नं. 36/9 मधील 20200 चौ.मी. क्षेत्रावरील रस्ता रुंदीने बांधित होणारे 9399-93 चौ.मी., आरक्षणामुळे बाधित होणारे क्षेत्र 9929-86 चौ.मी. व ट्रान्समिटरमुळे बाधित होणारे क्षेत्र 36-00 चौ.मी. क्षेत्र वगळता उर्वरित 96248-61 चौ.मी. क्षेत्रास निवासी प्रयोजनासाठी महाराष्ट्र जमीन महसूल अधिनियम, 1956 चे कलम 84 अन्वये अकृषिक परधानी मिळणेबाबत.

**आदेश,**

श्री.दशरथ कोटीबा बालवडकर व इतर 3 तर्फे कुलमुख्यधारक मे.गिनी सिटीकोर्प रिवालिटी तर्फे गौतम हरलालका, रा-३-ई, गुलमोहर अपार्टमेंट, 9 ला मजला, सी विंग, 2820 ईस्ट स्ट्रीट, कॅम्प, पुणे यांनी दि.26/12/2019 रोजीचे अर्जात मौजे-बालेवाडी, ता-हवेली, जि-पुणे येथील जमीन स.नं.36/9 मधील 20200 चौ.मी. क्षेत्रावरील रस्ता रुंदीने बांधित होणारे 9399-93 चौ.मी., आरक्षणामुळे बाधित होणारे क्षेत्र 9929-86 चौ.मी. व ट्रान्समिटरमुळे बाधित होणारे क्षेत्र 36-00 चौ.मी. क्षेत्र वगळता उर्वरित 96248-61 चौ.मी. क्षेत्रास निवासी प्रयोजनासाठी अकृषिक परधानी मिळणेबाबत प्रस्ताव या कार्यालयाकडे दाखल केला आहे. सदर प्रस्तावातील मिळकतीवरील रेखांकन व बांधकाम आरखेद्वारास पुणे महानगरपालिका, पुणे यांनी त्यांचेकडील दिनांक 23/12/2019 रोजीच्या कनिष्ठापत्राद्वारे मंजूर दिलेली आहे.

मौजे-बालेवाडी, ता-हवेली, जि-पुणे येथील विषयवस्तु मिळकतीचे सादर अगिलेखावरून खालील प्रमाणे क्षेत्र हक्कनोदणीस दाखल आहे.

अ.क्र.	गावाचे नाव	तालुका	सर्व्हे नं.
1	बालेवाडी	हवेली	36/9
अ	जमीन मालकाचे नाव	सर्व्हे क्रमांक	विनशेती करावयाचे क्षेत्र (चौ.मी.)
1	दशरथ कोटीबा बालवडकर, प्रकाश दशरथ बालवडकर, विलास दशरथ बालवडकर, कालिदास दशरथ बालवडकर	36/9	20200-00
2	एकुण क्षेत्र		20200-00

अ.क्र.	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र	20200-00
1	रस्ता व रस्ता केंडीकरणामुळे बाधित झालेले क्षेत्र	9399-93
2	ट्रान्समिटरच्या आरक्षणामुळे बाधित होणारे क्षेत्र	36-00
3	आरक्षणामुळे बाधित होणारे क्षेत्र	9929-86
4	या पूर्वी अकृषिक परधानी देण्यात आलेले क्षेत्र	00-00
5	रेखांकन नकाशात समाविष्ट करण्याचे क्षेत्र	96248-61
6	रेखांकनाचे प्रयोजन	निवासी

अर्जदार यांनी अर्जासोबत सादर केलेले सर्व हक्कनोद उतारे, वन विभागाकडिल राखीव पत्राची यादी, तहसिलदार, हवेली यांचा स्वाक्षणाहोरी अहवाल व कार्यालयातील ऑनलिनेशन रजिस्टर मधील नोंदी यावरून तिसून येते की,

- विषयावधीत जमीनी ही मुळ कब्जेदार यांचे खूद मालकीचे असून, मुळ मालक यांनी अर्जदार यांना नोदणीकृत हस्तांतरे कुलमुख्यधारकाद्वारे हक्क प्रदान केलेले असल्याने अकृषिक परधानीकरण अर्ज सादर केला आहे.
- प्रधानिय मिळकत या कार्यालयाकडिल ऑनलिनेशन रजिस्टर मधील नोंदी व तहसिलदार हवेली यांचा स्वाक्षणाहोरी अहवाल फळात इमान/वतन असलेले तिसून येत नाही.
- वनसंरक्षक, पुणे वन विभाग, पुणे यांनी या कार्यालयात दिनांक 18/04/2009 रोजी सादर केलेली यादी व सीडी तसेच 19/4/19 पासूनचे 8/12 व फेरफार उतारे यादत प्रस्तुत क्षेत्र राखीव किया जाजगी वन संज्ञेत येत नाही.
- तहसिलदार, हवेली यांचेकडील क्र.विनशेती/कावि/33/2012, दि.09/02/12 रोजीच्या स्वाक्षणाहोरी अहवालवरून प्रस्तावित क्षेत्रातुन उच्च दावाची विदयुत पाहिली जात नाही.
- तहसिलदार, हवेली यांचेकडील क्र.विनशेती/कावि/20/2019, दि.24/01/2019 रोजीचे स्वाक्षणाहोरी अहवालप्रमाणे विषयवस्तु जमीनीवर अनाधिकृत अकृषिक वापर सुरु झालेला नाही.
- नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम, 1986 निरस्त करण्यात येऊन शासनास लागू जमीन (कमाल धारणा व विनियमन) निरस्त अधिनियम, 1999 दिनांक 24/12/2000 पासून स्वीकृत केलेला आहे. शासनाचे नगरविकास विभागाकडील पत्र क्र.नाजक-10/2000/प्र.क्र.2000/नाजकपा-1, दिनांक 09 मार्च, 2000 अन्वये 'कलम 90(3), 90(4), 20 व 21 अंतर्गत करण्यात आलेली शर्तबाही दगळता अन्य कलमांतर्गत झालेल्या कार्यवाहीवरून नाज.क.पा. अधिनियमा अंतर्गत चढकनीत आधारयुक्त नाही. तथापि, जमीन धारकाकडुन/विकासकाकडुन मिळी अथवा विकसन परधानी मागीतलेल्या मिळकती संदर्भात निरस्त अधिनियमाच्या संरक्षित कलमांतर्गत त्यांच्या मिळकती संदर्भात कार्यवाही झालेली नाही. या आरण्याचे शासपत्र व संघपत्र क्र.300/- स्टॅम्प पेपरवर घेण्यात येऊन जमिनीचे हस्तांतरण व विकसनास परधानी देण्यात यादी' अशी सुचना दिलेल्या आहेत.

त्यानुसार अर्जदार यांनी विहित नमुन्यातील शपथपत्र व संघपत्र क्र.300/- चे स्टॅम्पपेपरर दिनांक 18/10/2019 रोजी सादर केलेले आहे. सादर केलेल्या शपथपत्र व संघपत्रानुसार विषयवस्तु मिळकतीबाबत विवरणपत्र दाखल केले असल्याने नमूद करून त्यामध्ये प्रथमिय मौजे-बालेवाडी, ता-हवेली, जि-पुणे येथील जमीन स.नं.36/9 मध्ये कोणतेही क्षेत्र हे अतिरिक्त नगराच्या प्रतिष्ठापित केले आहे.



ह व ल - १०  
२०१९  
ANNEXURE E

प्रस्ताव मिळकतीबाबत गुएलसी कायद्यातर्गत अर्जदार यांनी विवरणपत्र दाखल केले होते काय? तसेच कलम 90 (3) व 90 (4) अन्वये कार्यावाही केलेल्या यादीमध्ये तसेच कलम 20 अन्वये सुट दिलेल्या, कलम 21 खालील योजनेचे यादीत सादर जमिनीचा समावेश आहे काय? तसेच प्रस्तावामध्ये कलम 6 (अ) अन्वये निर्णय होऊन अतिरिक्त क्षेत्र निरंक घोषित केले असलेस सदरचे प्रकरण आपल्या कार्यालयामध्ये उपलब्ध आहे काय? याबाबतची माहिती 20 दिवसांमध्ये अधिनियम सादर करणेबाबत गुएलसी कार्यालयास पत्र क्र.एमह/एनए/एसआर/1208/2019, दि. 02/01/2019 अन्वये कळविणेत आलेले होते. सदरवेळीमध्ये सदरचे पत्र गुएलसी कार्यालयास पाठवून 20 दिवसांतर्भास अधिक कालावधी होऊनही गुएलसी कार्यालयाकडील अधिनियम प्रस्तुत झालेला आहे. तत्रापि का कार्यालयाकडे पुणे नागरी समूह कार्यालयाचे त्यांचेकडील पत्र क्र.गुएलसी/सीए-2/16/12/2009, दि.09/12/2009 अन्वये पुणे नागरी समूहातील सावित्र नागातील ज्या सर्व्हे/मट क्रमांकांच्या क्षेत्रासाठी गुएलसी कायदा कलम 6 अन्वये विवरणपत्र दाखल होऊन कलम 90 (3) व 90 (4) अन्वये कार्यावाहीबाबतची यादी व सीडी या कार्यालयास पाठविलेली आहे. त्या यादी व सीडीनुसार प्रस्तावित सर्व्हे क्रमांक 36/9 त्यामध्ये समाविष्ट नसल्याचे तिसून आहे. याबाबत शासनाचे नगर विकास विभागाचे पत्र क्र.नाजक-2219/ प्र.क्र.93/नाजकपा-2, दिनांक 06/06/2019 नुसार ज्या प्रकरणी गुएलसी कायदा कलम 90 (3) व 90 (4) नुसार कार्यवाही झालेली नाही अथवा ती प्रलंबित आहे त्या प्रकरणी गुएलसी/नागरी समूहाकडुन अधिनियम अथवा ना हरकत घेण्याची आवश्यकता नसल्याचे स्पष्ट केले आहे. तसेच प्रधानिय मिळकतीबाबत आदेश पारित झाल्यावर देखिल पडताळणीसाठी आदेशाची प्रत पुणे नागरी समूह यांचे कार्यालयाकडे पाठविणेत येणार आहे.

तसेच दिनांक 03 मे, 2019 रोजीचे गुएलसीकडुन प्राप्त झालेली यादी व शासनाच्या नगर विकास विभागाकडील दिनांक 03 जून, 2019 रोजीचे पत्रानुसार, सीआयडी कडील पत्रे व बनावट/घोस आदेशाची यादी पाहता विषयवस्तु जमिनीचा त्यामध्ये समावेश नाही.

प्रस्तुत जमिनीचे बांधकाम आरखेद्वारास पुणे महानगरपालिका, पुणे कडील कमेन्समेंट प्रमाणपत्र क्र.सीटी/330/2019, दि.23/12/2019 अन्वये निवासी प्रयोजनासाठी मंजुरी देण्यात आलेली आहे.

श्री.विभागीय आयुक्त,पुणे विभाग, पुणे यांचेकडिल परिपत्रक क्र.मह-2/जमीन/जनरल/आरआर/03/दि.22/12/2019 मधील तरतुदीनुसार विधीत नमुन्यात अर्जदार यांनी दिनांक 26/12/2019 रोजीचे महाराष्ट्र जमीन महसूल अधिनियम व क्षतिपत्र दाखल केले आहे. सदर प्रतिष्ठापनास विषयवस्तु जमिनीचे बाबत आलेली नमूद केलेल्या कोणत्याही कायदाच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

- मुंबई मुळ बांधकाम व शेतजमीन अधिनियम, 1956.
- महाराष्ट्र जमीन महसूल अधिनियम, 1956.
- महाराष्ट्र शेत जमीन (जमीन धारणेची कमाल मर्यादा) अधिनियम, 1956.
- इमान जमीनी खालसा करण्यासाठीचे निर्णमित केलेले विविध कायदे.
- मुंबई मुळकडे पाठवण्यास प्रतिकंधा व जमीन एकरिकरण कंत्रे अधिनियम, 1958.
- महाराष्ट्र जाजगी वने संपादन अधिनियम, 1958.
- महाराष्ट्र अनुसूचित जमातीच्या व्यक्तींना जमिनी प्राप्तापित करणे अधिनियम, 1958.
- नागरी जमीन कमाल धारणा अधिनियम, 1986.
- महाराष्ट्र प्रकल्पबाधित व्यक्तींचे पुनर्वसन अधिनियम, 1986.

उपरोक्त नमूद कायदांतील तरतुदीचा भंग होत नसलेचे तसेच विषयवस्तु जमीन वर्ग-2 पैकी नसलेचे प्रतिष्ठापनास मंजूर केलेले आहे. अर्जदार यांनी प्रतिबंध निवासी प्रयोजनासाठी 96248-61 चौ.मी क्षेत्रावर रुपये 0.98/- या दराने वार्षिक आकारणी रकम रुपये 9498/- व रुपांतरीत कर रकम रुपये 89290/- अशी एकुण रकम रुपये 94,248/- एवढी रकम दिनांक 26 मार्च, 2019 रोजी शासकीय

कोषागार, पुणे येथे जमा केली आहे. तसेच विषयवस्तु मिळकतीची मोजणी फी रक्कम रुपये 8,000/- दिनांक 26 मार्च, 2019 रोजी शासकीय कोषागार, पुणे येथे जमा करून घेऊन सादर केलेले आहे.

वरील परिस्थिती विचारात घेता, अर्जदार यांना निवासी प्रयोजनासाठी बाधीत अकृषिक परधानी देण्यास हरकत नाही. म्हणून, महाराष्ट्र जमीन महसूल अधिनियम, 1956 चे कलम 84 व त्याखालील नियमान्वये जिल्हाधिकारी, पुणे यांना प्रदान करण्यात आलेल्या शक्तीनुसार मी, विकास दशरथ, जिल्हाधिकारी, पुणे, अर्जदार श्री.दशरथ कोटीबा बालवडकर व इतर 3 तर्फे कुलमुख्यधारक मे.गिनी सिटीकोर्प रिवालिटी तर्फे गौतम हरलालका, रा-३-ई, गुलमोहर अपार्टमेंट, 9 ला मजला, सी विंग, 2820 ईस्ट स्ट्रीट, कॅम्प, पुणे यांचा खालील नमूद मिळकतीवर पुणे नगरी, पुणे कडील कमेन्समेंट प्रमाणपत्र क्र.सीटी/330/2019, दि.23/12/2019 मधील अटी व शर्तीस अधिनियम राहून खालील अटी व शर्तींवर मौजे-बालेवाडी, ता-हवेली, जि-पुणे येथील जमीन स.नं.36/9 मधील 20200 चौ.मी. क्षेत्रावरील रस्ता रुंदीने बांधित होणारे 9399-93 चौ.मी., आरक्षणामुळे बाधित होणारे क्षेत्र 9929-86 चौ.मी. व ट्रान्समिटरमुळे बाधित होणारे क्षेत्र 36 चौ.मी. क्षेत्र वगळता उर्वरित 96248-61 चौ.मी. क्षेत्रास निवासी प्रयोजनासाठी अकृषिक परधानी देते आहे.

