P. Ashu
C-Mayur

Checklist, Anx 8,9

स्कॅनिंग
दस्त नं. १०९२८/२०२३
वेळ ९.१४ ते ९.२५
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे

Rohan Ananta (MHADA)

Flat No C-903

Ms. Urmila Vijay Dandgaval

&

Mr. Saurabh Shashikant Sonar

१०९२८
2023

333/10928

Monday,June 05 ,2023

5:30 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 11558 दिनांक: 05/06/2023

गावाचे नाव: ताथवडे

दस्तऐवजाचा अनुक्रमांक: हवल15-10928-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: उर्मिला विजय दंडगव्हाळ -

नोंदणी फी	रु. 21900.00
दस्त हाताळणी फी	रु. 1700.00
पृष्ठांची संख्या: 85	
एकूण:	रु. 23600.00

सह दुय्यम निबंधक, हवेली-15

बाजार मुल्य: रु.2180200 /-

मोबदला रु.2180200/-

भरलेले मुद्रांक शुल्क : रु. 152800/-

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.1700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0506202305055 दिनांक: 05/06/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.21900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003032607202324E दिनांक: 05/06/2023
बँकेचे नाव व पत्ता:

05/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 15

दस्त क्रमांक : 10928/2023

नोंदणी :

Regn:63m

गावाचे नाव : ताथवडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2180200
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2180200
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: मौजे ताथवडे ता. मुळशी जि. पुणे येथील स.नं. 125 हि.नं.1बी/1,स.नं. 125 हि.नं.1बी/2,स.नं. 125 हि.नं.2/1,स.नं. 125 हि.नं.2/2 यासी क्षेत्र 30584.16 चौ.मी. पैकी 28827.35 चौ.मी. मिळकतीवर बांधण्यात येणा-या रोहन अनंता फेज-III(म्हाडा)या प्रोजेक्ट मधील विंग/बिल्डींग नं.सी मधील नवव्या मजल्यावरील अपार्टमेंट नं. 903 यासी कार्पेट क्षेत्र 47.82 चौ.मी.,टुव्हीलर व फोर व्हीलर कॉमन पार्कींगसह((Survey Number : 125 ;))
(5) क्षेत्रफळ	1) 47.82 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:-रोहन बिल्डर्स अॅन्ड डेव्हलपर्स प्रा.लि. तर्फे संचालक श्री संजय खुशालचंद लुंकड यांचे तर्फे नों.कु.मु म्हणून प्रविण बबन मोहिते वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मोदीबाग शिवाजीनगर पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411016 पॅन नं:-AABCR8171R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उर्मिला विजय दंडगव्हाळ - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सौप्रिया मेन रोड बँक ऑफ महाराष्ट्रच्यावर जायखेडा ता. बागलान जायखेडा नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पिन कोड:-423303 पॅन नं:-DRWPD6773F 2): नाव:-सौरभ शशिकांत सोनार - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सौप्रिया मेन रोड बँक ऑफ महाराष्ट्रच्यावर जायखेडा ता. बागलान जायखेडा नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पिन कोड:-423303 पॅन नं:-GEFPS0347M
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	05/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	10928/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	152800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21900
(14)शेरा	

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.१५ पुणे शहर, पुणे

20रु. Rs 20 INDIA बीस रुपये TWENTY RUPEES

दस्तासोबतची नक्कल

(एम.ए.देशमुख)
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील म्हाडा

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

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.१५,पुणे शहर,पुणे

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	URMILA VIJAY DANDGAVAL	eChallan	00040572023060357624	MH003032607202324E	152800.00	SD	0001640992202324	05/06/2023
2		DHC		0506202305055	1700	RF	0506202305055D	05/06/2023
3	URMILA VIJAY DANDGAVAL	eChallan		MH003032607202324E	21900	RF	0001640992202324	05/06/2023

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

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१०९२८ | ९ | ८२
२०२३

THE OFFICE OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

CHALLAN
MTR Form Number-6

GRN	MH003032607202324E	BARCODE		Date 03/06/2023-16:26:07	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	DRWPD6773F
Office Name	HVL4_HAVELI 4 JOINT SUB REGISTRAR	Full Name	URMILA VIJAY DANDGAVAL
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	ROHAN ANANTA, FLAT NO. C-903
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	152800.00	Road/Street	TATHAWADE
0030063301 Registration Fee	21900.00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 3 3
		Remarks (If Any)	PAN2=AABCR8171R~SecondPartyName=ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED~
Total	1,74,700.00	Amount In Words	One Lakh Seventy Four Thousand Seven Hundred Rupees Only

