

STATE / DAN
OSE 1078

Saving A/C No
40229120774

RIMS REF NO

CIF NO

Tie up no
(if applicable)

LOS Reference No

PAL / Take Over / New / REsale / Top up / LAP

Applicant Name

Vikash Yadav

Co-Applicant Name

Co-Applicant Name

Co-Applicant Name

Contract (Resi)

Mobile

8805007544

Loan Amount

45,70,000/-

Tenure

360 months

Interest Rate

EMI

Loan Type

Takeover

SBI LIFE

Moratorium Require

Yes/No

Moratorium Period

Property Location

Pune

Property Cost

Name of Developer / Vendor

RBO - NAVI MUMBAI ZONE - THANE

Branch

Konkan Bhavan

(Code No.)

6240

Contact Person

Latit sir

Mobile No.

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1		16/06/2023	
SEARCH - 2		ITR VERIFICATION	} staff not yet
VALUATION - 1		RESIDENCE VERIFICATION	
VALUATION - 2		OFFICE VERIFICATION	
		SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No.

A/C NO :

SBI LIFE A/C NO.

NAME : 1.

2.

3.

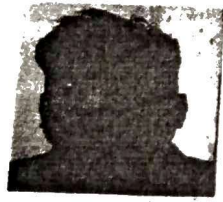
CERSAI NO. ASSET ID :

Adhaar, and form 11 Residential pool

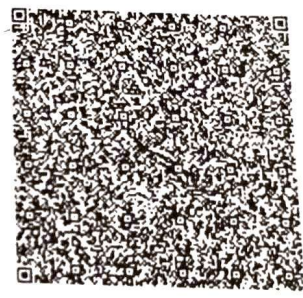
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADRPY0534F



नाम / Name
VIKASH YADAV

पिता का नाम / Father's Name
RAM DULAREY

जन्म की तारीख /
Date of Birth
15/03/1987

Vikash P.

29092019

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

97750335

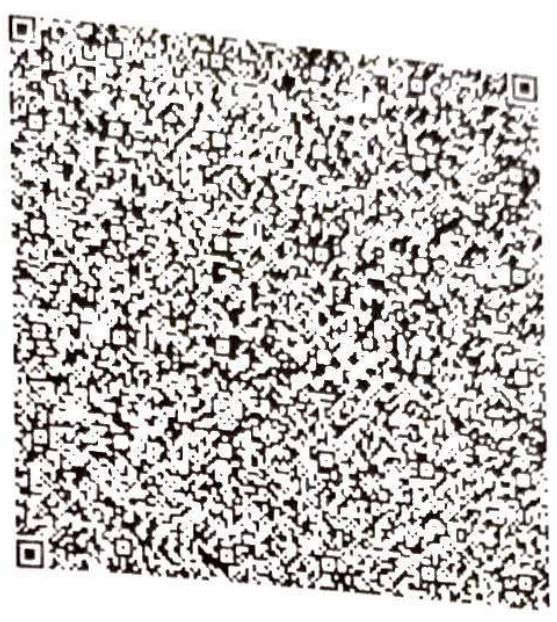
Download Date: 19/02/2021

To
विकास यादव
Vikash Yadav
4/4.39
Ambedkarpuram Awas Vikas-3
Kalyanpur
Kanpur
Kaiyanpur
Kanpur Nagar Uttar Pradesh - 208017
8805007522

Issue Date: 21/01/2021

Signature Not Verified

Digitally signed by MS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 04
Date: 2021.02.19 05:42:19
UTC



आपला आधार क्रमांक / Your Aadhaar No. :

8757 1170 6297

VID : 9190 1426 4376 6469

माझे आधार, माझी ओळख

भारत सरकार
Government of India



विकास यादव
Vikash Yadav
जन्म तारीख/DOB: 15/03/1987
पुरुष/ MALE

Vikash

Issue Date: 21/01/2021

8757 1170 6297

VID : 919 14 6 4376 6469

माझे आधार, माझी ओळख

526-3771

पावती

Original/Duplicate

Tuesday, March 08, 2022

नोंदणी क्र. 39म

10:03 AM

Regn: 39M

पावती क्र.: 3913 दिनांक: 08/03/2022

गावाचे नाव: चऱ्होली बुढुक
 दस्तऐवजाचा अनुक्रमांक: हवल25-3771-2022
 दस्तऐवजाचा प्रकार: ॲग्रीमेंट टू सेल
 मादर करणान्याचे नाव: विकास यादव - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1200.00
पृष्ठांची संख्या: 60	
एकूण:	रु. 31200.00

Joint S. Haveli 25

वाजार मुल्य: रु.3842011.123 /-
 मोवदला रु.4810000/-
 भरलेले मुद्रांक शुल्क : रु. 288600/-

सह. दुय्यम निबंधक
 हवेली क्र. २५, पुणे

- देयकाचा प्रकार: DHC रक्कम: रु.1200/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0703202201624 दिनांक: 08/03/2022
 वँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014135828202122P दिनांक: 08/03/2022
 वँकेचे नाव व पत्ता:

3/8/2022



08/03/2022

सूची क्र.2

दुय्यम निवडणूक : मह.द.नि.क्र.नं. 25

दस्ता क्रमांक : 3771/2022

नोंदणी :

Regn 63m

गावाचे नाव : चन्होली बुद्रुक

(1) विलेखाचा प्रकार	अॅगीमेंट दू मेल
(2) भौवदला	4810000
(3) वाजारभावा(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3842011.123
(4) भू-मापन, भौटहिम्मा व घरक्रमांक (अमल्यास)	

1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: (विभाग नं 23/1) गांव मौजे चन्होली येथील सर्वे नं 129/1+ 2(भाग), सर्वे नं 130/1 +2ए +2 बी + 3, 131/1(भाग), 141/2/2(भाग), 141/1 यामी एकूण क्षेत्र 136832.45 चौ. मी. या मिळकती मधील सेक्टर नं. 4 मधील क्लस्टर 3 - मॅनहॅटन या नावाने ओळखल्या जाणा-या प्रोजेक्ट मधील विल्डींग नं. डी मधील पंधराव्या मजल्यावरील फ्लॅट नं. 1505 यामी एकूण क्षेत्र 57.69 चौ. मी. कार्पेट+ बाल्कनी क्षेत्र 6.13 चौ. मी. + लगतचे टेरेस यामी क्षेत्र 3.53 चौ. मी. + एक कळई कार पार्किंग मंत्र((Survey Number : 129 :))

(5) क्षेत्रफळ 1) 57.69 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-प्राईड विल्डर्स एल एल पी तर्फे भागीदार अरविंद प्रेमचंद जैन तर्फे कु मु म्हणून मूर्यकांत दाजी धनावडे आणि / किंवा आनंद मंगनलाल जैन तर्फे क ज चे कु मु म्हणून प्रशांत सुभाष शेवाळे - बय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: धानोरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411015 पॅन नं:-AAPPF0869F

2): नाव:-मान्यता देणार -महावीर को ऑफ हौसिंग सोसायटी लि. तर्फे चेअरमन अरविंद प्रेमचंद जैन तर्फे कु मु म्हणून मूर्यकांत दाजी धनावडे आणि / किंवा आनंद मंगनलाल जैन तर्फे क ज चे कु मु म्हणून प्रशांत सुभाष शेवाळे - बय:-36; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: धानोरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411015 पॅन नं:-

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

1): नाव:-विकास यादव -- बय:-34; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: B-1001 प्रियंका हिल व्ह्यू रेसिडेन्सी, सेक्टर 30/31, बेलापूर, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ADRPY0534F

(9) दस्तावेज करून दिल्याचा दिनांक 08/03/2022

(10) दस्त नोंदणी केल्याचा दिनांक 08/03/2022

(11) अनुक्रमांक, खंड व पृष्ठ 3771/2022

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 288600

(13) वाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

मी नवकर केली

मी धरली

ही दस्त्यास घेतली

असत

श्री. विकास यादव

वांना दिली असते.

तारीख 08/03/2022

न्यायाक्रमासाठी विचारात घेतलेला तपशील:-

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

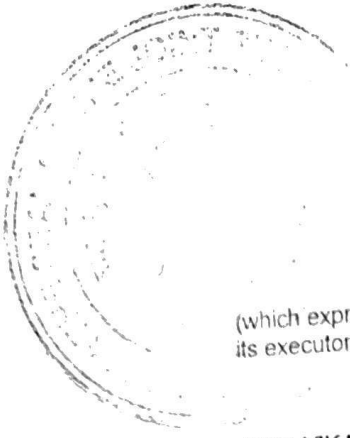


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20220308207			08 March 2022 08:54:16 AM		
हवेल 25						
मूल्यांकनाचे वर्ष	2021					
जिल्हा	पुणे					
मूल्य विभाग	तालुका : हवेली विभागाचे नाव (विक्र 23) घ-होली बुद्रुक (जुने नंबरप्रमाणे) (पिंपरी चिंचवड महानगरपालिका)					
उप मूल्य विभाग	23 1-निवासी जमिनी					
क्षेत्राचे नाव	Pune Municipal Corporation		सर्व्हे नंबर / न भू क्रमांक :	सर्व्हे नंबर=129		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
7120	46760	47510	49100	0	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	70.279चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 46760/-	
उदववाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	63 89चौ मीटर	
प्रकल्पाचे क्षेत्र -	2 to 10 hecter					
Sale Type - First Sale						
Sale Resale of built up Property constructed after circular dt:02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर						
= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ						
= (46760 * (100 / 100)) * 105 / 100						
= Rs.49098/-						
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर						
= ((घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर) * 105 %).						
प्रकल्पाचे क्षेत्रानुसार						
निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs 51553/-						
A) मुख्य मिळकतीचे मूल्य						
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 51553 * 70.279						
= Rs.3623093.287/-						
E) बंदिस्त वाहन तळाचे क्षेत्र						
12.5चौ मीटर						
बंदिस्त वाहन तळाचे मूल्य						
= 12.5 * (46760 * 25/100)						
= Rs.146125/-						
F) लगतच्या गच्चीचे खुली बाल्कनी क्षेत्र						
3.53चौ मीटर						
लगतच्या गच्चीचे खुली बाल्कनी मूल्य						
= 3.53 * (51553 * 40/100)						
= Rs.72792.836/-						
Applicable Rules = 3, 18, 19, 5 ब, 14, 15						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - देडगाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य, खुली बाल्कनी। - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इनारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ						
= A - B + C + D - E + F + G + H + I + J						
= 3623093.287 - 0 - 0 + 0 - 146125 + 72792.836 + 0 - 0 + 0 + 0						
= Rs.3842011.123/-						
= अडतीस लाख बेचाळीस हजार अकरा						