अकृषिक परधानी मंजूर करतल्याच्या जमिनीचे वर्णन

अ.क्र.	प्राप्तीचे पुरे	जमिनीबाबतचा तपशिल
1	गावाचे नाव, तालुका	मौजे-बालेवाडी, ता-हवेली
2	सर्व्हे क्रमांक	36/9
3	रेखांकन सादर केलेले क्षेत्र (चौ.मी.)	20200-00
4	रस्ता केंडीने व्याप्त क्षेत्र (-)चौ.मी.)	9399-93
5	आरक्षणामुळे बाधित होणारे क्षेत्र (-)चौ.मी.)	9929-86
6	ट्रान्समिटरमुळे बाधित होणारे क्षेत्र (-)चौ.मी.)	36-00
7	अकृषिक परधानी देण्याचे निलय क्षेत्र (चौ.मी.)	96248-61
8	प्रयोजन	निवासी

- अटी व शर्ती:-
- सदरचे परधानी महाराष्ट्र जमीन महसूल अधिनियम, 1956 व त्याखालील नियमान्वये देण्यात येणारे आदेश.
  - अर्जदार यांनी जमिनीचा वापर त्यावरील इमारतीसह ज्या कारणासाठी परधानी दिली आहे, त्याच कारणासाठी करावा. जमिनीचा वापर अन्य कारणासाठी करण्याच्या झाल्यास जिल्हाधिकारी यांचे सूचपरधानी घेणे बंधनकारक राहील.
  - जमिनीचा अकृषिक वापर या आदेशाचे दिनांकापासून सुरु झाला असे समजणेत येत आहे.
  - जमिनीचा अकृषिक वापर आदेशावधीच सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसूल अधिनियम 1956 चे कलम 84 चे तरतुदीस पात्र राहील.
  - अर्जदार यांनी निवासी इमारतीचे बांधकाम पुणे महानगरपालिका, पुणे कडील कमेन्समेंट प्रमाणपत्र क्र.सीटी/330/2019, दि.23/12/2019 अन्वये मंजूर केलेल्या रेखांकन/आरआर नकाशाप्रमाणे केले पाहिजे व त्यामध्ये कोणत्याही फेरबदल रक्कम प्राधिकार-यांच्या परधानी शिवाय करू नये.
  - अर्जदार यांनी प्रतिबंध निवासी प्रयोजनासाठी 96248-61 चौ.मी क्षेत्रावर रुपये 0.98/- चा दराने वार्षिक आकारणी रकम रुपये 94,980/- इतका अकृषिक सारा शासनास करावा. सदर अकृषिक आकारणी तातुपुरत्या वर्षासाठी असून दिनांक 04/01/2006 पासून अकृषिक प्रमाणपत्र अंतर्गत आल्यानंतर परकाची रकम असलेचे ती शासनास जमा करणे अर्जदार यांचेच बंधनकारक राहील.
  - तसेच प्रस्तुत जमिनीवर शासनाने केलेले विविध केलेल्या दरांने अकृषिक आकारणी दरवर्षी दारणे अर्जदारास बंधनकारक राहील.





SAVITA DATTATRAY JAGTAP

VASANT VITHAL NANAVARE

09/07/1971  
Permanent Account Number  
AMIPJ9809N

Signature



04/09/2009

ANNEXURE E

2. नागरी कमाल जमीन धारणा अधिनियम, १९७६ अंतर्गत अतिरिक्त ठरविणेत आलेली, तसेच भोगत प्रकरणाची यादी/सीडी इत्यादी माहिती ही पुणे महानगरपालिकेच्या कार्यालयात उपलब्ध आहे. सदर माहितीच्या अन्वये पडताळणी करून रेखांकन/बांधकाम मकानांचे पुणे नगरपालिकेच्या अंतर्गत असल्याचे गृहीत धरून प्रस्तुतची परवानगी देण्यात येत आहे.
३. अधिसूचित नैसर्गिक नाला/नदी ही प्रस्तुतचे क्षेत्रातून गेलेली आहे किंवा नाही याबद्दलची खातरजमा पुणे महानगरपालिकेच्या स्तरावरून करणेत येऊन रेखांकन/बांधकाम आराखडे मंजुरी दिलेली असल्याचे गृहीत धरण्यात येऊन सदरची परवानगी देणेत येत आहे.
४. वर्क ऑफ डिफेन्स अँड १९०३ अन्वये बांधित होणाऱ्या क्षेत्रामध्ये सदरचा सध्दे क्रमांकाचा समावेश नसल्याची खात्री करून घेणे मनाबाकडून रेखांकन/बांधकाम आराखडे मंजुरी दिलेली असल्याचे गृहीत धरण्यात येऊन सदरची परवानगी देणेत येत आहे.
५. सदर प्रस्तावाखालील जमीनीमध्ये अधिवास क्षेत्र वाढ करून एकूण बांधकाम क्षेत्र २०,००० चौ.मी.पेक्षा अधिक करावयाचे आहेत, त्यासाठी राज्यस्तरीय State Environmental Impact Assessment Authority कडून Environmental Clearance Certificate घेणे अर्जदार यांचेवर बंधनकारक राहिले.
६. सदरची अकृषिक परवानगी, नागरी जमीन कमाल धारणा कायदा, १९७६, मुंबई कुळब्रीवट व शेताजमीन अधिनियम, १९४८ व मुंबई महानगरपालिका अधिनियम, १९४९ या कायद्यांमधील तरतुदीस पात्र राहून देण्यात आली आहे.
७. सदरचा आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये उप अधिसूक्त, भूमी जमिनेख, हददेली यांचेकडून प्रत्यक्ष भोजणी नंतर जो काही फेरवदल होईल तो करण्यात अर्जदार पात्र राहिले.
८. अर्जदार यांनी महाराष्ट्र जमीन महसूल (जमीनीच्या वापरत बदल व अकृषिक आकारणी) नियम, १९६९ चे परिशिष्ट ४ व ५ मधील सर्व अटी व शर्तींचा उल्लेख करून सनद करून घ्यावी.
९. सदर आदेशातील अटी व शर्तींचा मंग केल्यास अर्जदार महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमानुसार दंडास पात्र राहिले तसेच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.
१०. अर्जदार यांनी सादर केलेली माहिती तसेच प्रतिज्ञापत्रात नगद देणेची बाब अथवा कागदपत्रे चुकीची अथवा दिशाभूल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द करून घ्यावी.



(मिकास देशमुख)  
जिल्हाधिकारी, पुणे.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACOPJ5747R

नाम /NAME

DATTATRAY SHAMRAO JAGTAP

पिता का नाम /FATHER'S NAME

SHAMRAO SAKHARAM JAGTAP

जन्म तिथि /DATE OF BIRTH

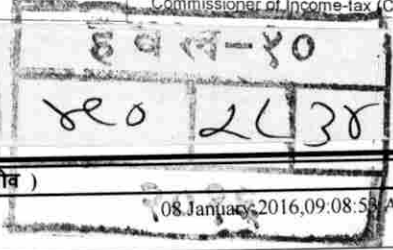
05-10-1967

हस्ताक्षर /SIGNATURE



आयकर आयुक्त (कम्प्युटर केंद्र)

Commissioner of Income-tax (Computer Operations)



श्री. वसंत वसंत देशमुख व इतर ३ सध्दे कुलमूखलधारक पुणे न.मि.नि सिटी कॉर्पोरेशन रिजलिटिटी तर्फे गौतम हरलालका, रा-३-ई, गुलमोहर अपार्टमेंट, १ ला मजला, श्री विंग, २४२० ईस्ट स्ट्रीट, कॅम्प, पुणे.

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		08 January 2016, 09:08:58 AM	
Valuation ID	2016010855		
मूल्यांकनाचे वर्ष	2016		
जिल्हा	पुणे		
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : ( वि.क्र.58) बालेवाडी (पुणे महानगरपालिका)		
उप मूल्य विभाग	58/679.4-जीनी कन्स्ट्रक्शन, गौतम हरलालका व इतर, मोहन मुंगळे, संदीप कोटकर, रिकु शेवाळी यांचा निवासी प्रकल्प		
क्षेत्राचे नांव	Pune Municipal Corporation	सध्दे नंबर /न. भू क्रमांक :	सध्दे नंबर#38
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खूली जमीन	निवासी सदनिका	कार्यालय	दुकाने
29170	62850	64100	77250
औद्योगिक			0
मोजमापनाचे एकक	चौ. मीटर		
बांधीव क्षेत्राची माहिती			
मिळकतीचे क्षेत्र	114.312 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय	0 to 2 वर्ष
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor
मिळकतीचा प्रकार-	बांधीव	मूल्यदर/बांधकामाचा दर-	Rs.62850/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार नविन दर ) * मजला निहाय घट/वाढ =(62850 * (100 / 100 )) * 100 / 100 = Rs.62850/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 62850 * 114.312 = Rs.7184509.2/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ. मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * ( 62850 * 25/100 ) = Rs.196406.25/-		
F) लगतच्या गच्चीचे क्षेत्र	15.8 चौ. मीटर		
लगतच्या गच्चीचे मूल्य	= 15.8 * ( 62850 * 40/100 ) = Rs.397212/-		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमजल्याचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 7184509.2 + 0 + 0 + 0 + 196406.25 + 397212 + 0 + 0 = Rs.7778127.45/-		



हवल-१०		
४०	२९	३४
२०१६		

## घोषणापत्र

मी श्री. ~~मुकेश मोगलात्रिकर~~ -----  
 वय : ~~५५~~ ----- वर्षे, धंदा : ~~नोकरी~~ -----  
 रा. ~~हंडेवाडी रोड, लडपसर पुणे-२८~~ -----  
 ----- याद्वारे घोषित करतो की, दुय्यम  
 निबंधक ~~हवेली क्र. १०~~ ----- यांचे कार्यालयात  
~~करारनामा~~ ----- या शिर्षकाचा दस्त नोंदणीसाठी  
 सादर करण्यात आला आहे. ~~श्री. गौतम हरलालका~~ -----  
 यांनी दि. ~~१८/०८/२०१२~~ (द.नं. ~~४३०८/२०१२~~) रोजी मला दिलेल्या  
 कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे  
 /निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र  
 लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही  
 कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे  
 कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः  
 सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी  
 अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला  
 जाणीव आहे.

दिनांक - ०८/०९/२०१६

*(Signature)*

कुलमुखत्यारपत्रधारकाचे नांव व सही



ह व ल-१०  
४८० ३० ३४  
बांधकाम नियंत्रण  
२०१६

**पुणे महानगरपालिका**  
शिवाजीनगर, पुणे ४११००५



2360

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०३६०/१५

दिनांक : २०/६/२०१५

[ मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९, कलम २६३ (१) अन्वये ]

**भोगवटा पत्र (पार्ट- I A.B.C तिंग)**

श्री. / श्रीमती बौतम हरनाथका व इतर तर्फे त्या आर्कि. परवाने नजारा  
राहणार कॉम्प. पुणे.

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ बानेताडी घरांक — फायनल प्लॉट क्र. / सर्व्हे क्र. ३८/१ डी या. १ टी. पी. स्कीम नंबर — यांत — इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३३६८/११ दिनांक २३-१२-२०११ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक १५-५-२०१४ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

पुणे म्युनिसिपल कॉर्पोरेशनच्या अधिनियम १९५० च्या कलम १९४९ व १९५० च्या कलम २५३ व २५४ व एम्. आर. टी. पी. अॅक्ट कलम ४५/६९ च्या अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक १५-५-२०१४ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशाप्रमाणे

मजला	विंग ए(सदनिका)	विंग बी	विंग सी	एकुण सदनिका
तळमजला	संपूर्ण पार्किंग	संपूर्ण पार्किंग	संपूर्ण पार्किंग	
पहिला मजला	सदनिका क्र.१०१ ते १०४	सदनिका क्र.१०१ ते १०४	सदनिका क्र.१०१ ते १०४	१२
दुसरा मजला	सदनिका क्र.२०१ ते २०४	सदनिका क्र.२०१ ते २०४	सदनिका क्र.२०१ ते २०४	१२
तिसरा मजला	सदनिका क्र.३०१ ते ३०४	सदनिका क्र.३०१ ते ३०४	सदनिका क्र.३०१ ते ३०४	१२
चौथा मजला	सदनिका क्र.४०१ ते ४०४	सदनिका क्र.४०१ ते ४०४	सदनिका क्र.४०१ ते ४०४	१२
पाचवा मजला	सदनिका क्र.५०१ ते ५०४	सदनिका क्र.५०१ ते ५०४	सदनिका क्र.५०१ ते ५०४	१२
सहावा मजला	सदनिका क्र.६०१ ते ६०४	सदनिका क्र.६०१ ते ६०४	सदनिका क्र.६०१ ते ६०४	१२
सातवा मजला	सदनिका क्र.७०१ ते ७०४	सदनिका क्र.७०१ ते ७०४	सदनिका क्र.७०१ ते ७०४	१२
(१) आठवा मजला	सदनिका क्र.८०१, ८०३, ८०४	सदनिका क्र.८०२, ८०३, ८०४	सदनिका क्र.८०१, ८०३, ८०४	९
(२) नववा मजला	सदनिका क्र.९०१ ते ९०४	सदनिका क्र.९०१ ते ९०४	सदनिका क्र.९०१ ते ९०४	१२
(२) दहावा मजला	-	सदनिका क्र.१००१ ते १००४	सदनिका क्र.१००१ ते १००४	८
(३) असे एकुण ११३	सदनिकासह पार्किंगसह संपूर्ण विंग ए, बी, सी इमारतीचे बांधकाम फक्त.			



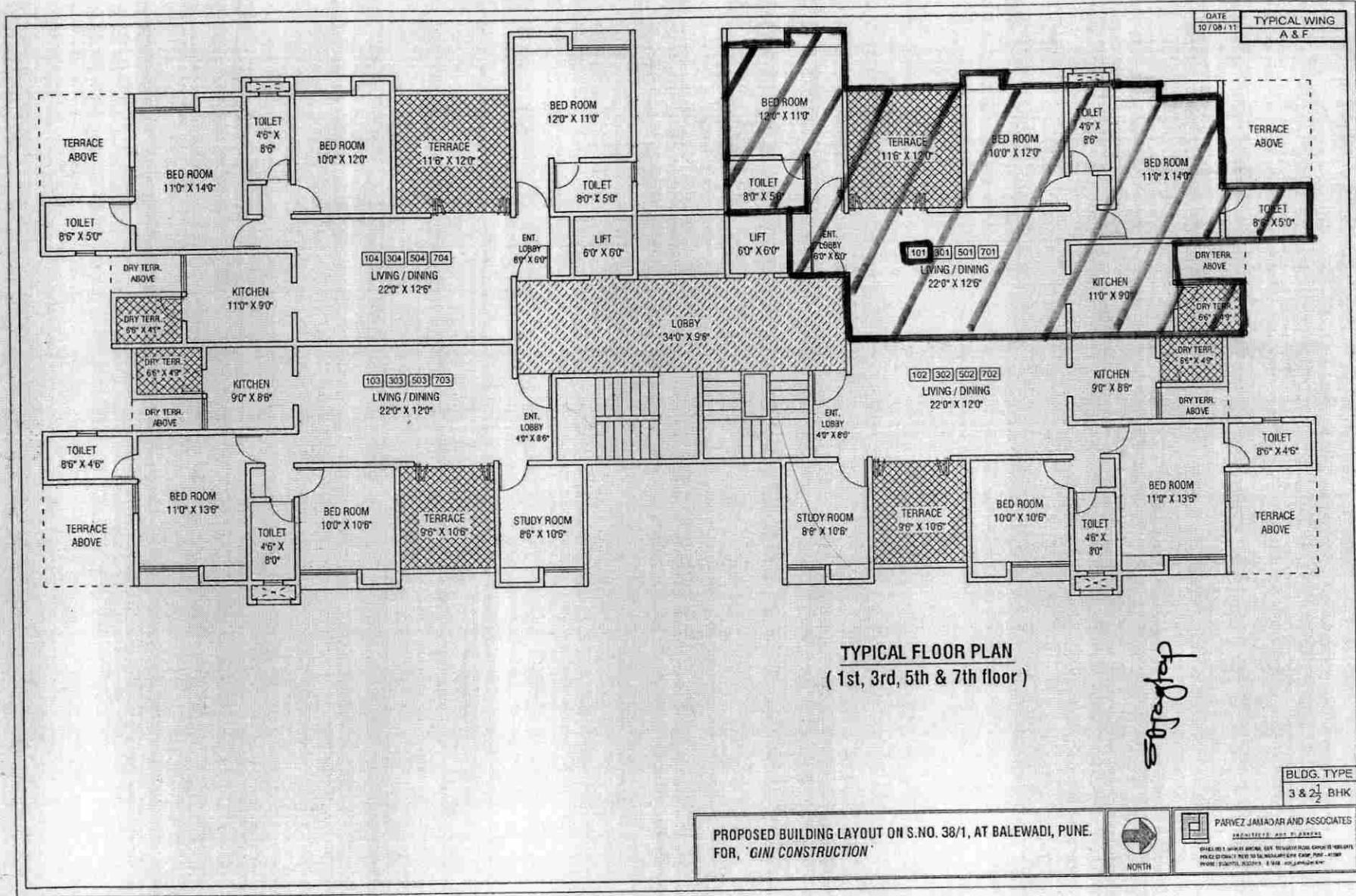
उप अभियंता

पुढील कोणत्याही भोगवटा मागण्या पूर्वी  
STP यां NOC वाचून करणार  
या अटीवर.