₹ 174700.00

DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023060357624	CKX0788707
Cheque/DD No.		Bank Date	RBI Date	03/06/2023-06:03:53	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		155 , 05/06/2023	

Department ID : Mobile No. : 9970868263

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-333-10928	00016409922C2324	05/06/2023-17:30:05	IGR022	21900.00
2	(iS)-333-10928	00016409922C2324	05/06/2023-17:30:05	IGR022	152800.00
			Total Defacement Amount		1,74,700.00

Print Date 05-06-2023 05:31:06

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THE SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

CHALLAN

MTR Form Number-6

GRN	MH003032607202324E	**BARCODE**		**Date** 03/06/2023-16:26:07	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	DRWPD6773F
Office Name	HVL4_HAVELI 4 JOINT SUB REGISTRAR	**Full Name**	URMILA VIJAY DANDGAVAL
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	ROHAN ANANTA, FLAT NO. C-903
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	152800.00	**Road/Street**	TATHAWADE
0030063301 Registration Fee	21900.00	**Area/Locality**	PUNE
		Town/City/District	
		PIN	4 1 0 3 3
		Remarks (If Any)	
		PAN2=AABCR8171R~SecondPartyName=ROHAN BUILDERS AND DEVELOPERS PRIVATE LIMITED~	
		Amount In Words	One Lakh Seventy Four Thousand Seven Hundred Rupees Only
Total	1,74,700.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023060357624	CKX0788707
Cheque/DD No.		Bank Date	RBI Date	03/06/2023-16:26:32	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9970868263

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 05-06-2023 10:13:26

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

Receipt of Document Handling Charges

PRN	0506202305055	**Receipt Date**	05/06/2023

Received from Urnila Vijay Dandgaval, Mobile number 8956333387, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 10928 dated 05/06/2023 at the Sub Registrar office Joint S.R. Haveli 15 of the District Pune.

DEFACED
₹ 1700
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	05/06/2023
Bank CIN	10004152023060504674	**REF No.**	315689560101
Deface No	0506202305055D	**Deface Date**	05/06/2023

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

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२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0506202305055	Date	05/06/2023
Received from Urnila Vijay Dandgaval, Mobile number 8956333387, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 4 of the District Pune.			
Payment Details			
Bank Name	SBIN	Date	05/06/2023
Bank CIN	10004152023060504674	REF No.	315689560101
This is computer generated receipt, hence no signature is required.			

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१०८२८ | २ | ८२
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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

हवेली - १५
९०६२७ | ५ | ८२
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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

Agreement

This Agreement ("**Agreement**") is made and entered into at Pune this **5th day of June in the year 2023** .

BETWEEN

Rohan Builders and Developers Private Limited (PAN-AABCR8171R) a company incorporated and registered under the provisions of the companies Act, 1956 and deemed to be incorporated under the provisions of the Companies Act, 2013 having Company Identification Number: U45202PN2001PTC016352 represented through its Designated director Shri. Sanjay Khushalchand Lunkad and having its registered address at: 1 Modibaug, Commercial Building, Ganeshkhind Road, Shivaji Nagar, Pune – 411016, Adult, occupation: Agriculturist/Business hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the aforesaid Company, its successors-in-title, administrators, liquidators and permitted assigns)

.... PARTY OF THE FIRST PART;

AND

1. Ms. Urmila Vijay Dandgaval
Age about 29 years, Occupation - Service
Permanent Account No.: DRWPD6773F
Aadhar No.: 4513 5009 5338

2.Mr. Saurabh Shashikant Sonar
Age about 31 years, Occupation- Service
Permanent Account No.: GEFPS0347M
Aadhar No.: 4705 8879 4627

Permanent Address: Saupriaa Main Road, Above Bank Of Maharashtra, Jaikheda, Tal. Baglan, Jaikheda, Nahisk-423303

Residential Address : Room No.564, Ss Ii, Sector 15, Koparkhairane-400709.