Home

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(which expression unless repugnant to the context or meaning thereof shall mean and include its executors, administrators and assigns) Party of the THIRD PART

AND:

1) Mr. VIKASH YADAV

Age: 34 Years; Occupation: Salaried

Residing at: B-1001 PRIYANKA HILL VIEW RESIDENCY, SECTOR 30/31, BELAPUR, NAVI MUMBAI MUMBAI Maharashtra India 400614

Pan. No : ADRPY0534F, Aadhar No : 8757 1170 6297

Mobile no: +918805007522; Email: Vikash.yadav87@gmail.com

Hereinafter referred to as THE PURCHASER

(which expression unless repugnant to the context or meaning thereof shall mean and include his/her heirs, executors, administrators and assigns) Party of the SECOND PART

WHEREAS

- (A) All that piece and parcel of land situated within the Registration, Sub-Dist., Taluka Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation being Cluster-3 out of the sanctioned layout of land bearing S.No.129/1+2(part), 130/1+2A+2B+2C+3, 131/1(part), 141/1, 141/2/2(part), Mouje Charholi, Pune and more particularly described in para B of First Schedule hereunder is partly owned by the Promoter and partly owned by the Consenting Party herein and the same is subject matter of this Agreement. Portion bearing S. no. 129/1, 129/2, 130/1, 131/1, 141 and 141/2/2 is owned by Promoter and remaining portion bearing S. No. 130/2A, B, C, 130/3
- (B) By virtue of different Sale Deeds the respective erstwhile owners sold the lands or the portions thereof to Shri Pukhraj Babhutmal Jain and accordingly the name of Shri Pukhraj Jain was mutated in all the 7/12 records.
- (C) i Shri Pukhraj Jain expired on 09.03.2003. He left behind him his son Jaideep and two married daughters Mrs. Raksha J. Shah and Shilpa P. Jain as his only legal heirs. The wife of Late Pukhraj Jain namely Mrs. Kanta Jain predeceased him in 1995.
ii By Release Deed dated 28.04.2003 Mrs. Raksha J. Shah and Shilpa P. Jain released and relinquished their respective rights, title and interests in the said lands. The same is registered at the Office of the Sub – Registrar Haveli – 15 at Serial No.1228/03.
iii By virtue of various Deeds of Confirmation the respective erstwhile Owners agreed and confirmed the sole and absolute ownership of Shri Jaideep Pukhraj Jain of the said properties.,
- (D) By virtue of various Development Agreements all registered at the Office of the Sub Registrars Haveli wherein Shri Jaideep Pukhraj Jain granted exclusive development rights of the said properties unto and in favour of Pride Builders Pvt. Ltd. Particulars thereof are as under –

Sr. No.	Survey No.	Area given for Development	Date of Development Agreement	Regi. No
1	123/1 and various other land	53 H 39 R	24/08/2004	6108/2004
2	127/2 and various other land	33 H 74.16 R	05/07/2005	5208/2005
3	131/1 and various other land	06 H 32 R	05/12/2005	4439/2005
4	300 and various other land	18 H 41 R	12/12/2005	4604/2005

- (E) i. By virtue of Sale Deed dated 12/12/2005 Shri Jaideep Pukhraj Jain sold the property bearing S.No.129/1, 129/2, 130/1, 130/2, 130/3, 131/1, 141/1, 141/2/2, along with other parcels to Mervan Developers Pvt. Ltd. and the name of the society is mutated in 7/12 of the said lands and mutation entry no. 1290 dated 11/02/2006. The said Sale Deed dated 12/12/2005 is

Subst. Agent

360918 | 42

registered at the Office of the Sub-Registrar Haveli-6 at Serial No.7640/2005 on 13.12.2005.

ii. By Sale Deed dated 12.12.2005, registered on 13.12.2005 at the Office of the Sub-Registrar Haveli-6 at Serial No.7640/2005 Shri Jaideep Pukhraj Jain sold the properties bearing S.Nos.130/2A,130/2B, 130/2C,130/3,131/1 and other lands to Mahaveer Co-op. Housing Society Ltd. The name of the society is mutated in 7/12 record of all the survey numbers. Vide the mutation entry no.12319 dated 08.03.2006 name of the Society is mutated in 7/12 record of S.Nos.130/2A,130/2B, 130/2C,130/3,131/1 and other lands. The said sale deed dated 12.12.2005 further followed by the correction deed dated 21/02/2014 registered at sr. no. 1168/2014.

iii The said sale deeds are subject to and protecting the development rights of Pride Builders Pvt. Ltd. as per above stated various development agreements. By the said sale deeds Society Confirmed the said development agreements and rights of Pride Builders Pvt. Ltd. to develop the same. By the said sale deeds Society Also confirmed the possession of Pride Builders Pvt. Ltd.

(F) By an Agreement of Easement Right dated 21.07.2007 Shri Jaideep Pukharaj Jain granted perpetual easement right of 20 ft. road from his own lands in favour of Pride Builders Pvt. Ltd. The said Agreement is registered at the office of the Sub Registrar Haveli 15 at Sr. No.5399/2007.

(G) By Agreement of Assignment dated 21.02.2007 Pride Builders Pvt. Ltd. assigned development rights of 50% undivided share in respect of S.Nos.130/1, 131/1, 130/2A, 130/2B, 130/2C, 130/3, 129/1, 129/2(part), 141/1, 141/2/2 and other lands totally admeasuring 38 Hector 88 Are i.e. 97.2 acres to Cielo Realty Pvt. Ltd. The said Agreement of Assignment is registered at the office of the Sub Registrar Haveli 15 at Sr. No.1306/2007. The assignment was to take place on payment of entire consideration being made to Pride Builders Pvt. Ltd.

By Cancellation Agreement dated 03/04/2014 registered at the Office of the Sub-Registrar Haveli 15 at Serial No.2370/2014, the aforesaid Agreement of Assignment was cancelled.

(H) Pride Builders Pvt. Ltd. changed its constitution and converted in to LLP from 14/03/2013 and hence its name is changed to Pride Builders LLP, the promoter herein.

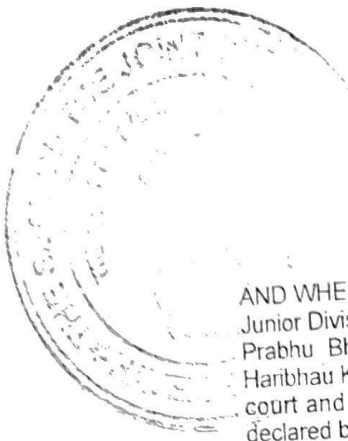
(I) Thereafter the Mahaveer Co-op. Housing Society Ltd along with the consent of original owner i.e. Mr. Jaydeep Pukharaj Jain executed Transfer deed dated 31/03/2013 registered in the office of Sub registrar Haveli no. 12 at Sr. No. 6409/2013 on 29/07/2013, in favour of First Party herein, and accordingly exclusively transferred and alienated the portion of land out of the said entire Property in favour of First Party herein, and since then the First Party herein is the exclusive and absolute owner of the said portion i.e. s. no. 129/1, 129/2, 130/1 along with other land. Also the said Mahaveer Co-op. Housing Society Ltd has executed sale deeds in favour of First Party herein and transferred the remaining S No 131/1(part), 141/1, 141/2/2(part), and since then the First Party herein is the exclusive and absolute owner of the lands referred herein.

(J) The Promoter prepared a layout of portion carved out of the said lands named Sector 4 which is duly sanctioned by the Pimpri Chinchwad Municipal Corporation vide no. BP/ layout / Charholi/ 7 / 2018 dated 27/03/2018 and the same is revised vide no. BP/ layout / Charholi/ 13 / 2020 dated 01/10/2020. The said Sector 4 area is described in para A of First Schedule hereunder given. The said Plot named Sector 4 & 5 out of sanctioned layout of S.No.129/1+2(part), 130/1+2A+2B+2C+3, 131/1(part), 141/1, 141/2/2(part), Mouje Charholi, Pune out of this sector 4 admeasuring an area of 136832.45 Sq.mtrs. comprises of sets of buildings named Cluster-1, Cluster2, Cluster-3, Cluster-4, Cluster-5 and Amenity Plot and area under reservation and out of the same portion named Cluster-3 more particularly described in para B of the First Schedule is the subject of the present scheme of which flat described in Schedule III is the subject of this agreement.

(K) By virtue of the aforesaid Agreement and the deeds the Promoter alone has the sole and exclusive right to construct and allot/sell flats, units etc. in the said building/s to be constructed or being constructed on the said Land and to enter into agreement/s with the Purchaser/s of the flats and to receive the sale price thereof

(L) The Promoter decided to construct building/s on the said property and sell the flat/ units thereon on ownership basis. The Promoter thereafter prepared a building/s plan/s to be constructed on the said property and got the same sanctioned by the P.O. No. 3 under no. BP/ Charholi/ 13 / 2020 dated 01/10/2020 and the same has been further revised vide no. BP/ Charholi/ 13 / 2021 dated 18/04/2021. The said building/s plan/s has been sanctioned by the P.O. No. 3 under no. BP/ Charholi/ 13 / 2021 dated 18/04/2021. The Promoter has also entered into an Agreement dated 18/04/2021 with the

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AND WHEREAS a Regular Civil Suit bearing No- 1981/2016 in the Court of Hon'ble Civil Judge Junior Division Pune, filed by Shri Sakharan Madhu Chougule through his legal heirs Sri Kantabai Prabhhu Bhosale (Chougule) and others through their Power of attorney holder Shri Pravin Haribhau Kunjir against Shri Kailash Dadu Bhosale and others which is pending before the Hon'ble court and no adverse orders have been passed till date in the said suit. Further it has been declared by the Promoter herein that they undertake the responsibility of the same.