बांधकाम विकास विभाग झोन क्र- ३  
पुणे महानगरपालिका  
सहायक अभियंता  
बांधकाम नियंत्रण विभाग  
पुणे महानगरपालिका.



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



TYPICAL FLOOR PLAN (1st, 3rd, 5th & 7th floor)

*Handwritten signature*

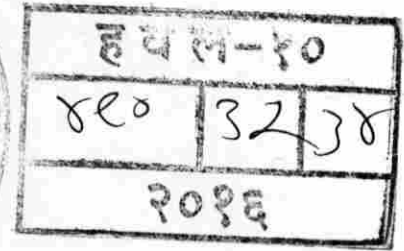
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

08-11-11  
820 39 38





DEFACED FOR RS:108830.00

GRN MH00614518211596		IN CODE		AMOUNT		DATE		USER	
Department		Inspector General Of Registration		18130.00		08/01/2016		IGR017(HVL10)	
Type of Payment		Stamp Duty		90700.00		08/01/2016 (IS)-326-489		IGR017(HVL10)	
Sr. No.		Deface Number		90700.00		Thirty Rupees Only		Payer Details	
1		0003708520201516				TAX ID (If Any)			
2		0003708520201516				PAN No. (If Applicable)		CHEPS4404E	
(Amt. in words)		One Lakh Eight Thousand Eight Hundred Thirty Rupees Only				Full Name		VINIT SURESH SHAH	
Office Name		HVL10_HAVELI 10 JOINT SUB REGISTRAR				Flat/Block No.		-	
Location		PUNE				Premises/Building			
Year		2015-2016 One Time				Road/Street		-	
Account Head Details		Amount In Rs.				Area/Locality		Wagholi Pune	
0030046401 Stamp Duty		90700.00				Town/City/District			
0030063301 Registration Fee		18130.00				PIN		4 1 2 2 0 7	
						Remarks (If Any)		PAN2=ABXFS0719A~SecondPartyName=Ms Shivsagar Promoters and Developers~	
						Amount In		One Lakh Eight Thousand Eight Hundred Thirty Rupee	
Total		108830.00				Words		s Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		REF No.		00040572015123125825 IK99088270	
Cheque/DD No		Validity unknown		Date		31/12/2015-06:39:56			
Name of Bank		MUMBAI		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Digitally signed by VIRTUAL TREASURY MUMBAI Date: 2016.01.08 13:12:42 IST Reason: Secure Document Location: India		Scroll No. , Date		366 , 01/01/2016			



326/490

शुक्रवार, 08 जानेवारी 2016 1:19 म.नं.

दस्त गोषवारा भाग-1

हवल10

दस्त क्रमांक: 490/2016

33138

दस्त क्रमांक: हवल10 /490/2016

बाजार मूल्य: रु. 77,78,127/-

मोबदला: रु. 91,95,500/-

भरलेले मुद्रांक शुल्क: रु.5,51,800/-

दु. नि. सह. दु. नि. हवल10 यांचे कार्यालयात

अ. क्रं. 490 वर दि.08-01-2016

रोजी 1:16 म.नं. वा. हजर केला.

पावती:498

पावती दिनांक: 08/01/2016

सादरकरणाराचे नाव: सविता दत्तात्रय जगताप

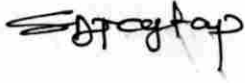
नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35



दस्त हजर करणाऱ्याची सही:

एकुण: 30700.00

सह दुय्यम निबंधक, हवेली-10

सह दुय्यम निबंधक, हवेली-10

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 08 / 01 / 2016 01 : 17 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 01 / 2016 01 : 19 : 13 PM ची वेळ: (फी)





08/01/2016 1 21:14 PM

दस्त गोषवारा भाग-2

हवल10

दस्त क्रमांक:490/2016

दस्त क्रमांक :हवल10/490/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सविता दत्तात्रय जगताप पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AMIPJ9809N	लिहून घेणार वय :-44 स्वाक्षरी:- 		
2	नाव:दत्तात्रय शामराव जगताप पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:ACOPJ5747R	लिहून घेणार वय :-48 स्वाक्षरी:- 		
3	नाव:मे गिनी सिटीकार्पो रिअयल्टी एलएलपी तर्फे भागीदार गौतम विनोद हरलालका तर्फे नोंदणी करीता कु. मु. म्हणून मुकेश - मोगलाईकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हडपसर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAJFG4973H	लिहून देणार वय :-51 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:08 / 01 / 2016 01 : 20 : 31 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अक्षय चंद्रकांत रणमोरे वय:24 पत्ता:हडपसर पुणे पिन कोड:411013	 स्वाक्षरी 	
2	नाव:विशाल उत्तमराव मुंगसे वय:34 पत्ता:हडपसर पुणे पिन कोड:411013	 स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:08 / 01 / 2016 01 : 21 : 08 PM

सह दुय्यम निबंधक, हवेली-10

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH006130407201516E	0003708890201516

प्रमाणित करण्यात येते की,  
या दस्तऐवजात एकूण 38 पृष्ठे आहेत  
पहिले नंबरसचे पुस्तकाचे -  
नंबर नोंदला.

सह. दुय्यम निबंधक (वर्ग-2) हवेली क्र.१०  
दिनांक ८ / 19 / 2016



490 /2016

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

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

पावती क्र. : 4518

गावाचे नाव हडपसर

दिनांक 18/04/2012


दस्तऐवजाचा अनुक्रमांक हवेली 10 - 04508 - 2012

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: मुकेश मोगलाईकर - -

नोंदणी फी	:	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (5)	:	100.00
<b>एकूण</b>		<b>रु. 200.00</b>

आपणास हा दस्त अंदाजे 10:31AM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
हवेली 10 (बिबवेवाडी)

बाजार मुल्य: 0 रु. मोबदला: 0 रु.  
भरलेले मुद्रांक शुल्क: 100 रु.



**Mr. Gautam Vinod Harlalka, Mr. Manish Vinod Harlalka, Mr. Deepak Vishwanath Harlalka, Mr. Vishwanath Sewaram Harlalka, Mr. Vinod Sewaram Harlalka** are personally unable to attend the sub-Registrar Offices for registration of the necessary documents on behalf of the said firm and therefore the said Gini Citicorp Realty LLP, have decided to empower the said attorney to do all the acts, deed and the things herein below mentioned in the name of the said firm and on behalf of the said firm.

2. The attorney holder is herein empowered to represent the said firm before the various Sub-Registrar Offices on behalf of this firm, to admit & confirm the documents viz: Agreements, Deed of Declaration, Deed of Conveyance executed by and between any of the unit holder, developer, person s, firm etc., and Gini Citicorp Realty LLP. exclusively, to sign the said document, to apply the thumb impression, to give his computer generated or manual photographs, to make the various applications before the Sub-Registrar Offices and the linked offices for the purpose of obtaining the certified copies, Index II copies of the said documents, to file and conduct the necessary appeal/ s before the appellate authorities of the Sub-Registrar etc., to obtain the judgment copies of the same, and to do all the acts, deeds and things necessary to be done for the purpose of registration in the name of the said firm and on behalf of the said firm.

3. To represent the said firm before the Co-operative Registrar, for registration of the Housing society of all the unit holders, to admit the documents before the concerned officer which are exclusively executed by the abovementioned director on behalf of the said firm and to do all the acts, deeds and things necessary to be done in respect of the registration of the Co-operative housing society /Apartment/ Condominium etc.

4. Generally to do all the acts, deeds and things impliedly and expressly mentioned herein and which are necessary to be done in respect of the registration procedures as mentioned hereinabove.

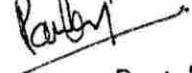
AND I hereby agree to present and execute the documents before the sub registrar.



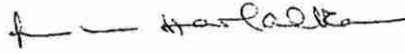
ह व ल-१०		
४४५०६	२	५
२०१२		

IN WITNESS WHEREOF, the parties hereto have herein signed and sealed the present document on this the 18 day of the month April in the year 2012.

In the presence of :  
WITNESSES:

1.   
Name : Pankaj Samaik

Address : Dhayari, Pune



**Gini Citicorp Realty LLP**  
Through its Partner  
Mr. Gautam Vinod Harlalka  
EXECUTANT

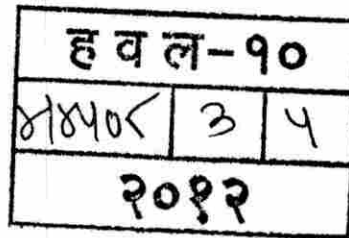
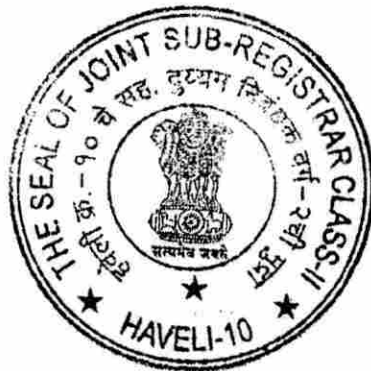
2.

*B.S. More*  
Name : Bhagyesh.s. More  
Address : Jwli Kanchar



I ACCEPT THE POWERS  
CONFERRED UPON ME.  
Mr. Mukesh Mogalaikar

ATTORNEY HOLDER:









दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	<p>नाव: मुकेश मोगलाईकर - -  पत्ता: घर/फ्लॅट नं: हडपसर पुणे  गल्ली/रस्ता: -  ईमारतीचे नाव: -  ईमारत नं: -  पेट/वसाहत: -  शहर/गाव:-  तालुका: -  पिन: -  पॅन नम्बर: -</p>	<p>लिहून घेणार  वय 41  सही</p> <p><i>[Signature]</i></p>		
2	<p>नाव: गिनी सिटी कार्प रियल्टी एल एल पी तर्फे भागीदार  गीतम विनोद हरलालका - -  पत्ता: घर/फ्लॅट नं: मोहम्मदवाडी, पुणे 411 048.  गल्ली/रस्ता: -  ईमारतीचे नाव: -  ईमारत नं: -  पेट/वसाहत: -  शहर/गाव:-</p>	<p>लिहून देणार  वय 41  सही</p> <p><i>[Signature]</i></p>		



बाजार मूल्य : 0 माबदला 0 भरलल मुद्राक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 18/04/2012 10:13 AM  
निष्पादनाचा दिनांक : 18/04/2012  
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा  
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 10:13 AM  
शिक्षा क्र. 2 ची वेळ : (फ्री) 18/04/2012 10:16 AM  
शिक्षा क्र. 3 ची वेळ : (कबुली) 18/04/2012 10:16 AM  
शिक्षा क्र. 4 ची वेळ : (ओळख) 18/04/2012 10:16 AM

दस्त नोंद केल्याचा दिनांक : 18/04/2012 10:16 AM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड शशिकांत कोळी रा वानवडी पुणे 40- - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

दु. निबंधकाची सही  
हवेली 10 (बिबवेवाडी)

पावतोचे वर्णन

नांव: मुकेश मोगलाईकर - -

100 : नोंदणी फी

100 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल.  
(आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

200: एकूण

दु. निबंधकाची सही, हवेली 10 (बिबवेवाडी)

प्रमाणित करण्यात येते की,  
या दस्तऐवजात एकूण ५ पृष्ठे आहेत.  
प्रीतिले नंबराचे पुस्तकाचे  
४५०५ नंबरी नोंदवला.

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. १०

दिनांक १८/४/२०१२





08/01/2016 1 21:14 PM

दस्त गोषवारा भाग-2

हवल10

दस्त क्रमांक:490/2016

38138

दस्त क्रमांक :हवल10/490/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सविता दत्तात्रय जगताप पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी2, ओम गुरुकुल, ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AMIPJ9809N	लिहून घेणार वय :-44 स्वाक्षरी:- 		
2	नाव:दत्तात्रय शामराव जगताप पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी2, ओम गुरुकुल, ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:ACOPJ5747R	लिहून घेणार वय :-48 स्वाक्षरी:- 		
3	नाव:मे गिनी सिटीकार्पो रियल्टी एलएलपी तर्फे भागीदार गौतम विनोद हरलालका तर्फे नोंदणी करीता कु. मु. म्हणून मुकेश - मोगलाईकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हडपसर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAJFG4973H	लिहून देणार वय :-51 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:08 / 01 / 2016 01 : 20 : 31 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अक्षय चंद्रकांत रणमोरे वय:24 पत्ता:हडपसर पुणे पिन कोड:411013		
2	नाव:विशाल उत्तमराव मुंगसे वय:34 पत्ता:हडपसर पुणे पिन कोड:411013		

शिक्का क्र.4 ची वेळ:08 / 01 / 2016 01 : 21 : 08 PM

सह दुय्यम निबंधक, हवेली-10

EPayment Details.

sr. Epayment Number  
1 MH006130407201516E

Defacement Number  
0003708890201516



प्रमाणित करण्यात येते की,  
या दस्तऐवजात एकूण 38 पृष्ठे आहेत  
पहले नंबरची पुस्तकाची -  
नंबर नोंदला.

सह. दुय्यम निबंधक (सह-२) हवेली क्र.१०  
दिनांक ८/१९/२०१६

490 /2016

Know Your Rights as Registrants



09/02/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 10

दस्त क्रमांक : 490/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) बालेवाडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9195500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7778127.45
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे बालेवाडी येथील स.नं. 38 हि.क्र. 1 या मिळकतीवर बांधलेल्या गिनी व्हिन्हीयाना या प्रकल्पातील बिल्डींग क्र. ए मधील पहिल्या मजल्यावरील फ्लॅट क्र. 101 यासी क्षेत्र 1025 चौ. फूट म्हणजेच 95.26 चौ. मी. कारपेट व लगतचे टेरेस क्षेत्र 170 चौ. फूट म्हणजेच 15.80 चौ. मी. व कारपार्किंग क्र. 1 सह.(( Survey Number : 38 ; ))
(5) क्षेत्रफळ	1) 95.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे गिनी सिटीकार्पो रियल्टी,एलएलपी तर्फे भागीदार गौतम विनोद हरलालका तर्फे नोंदणी करीता कु. मु. म्हणून मुकेश -मोगलाईकर वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: हडपसर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411028 पॅन नं:-AAJFG4973H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सविता दत्तात्रय जगताप वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AMIPJ9809N 2): नाव:-दत्तात्रय शामराव जगताप वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ACOPJ5747R
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/01/2016
(10)दस्त नोंदणी केल्याचा दिनांक	08/01/2016
(11)अनुक्रमांक,खंड व पृष्ठ	490/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	551800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

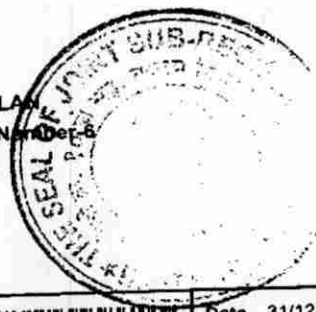
महाराष्ट्र शासनाच्या अधीन असलेल्या नगरपालिका व महानगरपालिकांच्या अखत्यारीत असलेल्या नगरपालिका

दिलेला शिर्षक  
याच्या तारीख २/२/२०१६  
जे अर्ज क्रमांक ५६१६/११  
जे अर्जावरून ५५६/३५-५१८  
यांचा दिनांक तारीख २/२/२०१६  
सह.दु.नि. हवेली १०





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MTR Form Number 8



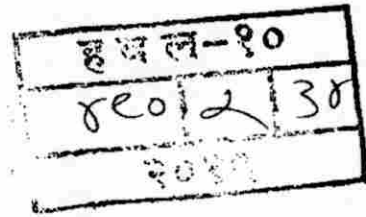
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GRN	MH006130407201516E	BARCODE	[Barcode]				Date	31/12/2015-14:50:28	Form ID	25.2	
Department	Inspector General Of Registration					Payer Details					
Type of Payment	Stamp Duty Registration Fee					TAX ID (if Any)					
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR					PAN No. (if Applicable)	AMIPJ9809N				
Location	PUNE					Full Name	SAVITA DATTATRAY JAGTAP				
Year	2015-2016 One Time					Flat/Block No.	S.NO. 38/1, GINI VIVIANA,WING A				
Account Head Details			Amount In Rs.		Premises/Building	FLAT NO. 101					
0030046401	Stamp Duty		551800.00		Road/Street	BALEWADI					
0030063301	Registration Fee		30000.00		Area/Locality	PUNE					
					Town/City/District						
					PIN	4	1	1	0	4	5
					Remarks (if Any)	PAN2=AAJFG4973H--SecondPartyName=GIN I CITICORP REALTY LLP-CA=9195500					
					Amount In	Five Lakh Eighty One Thousand Eight Hundred Rupees					
					Words	Only					
Total			581800.00								
Payment Details					FOR USE IN RECEIVING BANK						
IDBI BANK					Bank CIN	REF No.	69103332015123113062		79448251		
Cheque/DD Details					Date	31/12/2015-14:50:50					
Name of Bank					Bank-Branch	IDBI BANK					
Name of Branch					Scroll No. , Date	100 . 01/01/2016					

Mobile No. : 993051112  
Date: 2016.01.04  
11:26:06 IST  
Reason: Secure Document  
Location: India

Signature Not Verified

SJ Jagtap



### ARTICLES OF AGREEMENT

THIS ARTICLE OF AGREEMENT IS MADE AND EXECUTED ON THIS 08<sup>TH</sup> DAY OF Jan. 2016 AT PUNE.