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hereinafter referred to as "the Allottee" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, his heirs, executors, administrators and permitted assigns)

.... **PARTY OF THE SECOND PART.**

(A) The Promoter and the Allottee are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**".(A) WHEREAS by and under a Deed of Conveyance dated September 4, 2017, executed and duly registered at Serial No. 8739 of 2017, with the office of Sub-Registrar at Haveli 15,Pune, the Promoter purchased the property bearing (i) Survey No. 125 Hissa No. 1B/1 admeasuring 1 Hectare 00 Are; (ii) Survey No. 125 Hissa No. 1B/2 admeasuring 02 Hectares 16 Ares; (iii) Survey No. 125 Hissa No. 02/01 admeasuring 12 Ares; (iv) Survey No. 125 Hissa No. 2/2 admeasuring 05 Ares, totally admeasuring 03 Hectares 33 Ares situated at Village Tathawade, Taluka Mulshi, District Pune ("**Larger Property**"), within the limits of Pimpri Chinchwad Municipal Corporation ("**PCMC**"), from **Citra Infrastructure LLP**, for the agreed consideration and upon the terms and conditions contained therein. Pursuant to the actual survey and demarcation of the Larger Property, the actual area at site found out to be 30,584.16 Sq. meters. Accordingly, the Promoter is the absolute owner of the Larger Property. The Larger Property is more particularly described in the Schedule-I hereunder written.

(B) Pursuant to the aforesaid acquisition, the name of the Promoter came to be recorded in the revenue records vide Mutation Entry No. 6631, which was certified by Circle officer on 13/11/2017 confirms the ownership of Promoter herein. As per computerized 7/12 extract, the Survey No. 125 Hissa No. 1B/1 is shown as 125/1/B/1 and Survey No. 125 Hissa No. 1B/2 is shown as 125/1/B/2. The 7/12 extracts of the Larger Property reflecting the name of the Promoter as the owner of the Property are collectively attached herewith as **Annexure-1A".**

(C) The Promoter is entitled and enjoined upon to develop the Larger Property in accordance with the recitals hereinabove;

(D) The Promoter is in possession of the Property;

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY

(E) The Collector vide its NA Order dated 6th February, 2019 bearing No. JAMIN/SR/07/19 ("NA **Order**") has converted ~~user into~~ Non-Agricultural residential and commercial use. The Orders are collectively annexed hereto as **Annexure-1B**.

(F) AND WHEREAS, the Promoter has got approvals from the competent Authorities and accordingly, the Promoter has obtained Environmental Clearance sanction from State Environment Impact Assessment Authority bearing No. SEIAA-EC-0000000503 on 06th November, 2018 for the said project.

(G) In accordance with the prevalent Development Plan of PCMC, The Larger Property is affected by:-

(i) An area admeasuring 605.29 square meters is affected by 24 meters wide road ("**Road Widening Area**")

(ii) An area admeasuring 1031.91 square meters is affected by proposed 18 meters DP Road ("**DP Road Area**"); and accordingly, total out of Sub-clause (i) and (ii) total area admeasuring 1637.20 square meters, out of the Said Larger Property is handed over to PCMC in favour of PCMC, which is being registered on 22nd May, 2022 before Sub-Registrar Haveli-5, Pune at Serial No. 9905/2022.

(iii) An area admeasuring 119.61 square meters is affected by existing NDZ/Nalla passing through the Larger Property ("**Nala Area**").

(H) In view of the aforesaid, after deducting the areas affected by **Road Widening Area, DP Road Area** and **Nalla Area**, the area available for the development by the Promoter is 28,827.35 square metres in the Larger Property **("Said Entire Project Land")** and the same is more particularly described in the **"SECOND SCHEDULE"** hereunder.