AND WHEREAS the Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project has been constructed. The Promoter herein alone has sole and exclusive right to sell the Flat/Apartments/unit in the said project to be constructed by the Promoter and is fully competent to enter into agreement/s with the Allottee/Purchaser, of the Flat/Apartments/units and to receive the sale price in respect thereof.

AND WHEREAS the Promoter has registered the said Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai, no P52100026529 dated 30/09/2020; authenticated copy is attached in Annexure 'F';

AND WHEREAS the Allottee is offered a Flat/Apartments/units bearing number **D 1505** on the **15** floor, (herein after referred to as the said "Apartment") in the **D BUILDING** called **MANHATTAN** (herein after referred to as the said "Building") being constructed in the said project, by the Promoter.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects; and the Promoter has appointed a structural engineer for the preparation of the structural design and drawings of the said project/buildings, and the Promoter accepts the professional supervision of the Architect and structural engineer till the completion of the said project.

AND WHEREAS The Allottee/Purchaser herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/Purchaser of all the documents of title relating to the said project described in the Schedule II hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made thereunder. After the Allottee/s enquiry, the Promoter herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s has/have satisfied himself/herself/themselves in respect of marketable title.

AND WHEREAS by virtue of the various Development Agreement/Power of Attorney, Agreements sale deed, Conveyance deed etc the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS copies of the plans of the Layout as approved by the Pimpri Chinchwad Municipal Corporation herein after referred as "P.C.M.C" along with Commencement certificate have been annexed hereto and marked as Annexure C-1.

AND WHEREAS copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

AND WHEREAS the copy of the proposed layout plan and the proposed building drawing plan showing development as disclosed by the developer have been annexed hereto and marked as Annexure C-3.

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AND WHEREAS the clear block plan showing the project (phase/wing) which is to be constructed and to be sold and the said unit which is intended to be bought by the allottee is in this said project (phase/wing) which is clearly demarcated and marked and which is for the purposes of this agreement in the project in which the unit stated and the allottee intends to purchase and the same is marked as Annexure C3. The dimensions shown on the plan is as per sanction which is before internal Plaster.

AND WHEREAS copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/Purchaser, as sanctioned and approved by the P.C.M.C have been annexed and marked as Annexure D

AND WHEREAS the Promoter has got all the approvals from the P.C.M.C to the plans, the specifications, elevations, sections and of the said building/s and has also obtained certain approvals from various authorities from time to time.

AND WHEREAS the allottee has agreed to purchase the said unit based on going through all the conditions stated in the sanctioned plans by respective competent authorities and have further confirmed that all such conditions shall be bound and abide by the allottee strictly.

AND WHEREAS the Allottee has applied for apartment in the said project vide Booking application no. **MNHTTNP3D/D 1505/12251** dated **Feb 13, 2022** for apartment no. **D 1505** having carpet area of **57.69** sq.mtr, type **2 RLK** and exclusive terrace area admeasuring **3.53** sq.mtr and balcony area admeasuring **6.13** sq.mtr, sit out area **0.00** sq.mtrs on **15** floor in (tower/block/building) no **D BUILDING** being constructed in the said project, which are more particularly described in Schedule III and the floor plan of the Flat/Apartments/units is annexed hereto and marked as Annexure C3):

AND WHEREAS "carpet area" as per RERA means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Apartments/unit for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat/Apartments/unit for exclusive use of the Allottee/Purchaser, but includes the area covered by the internal partition walls of the Flat/Apartments/unit.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

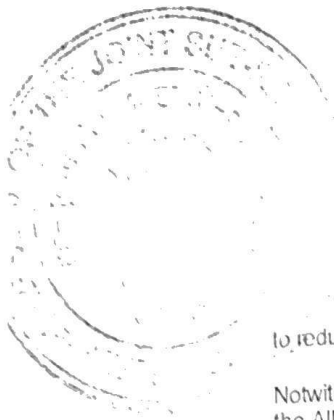
AND WHEREAS the Allottee/Purchaser has independently made himself aware about the specifications provided by the promoter and he/she/they is/are aware of the limitations, usage policies, warranties & Guarantees and maintenance of the installed items, fixtures and fittings of the same and have been annexed and marked as Annexure E.

AND WHEREAS the Allottee/Purchaser has been shown the conditions of contracts with the vendors/contractors/manufacturers and workmanship and quality standards of products/fittings and fixtures as agreed between promoter and the vendors and on independently verifying the same the Allottee/Purchaser has now agreed to the same as conditions mentioned in these contracts and that the Allottee/Purchaser agrees to abide by the same failure of which shall absolve the promoter to that extent.

AND WHEREAS, prior to the execution of these presents the Allottee/Purchaser has paid to the Promoter a sum of Rs **1,00,000.00** /- (**One Lakh** only), being part payment of the sale consideration of the Flat/Apartments/unit agreed to be sold by the Promoter to the Allottee/Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge subject to realization) and the Allottee/Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing

AND WHEREAS the Promoter in compliance of section 13(1) of the Real Estate (Regulation and Development) Act, 2016 is required to execute a written agreement for sale of the said Flat/Apartments/unit in favour of the Allottee/Purchaser. In this regard these presents are also to be read with the agreement for sale of the Flat/Apartments/unit dated 13/02/2022 which hereto are annexed.

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to reduce in writing all the terms and conditions of this transaction and hence this presents.

Notwithstanding anything stated in any other document/allotment/letter given or communicated with the Allottee/Purchaser any time prior, this agreement shall be considered as the only document and its conditions shall be read as the only conditions valid and basis for which the said unit is agreed to be sold to the Allottee/Purchaser.

AND WHEREAS this agreement shall remain in force and shall not merge into any other agreement save and except the conveyance deed as stated herein below.

AND WHEREAS this agreement does not preclude, diminish the rights of any financial institutions, fund, registered money lender for which finance has been taken for the project and the same can be claimed by them under the statutory claims and that this does not in any way affect the right of the allottee in respect of his unit in the said project.

AND WHEREAS the Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS that the Allottee/Purchaser has not given any third party any rights to enforce this said agreement unless the said unit is transferred to them.

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

1. The PROMOTER shall construct the said building/s consisting of basement and podium, and upper floors on the project land in accordance with the plans, designs and specifications as approved by the P.C.M.C from time to time.
2. **CONSIDERATION/PRICE OF THE SAID FLAT/APARTMENT/UNIT**
- 2.a THE ALLOTTEE/PURCHASER hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/Purchaser Flat/Apartment/Unit No. **D 1505** of the type **2 RLK** of carpet area admeasuring **57.69** sq. mtr and exclusive terrace area **3.53** sq.mtrs and balconies area admeasuring **6.13** sq.mtr, sit out area **0.00** sq.mtrs on **15** floor, in **D BUILDING** (hereinafter referred to as "the Flat/Apartment/Unit") as shown in the Floor plan thereof hereto annexed and marked Annexure C3 for the total consideration of Rs. **48,10,000.00/-**, With Single Basement and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the annexed E herewith. The area under the balconies mentioned herein above shall include all the types of balconies such as enclosed balcony, dry balcony, attached balcony, etc. of the said flat/apartment. The area under the terraces mentioned herein above shall include all the types of terraces such as attached terrace, dry terrace, etc. of the said flat/apartment other than the top terrace (if any).
- (ii) The ALLOTTEE/PURCHASER has requested to the PROMOTER and the Promoter hereby agreed based on the request of the ALLOTTEE/PURCHASER to allot With Single Basement covered car Parking situated at Basement/Stilt floor being constructed in the layout. The Developer / Promoter is also authorized by the Allottee/Purchaser, to make similar arrangement with the other Flat / Unit holders / residents / occupiers also. Further, the Developer / Promoter have expressly and clearly made the fact known to the Allottee/Purchaser herein, that the ultimate organization of the flat purchasers / Association of Apartment Owners shall be entitled and authorized to change / alter / revise the arrangement for the open parking spaces and the decision taken by such ultimate organization shall be binding upon the Allottee/Purchaser. The Allottee/Purchaser hereby agrees for this arrangement and do hereby agree to indemnify and to kept indemnified the Owner / Developer from any compensation / suits / legal consequences in future arising out of the same.
- 2(b) The ALLOTTEE/PURCHASER hereby agrees to pay to the Promoter a total consideration amount of Rs. **48,10,000.00/-** (Rupees: Forty Eight Lakh Ten Thousand Only) in the manner as mentioned in the Annexure "G".

The PROMOTER shall have sole decision on receiving aforesaid construction milestone/stage...

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intimate the amount payable as stated above in writing or by digital E-mail to the ALLOTTEE/PURCHASER and the ALLOTTEE/PURCHASER shall make payment of such due amount to the Promoter within seven days from date of receiving such intimation. The ALLOTTEE/PURCHASER herein specifically agrees that he/she/they shall pay the aforesaid amount along with the VAT, GST and such other taxes, cesses, charges etc. without any delay along with each installment.

- 2(c) The Stamp Duty, Registration Fees and Charges paid on registering this Agreement and also GST or any other taxes paid till date on the installments shall not be taken into account while calculating the amounts paid by the PURCHASER to the PROMOTER. The PURCHASER/S shall only have a money claim simplicitor on the PROMOTER for refund of all such amounts due to the PURCHASER/S from the PROMOTER.