BETWEEN

*Savita Jagtap*

M/s GINI CITICORP REALTY LLP, PAN No. AAJFG4973H, A Company, registered under the Indian Companies Act 1956, having its Registered Office at 413, Tantiya Jogani Industrial Estate, J. R. Boricha Marg, Lower Parel East, Mumbai 400011. Through it's one of the Partner, **Mr. Gautam Vinod Harlalka**, Aged about 45 Years, Occupation Business, R/at 1601, 16 TH Floor, A Wing, Shiromani Tower, Rajkamal Studio, Dr. S.S. Rao Road, Parel East, Mumbai 400 012.

Hereafter called or referred to as the **DEVELOPER** (Which expression shall mean and include his/ her/ their successors, executors or administrator) **OF THE FIRST PART.**

AND

1) **MRS. SAVITA DATTATRAY JAGTAP**

Age : 44 Years  
Occupation: **BUSINESS**  
Pan No. : **AMIPJ9809N**  
Address : **B2, OM GURUKUL CHS, PLOT NO. 47, SECTOR 19, NERUL, NAVI MUMBAI 400706.**

2) **MR. DATTATRAY SHAMRAO JAGTAP**

Age : 48 Years  
Occupation: **SERVICE**  
Pan No. : **ACOPJ5747R**  
Address : **B2, OM GURUKUL CHS, PLOT NO. 47, SECTOR 19, NERUL, NAVI MUMBAI 400706.**

Hereinafter referred to as "**THE PURCHASER/S**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said Purchaser/s, his/her/their/their heirs, executors, administrators and assigns) **OF THE SECOND PART.**





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1. Mr. Dashrath Kondiba Balwadkar, aged about 66 years, Occupation- Agriculturist, 2. Mr. Prakash Dashrath Balwadkar, aged about 43 years, Occupation- Business and Agriculturist, 3. Mr. Vilas Dashrath Balwadkar, aged about 41 years, Occupation - Agriculturist, 4. Mr. Kalidas Dashrath Balwadkar, aged about 39 years, Occupation- Agriculturist, 5. Mrs. Indubai Dashrath Balwadkar, Aged About 56 years, Occupation- Housewife, 6. Mrs. Sheela Prakash Balwadkar, Aged About 39 years, Occupation- Housewife, 7. Mr. Ritesh Prakash Balwadkar Aged 20 years, Occupation- Student, 8. Master. Pranav Prakash Balwadkar, Aged About 15 years, Occupation- Student, Minor through Natural Guardian father Mr. Prakash Dashrath Balwadkar, the owner No. 2, 9. Mrs. Pavitra Vilas Balwadkar, Aged About 39 years, Occupation Housewife, 10. Miss Trupti Vilas Balwadkar, Aged About 17 years, Occupation Student, 11. Master. Vikas Vilas Balwadkar, Aged About 15 years, Occupation Student, serial No. 19 and 11 Minor through Natural Guardian Natural Guardian father Mr. Vilas Dashrath Balwadkar, the owner No. 3, 12. Mrs. Varsha Kalidas Balwadkar, Aged About 36 years, Occupation Housewife, 13. Miss Prajakta Kalidas Balwadkar Aged About 13 years, Occupation Student, 14. Miss Siddhi Kalidas Balwadkar, Aged About 11 years, Occupation Student, 15. Master. Sairaj Kalidas Balwadkar, Aged About 09 years, Occupation Student, serial No. 13 to 15 Minor through Natural Guardian Natural Guardian father Mr. Kalidas Dashrath Balwadkar, the owner No. 4, 16. Mrs. Kalpana Bharat Kurhade, Aged About 36 years, Occupation Housewife, 17. Mrs. Suvarna Dattatray Rakshe, Aged About 36 years, Occupation Housewife, All Residing At: Survey No. 12/1, Balewadi, Tal. Haveli, Dist. Pune.

Hereinafter referred to as "**The Consenting party / Owners**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors-in-title and permitted assigns) of the **THIRD PART**.

**Whereas** The Owners are absolutely seized and possessed the piece and parcel of the land bearing S. No. 38, Hissa No.1 admeasuring about 02H-01R and Potkharaba admeasuring about 00H-01R totally admeasuring about 02H - 02R situated at Village Balewadi, Tal. Haveli, Dist. Pune and more particularly described in the Schedule-I hereunder written and hereinafter for the sake of brevity referred to as "the said property".

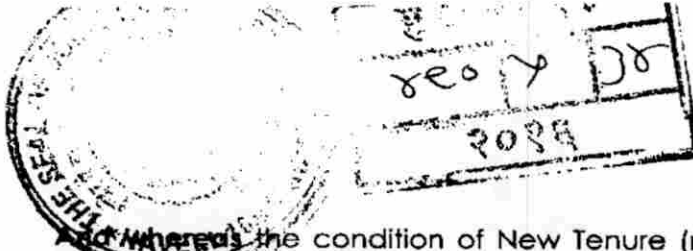
**And whereas** The Said property was in the name of Mr. Kondiba Rama Balwadkar, and his name was mutated on 7/12 extract since 1954, above his name the name of Government was mentioned vide mutation entry No. 716. There was a KUL namely Mr. Gangaram Vitu Balwadkar, which was mutated vide Mutation Entry No. 583 dated 05/08/1954. The said KUL had not been in possession for 2 years, hence his name as KUL was removed from the 7/12 extract vide M.E. No. 653 dated 20/06/1957.

**And whereas** The said property was of Class II, Inam Class 6B of the Maharashtra Land Revenue Code, 1960 and the tenure is to be cleared by paying the necessary charges as 'Nazrana' to Government name of Kondiba Rama Balwadkar was mutated vide M. E. No. 716. The said property was of Patil Inam Class 6B, and was termed as Khalsa, vide order of Mamlatdar Saheb Haveli vide order No. WTN/WS/2052/62 dated 13/12/1962 and order No. WTN/ WS/ 655/63 dated 31/07/1963. The possession holder has to pay 12% of the price as value to the Government and hence the name was recorded on the 7/12 extract below the name of the Government. M. E. No. 793 states that the said owner has paid the 12% charges to government and got the property re-granted on New tenure vide order of Mamlatdar, Pune, order bearing No. P.S.R.B./2/69.

**And whereas** By virtue of the Will dated 21<sup>st</sup> January 2005, registered in the office of sub-registrar Haveli No. 15 at serial No. 563/2005. The Owners herein i.e. 1. Mr. Dashrath Kondiba Balwadkar, 2. Mr. Prakash Dashrath Balwadkar, 3. Mr. Vilas Dashrath Balwadkar, 4. Mr. Kalidas Dashrath Balwadkar, the present consenting party have acquired all legal rights, title and interest pertaining to the said Property and came to be exclusively seized and possessed of the same. The names of the present owners were recorded on the 7/12 extract vide Mutation Entry No. 5976.

**And whereas** One of the legal heir namely Mrs. Subhadra Govind Rakshe had executed a Release Deed in favour of the aforesaid owners i.e. the present consenting party namely 1. Mr. Dashrath Kondiba Balwadkar, 2. Mr. Prakash Dashrath Balwadkar, 3. Mr. Vilas Dashrath Balwadkar, 4. Mr. Kalidas Dashrath Balwadkar and the same is registered in the office of Sub-registrar Haveli, at serial No. 1408 on 22<sup>nd</sup> February 2005 and released her rights in favour of the aforesaid owners.

**And whereas** the owners 1. Mr. Dashrath Kondiba Balwadkar, 2. Mr. Prakash Dashrath Balwadkar, 3. Mr. Vilas Dashrath Balwadkar, 4. Mr. Kalidas Dashrath Balwadkar, along with the consent of their legal heirs namely 1. Mrs. Indubai Dashrath Balwadkar, 2. Mrs. Sheela Prakash Balwadkar, 3. Mr. Ritesh Prakash Balwadkar, 4. Master. Pranav Prakash Balwadkar, 5. Mrs. Pavitra Vilas Balwadkar, 6. Miss Trupti Vilas Balwadkar, 7. Master. Vikas Vilas Balwadkar, 8. Mrs. Varsha Kalidas Balwadkar, 9. Miss Prajakta Kalidas Balwadkar, 10. Miss Siddhi Kalidas Balwadkar, 11. Master. Sairaj Kaildas Balwadkar, 12. Mrs. Kalpana Bharat Kurhade, 13. Mrs. Suvarna Dattatray Rakshe have assigned the development rights of the said property in favour of M/s. Gini Citicorp Realty LLP vide registered agreement dated 23<sup>rd</sup> day of December 2010 registered in the office of Sub-registrar Haveli No. VIII at serial No. 12812/2010 at Pune. Further the owners have also executed Power of attorney in favour of M/s. Gini Citi corp Realty LLP and the same is registered in the office of Sub-registrar Haveli No. VIII at serial No. 12813/2010 on 23<sup>rd</sup> day of December 2010 at Pune. The said agreement is joint venture type agreement, where the developer agreed to give constructed area to the owners and or constructed area will be shared by and between the parties to the deed.



**AND WHEREAS** the condition of New Tenure (new indivisible condition) present in 9/12 extract is cleared by paying the Nazrana to the government and present land was declared as free hold vide order No. Watan/Juni Shart/SR/16/2010 dated 31 December 2010.

**And whereas** after the registration of development agreement it is noticed that the name of Mrs. Subhadra Govind Rakshe was mentioned in the Development Agreement; the same was inserted without any reason, as the said Mrs. Subhadra Govind Rakshe had already executed release deed and had already released her rights. And there was a mistake in the name of one of the Power of Attorney which also required to be corrected, hence the same was corrected for which the parties have executed a Correction Deed and the same is registered in the office of Sub registrar Haveli No. X, at Pune, at serial No. 9678 on 17<sup>th</sup> day of August 2011.

**And whereas** there were some changes in the terms and condition in the agreement by and between the parties as regarding to the share in the constructed area, for which a separate supplementary deed was executed and registered by the owners and the developers, and the same, is registered in the office of Sub registrar Haveli No. X, at Pune, at serial No. 9679 on 17<sup>th</sup> day of August 2011.

**And whereas** The property is situated in Residential Zone declared by the concerned department of Pune Municipal Corporation, vide there Zone Certificate No. DPO/ZONE/2010/1799 dated 9<sup>th</sup> June 2010.

**AND WHEREAS** the present Developer herein has appointed Parvez Jamadar and Associates having its office at Bharat Arcade, Office No. 1, Next to Talwalkars Gym, near Pulgate Chowki, Gen. Thimmaya Road, Camp, Pune - 411 001 as its Architect and G.A. Bhilare Consultant Private Limited having its office at 572, Shaniwar Peth, Uttakar Height, Pune - 411 030 as its Structural Engineer for the preparation of the drawing and structural design of the building/s which is/are under construction on the said land. The present Developer herein also reserved the right to change aforesaid Architect and Structural Engineer before the completion of the buildings of the project.

**AND WHEREAS** The present Developer have got the plans sanctioned from the concerned authority i.e. Pune Municipal Corporation. The plans specifications, elevations, section and details of the said building. The said Pune Municipal Corporation has issued the Commencement Certificates bearing No. CC/3368/11, dated 23/12/2011 in their favour.

**AND WHEREAS** The present Developer accordingly, commenced the construction work of the Scheme to be known as "GINI VIVIANA" on the said Land in accordance with the plans duly sanctioned by the Pune Municipal Corporation.

**AND WHEREAS** While sanctioning the said plans the Pune Municipal Corporation has laid down certain terms, and conditions, stipulations and restrictions which are to be observed and performed by the



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Developer while developing the said property and upon due observance performance of which only the completion and occupation certificate in respect to the said building shall be granted by the said authority.

**AND WHEREAS**, the present Developer thereafter applied to the concerned authorities for obtaining the permission of Non-agricultural use regarding the properties here-in-below mentioned in the schedule "I (A)" and "I (B)" of this presents. That upon considering the application of the said Developer-owner/s the Collector Pune have duly granted the order for using the said properties for Non-agricultural purposes vide its order bearing No. **PMH/NA/SR/1274/2011 on dated 10/04/2012.**

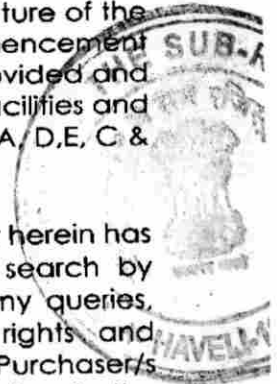
**AND WHEREAS** the purchaser desiring to purchase the unit in the said scheme inspected the documents relating to the said land, rights of the owner-developer, the commencement certificates along with the plan, title certificate/report, and other documents as are specified under the provisions of the Maharashtra Ownership of Flats Act 1963.

**AND WHEREAS**, The copy of the Certificate of the title, issued by the Advocate of the Developer, copy of the floor plan on which tenement under transaction is situated, 7/12 extracts of showing the nature of the title of the owners of the said Land, copy of the commencement certificate, amenities and specifications as agreed to be provided and copy of the Non Agriculture permission, Common Areas & Facilities and have been annexed hereto and marked as Annexure-G, B, A, D, E, C & F respectively.

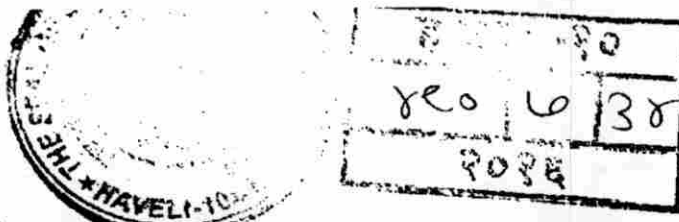
**AND WHEREAS**, After the Purchaser/s' enquiry, the Developer herein has requested to the Purchaser/s to carry out independent search by appointing his/her/their/their own Advocate and to ask any queries, he/she/they had regarding the marketable title and rights and authorities of the present Developer of the said Land. The Purchaser/s has/have satisfied himself/herself/themselves in respect of the marketable title of the present Developer Plot/s, and the rights/authorities of the Developer to develop the same, decided and agreed to purchase from the present Developer and the Developer herein agreed to sell to the Purchaser a Unit/Flat in the said Scheme more particularly described in SCHEDULE II given herein (hereinafter referred to as the said "UNIT/FLAT"), for and at the price hereinafter mentioned;

**AND WHEREAS**, The Developer herein has agreed to provide amenities in the said Unit/Flat which are more particularly described in the Annexure-C hereto;

**AND WHEREAS**, The Purchaser/s herein is/are aware of the fact that the Developer herein have entered or will enter into similar or separate agreements with several other person/s and party/ies as to sell, lease, mortgage etc in respect of other flat/s, residential tenement/s and further to allot of exclusive right to use terraces, car parking, under the stilt, land adjacent to the building, within the said land for garden etc.