"The PURCHASER/S understands and confirms that there is levy of Goods and Services Tax Act, 2017 on the agreement and the tax shall be charged and recovered at the applicable rates from him by the PROMOTER. Vide the notification dated 29/03/2019 the earlier rate has been amended and for the construction services fallen under Service Heading 9954 new rates have been prescribed which shall be effective from 01/04/2019. Simply Put, GST shall be chargeable as applicable and as per the prevailing law and without input tax credit. The PURCHASER/S also confirms that he shall be liable for all indirect tax levies including but not restricted to Goods and Services Tax Act, 2017 that shall arise on account or incidental to such agreement. The PURCHASER shall be liable to make the payment to the PROMOTER before or after taking the possession of the said Unit as and when such taxes, duties etc. become due. If any of such taxes, duties, etc. shall have already been paid by the PROMOTER, the PURCHASER/S shall be liable to reimburse the same together with interest accrued thereon to the PROMOTER and the PURCHASER hereby agrees to indemnify and keep indemnified the Promoter from or against all loss or damage suffered or incurred by the PROMOTER as a result of non-payment by the PURCHASER/S of any such taxes, duties etc"

The ALLOTTEE / PURCHASER herein is well aware that, the Central Government of India has inserted Sec.194-IA in Income Tax Act 1961 imposed responsibility on ALLOTTEE / PURCHASER if consideration payable by the ALLOTTEE/ PURCHASER to the PROMOTER is more than Fifty Lakh, then at the time of credit of such sum to the account of PROMOTER or at the time of payment of such sum in cash or by issue of cheque or draft or by any other mode whichever is earlier deduct an applicable amount of such sum as income tax thereon and accordingly within 15 days from the end of month in which deduction is made should produce original Challan- cum-statement in Form No.26QB u/s 194-IA of Income Tax Act 1961 read with Income.

- 2(d) 2(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the P.C.M.C /Government from time to time. The PROMOTER undertakes and agrees that while raising a demand on the ALLOTTEE/PURCHASER for increase in development charges, cost, or levies imposed by the competent authorities etc., the PROMOTER shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the ALLOTTEE/PURCHASER, which shall only be applicable on subsequent payments. The promoter may charge the ALLOTTEE/PURCHASER separately for any upgradation/changes specifically requested approved by the ALLOTTEE/PURCHASER in fittings, fixtures and specifications and any other facilities which have been done on the ALLOTTEE/PURCHASERS request or approval but which have not been agreed upon herein or as shown in the website of the registered authority.

- 2(e) Payment of any installments if made in advance shall be adjusted to the next installments as mentioned above. No interest shall be paid by the PROMOTER for such advance payments made by the ALLOTTEE/PURCHASER or by housing finance companies/bank etc on behalf of ALLOTTEE/PURCHASER.

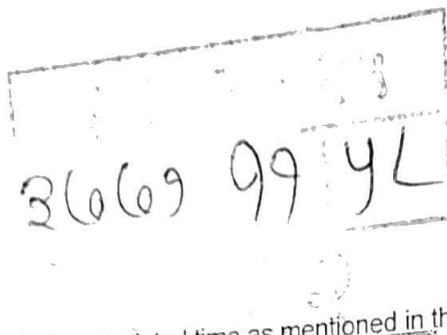
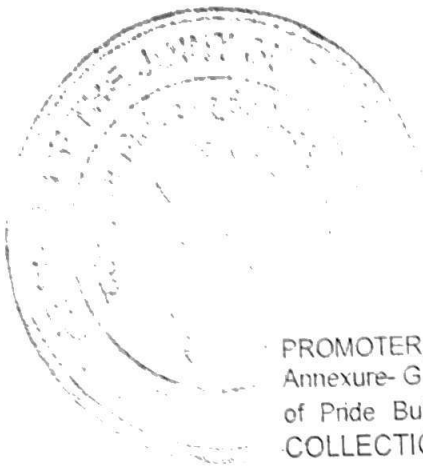
Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts. The PURCHASER/ALLOTTEE also authorizes the PROMOTER to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the PROMOTER may in its sole discretion deem fit.

3. MODE OF PAYMENT

Subject to the terms of this agreement and the PROMOTER, filing of the appropriate documents, the ALLOTTEE/PURCHASER shall make a payment or demand by the

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PROMOTER, within the stipulated time as mentioned in the Payment Plan/Schedule, as attached in Annexure- G through A/c Payee Cheque/demand draft or online payment (as applicable) in favour of Pride Builders LLP payable at Pune, A/c No. PRIDE BUILDERS LLP-MANHATTAN COLLECTION A/C :5311572001.KOTAK MAHINDRA BANK,IFSC: KKBK0001759.

4. PAYMENT IN DUE TIME IS THE ESSENCE OF THE CONTRACT:

The PURCHASER has agreed to pay consideration of the said Unit to the PROMOTER within the time stipulated mentioned herein. The payment of consideration in time is the essence of this agreement. Should the payment not be made by the PURCHASER/S in the time stipulated in the agreement, it shall amount to breach of an essential condition of this agreement and the PROMOTER herein shall be entitled to take such action as they entitled to take in case of breach of any condition of this agreement including to termination of the agreement.

5. MEASUREMENT OF THE CARPET AREA OF THE SAID FLAT/APARTMENT/UNIT

The PROMOTER shall confirm the final carpet area that has been allotted to the Allottee/Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The PROMOTER shall recalculate the total price payable for the carpet area upon confirmation. If there is any reduction in the carpet area beyond the defined limit then PROMOTER shall be liable to refund the excess money paid by ALLOTTEE/PURCHASER within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the ALLOTTEE/PURCHASER. If there is any increase in the carpet area allotted to ALLOTTEE/PURCHASER, the PROMOTER shall demand additional amount from the ALLOTTEE/PURCHASER as per the next milestone of the payment plan, as attached in Annexure G. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2(a) of this Agreement.

6. ADJUSTMENT/APPROPRIATION OF PAYMENTS:

The ALLOTTEE/PURCHASER authorizes the PROMOTER to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the PROMOTER may in its sole discretion deem fit and the ALLOTTEE/PURCHASER undertakes not to object the Promoter to adjust his payments in any manner.

7. INTEREST ON UNPAID DUE AMOUNT

Without prejudice to the right of the PROMOTER to take action for breach arising out of delay in payment of the installments on the due dates, the ALLOTTEE/PURCHASER/S shall be bound and liable to pay interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2% per annum with monthly rests, on all the amounts which become due and payable by the ALLOTTEE/PURCHASER/S to the PROMOTER till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the PROMOTER under this Agreement, nor shall it be construed as condonation of delay by the PROMOTER. The amount of interest may be informed to the ALLOTTEE/PURCHASER/S from time to time or on completion of the said project/Flat/Apartment/Unit, and the ALLOTTEE/PURCHASER/S has/have agreed to pay the same as and when demanded before the possession of the said Flat/Apartment/Unit.

The ALLOTTEE agrees to pay to the PROMOTER, interest as specified in the Rules of Real Estate Regulation Act, 2016 on the maintenance and statutory taxes due and interest at the rate of 21% per annum on amount of Goods and services Act, 2017, applicable thereon, on all the delayed payment which become due and payable by the ALLOTTEE to the PROMOTER under the terms of this Agreement.

Without prejudice to the other rights of the PROMOTER hereunder, the PROMOTER shall in respect of any amounts remaining unpaid by the PURCHASER/S under this Agreement, have a first charge on the UNIT and the PURCHASER/S shall not transfer his/her/their/its rights under this Agreement in any manner whatsoever without making full payment of all amounts payable by the PURCHASER/S under this Agreement to the PROMOTER. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the PROMOTER.

8. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL PLANNING AUTHORITY

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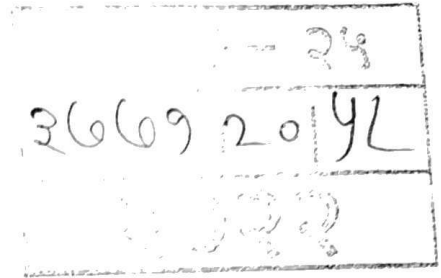
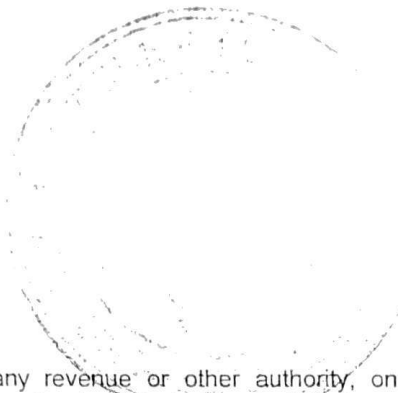
The P.M.C. or its any authority or other authority at the site of Flat/Apartment/Unit of this agreement is the responsibility of the Allottee/Purchaser, as mentioned by the Allottee/Purchaser if the latter also agrees that liability to pay the applicable property tax from the date of completion certificate is of Allottee/Purchaser and the Promoter's share shall not be responsible for the same at any point of time. The Allottee/Purchaser is hereby always authorized the Promoter from all such taxes, rates and re-organisations. Promoter shall the Promoter shall provide to the Allottee/Purchaser the details of the taxes paid or demanded along with the date of identification together with dates from which such taxes/levies etc. have been imposed or become effective.

22.2 Within 15 days after notice in writing is given by the Promoter to the Allottee/Purchaser that the Flat/Apartment/Unit is ready for use and occupancy, the Allottee/Purchaser shall be liable to bear and pay the proportionate share i.e. in proportion to the carpet area of the Flat/Apartment/Unit of outgoings in respect of the project land and Building's and/or such other levies by the P.C.M.C. and/or any Government authority namely local taxes, betterment charges, water charges, insurance, common light's repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Allottee/Purchaser further agrees that till the Allottee/Purchaser's share is so determined the Allottee/Purchaser shall pay to the Promoter a interest free deposit of Rs. 1,00,000.00/- (Rupees: One Lakh only). The amount paid herein is not a charge or maintenance amount of the proposed society/limited company but an amount paid as a deposit towards the maintenance of the ultimate body. The allottee/purchaser has also authorized the Promoter to appoint an agency/company to manage the maintenance of the project land and Building's and make payments to them on monthly basis from the interest free deposit paid to the Promoter. The allottee/purchaser also gives an irrevocable authority to the Promoter to discuss, negotiate and make payments from their deposit to the appointed person/agency/company by the Promoter for payment of all expenditures for maintenance/repair/improvement of the common areas and facilities thereof. The present monthly contribution shall be Rs. 3,532.00 + GST (or any such taxes applicable) from the date of possession or upon the expiry of 15 days from the date of intimation of Possession, towards the outgoings as mentioned above. The amounts so paid by the Allottee/Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the said structure of the project land and building's or wings is executed in favour of the society as aforesaid. On such conveyance being executed the balance deposits (after deducting the monthly contribution paid by the Promoter on behalf of the Allottee/Purchaser for which the services has been provided by the agency/company towards the project land and Building's) shall be handed over by the Promoter to the Society, as the case may be. The Allottee/Purchaser shall pay additional deposit for further period as and when demanded by the Promoter within a period of 7 days from the date of such demand.

22.3 Notwithstanding anything contents stated herein above, the liability to pay the aforesaid taxes, outgoings, other charges etc. will be always on Allottee/Purchaser/s of the said Flat/Apartment/Unit and if for whatsoever reason respective Recovering Authority got recovered the same from the Promoter in such circumstances the Promoter herein shall be entitled to recover the same from the Allottee/Purchaser/s along with interests and Allottee/Purchaser/s herein shall pay the same to the Promoter within stipulated period as may be informed by the Promoter to the Allottee/Purchaser/s in writing. It is further specifically agreed that aforesaid encumbrance shall be on said Flat/Apartment/Unit being first encumbrance of the Promoter. The Allottee/Purchaser/s herein with due diligence has accepted the aforesaid condition.

22.4 That the Allottee/Purchasers are made aware and expressly agree herein that whenever there is low water supply from the P.C.M.C. local authorities the Allottee/Purchaser shall have to pay extra for the water charges over and above the maintenance charges for the water supplied either by tanker or any other source as demanded by the promoter. It has been also mentioned that Promoter would install separate meter to capture the water consumption reading and accordingly the Purchaser shall be liable to make payment. The Promoter shall not be responsible in case there is shortage of water & water is not available at any cost. During the sanction approvals and also at the time of obtaining occupation certificate Promoter require to give various undertaking and statement about provision of water and its usage, all these undertakings affidavits and statements shall be binding on the Purchaser and/or the ultimate organization of all the Unit holder's in the project.

23. The Promoter shall not be responsible in case there is shortage of water & water is not available at any cost.



the P.C.M.C or by any revenue or other authority, on the said Flat/Apartment/Unit or this agreement or the transaction herein, shall exclusively be paid/borne by the Allottee/Purchaser/s. It has been also agreed that liability to pay the applicable property tax from the date of Occupation certificate is of Allottee/Purchaser and the Promoter/builder shall not be responsible for the same at any point of time. The Allottee/Purchaser/s hereby always indemnified the Promoter from all such levies, cost and consequences. Provided that the Promoter shall provide to the Allottee/Purchaser the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective.

- 22.2 Within 15 days after notice in writing is given by the Promoter to the Allottee/Purchaser that the Flat/Apartment/Unit is ready for use and occupancy, the Allottee/Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Apartment/Unit) of outgoings in respect of the project land and Building/s and/or such other levies by the P.C.M.C and/or any Government authority namely local taxes, betterment charges, water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter. The Allottee/Purchaser further agrees that till the Allottee/Purchaser's share is so determined the Allottee/Purchaser shall pay to the Promoter a interest free deposit of Rs. 1,00,000.00/- (Rupees: One Lakh only). The amount paid herein is not a charge or maintenance amount of the proposed society/Limited company but an amount paid as a deposit towards the maintenance of the ultimate body. The allottee/purchaser has also authorized the Promoter to appoint an agency/company to manage the maintenance of the project land and Building/s and make payments to them on monthly basis from the interest free deposit paid to the Promoter. The allottee/purchaser also gives an irrevocable authority to the Promoter to discuss, negotiate and make payments from their deposit to the appointed person/agency/company by the Promoter for payment of all expenditures for maintenance/repair/improvement of the common areas and facilities thereof. The present monthly contribution shall be Rs. 3,532.00 + GST (or any such taxes applicable) from the date of possession or upon the expiry of 15 days from the date of intimation of Possession, towards the outgoings as mentioned above. The amounts so paid by the Allottee/Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the said structure of the project land and building/s or wings is executed in favour of the society as aforesaid. On such conveyance being executed the balance deposits (after deducting the monthly contribution paid by the Promoter on behalf of the Allottee/Purchaser for which the services has been provided by the agency/company towards the project land and Building/s) shall be handed over by the Promoter to the Society., as the case may be. The Allottee/Purchaser shall pay additional deposit for further period as and when demanded by the Promoter within a period of 7 days from the date of such demand.
- 22.3 Notwithstanding anything contents stated herein above, the liability to pay the aforesaid taxes, outgoings, other charges etc. will be always on Allottee/Purchaser/s of the said Flat/Apartment/Unit and if for whatsoever reason respective Recovering Authority got recovered the same from the Promoter in such circumstances the Promoter herein shall be entitled to recover the same from the Allottee/Purchaser/s along with interests and Allottee/Purchaser/s herein shall pay the same to the Promoter within stipulated period as may be informed by the Promoter to the Allottee/Purchaser/s in writing. It is further specifically agreed that, aforesaid encumbrance shall be on said Flat/ Apartment/ Unit being first encumbrance of the Promoter. The Allottee/Purchaser/s herein with due diligence has accepted the aforesaid condition.
- 22.4 That the Allottee/Purchasers are made aware and expressly agree herein that whenever there is low water supply from the P.C.M.C/ local authorities the Allottee/Purchaser shall have to pay extra for the water charges over and above the maintenance charges for the water supplied either by tanker or any other source as demanded by the promoter. It has been also mentioned that Promoter would install separate meter to capture the water consumption reading and accordingly the Purchaser shall be liable to make payment. The Promoter shall not be responsible in case there is shortage of water & water is not available at any cost. During the sanction approvals and also at the time of obtaining occupation certificate Promoter require to give various undertaking and statement about provision of water and its usage, all these undertakings affidavits and statements shall be binding on the Purchaser and/or the ultimate organization of all the unit holders in the project.
23. The Promoter shall not be responsible in case there is shortage of water & water is not available at any cost.

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Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoter herein has decided to have the name of the Project "MANHATTAN" and building will be denoted by letters or name A, B, C, D, F & G BUILDING or as decided by the promoter and further erect or affix Promoter's name board at suitable places as decided by the Promoter herein on a building and at the entrances of the scheme. The Allottee/Purchasers/s in the said project/building/s or proposed organization are not entitled to change the aforesaid project name and remove or alter Promoter's name board in any circumstances. This condition is essential condition of this Agreement.

29. **SEPARATE ACCOUNT FOR SUMS RECEIVED**

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

Provided that the Promoter shall be allowed to withdraw the sums received from the Allottee/Purchaser/s and utilize the same as contemplated and permitted under the said act and rules and regulations made thereunder.

30. **RIGHT TO ALLOTTEE/PURCHASER TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES**

The Allottee/Purchaser hereby agrees to purchase the Flat/Apartment/Unit on the specific understanding that is/her right is to only to the use and unless specifically allotted/given vide (limited) common areas/ facilities, the use of the Common Areas / amenities shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of Allottee/Purchasers (or the maintenance agency appointed by it and performance by the Allottee/Purchaser of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Allottee/Purchasers from time to time.

31. **EXCLUSIVE FACILITY OF OPEN PARKING SPACES**

It is clarified between the Promoters and the Purchasers that as per the rules framed by State of Maharashtra under Real Estate Regulation and Development Act till formation of federation /apex body the title to the common areas shall vest with the Promoter and after formation of said body it will be transferred in the name of said body, it is the necessity and requirement of the flat purchasers that various parking space be distributed / allotted among them to have orderly and disciplined use and to avoid confusion, disputes and differences among them. For the effective management of parking spaces, the purchaser along with other unit purchaser hereby requested the developer to earmark parking spaces (open or in the stilt) of the Proposed Buildings for exclusive use thereof by certain acquirers of premises in the Proposed Buildings depending on availability. The Purchaser/s hereby authorized and give irrevocable consent to the Developer to do such earmarking of parking space at its sole discretion and the Purchaser/s hereby accept/s the decisions taken by the Developer in relation to such earmarking of car parking spaces. The Purchaser/s further agree/s and undertake/s that pursuant to formation and registration of the said Body and admission of the Purchaser/s to the said Body as a member thereof, the Purchaser/s shall cast his/her/their votes in the first general meeting or shareholders' meeting, as the case may be, of the said Body in favour of approving such parking earmarking as done by the Developer so that the respective person/s in whose favour the Developer has/have earmarked the parking spaces, will be allotted such respective parking space/s by the said Body for exclusive use along with rights of transferability in respect thereof.

The purchaser/s herein has/have granted his/her/their free. express and irrevocable consent and confirmation thereto and in confirmation thereof has/have agreed to acquire the said unit and will not raise any objection and/or obstruction to the allotment of parking spaces made by the Developer to any intending purchaser/s.

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assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

46.

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

Name of Allottee/Purchaser

1) Mr. VIKASH YADAV

Residing at: B-1001 PRIYANKA HILL VIEW RESIDENCY, SECTOR 30/31, BELAPUR, NAVI MUMBAI
MUMBAI Maharashtra India 400614

Notified Email ID: Vikash.yadav87@gmail.com

Name of the Promoter

PRIDE BUILDERS LLP,

504 Fifth floor, Pride House, 108/7 Ganesh Khind Road, Shivaji Nagar, Pune 411016

Email ID: crmhead@prideworldcity.com

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

47. **JOINT ALLOTTEE/PURCHASERS**

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

48. **STAMP DUTY AND REGISTRATION** The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/Purchaser.