**AND WHEREAS,** To witness the terms and conditions thereof, the parties have executed this Agreement to Sell, as contemplated under the Maharashtra Ownership Flats Act, 1963, except as otherwise stipulated herein,

**AND WHEREAS** Under Section 4 of the act the Developer herein is required to execute a written agreement for Sale of the said Flat in favour of the Flat Purchaser being in fact these presents and the parties are required to register the said agreement under Registration Act within 4 months from the date of execution thereof.

**NOW THEREFORE THIS INDENTURE WITNESETH AND IT IS HERBEY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. The Developer herein hereby, agrees to transfer by sale or otherwise convey absolutely, all that proprietary rights, (along with exclusive rights and facilities particularly agreed to if any, undivided share therein), in the
2.
 

BUILDING NO.	:	<b>A</b>
UNIT/FLAT NO.	:	<b>101</b>
FLOOR	:	<b>FIRST</b>
AREA (Carpet)	:	<b>1025 SQ.FT. (95.26 SQ.MTR)</b>
EXCLUSIVE FACILITY	:	
Car Park No.	:	<b>1</b>
Terrace/Balcony	:	<b>170 SQ.FT. (15.80 SQ.MTR)</b>

in the scheme known as "GINI VIVIANA" being constructed on the land bearing Survey No. 38, Hissa No.1, situated and being at Village Balewadi, within the jurisdiction of the Sub- Registration District Pune, Taluka Haveli, Pune; more particularly described in the SCHEDULE II written herein and delineated by Red lines in the map annexed herewith (hereinafter referred to as the said "Unit/Flat") unto the Purchaser and the Purchaser has agreed to purchase the same from the Developer herein, in accordance with the terms and conditions herein, for and at the lump sum price of **Rs. 91,95,500/- (Rupees Ninety One Lakh Ninety Five Thousand Five Hundred Only)** including the proportionate price of the common areas and facilities appurtenant to the flat. The nature extent and description of the common areas and facilities which are described in Annexure F. The said price is fixed on lump sum basis and has no bearing whatsoever on the actual area of the said Unit/Flat.

In consideration thereof, the Purchaser paid and/or agreed to pay the said lump price **Rs. 91,95,500/- (Rupees Ninety One Lakh Ninety Five Thousand Five Hundred Only)** to the Developer herein and the Developer herein accepted and/or agreed to accept the said amount of consideration from the Purchaser as follows:



SR. No	AMOUNT	PARTICULARS
1	Rs. 16,03,545/-	Before agreement paid by the Purchaser to the Owner-Developer.
2	Rs. 75,91,955/-	Payable by the Purchaser to the Developer on or before grant of possession of the said flat by the Developer to the Purchaser, in terms hereof.
	<b>Rs. 91,95,500/-</b>	<b>TOTAL CONSIDERATION</b>

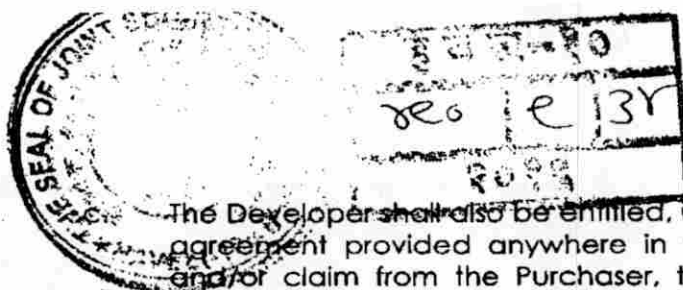
- (a) In consideration thereof, the Purchaser paid to the Developer the amount of **Rs. 16,03,545/-** by duly drawn

Sr. No.	DATE	CHEQUE NO.	BANK NAME	CHQ. AMT	NET AMT.
1	06/12/15	117093	State Bank Of India	6,00,000/-	6,00,000/-
2	06/12/15	468207	Indian Bank	6,00,000/-	6,00,000/-
3	05/01/16	EFT	EFT	1,60,000/-	1,60,000/-
4	05/01/16	EFT	EFT	2,10,000/-	2,10,000/-
5	05/01/16	EFT	EFT	33,545/-	33,545/-
			<b>TOTAL</b>	<b>16,03,545/-</b>	<b>16,03,545/-</b>

in favour of the Developer, receipt whereof is hereby acknowledge by the Developer;

- (b) The balance amount of **Rs. 75,91,955/- (Rupees Seventy Five Lakh Ninety One Thousand Nine Hundred & Fifty Five Only)** has been agreed to be paid by the Purchaser to the Owner-Developer, percentage wise as per the above details of particulars, for the flat in this agreement. The amount to be paid by the purchaser to the Developer as agreed to above, shall always be the ESSENCE OF THE CONTRACT.

3. In case of default committed by the purchaser in payment of the amount as and within the time herein agreed,
- a. The Developer shall be entitled to claim interest @ 21% per annum from the due date till the actual receipt thereof, without prejudice to the other rights of the Developer available as per the terms and conditions hereof and the statute,
- b. The Developer shall, without prejudice to as stipulated above, be entitled to terminate this agreement by giving fifteen(15) days notice, in which case, however the Purchaser shall be entitled to refund of the amount of the consideration till then paid, after disposal of the said flat by the Developer and receipt of the amount from such disposal at least equal to the amount to which the Purchaser is entitled for the refund.



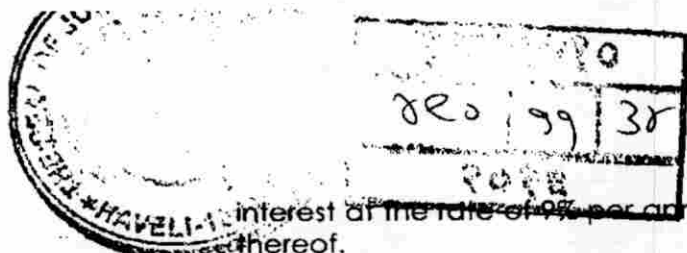
The Developer shall also be entitled, in case of termination of the agreement provided anywhere in this agreement, to deduct and/or claim from the Purchaser, the amount of Rs.1,00,000/- (Rupees One Lakh Only) towards administrative and miscellaneous expenses for drawing of this agreement and other matters related thereto.

4. The Developer Have completed the construction of the said flat and the building in accordance with the sanctioned/ revised sanctioned building plans and specifications, fixtures, fittings and amenities as agreed to and mentioned/ enumerated in **Annexure B & C** (said "Specification").
5. It has been expressly understood and agreed to, by and between the parties hereto that-
  - a. The said Land has a access.
  - b. The Developer shall be entitled to use and utilize additional Floor Area Ratio/Floor Space Index ("FAR/FSI") by way of Transferable Development Rights ("TDR"), by availing of the same in the open market, as is permissible under Development Control Regulations, 1998, in its application, framed on application and also under the Maharashtra Regional Town Planning Act, 1966.
  - c. The Developer shall be entitled to and specifically retains the form as many condominiums as may be decided by the Developer, to be convenient for proper administration of the entire ownership scheme, building-wise and/or otherwise,
  - d. The Purchaser has unequivocally accorded his consent to the stipulations and reservations contained herein,
6.
  - a. The Purchaser hereby, grants its consent to change/ modification/alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by the Owner-Developer, without prejudicially affecting the construction of the said Unit/Flat, agreed to be purchased by the Purchaser.
  - b. It is also agreed between the Parties hereto, that the Developer shall be entitled to amalgamate the said land with any other adjoining properties and/or use, utilize and consume FAR/FSI permissible as Transferable Development Rights ("TDR"), to which the Developer may fully and/or partially and/or in any other arrangement with the holder thereof, be entitled. The Developer shall, in such cases or otherwise, be entitled to revise/redraw the layout of the land and/or building/s plans as may be permissible under DCR, without prejudicially affecting the construction of the said Unit/Flat, agreed to be purchased by the Purchaser, for



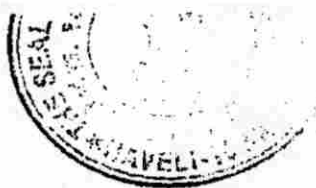
which the Purchaser hereby grants its consent and the same shall be always deemed to have been granted.

- c. The Developer intends, is entitled and has right to construct number of buildings consisting of ownership blocks, on various portions of the said Land, without any objection/s and/or impediment/s and/or obstruction/s on any of the grounds from the Purchaser. In the event of such or any objection/s and/or impediment/s and/or obstruction/s, made and/or raised by the Purchaser, the Developer shall be entitled to the damages from the Purchaser, without prejudice to any other rights, available to the Developer under this agreement and/or in law.
- d. The Developer is developing the said Land by constructing thereon, more than one building, consisting of residential terrace and/or garden flats. The Developer, as entitled, may provide for exclusive right/facility of car park/garden space/ open space/ lobbies/ terraces/passages to any concerned flat purchaser. The rights of purchasers of such Unit/Flats, notwithstanding formation of condominium stipulated herein, shall not be affected or prejudiced in any manner whatsoever. The Purchaser hereby agrees and grants its consent for reservation of any such open garden space/terrace/parking/lobbies/passages etcetera, as exclusive area and facility for such Unit/Flats.
- 7.
- a. The Floor Space Index ("FSI")/ Floor Area Ratio ("FAR") available in respect of the said Land is One only and subject to right to revision of layout by the Developer, as herein before agreed, no part of the said FSI/FAR has been utilized by the Developer anywhere else.
- b. The Developer however, shall be entitled to use, utilize and consume FAR/FSI, entitled by the Developer relating to any other property on the said Land or any portion thereof, by way of Transferable Development Rights ("TDR") or grant thereof, under slum removal schemes or otherwise, as may be permissible by the DC Rules.
8. The Developer shall have preferential /pre empty to utilize the residual or available FSI/FAR or the one increased by reason of any rule/ regulation/enactment or the additional one granted and/or allowed thereunder in respect of or relating of or relating to or on the said Land, to which the Purchaser hereby agrees and shall always be deemed to have agreed.
9. The Developer Have completed the construction of the said flat as agreed to herein and shall handover possession thereof to the Purchaser, within about a period of " **15<sup>TH</sup> DAYS FROM THE DATE OF FULL AND FINAL PAYMENT** ", in default thereof committed by the Developer therein, however subject to as agreed herein, the Purchaser shall be entitled to terminate this agreement and to refund of the amount of consideration till then paid along with



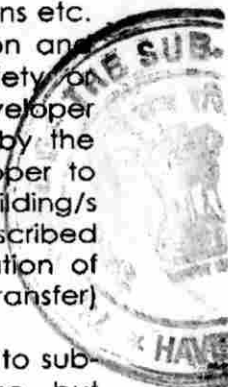
interest at the rate of 9% per annum from the date of payment/s thereof.

10. The period of delay caused in completion of the construction of the said flat on account inter alia of:
  - a. non availability of building material such as steel, cement, water, electricity etc,
  - b. war, civil commotion, strike, hartal, bandh, act vis majore etc.
  - c. any notice, order, injunction, stay, rule, regulation, notification of any statutory or government authorities or court of law etc.,
  - d. any other reason/cause, beyond the control of the Owner-Developer, shall not be calculated/included in the period for grant of possession of the said flat as agreed to herein.
11. The Purchaser shall take possession of the said flat within seven days of the Developer giving written notice to the Purchaser intimating completion of the construction of the said flat for use and occupation.
12. At the time of delivery of possession of the said Unit/Flat, the Purchaser shall also execute such other documents such as Possession, Receipt, Indemnity, Declaration, Undertaking, etc. as might be required by the Owner-Developer.
13. The Developer shall complete the project phase wise and after completing the residential buildings. The developer will complete the amenities of the project, On completion of the construction of the said flat and obtaining completion certificate from the concerned authorities.
14. In failure on the part of the Purchaser to take possession accordingly without any reasonable cause, the Developer shall be entitled, without prejudice to any other remedy available under this agreement or enactment, to put the said flat to sell/disposal entirely at the risk and as to cost and consequences of the Purchaser and shall be entitled to recover the amount due under this agreement from such proceeds. The Developer shall also be entitled to recover from the Purchaser such balance amount due, remaining even after deducting the said amount of proceeds, under this agreement. The decision of the Developer as to reasonability of any such cause, contemplated herein, as might be put forth by the Purchaser, shall be final and shall be binding upon the Purchaser.
15. Within one year, from the date of handing over of possession of the said flat to the Purchaser, if any material defect is found out to have been done or caused by the Owner-Developer, the Developer wherever possible, shall be bound to rectify/removal/alter/remedy the same, entirely at the cost of the Owner-Developer.



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16. Notwithstanding anything contained anywhere in this agreement, under no circumstances the Purchaser shall be entitled to possession of the said Unit/Flat, unless the Purchaser shall have paid the entire amount of consideration and other dues as agreed to herein, to the Owner-Developer.
  
17.
  - a. The Developer shall be, entirely at his option and discretion, entitled to form one or different condominium/s of apartment holders under the provisions of the Maharashtra Apartment Ownership Act, 1970, for each or more such building/s being/proposed to be constructed on the said Land or form Co-operative Housing Society Limited under the provisions of The Maharashtra Co-operative Societies Act 1960 and rules made there under or to form a Private Limited Company under provisions of Companies Act 1956 and do the needful for formation of such institute. The Developer herein along with other tenements holders if required under various acts will have to join in forming and registration of such Association of Apartment or Society or Company etc which is to be formed by the Developer herein as aforesaid and for that, the Purchaser/s herein from time to time will sign/execute all deeds, documents, applications etc. as may be required by the Developer for duly formation and registration of such Association of Apartment or Society or Company etc. if required and return the same to the Developer herein within ten days of the same being forwarded by the Developer to the Purchaser/s as to enable the Developer to register the organization of the tenement holders in the building/s under Section 10 of the said Act within the time limit prescribed by Rule 8 of The Maharashtra Ownership Flats( Regulation of Promotions of Construction, Sale, Management and Transfer) Rules 1964.
  - b. The Developer shall also be entitled and at liberty either to sub-divide the said land, or without sub-dividing the same, but marking the use of defined portions of the said land by each/such condominium/s.
  - c. The Purchaser hereby irrevocably accords his/ her consent for the same and the decision taken by the Developer in that regard shall be conclusive and binding upon the Purchaser.
  
18. The flat purchaser shall before delivery of possession of the said flat pay the Developer **Rs.1,27,782/- (Rupees One Lakh Twenty Seven Thousand Seven Hundred & Eighty Two Only)** for proportionate share towards costs, expenses, maintenance (For Two Years) and outgoing taxes and other charges necessary and incidental for the maintenance and upkeep of the said Unit/Flat/land etc.; the Developer will start collecting and spending the maintenance of the society on receiving the completion certificate from Pune Municipal Corporation, Pune, and the same will be charged to the Purchaser from the date of Completion.





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The above payment shall not carry any interest and will remain with the Developers until the said Land with building thereon being transferred to the proposed organization. Upon the said Land with buildings thereon being transferred as aforesaid, the balance after the expenses occurred thereof shall be paid over by the Developer to the proposed organization.

19. The Developer shall, subject to being prevented by any cause, within a period of six months from the date of disposal of all the Unit/Flats in the said scheme, form such organization. The entire expenses relating to formation of such organization and incidental thereto, shall however, be entirely borne by the Purchaser proportionately, and the Purchaser shall pay the same to the Developer as and when demanded by the Owner-Developer.
20. The Developer shall execute the required indenture of transfer relating to the said flat in the nature of sale or otherwise convey, the said flat either in favour of the individual flat purchaser and/or the existing society and/or such society formed, as may be found required, within a period of six months from the date of disposal of all Unit/Flats and Completion Certificate granted by the PMC in respect of all the buildings.
- 21.
- a. The Purchaser shall use the said flat for the purposes for which, it is sanctioned by the Pune Municipal Corporation, Pune and the Purchaser shall not use nor allow any other person to use the said flat for any other purposes.
  - b. The Purchaser shall maintain the said flat at his/her/their own cost in good repairs and condition from the date of grant of possession of the said flat is taken and the Purchaser shall not do or cause to be done anything in or to the building in which the said flat is situated, staircase or any passage which may be against the rules, regulations or bye-laws of the organization or Pune Municipal Corporation, Pune or any other statutory or other authorities. The Purchaser shall also not change/alter or make addition in or to the building in which the said flat is situated and the said flat itself or any part thereof.
  - c. The Purchaser shall not store in the said 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 or which are against the rules, regulations, by laws of the said organization, statutory or other authorities. Any damage so caused by act or omission on the part of the Purchaser to the said flat or other Unit/Flats in the building or the building or any part thereof, shall entirely be at the risk as to the cost, consequences, damages of such Purchaser.