SCHEDULE - I

A] DESCRIPTION OF THE ENTIRE PROPERTY:

All that piece and parcel of land situated within the Registration, Sub-Dist., Taluka Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation bearing Plot named Sector 4 and 5 out of sanctioned layout of S.No.129/1+2(part), 130/1+2A+2B+2C+3, 131/1(part), 141/2/2(part) and 141/1, Mouje Charholi, Pune admeasuring Sector 4 comprising of sets of buildings named Cluster-1, Cluster-2, Cluster-3, Cluster-4, Cluster-5 and Amenity Plot and area under reservation, which is bounded as follows:-

On or towards the East : By S. No. 120, 121, 122
On or towards the South : By 24 mtr wide Road
On or towards the West : By 24 mtr. wide Road
On or towards the North : By 18 mtr. wide Road

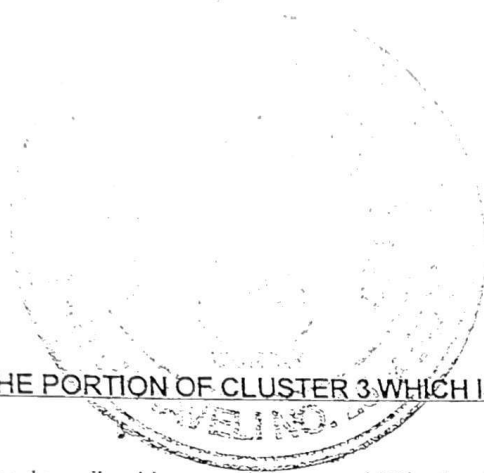
B] DESCRIPTION OF THE CLUSTER 3 PROPERTY :

Portion out of property described in para (A) named "Cluster-3-MANHATTAN" comprising of net plot area along with open space admeasuring 25154.33 Sq.mtrs. comprising of Building Nos. A,B,C,D,E,F & G and open space and bounded as follows -

On or towards the East : By adjoining reservation and cluster 2 (part)
On or towards the South : By adjoining cluster 2
On or towards the West : By 24 mtr wide road
On or towards the North : By adjoining reservation

More particularly shown on the plan attached herewith.

Handwritten signatures and initials at the bottom of the page.



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C] DESCRIPTION OF THE PORTION OF CLUSTER 3 WHICH IS THE SUBJECT OF THE CURRENT PROJECT:

Portion out of property described in para (A) named "Cluster-3-MANHATTAN" comprising of net plot area along with open space admeasuring 17775.27 Sq.mtrs. having FSI, TDR, premium FSI and Paid FSI admeasuring 62226.01 Sq.mtrs. (i.e. the total builtup area of entire A, B, C, D, F & G building, i.e. 6 wings) More particularly shown on the plan attached herewith.

SCHEDULE - II

A] LIMITED COMMON AREAS AND FACILITIES:

1. Partition walls between the two units shall be limited common property of the said two units.
2. Terraces adjacent to the terrace flats shall exclusively belong to such respective flats.
3. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.

B] Common amenities in the Entire Property described in para 'A' of Schedule - I which will be maintained by the Apex Body:

1. Open Space
2. Internal Roads
3. Common drainage, water and electrical lines

SCHEDULE III

Flat/Apartment/Unit No. D 1505 having Carpet area of 57.69 sq.mtr, type 2 RLK and exclusive terrace area 3.53 sq.mtr and balcony area admeasuring 6.13 sq.mtr, and sit out area 0.00 sq.mtr on 15 floor With Single Basement covered car Parking in the building No. D BUILDING Project styled as "SECTOR 4 - CLUSTER - 3 namely MANHATTAN" being constructed upon the plot described in para C of Schedule I above. The said Flat is more particularly shown in the plan hereto annexed in Red colour boundary line. The areas mentioned above are approximate.

Arora




Vikram



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT AT PUNE ON THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN




SIGNED AND DELIVERED by the within-named
PRIDE BUILDERS LLP,
 (Previously known as Pride Builders Pvt. Ltd.)
 Through its partner -
MR. ARVIND PREMCHAND JAIN

Through his Power of Attorney holder
Mr. Suryakant Daji Dhanawade
 AND/OR
MR. ANAND MAGANLAL JAIN

	Signature	Thumb Impression
		




THE PROMOTER

SIGNED AND DELIVERED by the within-named
MAHAVEER CO-OPERATIVE HOUSING SOCIETY LTD.
SHRI ARVIND PREMCHAND JAIN (CHAIRMAN)
 Through his Power of Attorney holder
Mr. Suryakant Daji Dhanawade
 AND/OR
MR. ANAND MAGANLAL JAIN

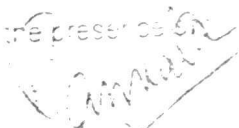


	Signature	Thumb Impression
		

THE CONSENTING PARTY

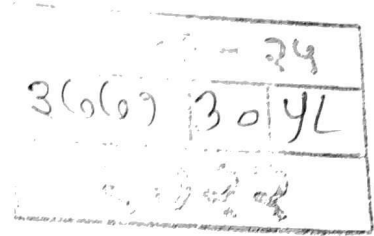
SIGNED AND DELIVERED by the within-named
 1) **Mr. VIKASH YADAV**

	Signature	Thumb Impression
		

THE FLAT PURCHASER

In the presence of



Nikita Kanade
 Lokgaon, Pune.

- ANNEXURE - A : (Title Opinion)
 ANNEXURE - B : (Copy of the extracts of village Form No.VII/XII)
 ANNEXURE C1 : Entire Layout Cluster 3 referred hereinabove
 ANNEXURE C2 : Phase wise Layout
 ANNEXURE C2A : Building plan
 ANNEXURE C3 : Floor plan along with demarcated unit



ANNEXURE - D : SPECIFICATIONS

- Vitrified tiles flooring in all rooms (800mm x 800mm) of Kajaria /ZealTop/ Nitco/ Johnson/ RAK/ Somany.
- Antiskid tiles flooring of Kajaria/ Nitco/ Johnson/ RAK/ Somany in bathrooms, terrace & dry balcony.
- Ceramic tile dado till 7 ft. ht. in Bathrooms of Kajaria/ Nitco/Johnson/RAK/ Somany.
- Designer tiles flooring in each floor lobby of Kajaria/ Nitco/ Johnson/ RAK/Somany
- C.P. fitting in bathrooms of Jaquar /Cera/ Kohler.
- Sanitary ware in bathrooms of Cera/ Simpolo / Jaquar / Kohler.
- Main door with veneered finish & melamine polish.
- All bedroom doors and toilet doors will be both side laminated.
- Door fittings of Hafele / Dorma / Hettich / PAG/ Europa.
- Aluminium windows will be powder coated with aluminium /PVC mosquito net.
- Toilet windows will be aluminium louvered windows without mosquito net.
- M.S. Railing up to 1.0m ht. from floor finish level for aluminium windows (except toilets) inside the flat.
- Concealed copper wiring with circuit breakers.
- Electrical switches of Schneider/Anchor/ Vinay/ Panasonic.
- Provision of electrical point for inverter.
- Provision of T.V & Telephone point in living room & master bed room.
- Provision of A.C Point in all bed rooms & living room.
- Granite kitchen platform with S S sink, hob, & chimney.
- Kitchen cabinet below the kitchen platform.
- Piped Gas System of MNGL.
- Video Door Phone with colour screen.
- Oil bound distemper paint for internal walls & ceiling.
- Oil paint on railings.
- Acrylic paint on external wall.
- Texture finish on external walls.

ANNEXURE - E : COMMON AREAS AND FACILITIES FOR MANHATTAN:

- Entrance lobby for each building.
- Rain water harvesting.
- Automatic lifts
- DG back up for lift & common areas.
- Garbage chute.
- Fire fighting system.
- Jogging/ Walking track
- Sewage treatment plant.
- Organic waste converter.
- Compound wall.
- Drip/sprinkler irrigation for landscaping.
- CCTV surveillance in main entrance lobby of each building.
- Name plate on main door of each flat.
- Letter box.
- Solar hot water tank of 9000 lit. on top terrace of each building for solar hot water in one toilet of each flat.
- Community hall with bany lawn.
- Children's play area with play equipment.
- Swimming pool and Outdoor fitness Zone.
- Amphitheatre
- Vehicle free zone or podium garden.
- Entrance gate with security cabin

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- ANNEXURE - A Title Certificate
- ANNEXURE - B Copy of the extract of village Form No. M/2011
- ANNEXURE C1 Final Layout Plan as per Ad. for MGNREGS
- ANNEXURE C2 Phase wise layout plan
- ANNEXURE C2A Building plan
- ANNEXURE C3 Floor plan along with demarcated plot

ANNEXURE - D : SPECIFICATIONS

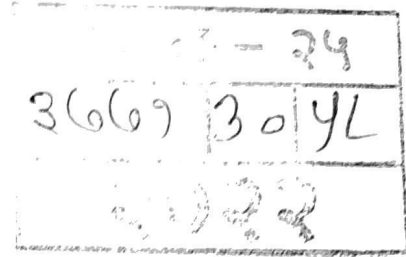
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- Ceramic tile dado till 7 ft ht. in Bathrooms of Kajaria/ Nitco/Johnson/PAK/ Somany
- Designer tiles flooring in each floor lobby of Kajaria/ Nitco/ Johnson/ RAK/Somany
- C.F. fitting in bathrooms of Jaquar /Cera/ Kohler.
- Sanitary ware in bathrooms of Cera/ Simpolo / Jaquar / Kohler
- Main door with veneered finish & melamine polish.
- All bedroom doors and toilet doors will be both side laminated.
- Door fittings of Hafele / Dorma / Hettich / PAG/ Europa.
- Aluminium windows will be powder coated with aluminium /PVC mosquito net.
- Toilet windows will be aluminium louvered windows without mosquito net.
- M.S. Railing up to 1.0m ht. from floor finish level for aluminium windows (except toilets) inside the flat.
- Concealed copper wiring with circuit breakers.
- Electrical switches of Schneider/Anchor/ Vinay/ Panasonic.
- Provision of electrical point for inverter.
- Provision of T.V & Telephone point in living room & master bed room.
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- Continuously maintained lawn
- Children's play area with play equipment
- Swimming pool and Outdoor fitness Zone
- Amphitheatre
- Vehicle free zone for pedestrian safety
- Entrance gate with security guard

Zitoni

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- Vehicle free zone on podium garden.
- Entrance gate with security cabin

ANNEXURE A

Sarika Taori

Advocate
B.S.L. LL.B.

505, Pride House,
S.No.108/7, Pune University Road
Shivajinagar, Pune 411016

Title Certificate

2669 32 4L

Date 08/02/2021

This is to certify that I have investigated the title of the land bearing S. no. 129/1, 129/2, 130/1, 130/2A, 130/2B, 130/2C, 130/3, 131/1, 141/1 and 141/2/2 total area admeasuring 2524 Ares, situated at village Charholi, Tal Haveli, Dist. Pune, within the jurisdiction of Haveli, and within the limits of Pimpri Chinchwad Municipal Corporation, Pune, and on the basis of the record and on the basis of the documents and information given for my perusal and subject to whatever stated in detail in my title opinion of even date, I am of the opinion that the title of Mahaveer Co-operative Housing Society Ltd. to the said land is clean, clear and marketable, free from encumbrance, charges and/or claims and subject to whatever stated herein above and Pride Builders LLP is entitle for the development rights as mentioned herein above by virtue of various development agreement and respective Power of attorney and further their development rights has been kept alive at the time of sale deed in favour of Mahaveer Co-operative Housing Society Ltd. And accordingly Mahaveer Co-operative Housing Society Ltd. Has given their consent for development of respective land by Pride Builders LLP. and executed separate Power of attorney to that extend in favour Pride Builders LLP..

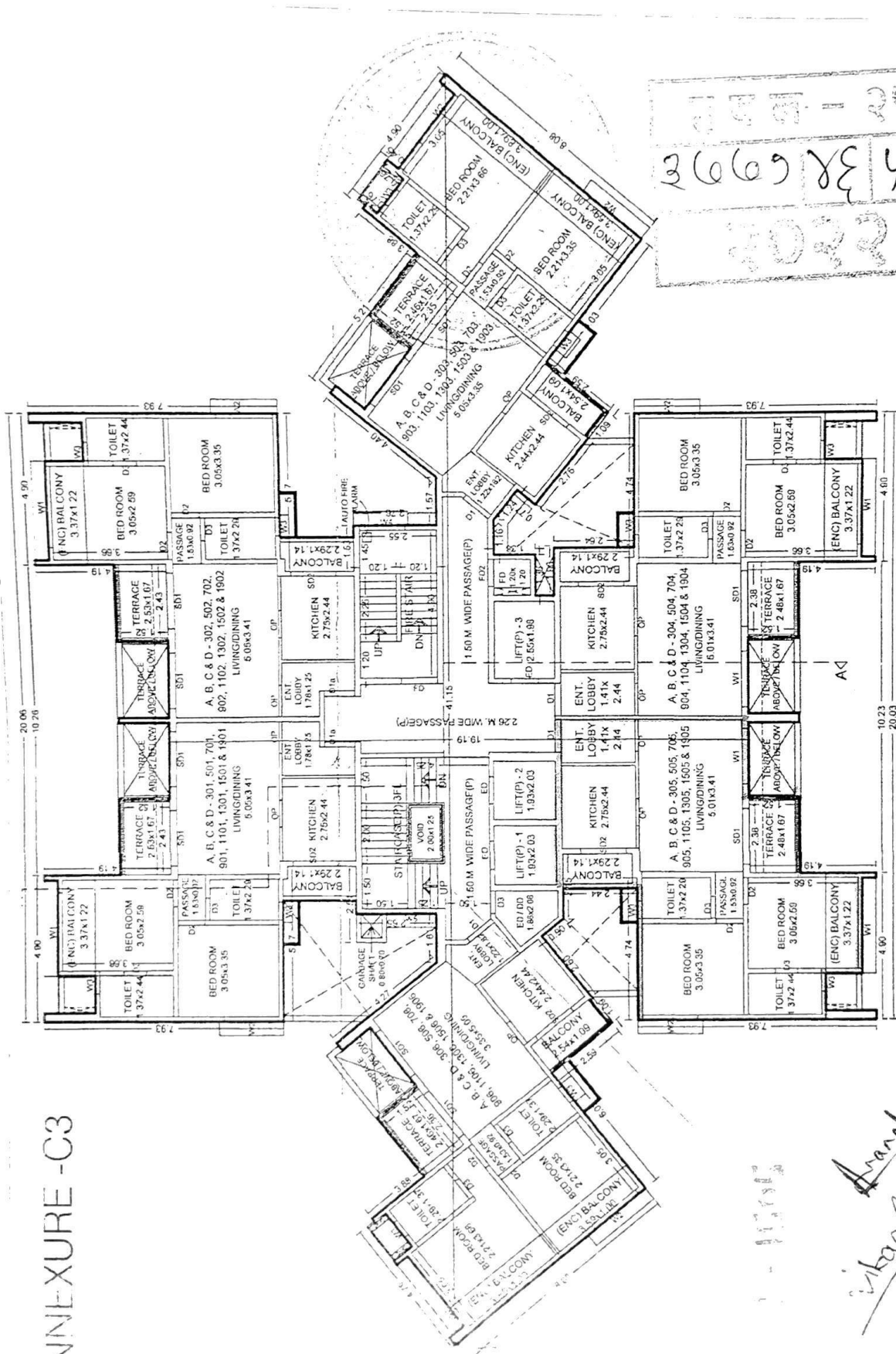
Yours faithfully

Adv Sarika Taori



ANNEXURE - C3
PLANNING LAYOUT

ANNEXURE - C3



TYPICAL ODD (3, 5, 7, 9, 11, 13, 15 & 19) FLOOR PLAN (Scale - 1:100)

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2022

TYPICAL ODD FLOOR PLAN (BUILDING A, B, C & D)

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Arand

ANNEXURE - F



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

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

REG/000026529

Project Name: **MANHATTAN** Dist: **Pune** Bearing: **CTS / Survey / Final Plot No. S NO 129/1, 129/2, 130/1, 2A, 2B, 2C, 3, 131/1, 141/2** - **CHARHOLI, Haveli, Pune, 412015**

Promoter: **Prade Builders LLP** having its registered office / principal place of business at Tehsil: **Pune City, District: Pune, Pin: 411016**

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

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

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

The Registration shall be valid for a period commencing from **30/09/2020** and ending with **01/04/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
That the promoter shall take all the pending approvals from the competent authorities

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

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Signature valid
Digitally Signed by
Dr. Vasanti Premnand Prabhu
(Secretary, MahaRERA)
Date 30-09-2020 11:40:47

Dated 30/09/2020
Place Mumbai

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

ANNEXURE - F



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100026529

Project: **MANHATTAN**, Plot Bearing / CTS / Survey / Final Plot No.: **S NO 129/1, 129/2, 130/1, 2A, 2B, 2C, 3, 131/1, 141/2/2** at **CHARHOLI, Haveli, Pune, 412015**;

1. **Pride Builders Llp** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411016**.

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

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

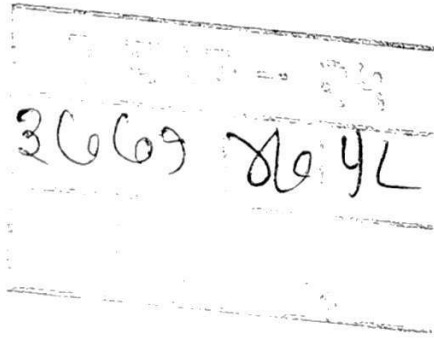
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

- The Registration shall be valid for a period commencing from **30/09/2020** and ending with **01/04/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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



Dated: 30/09/2020
Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 30-09-2020 11:40:47

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

बी.पी. / बी.आ.क्र / १३ / २०२० दि. ०१/१०/२०२०
पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.



परिशिष्ट डी - १

बांधकाम चालू करणेकरिता दाखला



पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.

क्रमांक - बी.पी./बी.आ./फ.हो.ली / १९ / २०२१

दिनांक : १६ / १० / २०२१

श्री./श्रीमती/मे. महावीर का-आ. लुसिम सुभाय ये तर्फे प्राईड विन्डर
एल. एल. पी. तर्फे श्री अराविंद जैन (कन्स्ट्रक्शन-३)
द्वारा : ला. आ. / ला. स. श्री. अविनाश पयिठु अह डास
३/३२ बी नानावये डंपिंग डेम, शिवाजी नगर पुणे यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे..... या क्षेत्रात येथील सर्व्हे नं/ सिटी सर्व्हे नं. ३२६/१, ३२६/२, ३२०/१, ३२०/२, ३२३/१, ३२३/२ (से) प्लॉट नं..... मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ०८ / १० / २०२१ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटींवर व जादा अट क्र १ ते ४० नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

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

सोबत - १ ते ४० अटी व नकाशा प्रती.

उप अभियंता
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता
पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता
पिंपरी चिंचवड महानगरपालिका

[MB 100 100]

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.
बांधकाम चालू करणेकरिता महत्वाच्या सुचना / अटी

- १) सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर नगररचना व विकास विभागाकडून सेटबॅक तापासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला मागण्यापूर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रकम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथोरिटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगी करिता 'बांधकाम राडारोडा व्यवस्थापन' (C&D Waste Management Plan) बाबत पर्यावरण विभागकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पूर्णत्वाचा दाखला देताना विकसकाने C&D Waste Processing Plan वर टाकलेल्या राडारोड्याचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम साहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबंधितांना पुर्णत्वाचा दाखला देण्यात येईल.
- ७) इमारतीच्या तळमजल्यावरील गाळेधारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल. विकास आखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल. त्याशिवाय भ्रग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही. भूखंडाच्या संबंधित मिळकत कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये. ३६६९ ४८५८
- ८) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) विकास आखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.पा.चे. नाव लावून ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सादर जागेचे FSI/DR अनुज्ञेय करणेपूर्वी या कार्यालयाकडे सादर करणेपूर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सादरहू रस्ता रुंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे. अथवा मनपाच्या त्यावेळच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १०) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा/मालमत्तापत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- ११) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रीकरण नगर भूमापन कार्यालयकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक देण्यापूर्वी या विभागाला सादर करणे आवश्यक आहे.
- १२) इमारतीसाठी नियमानुसार रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- १३) भूखंडालगतचे नोंदोच रस्ता व आसपासचे क्षेत्रातील सर्व प्रकारच्या पाण्याचा निचरा हाणे सार्वजनिक आरोग्याच्या दृष्टीने आवश्यक आहे. त्यासाठी योग्य नी उपाययोजना करण्याची सर्वांची जबाबदारी विकसक / अर्जदार यांचेवर राहिल.
- १४) बांधकाम सुरू करताना बांधकाम नियंत्रण विभागाच्या प्रकरने तक्रार करता येणारे बांधकाम त्यांचे संपूर्ण. निराकरण करणे आवश्यक आहे. बांधकाम नियंत्रण विभाग यांच्याकडे तक्रार करणे आवश्यक आहे. बांधकाम नियंत्रण विभाग यांच्याकडे तक्रार करणे आवश्यक आहे.