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- d. The Purchaser shall not break any internal as well as external walls of the said flat for fixing up Window AC in the said Unit/Flat. The Purchaser shall not be allowed to put up Window AC in the said flat by breaking/changing/modifying any walls of the said Unit/Flat. The Purchaser if fixing up Split AC in the said flat shall be allowed to put the exterior unit of the split ac only in the duct area of the said Unit/Flat.
  - e. The Purchaser shall carry at his/her/their own cost, all internal repairs to the said flat and shall keep the said flat in good and habitable condition and shall not demolish or cause to be demolished by act or omission, the said flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building and shall keep the appurtenances thereto in good repairs and conditions and in particular, so as to support, shelter and protect the other parts of the building and shall not chisel or in any other manner damage or cause to be damaged by act or omission the columns, beams, walls, slabs or R.C.C Structure or other structural members in the said flat building without the prior permission of the Developer/Organization.
  - f. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot/building or any part thereof, whereby any increased premium shall become payable in respect of the insurance.
  - g. The Purchaser shall not throw any 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 Plot and the building or any part thereof.
  - h. The Purchaser shall also observe all other terms / conditions /directions/ rules/ notifications issued enforced, circulated under any statutes, rules, orders, bye laws by any authority or by the said organization for "use" of the flat in the building or the said Land or any part thereof.
- 22.
- a. All charges, levied or demanded from the Purchaser, after the date of Completion Certificate in respect of the said Unit/Flat, by the Owner-Developer/ by the said organization, for maintenance of the common area and facility not limited to security, sweepers, gardeners, staff, electricity, water, drainage, sewage, passages, gardens, repairs thereof, or any part thereof, and such other charges shall be paid by the Purchaser in the ratio as may be determined by the Developer or the said organization, as the case may be, forthwith. Any default therein, shall entitle the Developer or the said organization, as the case may be, to claim reasonable interest, without prejudice to the

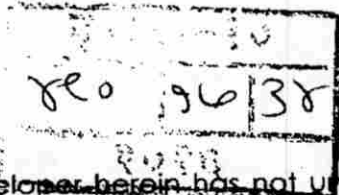




right of the Owner-Developer, to treat the same as default and breach of this agreement and to take actions for the same.

- b. The Purchaser shall bear and pay and shall always be liable to bear and pay all such amount levied as Property tax/ cesses/ charges/ duties on the said flat and on the said building proportionately or the fixtures and fittings therein, by the local authority or any other authority under any statute /rules /regulations /notifications/ orders/ contracts, from the date of the Completion Certificate, in respect of the said Unit/Flat.
- c. If at any time, after execution of this agreement, any tax/duty/ charges/premium/cesses /surcharge /betterment /tax /sales tax/ transfer/ tax /turnover tax/ penalties et cetera, by whatever name called, is levied or recovered or becomes payable under any statute/rule/ regulation/ notification/ order/in force or which shall be enforced, either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said Land or the said flat or the said agreement or the transaction herein, shall exclusively be paid/borne by the Purchaser. The Purchaser hereby, indemnifies the Developer from all such levies, cost and consequences.
- d. Service Tax & VAT payable as applicable provisions of the Finance Act. The amount payable as aforesaid by way of Service Tax & VAT shall be paid by the purchaser to the Developer immediately on demand and in any event before the time stipulated under the applicable provisions of the Finance Act to ensure that there is no default in payment of such service tax & VAT on the due date and the consequent liability by way of interest, penalty etc which may arise on account of nonpayment of such service tax & VAT in accordance with the provisions of the Finance Act.
- e. Provided that any deduction of an amount made by the Purchaser/s on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Developers under this Agreement shall be acknowledged / credited by the Developer, only upon purchaser/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department website.
- f. Provided further that at the time of handing over the possession of the unit, if any such certificate is not produced, the purchaser shall pay equivalent amount as interest free deposit with the Developer, which deposit shall be refunded by the Developer on the purchaser producing such certificate within 4 months of the possession. Provided further that in case the purchaser/s fails to produce such certificate within the stipulated period of the 4 months, the Developer shall be entitled to appropriate the said Deposit against the receivable from the Purchaser/s.

23. a. After the completion of the construction of the said Unit/Flat, as stated above, the maintenance of the said flat and the common area and facilities shall be borne by the Purchaser, proportionately at actual.
- b. It is also clearly understood that this shall not preclude the organization of such purchasers, to claim, demand and raise the maintenance charges independent of such and said contribution from the holder of the Unit/Flat.
24. The entire expenses by whatever name called, and stamp duty, registration fees, its incidences, in respect of this agreement, conveyance, any other document required to be executed in respect of and relating to the said flat and/or the transaction under this agreement shall entirely be borne and paid by the Purchaser.
25. Notwithstanding anything contained anywhere in this agreement, all the payments agreed to herein and otherwise required to be made by the Purchaser otherwise, shall always be the ESSENCE OF THE CONTRACT. Failure on the part of Purchaser to pay the same accordingly, shall be a breach of this agreement, committed by the Purchaser.
26. a. 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 Land and the building or any part thereof. The Purchaser shall have no claim save and except in respect of the said flat hereby agreed to be sold to the Purchaser and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces et cetera, will remain the Property of the Developer until the said Land and the building save and except any part thereof is reserved by the Owner-Developer, is transferred to the Purchasers or the said organization by filing and registering the declarations as herein before mentioned. The Developer shall be entitled to dispose of such open space, terrace, parking's, hoardings space, garden space, lobbies, canopies, etcetera, on such terms as may be decided by the Owner-Developer, to any flat purchaser for which the Purchaser hereby grants and is always deemed to have granted the consent.
- b. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this agreement or any forbearance or giving of the time to the Purchaser by the Developer for anything, shall not be construed as waiver or acquiescence on the part of the Developer of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Owner-Developer.



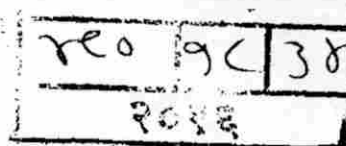
The Developer herein has not undertaken any responsibility nor has he/they agreed anything with the Purchaser/s orally or otherwise and there is no implied agreement or covenant on the part of the Owner-Developer, other than the terms and conditions expressly provided under this agreement.

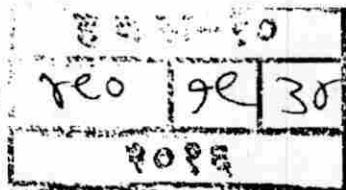
- d. The Purchaser shall not, without the written permission of the Owner-Developer, let, sublet, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose of the said Unit/Flat, terrace and/or parking nor shall assign this agreement to any person until the execution of the conveyance as mentioned herein before. Any breach thereof, shall entitle the Owner-Developer, to terminate this agreement, without prejudice to any other rights, available to the Developer under this agreement and/or other law.
- e. The Purchaser shall permit the Developer and its surveyors or agents with or without workmen and other, at all reasonable times to enter into the said flat or any part thereof and to make good any defects found in respect of the said flat or the entire building or any part thereof.
- f. In the event of any organization as agreed being formed and registered before the sale and disposal of all the Unit/Flats in the building, all the powers and authorities and rights of the flat purchasers herein shall be always subject to the rights of the Developer under the agreements entered into by the Developer with the Purchasers, development rights of the said Land of the Owner-Developer, right to dispose of unsold Unit/Flats and all other incidental, ancillary and supplementary rights thereto. The Developer shall have a right to dispose of the remaining Unit/Flats in the said scheme in such manner as they think fit and the sale proceeds thereof shall belong absolutely to the Owner-Developers and the Purchasers of such remaining Unit/Flats shall be accepted as members of such Society or Body. The Owner-Developers in that case shall not be required to pay any transfer dues to the Society or to the Body.
- g. The Name of the Scheme "**GINI VIVIANA**" on the said Land shall not be changed under any circumstances and subject to the approval of the Assistant Registrar of Co-operative Societies, Pune the name of the Co-operative Society to be formed or the Body to be formed shall bear the said name or shall be preceded by the words or to that effect.
- h. The Purchaser/s shall observe and perform all the rules and regulations of the Association of the Apartments or society or the Limited Company as the case may be which may be formed by the Developer and adopt rules, regulations, bye laws at its inception and the additions, alterations and/or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Accommodations therein and for the observance and performance of the building



rules, regulations and bye-laws of the time being of the concerned local authority and the Government and other public bodies. The Purchaser/s shall observe and perform all the stipulations and conditions laid down by the Deed of Declaration and Bye-Laws of the Association of Apartments or society or limited company as the case may be regarding the occupation and use of Accommodation in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.

- i. The Purchaser shall present this agreement at the office of Sub-Registrar, Haveli, Pune for registration within the time prescribed by the Registration Act and upon intimation thereof by the Purchaser, the Developer shall attend such office and admit execution thereof;
  - j. All notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by Registered post at his address given above.
  - k. It is understood and agreed by and between the parties hereto that the Developer shall be at liberty to sell, transfer, convey garden space, parking space and terrace space in the said building to any person/s of his choice and the same shall belong exclusively by the concerned Purchaser and such Purchaser shall be entitled for exclusive use of the said garden space, parking space, terrace space, as the case may be, other than the one agreed to be sold in this agreement. The Purchaser hereby irrevocably granted and shall be deemed always to have granted his/her/their consent for the same.
27. Notwithstanding anything contained anywhere in this agreement,
- a. Until all the payments inclusive of the amount of consideration, in respect of all the Unit/Flats/building/Property is received by the Owner-Developer, the Developer shall have all the rights subsisting under this and such agreement.
  - b. The tolerance in the area of the said flat shall only be to the extent of 3% of the area mentioned in SCHEDULE. If the Developer shall be entitled to claim additional consideration or liable to reduce the agreed consideration as the case may be in proportion to the area with the consideration agreed to herein, in case the difference in the area is more than the said tolerance.
  - c. The Developer shall be entitled to claim escalation in the price and consideration agreed to herein, of the said Unit/Flat, due to escalation of prices of building material and allied products, if such increase is more than 7% of the present prices. The decision





the Developer about such escalation shall be final and binding on the Purchaser.

28. The DEVELOPERS here by confirm this agreement, and contents, terms and conditions thereof.
29. Except otherwise mentioned and provided herein, this agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963.

#### **STAMP DUTY PARTICULARS**

LOCATION: The property is situated within the locality of Balewadi, within the limits of Pune as described in Zone 58/679 of VIII of the Ready Recknor of the P.M.C. and Valuation Department

#### **UNIT/FLAT DETAILS**

BUILDING NO.	:	<b>A</b>
UNIT/FLAT NO.	:	<b>101</b>
FLOOR	:	<b>FIRST</b>
AREA (carpet)	:	<b>1025 SQ.FT. (95.26 SQ.MTR)</b>
<b>EXCLUSIVE FACILITY</b>		
Car Park No.	:	<b>1</b>
Terrace	:	<b>170 SQ.FT. (15.80 SQ.MTR)</b>
Value Prescribed for Unit/Flat:		<b>Rs. 91,95,500/-</b>
Facility	:	
Total	:	<b>Rs. 91,95,500/-</b>
Value Agreed	:	<b>Rs. 91,95,500/-</b>
Stamp Affixed	:	<b>Rs. 5,51,800/-</b>

This provision relates to the Residential Apartment under provisions of the Maharashtra Ownership Flats Act, 1963. As such stamp duty on the prescribed/agreed value, whichever is higher, as per Article 25(d)(1) of the Bombay Stamp Act, 1958 is affixed herewith. The agreed value is the so-called Market Value of the said UNIT/FLAT.

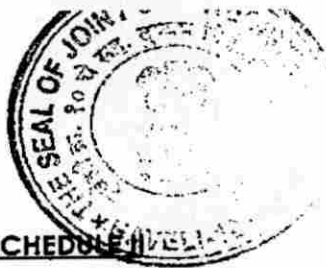
The purchaser is investor and is entitled to claim the exemption in stamp duty on sale of the said UNIT/FLAT within one year as per the amendments of Sec. 5(g) (ii) the Bombay Stamp Act.

#### **SCHEDULE -I-**

All that piece or parcel of the land admeasuring about 02H 02R (Including Pot Kharaba 00H 01R) of land bearing Survey No. 38, Hissa No.1, situated and being at Village Balewadi, within the jurisdiction of the Sub- Registration District Pune, Taluka Haveli, Pune and within the limits of Pune Municipal Corporation and is bounded as follows:

On or towards the North	:	By Property of Sopan Baburao Balwadkar, Survey No. 34 Part.
On or towards the South	:	By 18 meter D.P. Road,
On or towards the East	:	By Property of Bhoomi Arista, Survey No. 38/2 part
On or towards the West	:	By Sopan Baburao Balwadkar, Survey No.34 part.





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**SCHEDULE II**

(Description of the said "Unit/Flat")

The Unit/Flat in the Scheme **GINI VIVIANA** being constructed on property described in the schedule herein above, the details of the Unit/Flat are as follows:

BUILDING NO.	:-	<b>A</b>
FLAT NO.	:-	<b>101</b>
FLOOR	:-	<b>FIRST</b>
AREA OF UNIT/FLAT (CARPET)	:-	<b>1025 SQ.FT. (95.26 SQ.MTR)</b>
EXCLUSIVE FACILITY		
CAR PARKING NO.	:-	<b>1</b>
TERRACE / BALCONY	:-	<b>170 SQ.FT. (15.80 SQ.MTR)</b>

**ANNEXURE A**

(7/12 extracts)

Enclosed with the agreement.

**ANNEXURE B**

(Copy of the floor plan)

Enclosed with the agreement.

**ANNEXURE C**

(Amenities &amp; Specifications)

1. Earthquake resistant RCC frame Structure
2. Concealed Electrical piping
3. Electrical provision for Exhaust Fan in Kitchen and Toilets
4. Provision for Ac point in all bedrooms and living room.
5. T.V. and Telephone Point in master bedroom and living room.
6. Generator Backup Facilities for common areas, elevators and water pumps
7. Provision for Invertors in each apartment.
8. Concealed Plumbing
9. Shower panel in master bathroom.
10. Granite Door Frames for Bathrooms and Window Sill
11. Bathroom glazing of designer series.
12. Vitrified Tiles in the rest of the apartment, laminated wooden flooring in the master bedroom.
13. Black Granite Per all Platform with Stainless Steel sink and Dado Tiles up to 4' in kitchen.
14. Modular kitchen with chimney.





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15. Anti Skid flooring for Toilets
- Aluminium Powder Coated Windows with SS mosquito nets and French Doors
17. Modular/Laminated doors.
18. POP patra wall finish with Oil Bond Distemper paint and Weather Shield Acrylic external paint.
19. Windows grill
20. Internationally renowned elevators, two in each wing
21. Video door phone facility.
22. Close circuit camera for common area and lobbies connected to security.
23. Solar system for hot water in master toilet and geyser in common toilet. Half glass partition in shower area of master bedroom
24. Fire Fighting System
25. Concrete Road with Trimex Finish

#### ANNEXURE D

(Copy of the commencement certificate)

:  
Enclosed with the agreement.

#### ANNEXURE E

(Copy of the Non-Agriculture Permission)

:  
Enclosed with the agreement.

#### ANNEXURE F (COMMON AREAS AND COMMON FACILITIES)

- (a) **COMMON AREAS:**
- (i) Every Residential flat purchaser shall have proportionate undivided common right in the said land in proportion to built up area of the said Unit/Flat.
- LIMITED COMMON AREAS:**
- 1) Partition walls between the two Unit/Flats shall be limited common property of the said two Unit/Flats.
  - 2) Covered/Open scooter parks and car parks and terrace on top of building and portions thereof will be allotted to specific flat purchaser/s by the Developer-owner/s as per their discretion or retained by the Developer-owner/s.
  - 3) Terraces adjacent to the terrace flats and above the building shall exclusively belong to such respective Flats if so specifically allotted by the Developer-owner/s.