- १६) मा. उपविभागीय अधिकारी/तहसिलदार यांचेकडून वर्ग १ साठी जमीनीची विनिश्चीता दाखल आवश्यक राहिल. तसेच वर्ग २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येणार नाही.
- १७) म्हाडास द्यावयाच्या सदनिका, पुर्णत्वानंतर इतर इमारतींना भाग/संपूर्ण भोगवटा दाखला देण्यात येईल.
- १८) यु.एल.सी. चावत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- १९) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती) अधिनियम १९९६ व कंत्राटी कामगार नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण विषयक कायद्यातील तरतुदीची पूर्तता करून घेणे बंधनकारक आहे.
- २०) मा. जिल्हाधिकारी, पुणे यांची खनिकर्म शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि/८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामसाठी लागणारे गौण खजिन हे अधिकृतारित्या जाहिर केलेल्या परवानगी दिलेल्या दगड, खडी, मुरूम, माती, बाळू परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २१) सदरची परवानगी ही संबधित विकसकाने रियल इस्टेट रेग्यूलेशन अँड डेव्हलपमेंट अँक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे विकसकावर बंधनकारक राहिल.
- २२) WATER RECYCLE UNIT / STP हे जलनिःसारण ना हरकत प्रमाणपत्राप्रमाणे उभारून कार्यन्वित करणे विकासकावर बंधनकारक राहिल.
- २३) महाराष्ट्र महानगरपालिका अधिनियमातील २६३ अन्वये विकसकाने बांधकाम पुर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटापत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. म्हणजे मा. शहर अभियंता अगर त्यांनी नेमलेल्या अधिकाऱ्याच्या जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. या विरुद्ध वर्तन करणारा संबधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २४) प्लॉटमधून जाणऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती या दाखल्याने दिलेली नाही.
- २५) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास पोहचू नये. त्याविषयी जबाबदारी विकसकावर आहे. या संमतीपत्राने दुसऱ्या कोणत्याही अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकसकावर राहिल.
- २६) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल. विशेष प्रसंगी महानगरपालिकेची लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे त्यात या संमतीवरून बाधा येत नाही.
- २७) पाणीपुरवठा नाहरकत दाखल्यामध्ये नमूद केलेले अटी प्रमाणे आवश्यकती व्यवस्था करावी.
- २८) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके, हौद, अगर कारंजे खोदण्याचा अगर बांधण्याचे काम करू नये. गर्लीट्रॅप्स, उघडी गटारे, यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे, हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुलभपणे काढत येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्किंग) पाईपला चांगल्यापैकी वायरोजचे संरक्षण असावे. हद्दीवरील भिंतीवरील फुटक्या वाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संड्याचे जोते नजिकच्या रस्त्याच्या मध्यविंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- २९) संबधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकाने महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ३०) इमारतीच्या इतरांकावरून मळमूत्र इत्यादी नैसर्गिक दूषकांचे प्रमाण जातल्या बांधकामासाठी अनुषंगाने, संसृष्ट भोगवटापत्रक देणेपूर्वी सादर करणे आवश्यक राहिल त्याबद्दल लेखी नोंद घ्यावी व नोंद घ्यावी.

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२०२२

OSE 1078

TAKE OVER + UNDER CONST.

RLMS REF NO.

94

Top up / LAP

Agreement Va
Unit Other Cos
Net Payable
Registration

PAYMENT SCHED

Charge Type Va

Other Charge Bifur

Charge Type

TYPE

EMILY COST 2.50%

MONTHLY

ENANCE DEPOSIT

REQUIREMENT DEPOSIT

NATIONAL CHARGES

EMILY COST 2.50%

TY

SPECIAL CONDITIONS:

- 1 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Bank a/c no 34325551209 with STATE BANK OF INDIA, through National Automated Clearing House (NACH) system
- 2 You will be required to provide NACH mandate Form duly signed by you and all the other bank account holders, authorizing your above Bank to debit the above mentioned account with the amount of the EMI
- 3 Subject to submission of remaining processing fees before disbursement. Kindly ignore if already paid.
- 4 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 5 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 6 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 7 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 8 The rate of interest mentioned above is based on the currently prevailing RPLR / RPLR-NH and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement.
- 9 This in-principle approval stands valid subject to:a. Verification checks as conducted by HDFC with respect to credit history, employment, residence, identity, property, etc are found satisfactory.b. All material facts concerning your income, or ability to repay or any other relevant aspect of your in-principle approval or your application for loan are fully disclosed.c. Documents/clarifications/information sought from time to time are provided as to the satisfaction of HDFC.
- 10 As per the applicable provisions, the Purchaser/Transfree/Buyer of property is mandated to deduct applicable tax at source based on the requirements of the case, on behalf of the Vendor/Transferor/Seller from the consideration for the transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 11 You are requested to ensure that the notice of Intimation for creation of mortgage as stipulated by the Government of Maharashtra (under the Amendment to the Registration Act, 1908 w.e.f. 1st April, 2013) is filed by you with the concerned Sub-Registrar of Assurances within thirty days from the date of the first disbursement of the loan.
- 12 For purposes of KYC Verification, MR YADAV VIKASH will be required to carry the following original documents : PROOF OF POSSESSION OF AADHAAR NUMBER as Identity and Address Proof when he visits us for availing of loan disbursement or prior to that.
- 13 The processing fee benefit is being offered under a special limited period campaign. This benefit will be applicable only if first disbursement is availed by 31st March 2022.

PRIDE BUILDERS LLP

Customer Details

Customer Name	M. VIKASH YADAV	Project	PRIDE BUILDERS
Co-Applicant Name		Sub Project	D BUILDING
Address	B-1001 PRIYANKA HILL VIEW RESIDENCY, SECTOR 30/31, BELAPUR, NAVI MUMBAI MUMBAI Maharashtra India 400614	Unit No.	D 1505
		Unit Type	2 RLK
Contact Number	+918805007522	Car Park	SINGLE BASEMENT
Pan No.	ADRPY0534F	Saleable Area(Sq. Ft)	980.00
Email-ID	Vikash.yadav87@gmail.com	Carpet Area(Sq. Ft)	

Payment Summary

Agreement Value	:	48,10,000.00
Unit Other Cost	:	10,64,600.00
Net Payable	:	54,74,600.00
Registration	:	Yes

PAYMENT SCHEDULE AS ON DATE:

Charge Type	Value	Amount due	Principle Amt Received	Principle Outstanding	Interest Due	Total O/s Interest (Principal+ Interest)
Agreement cost	48,10,000.00	9,62,000.00	9,62,000.00	0.00	515.00	515.00

Other Charge Bifurcation:

Charge Type	Value	Amount due	Principle Amt Received	Principle Outstanding	Interest Due	Total O/s Interest (Principal+ Interest)
Car Park	4,00,000.00	80,000.00	80,000.00	0.00	45.00	3,20,045.00
CGST-SALES CGST 2.50%	1,20,250.00	24,050.00	24,050.00	0.00	73.00	96,273.00
COMMON AREA MAINTENANCE DEPOSIT	1,00,000.00	0.00	0.00	0.00	0.00	1,00,000.00
MNGL SECURITY DEPOSIT	5,500.00	0.00	0.00	0.00	0.00	5,500.00
REGISTRATION CHARGES	30,000.00	30,000.00	30,000.00	0.00	0.00	0.00
SGST-SALES SGST 2.50%	1,20,250.00	24,050.00	24,050.00	0.00	73.00	96,273.00
STAMP DUTY	2,88,600.00	2,88,600.00	2,88,600.00	0.00	0.00	0.00
Total	10,64,600.00	4,46,700.00	4,46,700.00	0.00	191.00	6,18,091.00

Vikash

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Please Tick

SAC / A / N
 PIN
 Applicant Name
 Co Applicant Name
 Contact (Resi)
 Mobile

Loan Amount
 Interest Rate
 Loan Type
 Hsg Loan
 Realty
 Tenure
 EMI
 SBI LIFE
 Maxgain
 Home Top up

Property Location
 Property Cost
 Name of Developer / Vendor

RBO - ZONE - Branch : JUINAGAR (Code No) 21464

Contact Person : PERVIN AHME Mobile No: 8082556362

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	<u>17-02-2023</u>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	<u>18-02-23</u>
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No.



HL TO BE PARKED AT 21464 - JUINAGAR BRANCH

Saving A/C No

Branch EEE No

PAI Take Over/NE W/Partial/Top up

Top Up No

CH No

RMS/MS Reference No

Applicant Name

Co Applicant Name

Contact (Res)

Mobile

Loan Amount

Tenure

Interest Rate

EMI

Loan Type: TERM LOAN

SBI LIFE: yes

Hsg. Loan

Maxgain

Realty

Home Top up

Property Location: JUITIAGAR

Property Cost

Name of Developer / Vendor

RBO - ZONE -

Branch: JUITIAGAR (Code No) 21464

Contact Person: PRAVIN AHIRE

Mobile No: 8082556862

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	Rajesh choudhary 22 tukata	RESIDENCE VERIFICATION	17-01-2023
SEARCH - 2		OFFICE VERIFICATION	18/1/23
VALUATION - 1			
VALUATION - 2			

LIST / MPST / BM / FS / along with Mob. No.

Please Tick

Saving A/C No : (SBI)

Branch FILE No.:

CIF NO.

PAL/Take Over/NEW/Resale/Top up

RLMS / LOS Reference No.

Tie Up No.
(if applicable)

Applicant Name : MANGESH MOHITE

Co-Applicant Name : PAGINI MOHITE

9869610699

Contact (Resi.) : *

Mobile : ~~9869610699~~

Loan Amount : 50,00,000/-

Tenure : 20 years

Interest Rate :

EMI :

Loan Type : TERM LOAN

SBI LIFE : yes

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location : JUINAGAR

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : JUINAGAR (Code No) 21460

Contact Person : PRAVIN AHIRE Mobile No: 8082556862

Name of RACPC Co-ordinator along with Mob No.

	DATE		DATE
SEARCH - 1	Rajesh choudhary	RESIDENCE VERIFICATION	17.04.2023
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	22 tukala	SITE INSPECTION	18/4/23
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No.