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- 4) Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
- 5) Parking spaces under stilts of the building and parking spaces in open land shall be allotted to specific purchasers by the Developer-owner/s as per their discretion or may be retained by the Developer-owner/s. Passages and toilets/W.C.S which are not the part of specified Unit/Flats may be exclusively allotted to those Unit/Flats who have access through such passages or adjacent to such toilets/W.C. s for their exclusive or limited common use only as per the discretion and option of Developer-owner/s.

**(b) COMMON FACILITIES**

- 1. Club House with Party Lawn and Swimming Pool
- 2. Guest Rooms
- 3. Gymnasium
- 4. Children's Playground
- 5. Basketball Ring
- 6. Servants Toilet

**ANNEXURE G  
(TITLE CERTIFICATE)**



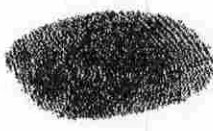
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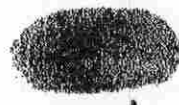
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२०१६		

In witness whereof the parties hereto have signed, sealed and delivered to each other this agreement on the date hereinbefore first mentioned



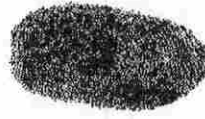
*Handwritten signature of Mr. Gautam Vinod Harlalka*

**MR. GAUTAM VINOD HARLALKA**  
as authorized Partner of  
**M/s. GINI CITICORP REALTY LLP**  
So also as the duly constituted attorney of  
the Owners / Consenting Party  
**DEVELOPER AND CONSENTING PARTY**



*Handwritten signature of Mrs. Savita Dattatray Jagtap*

**MRS. SAVITA DATTATRAY JAGTAP**



*Handwritten signature of Mr. Dattatray Shamrao Jagtap*

**MR. DATTATRAY SHAMRAO JAGTAP**  
**PURCHASERS**

**WITNESSES**

1. Sign: *Akshay Ranmore*  
Name: **Akshay Ranmore**  
Address: **Hadapsar pune-13**

2. Sign: *Jitu Gite*  
Name: **Jitu Gite**  
Address: **Bandgarden Road, pune-1**



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**Correspondence Address:**  
A-8, Hillview Residency,  
NIBM Road, Kondhwa Khurd  
Pune 411048.  
**Email:** saltafpune@gmail.com

**Office Address:**  
16 Gulmohar Apartments  
2424 East Street,  
Camp, Pune 411001  
**Tel.** 30548537/30548531

Ref. No.

Date. 06/09/2011

### TITLE REPORT

At the instance of M/s Gini Citicorp Realty LLP, A Company, registered under the Indian Companies Act, having its Registered Office at 413, Tantiya Jogani Industrial Estate, J. R. Boricha Marg, Lower Parel East, Mumbai 400011. I have taken the search in respect to the property which is very specifically described in the schedule hereunder is as follows.

#### DESCRIPTION OF THE PROPERTY:

All that piece or parcel of the land admeasuring about 02H 02R (Including Pot Kharaba 00H 01R) of land bearing Survey No. 38, Hissa No.1, situated and being at Village Balewadi, within the jurisdiction of the Sub- Registration District Pune, Taluka Haveli, Pune and within the limits of Pune Municipal Corporation and is bounded as follows:

On or towards the North : By Property of Sopan Baburao Balwadkar, Survey No. 34 Part,  
On or towards the South : By 18 meter D.P. Road,  
On or towards the East : By Property of Bhoomi Arista, Survey No. 38/2 part  
On or towards the West : By Sopan Baburao Balwadkar, Survey No.34 part.

#### OPINION:

I have perused the documents and record which were made available to me for the purpose of search. On the basis of these records and records and registrar available to me for the purpose of search in the offices of Registrar of Assurances, Taluka Haveli, District Pune. I hereby state and declare that the title of 1.Mr. Dashrath Kondiba Balwadkar, aged about \_\_\_ years, Occupation Well to do, 2. Mr. Prakash Dashrath Balwadkar, aged about \_\_\_ years, Occupation Business, 3. Mr. Vilas Dashrath Balwadkar, aged about \_\_\_ years, Occupation Business, 4. Mr. Kalidas Dashrath Balwadkar, in respect to the said property and is clean clear and free from all encumbrances of what so ever nature and M/s. Gini Citicorp LLP are the bonafide developers of the said property.. Hence this Report.

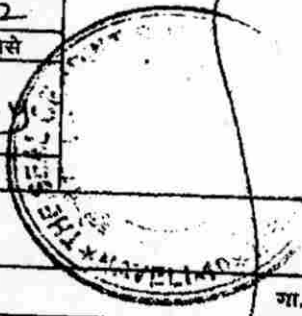
----- sd -----  
**Altam U. Sakkarge**  
**Advocate.**



वि.दि. ति. कार्यालय, ४२, बुधवार पेठ, नजयती, पुणे २. फोन २४४५६६६६  
**गा. न. क्र. ७, ७ अ, व १२**  
 गा. बामनास ता. हवेली जि. पुणे

शिका

भूमापन क्रमांक सर्वे नं. गट क्रमांक	वि.क्र.	घारणा प्रकार	गा. न. क्र. ७	खाते क्र.
3C19		ज.श.	७१६	कुळाचे नांव
भूमापन क्रमांकाचे स्थानिक नांव	पासोस		दशरथ कोठिवा बामनासकर	इतर अधिकार / हक्क / सविस्तर
लागवड योग्य क्षेत्र	एकर	गुठे	पु.श. दशरथ बामनासकर	६५३ ५८३
जिरायत	हेक्टर	आर	वि.श. दशरथ बामनासकर	जमिन मालिकान्याशात
बागाइत	2 = 09		ला.श. दशरथ बामनासकर	७६३ ७३६६
भात शेती			७७० ५९७६	
एकूण...	2 = 09			
पो. ख...				
वर्ग (अ)...	0 = 09			
वर्ग (ब)...	0 = 09			
एकूण...	2 = 02			
आकार जुडी अथवा विशेष आकार घाण्याबाबत..	रुपये	पैसे		
	७ = ७५			
	एकूण			



१० २४ ३४  
 २०१६

गा. न. क्र. ७ अ				गा. न. क्र. १२									प्रतीक व पीकर्स निवडण्याची जगा जमिनीचा तपशील		पानी पुरवठ्याचे साधन		शेरा	
वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप एकी	पीकारखाली क्षेत्र									प्रकार	क्षेत्र	पानी पुरवठ्याचे साधन	शेरा		
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र								
१	२	३	४	मिश्र पी. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचित	अजलसिंचित	१४	१५	१६	१७		
2099																		
2092	७	१					मु.श. २-००			५५								

२०१६  
 २४  
 ३४

मुळ प्रतीचा अस्सल उतारा दिला. तारीख 11 FEB 2012 गा. न. क्र. ७ अ, व १२

पुणे महानगरपालिका

(यापुढील प्रत्येकाचा अर्थ शाब्दिक अर्थाने होऊन या विनाशकारी अर्थाने होऊन घेतला जाणार नाही असा अर्थ घ्यावा) (यापुढील प्रत्येकाचा अर्थ शाब्दिक अर्थाने होऊन या विनाशकारी अर्थाने होऊन घेतला जाणार नाही असा अर्थ घ्यावा)

बांधकाम चालू करण्याकरिता दाखला (कमेन्समेंट सर्टिफिकेट)

बांधकाम नियंत्रण कार्यालय पुणे महानगरपालिका, शिवाजीनगर, पुणे - ५.

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे समतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ चांतीस आणि मुंबई प्रौढिक महानगरपालिका अधिनियम, सन १९४९ ची कलमे (सेक्शन २५३ व २५४ चांतीस तालुकीप्रमाणे खालील अटीवर देण्यात येत आहे.) प्रकल्प क्रमांक : BLD/0047/11 NEW

Proposal Type : Residential  
Project Type : (Layout of Building + Proposed Building)

क्रमांक : CC/3368/11  
दिनांक : 23/12/2011

श्री. / श्रीमती. GAUTTAM HARLALKA & OTHERS व्दारा ला. स. श्री. PARVEZ, MEHBOOB JAMADAR यांस रक्षणार पुणे, पेठ OFF NO. 1 BHARAT ARCADE CAMP PUNE, पुणे. प्लॉट नं. महाराष्ट्र नगर रचना अधिनियम, सन 1966 ची कलमे 44/45/58/69 च मुंबई प्रौढिक महानगरपालिका अधिनियम, सन 1949 ची कलमे 253/254 प्रमाणे पुणे महानगरपालिकेच्या सोयीतील. पेठ BALEWADI प्लॉट नं. Survey No: 38/1, पयनल प्लॉट नं. 38/1, येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक : 22/12/2011 रोजी प्रस्ताव दाखल केला आहे.



- संबंधी सुधारित विकास प्रोजेक्ट आराखडा महाराष्ट्र सरकारने दि. १५/१०/२००७ या दिनांकाचे अंतिम केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागण्यात येऊ नये. याबाबतची जबाबदारी महानगरपालिकेवर नाही.
- सोबतच्या नवीन / दुसऱ्या नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- जोत्यापयत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेस इ. बांधी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु करू नये.
- मा. सहायक अभियंता (भूमीप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणात जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे समतीपत्र देण्यात येत आहे.
- सोबतच्या नकाशावर भागे लिहिलेल्या / चिन्हांकित अटीवर हे समतीपत्र देण्यात येत आहे.
- ज्या प्लॉटसवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सीमा भितीच्या आत व बाहेर किमान चार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय भोगवटा पत्र मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुपण अर्जदाराने करावयाचे आहे.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व घडोघडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही. घडोघडा कोठे टाकावा याबाबत भरपाई विभागामार्फत मार्गदर्शन केले जाईल.
- काम सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरीता पुर्वमान्यता घेतल्याखेरीज जागेवर कोणतेही काम सुरु करू नये.
- नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती दृ. अंघोळीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेरीर कारवाई करण्यात येते. याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेप्टिक टँकसाठी मान्य केलेल्या नकाशांमध्ये जागा दर्शविली असली तरी त्यासाठी मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाची पूर्णत्वाची दाखला हजर करण्यात यावा.
- जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.
- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत बाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.
- कामगोरीच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोठी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
- भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

वरील समतीपत्रप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये. वरील समतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

*(Signature)*  
सहायक अभियंता

*(Signature)*  
सहायक अभियंता (बांधकाम नियंत्रण)



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२० २६/३४







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२० २२ ३४
२०१६

घोषणापत्र

मी श्री. मुकेबा मोगलाईकर  
वय : ५५ वर्ष, धंदा : नोकरी  
रा. हांडेवाडी रोड, लडपसर, पुणे-४२  
याद्वारे घोषित करतो की, दुय्यम  
निबंधक-हवेली क्र. ५० यांचे कार्यालयात  
करारनामा या शिर्षकाचा दस्त नोंदणीसाठी  
सादर करण्यात आला आहे. श्री. गौतम हरलालका  
यांनी दि. १८/०९/२०१२ (द.नं. ४३०८/२०१२) रोजी मला दिलेल्या  
कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे  
(निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र  
लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही  
कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सादरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः  
सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी  
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला  
जाणीव आहे.

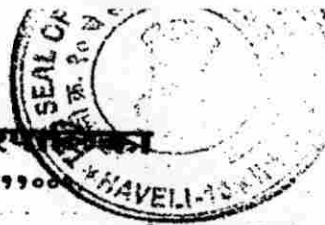


दिनांक - ०८/०९/२०१६  
कुलमुखत्यारपत्रधारकाचे नांव व सही



**पुणे महानगरपालिका**

शिवाजीनगर, पुणे ४११००४



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२८० 30 38  
बांधकाम नियंत्रण  
२०१६



2360

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०३६०/१६

दिनांक : २०/६/२०१६

[ मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २५३ (१) अन्वये ]

**भोगवटा पत्र (पार्ट- 1 A.B.C त्रिका)**

श्री. / श्रीमती

**श्री. / श्रीमती शोभितम हरनाथकाव इन्डर तर्फे ल्हा.आर्कि. परवाना प्रस्ताव**

राहणार कॉम्प. पुणे

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अक्ट कलमे ४५/६९ प्रमाणे पुणे, पेट **लानेताडी** घरांक **—** फायनल प्लॉट क्र. / सर्व्हे क्र. **३८/१ डी** या. १ टी. पी. स्कीम नंबर **—** यांत **—** इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक **३३६८/११** दिनांक **२३.१२.२०११** अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणायच्यास संमती मिळण्याबाबत दिनांक **१५.५.२०१४** रोजी अर्ज करण्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

मान्य नकाशाप्रमाणे

मजला	विंग ए(सदनिका)	विंग बी	विंग सी	एकूण सदनिका
तळमजला	संपूर्ण पार्किंग	संपूर्ण पार्किंग	संपूर्ण पार्किंग	
पहिला मजला	सदनिका क्र.१०१ ते १०४	सदनिका क्र.१०१ ते १०४	सदनिका क्र.१०१ ते १०४	१२
दुसरा मजला	सदनिका क्र.२०१ ते २०४	सदनिका क्र.२०१ ते २०४	सदनिका क्र.२०१ ते २०४	१२
तिसरा मजला	सदनिका क्र.३०१ ते ३०४	सदनिका क्र.३०१ ते ३०४	सदनिका क्र.३०१ ते ३०४	१२
चौथा मजला	सदनिका क्र.४०१ ते ४०४	सदनिका क्र.४०१ ते ४०४	सदनिका क्र.४०१ ते ४०४	१२
पाचवा मजला	सदनिका क्र.५०१ ते ५०४	सदनिका क्र.५०१ ते ५०४	सदनिका क्र.५०१ ते ५०४	१२
सहावा मजला	सदनिका क्र.६०१ ते ६०४	सदनिका क्र.६०१ ते ६०४	सदनिका क्र.६०१ ते ६०४	१२
सातवा मजला	सदनिका क्र.७०१ ते ७०४	सदनिका क्र.७०१ ते ७०४	सदनिका क्र.७०१ ते ७०४	१२
(१) आठवा मजला	सदनिका क्र.८०१,८०३,८०४	सदनिका क्र.८०२,८०३,८०४	सदनिका क्र.८०१,८०३,८०४	९
नववा मजला	सदनिका क्र.९०१ ते ९०४	सदनिका क्र.९०१ ते ९०४	सदनिका क्र.९०१ ते ९०४	१२
(२) दहावा मजला	-	सदनिका क्र.१००१ ते १००४	सदनिका क्र.१००१ ते १००४	८
(३)	असे एकूण ११३ सदनिकासह पार्किंगसह संपूर्ण विंग ए, बी, सी इमारतीचे बांधकाम फक्त.			

उप अभियंता

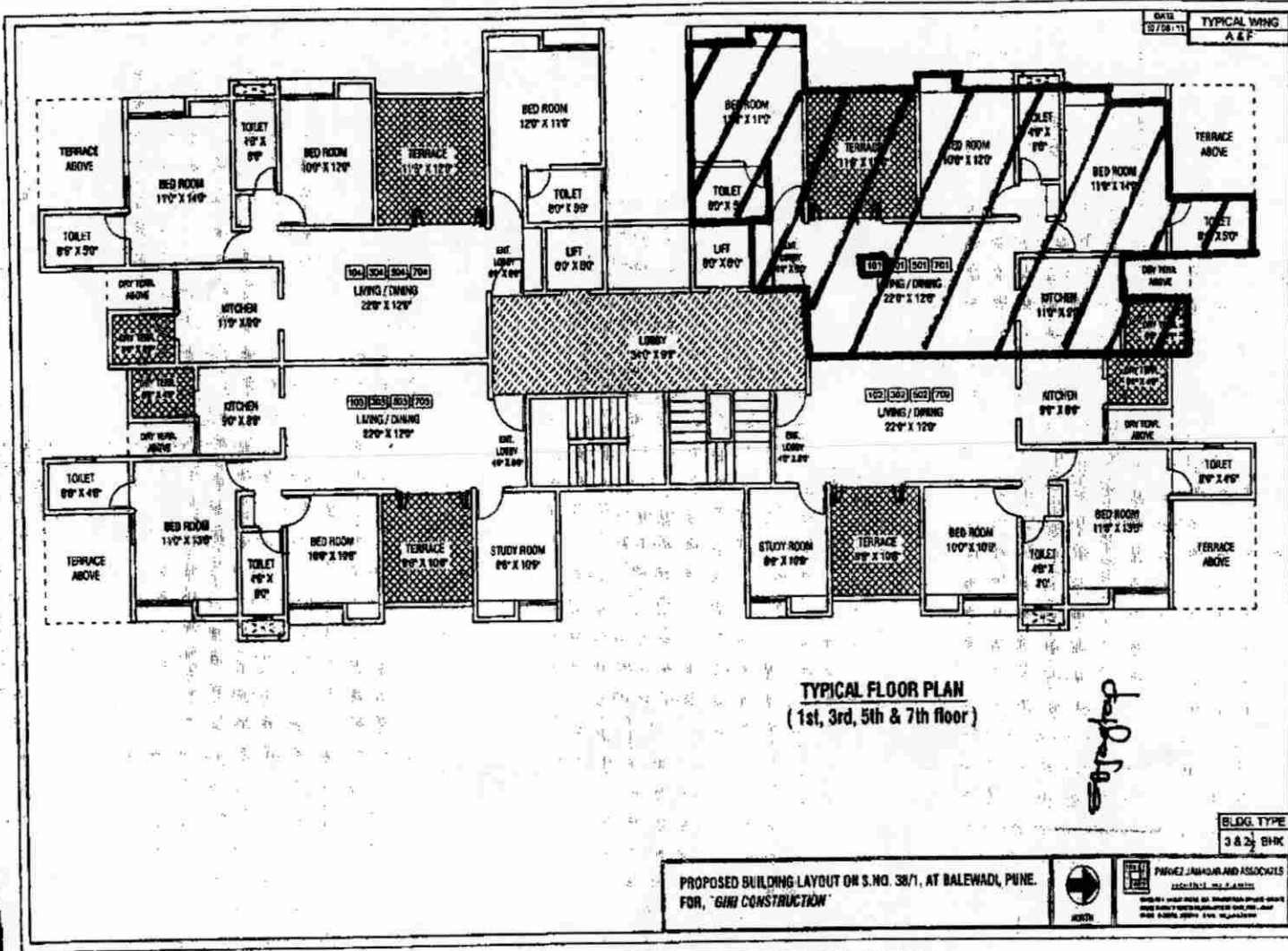
पुढील कोणत्याही गोळावटाभागाचा पूर्वी STP व NOC हातकन करणार मा अटीवर.

बांधकाम विकास विभाग झोन क्र-३  
पुणे महानगरपालिका  
सहायक अभियंता  
बांधकाम नियंत्रण विभाग  
पुणे महानगरपालिका.

पुणे महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अक्ट कलमे ४५/६९ प्रमाणे पुणे, पेट लानेताडी घरांक — फायनल प्लॉट क्र. / सर्व्हे क्र. ३८/१ डी या. १ टी. पी. स्कीम नंबर — यांत — इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ३३६८/११ दिनांक २३.१२.२०११ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणायच्यास संमती मिळण्याबाबत दिनांक १५.५.२०१४ रोजी अर्ज करण्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.



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820 39130





800-30  
800 3238  
2016

**DEFACED FOR RS:108830.00**

GRN	MH0061151012151588	AMOUNT	18130.00	31/12/2015 18:00:22	25.2
Department	INSPECTOR GENERAL OF REGISTRATION	AMOUNT	90790.00	08/01/2016	
Type of Payment	Stamp Duty	AMOUNT	90790.00	08/01/2016	
Sr. No.	0003708520201516	AMOUNT	90790.00	08/01/2016	
Office Name		HVL10_HAVELI 10 JOINT SUB REGISTRAR		Payer Details	
Location		PUNE		Full Name	
Year		2015-2016 One Time		VINIT SURESH SHAH	
Account Head Details		Amount In Rs.	Premises/Building		
0030046401	Stamp Duty	90700.00	-		
0030063301	Registration Fee	18130.00	Wagholi Pune		
			Town/City/District		
			PIN		
			4 1 2 2 0 7		
			Remarks (if Any)		
			PAN2=ABXFS0719A-SecondPartyName=Ms		
			Shivsagar Promoters and Developers-		
Total		108830.00	Amount In	One Lakh Eight Thousand Eight Hundred Thirty Rupees Only	
Payment Details		STATE BANK OF INDIA	Words	s Only	
Cheque/DD Details			FOR USE IN RECEIVING BANK		
Cheque/DD No			Bank CIN	REF No.	00040572015123125825   IK99088270
Name of Bank		Validity unknown	Date	31/12/2015-06:39:56	
Name of Branch		Digitally signed by VIRTUAL TREASURY MUMBAI Date: 2016.01.06 13:12:42 +05'30' Reason: SIGNED Document Location: India	Bank-Branch	STATE BANK OF INDIA	
Mobile No. : Not Available			Scroll No. , Date	366 , 01/01/2016	

326/490

शुक्रवार, 08 जानेवारी 2016 1:19 म.नं.

दस्त गोषवारा भाग-1

हवल10

दस्त क्रमांक: 490/2016

दस्त क्रमांक: हवल10 /490/2016

बाजार मूल्य: रु. 77,78,127/-

मोबदला: रु. 91,95,500/-

भरलेले मुद्रांक शुल्क: रु.5,51,800/-

दु. नि. सह. दु. नि. हवल10 यांचे कार्यालयात

अ. क्र. 490 वर दि.08-01-2016

रोजी 1:16 म.नं. वा. हजर केला.

पावती:498

पावती दिनांक: 08/01/2016

सादरकरणाराचे नाव: सविता दत्तात्रय जगताप

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची सही:

एकुण: 30700.00

सह दुय्यम निबंधक, हवेली10

सह दुय्यम निबंधक, हवेली10

दस्तावा प्रकार: करारनामा

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

शिक्का क्रं. 1 08 / 01 / 2016 01 : 17 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 01 / 2016 01 : 19 : 13 PM ची वेळ: (फी)





08/01/2016 1 21:14 PM

दस्त गोपवारा भाग-2

हवल10 38138  
दस्त क्रमांक:490/2016

दस्त क्रमांक :हवल10/490/2016  
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सविता दत्तात्रय जगताप पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AMIPJ9809N	लिहून देणार वय :-44 स्वाक्षरी:- 		
2	नाव:दत्तात्रय शामराव जगताप पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वी2, ओम गुरुकुल , ब्लॉक नं: प्लाट नं. 47, सेक्टर 19, रोड नं: नेरुल, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:ACOPJ5747R	लिहून देणार वय :-48 स्वाक्षरी:- 		
3	नाव:मे गिनी सिटीकार्पो रिअयल्टी एलएलपी तर्फे भागीदार गीतम विनोद हरलालका तर्फे नोंदणी करीता कु. मु. म्हणून मुकेश - मोगलाईकर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: हडपसर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAJFG4973H	लिहून देणार वय :-51 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:08 / 01 / 2016 01 : 20 : 31 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अक्षय चंद्रकांत रणमोरे वय:24 पत्ता:हडपसर पुणे पिन कोड:411013	 स्वाक्षरी 	
2	नाव:विशाल उत्तमराव मुंगसे वय:34 पत्ता:हडपसर पुणे पिन कोड:411013	 स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:08 / 01 / 2016 01 : 21 : 08 PM

सह दुय्यम निबंधक, हवल-10

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH006130407201516E	0003708890201516



प्रमाणित करण्यास येते की,  
या दस्तऐवजात एकूण 38 पृष्ठे आहेत  
पहिले नंबरचे पुस्तकाचे -  
नंबरही नोंदला.

सह. दुय्यम निबंधक (वर्ग-2) हवल-10  
दिनांक 8/19/2016

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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मी नऊदास बाबली  
मी सनुबाबत येतली  
अज्ञात नऊदास  
सह. दु. नि. (वर्ग-2) हवल-10  
यांस नक्कल अर्जात दिली आहे  
यांस त्याचे तारीख 8/2/2016  
जे अर्ज क्रमांक 46195  
जे अर्जावरून सदास हडपसर  
यांस दिली तारीख 8/2/2016





Admin. Office : 3E, 1 st Floor, C Wing, Gulmohar Apartment, 2420, East Street, Camp, PUNE 411 001 • Tel : (020) 6687 4444 • Fax : (020) 6687 4422  
Email : pune@giniconstructions.com

## DEMAND LETTER

To,  
Ms. SAVITA DATTATRAY JAGTAP  
B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI  
MUMBAI -  
MAHARASHTRA,  
INDIA

Dated: 11-Jan-2016  
BOO0001/00197/15-16  
Application Code No.  
Project Name: GINI VIVIANA  
Building: A BLDG  
Unit No: 101  
Saleable area 1,550.00 SQ. FT.

Co-Applicant(s) DATTATRAY SHAMRAO JAGTAP

ar Sir / Madam

We wish to inform you that your following installments are due on the dates indicated against them.

Due date	Description	Amount Due	Amount paid	Amount Payable
24-Dec-2015	On Foundation	1,379,325	224,220	1,155,105
24-Dec-2015	On or Before Casting of 1st Slab	827,595	0	827,595
24-Dec-2015	On or Before Casting of 3rd Slab	827,595	0	827,595
24-Dec-2015	On or Before Casting of 5th Slab	827,595	0	827,595
24-Dec-2015	On or Before Casting of 7th Slab	827,595	0	827,595
24-Dec-2015	On or Before Casting of 9th Slab	827,595	0	827,595
24-Dec-2015	On or Before Casting of 11th Slab	827,595	0	827,595
24-Dec-2015	On or Before Completion Brick Work	551,730	0	551,730
24-Dec-2015	On or Before Completion Flooring	551,730	0	551,730
24-Dec-2015	On or Before Grant of Possession	367,820	0	367,820
	<b>Amount Payable</b>	<b>7,816,175</b>	<b>224,220</b>	<b>7,591,955</b>
	<b>Service Tax</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Interest due till date</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total amount Due</b>	<b>7,816,175</b>	<b>224,220</b>	<b>7,591,955</b>

\* The above mentioned total due amount is inclusive of any previous Outstanding(s) and interest (if any). You are therefore requested to remit / Pay the above mentioned amount with in 18-Jan-2016 to avoid further interest accrual. However interest on previous outstanding shall be payable till the date of payment. Payments may please be made by bank drafts or MICR cheques or by RTGS/NEFT as per details below. Please ignore this demand letter if already paid.

Thanking you for your co-operation and assuring you of our best services at all times. For any further assistance kindly contact our Customer Relations Department.

Regards,  
For GINI CITICORP REALTY LLP

Authorized Signatory

Note:

- >Bank Charges (if any) will also be payable
- >Interest @ 21.00% p.a. will be charged as applicable
- >If your accounts do not tally with our records please contact our office immediately
- >Please mention customer Name ,Customer Code,Project Name and Payment details behind your cheque or DD

Bank Details

Office : 421, Jogani Industrial Estate, J.R. Boricha Road., Lower Parel (East), Mumbai - 400 011 • Tel : (022) 2305 2411 • Fax : (022) 2305 1110  
Email : bom@giniconstructions.com



Admin. Office : 3E, 1 st Floor, C Wing, Gulmohar Apartment, 2420, East Street, Camp, PUNE 411 001 • Tel : (020) 6687 4444 • Fax : (020) 6687 4422  
Email : pune@giniconstructions.com

**A/C. No. :** 2511170821  
**A/C. Name :** GINI CITICORP REALTY LLP  
**IFSC Code** KKBK0000958  
**Bank Name:** KOTAK MAHINDRA BANK  
**Branch :** Nariman Point Branch.  
Mumbai-400021

**Important:** Please update the company regarding change of Address/ Contact No. / E-Mail ID, if any. This is system generated statement, No signature required




**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,, NEAR SBI BRANCH, CAMP, PUNE 411 001.  
Ph: 020,66874444 Fax.020 66874499

25-Jan-2016 12:38 pm

CUSTOMER COPY

**RECEIPT**

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01989/15-16**  
Date : **05/01/2016**  
Application No.: **BOO0001/00197/15-16**  
Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide EFT No. RBIPTRN248599975 dated : 05/01/2016 Drawn on : ABHYUDAYA CO-OP. BANK LTD PUNE

Description	Amount (Rs.)
On Foundation	33,545.00
	<b>33,545.00</b>

Rupees Thirty Three Thousand Five Hundred Forty Five Only

- \* Receipt is valid subject to realisation of cheque.
- \* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

for **GINI CITICORP REALTY LLP**



*Sachin Raut*

Authorised Signatory


**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.  
Ph: 020,66874444 Fax.020 66874499

25-Jan-2016 12:37 pm

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**RECEIPT**

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01987/15-16**

Date : **05/01/2016**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide EFT No. RBIPTRN248402173 dated : 05/01/2016 Drawn on : ABHYUDAYA CO-OP. BANK LTD PUNE

Description	Amount (Rs.)
On Allotment	160,000.00

Rupees One Lac Sixty Thousand Only

**160,000.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee  
transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

**for GINI CITICORP REALTY LLP**



*Sachin Raut*

Authorised Signatory


**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.  
Ph: 020,66874444 Fax.020 66874499

25-Jan-2016 12:38 pm

CUSTOMER COPY

**RECEIPT**

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01988/15-16**

Date : **05/01/2016**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide EFT No. RBIN201601059631871336 dated : 05/01/2016 Drawn on : STATE BANK OF INDIA PUNE "

Description	Amount (Rs.)
On Allotment	19,325.00
On Foundation	190,675.00
	<b>210,000.00</b>

Rupees Two Lacs Ten Thousand Only

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

for **GINI CITICORP REALTY LLP**



*Sachin Raut*

Authorised Signatory




**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,,NEAR SBI BRANCH, CAMP, PUNE 411 001.  
Ph: 020,66874444 Fax.020 66874499

25-Jan-2016 12:36 pm

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**RECEIPT**

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
**B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI**

Pin:

Receipt No. : **REC0001/01981/15-16**

Date : **09/12/2015**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide Cheque No. 117093 dated : 06/12/2015 Drawn on : STATE BANK OF INDIA Satara

Description	Amount (Rs.)
Booking	250,000.00
On Allotment	350,000.00

Rupees Six Lacs Only

**600,000.00**

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee  
transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

for **GINI CITICORP REALTY LLP**



*Sachin Raut*

Authorised Signatory


**GINI CITICORP REALTY LLP**

3E, 1ST FLOOR, 'C' WING,  
GULMOHAR APARTMENT, EAST STREET,, NEAR SBI BRANCH, CAMP, PUNE 411 001.  
Ph: 020,66874444 Fax:020 66874499

25-Jan-2016 12:36 pm

CUSTOMER COPY

**RECEIPT**

Received with thanks from

First Allottee : **Ms. SAVITA DATTATRAY JAGTAP**  
B2- OM GURUKUL CHS, NERUL, NAVI MUMBAI

Pin:

Receipt No. : **REC0001/01984/15-16**

Date : **09/12/2015**

Application No.: **BOO0001/00197/15-16**

Customer ID:

Co Allottee(s) : **DATTATRAY SHAMRAO JAGTAP**

Payment in respect of Unit No.: 101 ,1st floor at A BLDG, in **GINI VIVIANA, S.NO. 38/1, NEAR MITCON COLLEGE, BALEWADI**

vide Cheque No. 468207 dated : 06/12/2015 Drawn on : INDIAN BANK PUNE

Description	Amount (Rs.)
On Allotment	600,000.00
	<b>600,000.00</b>

Rupees Six Lacs Only

\* Receipt is valid subject to realisation of cheque.

\* Acceptance of this payment won't guarantee  
transfer of ownership of unit till final payment is received

**THIS IS COMPUTER GENERATED RECEIPT**

for **GINI CITICORP REALTY LLP**



*Sachin Rawat*

Authorised Signatory