(I) The Promoter intends to develop the Larger Property in three (3) phase. In view thereof, the Promoter has prepared a layout plan of said Entire Project Land admeasuring 28,827.35 square metres referred as "**Layout Plan**". The Promoter proposes to develop the said Entire Project Land by constructing a 13 buildings, being Wing Nos. A1 to A8, B1 to B4 and Wing C (Out of total 97 apartments of Wing "C" 92 apartments/tenements has been reserved for MHADA in accordance with the applicable development plans). The Wing Nos. A1 to A8 and B1 to B4 shall have basement, stilt, podium and Apartments on First floor to Eleventh floor. The

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Wing C shall have a stilt floor, podium floor and Apartments from First to Eleventh floor having97 (92+5) residential tenements/Apartments (the Wing/s will be herein referred as "**the said Building/s**"). Out of the said proposed development, the Promoter has obtained the sanction from Pimpri Chinchwad Municipal Corporation dated November 23, 2022 vide sanction No. BP/Tathawade/100/2022 from PCMC in respect of basement, stilt, podium and Apartments having total 97 (92+5) residential tenements. The existing sanctioned Layout Plan is annexed hereto as **Annexure-1.**

(J) Being the owner and developer of the said Entire Project Land, in accordance with the Development Control Rules applicable to the said Entire Project Land, the Promoter has obtained sanction to the building layout Plan dated January 24, 2019, bearing No. BP/Tathawade/07/2019 from PCMC and same came to be revised from time to time from the competent Authority and latest revised sanction to the said building layout plan is dated November 23, 2022 bearing No. BP/Tathawade/100/2022. (Hereinafter referred as "**Layout Plan**"). Accordingly, the Promoter is developing an ownership scheme on the said Entire Project Land under the name "**ROHAN ANANTA**" ("**said Entire Project**"). In accordance with the Layout Plan, the said Entire Project Land shall be developed by constructing total 13 buildings, being Wing Nos. A1 to A8, B1 to B4 and Wing C (Out of total 97 apartments of Wing "C" 92 apartments/tenements has been reserved for MHADA in accordance with the applicable development plans) The places for installation of the transformer and STP have also been provided in sanctioned Layout Plan for the said C building. The Location of aforesaid open space, club house, swimming pool, roads and building have been shown in the sanctioned Layout Plan. The Wing Nos. A1 to A8 and B1 to B4 shall have basement, stilt, podium and Apartments on First floor to Eleventh floor. The Wing C shall have a stilt floor, podium floor and Apartments from First to Eleventh floor having total 97(92+5) residential tenements/Apartments (the Wing/s will be herein referred as "**the said Building/s**") as shown in the layout plan dated 23.11.2022 annexed hereto as **Annexure-1** The Promoter is developing the said Entire Project land comprising of 13 buildings in 3 phases comprising of (i) Wing No's. A5 to A8 in Phase-I, (ii) Wing No's. A1 to A4 in Phase-II and (iii) Wing No's. B1 to B4 and Wing C in Phase-III.

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(K) The Promoter has obtained a revised latest sanction to the part of the building layout and building plans from the PCMC by utilising part of the entire permissible FSI vide commencement certificate No. BP/Tathawade/100/2022 dated November 23, 2022, annexed hereto as **Annexure - 5** . The said building layout and building plan is sanctioned for Wing A1 to A8 for basement, stilt and podium to Eleventh floor; Wing B1 to B4 for basement, stilt and podium to Eleventh floor; and Wing C for stilt and podium to Eleventh floor. The Promoter commenced the construction as per sanctioned plans, however, the Promoter shall be revising building plans from time to time for utilizing building potential FSI, if applicable.

(L) AND WHEREAS, the present Agreement pertains to Wing "C" forming part of Phase III hereinafter referred to as the **"Said Project".** Since, the said Entire Project is being developed on the said Entire Project Land, the undivided land beneath the "C" building of the said Project admeasuring area 633.66 square meters.

(M) AND WHEREAS DSK Legal Advocates & Solicitors, have conducted their due diligence and have issued their Title Certificate dated 31 August, 2021, in respect of the Property. A copy of the Title Certificate is annexed hereto as **Annexure -1C**

(N) AND WHEREAS, the Promoter has appointed Architect for the said Entire Project *inter alia* including Wing C, M/s. Ankur Associates registered with the Council of Architects of India having enrollment No. CA/98/22909 and having office at "Tejovalaya" Office No. 101, First floor, CTS NO. 1187/19, Ghole Road, Shivaji Nagar, Pune 411005 for preparation of the layout and drawing of the buildings. The Promoter has appointed S.W.Mone & Associates as consulting Engineers having office at: 3,Swaroop Complex,2nd floor, Karve Road,Pune-411004 registered with the council of Structural Engineer as the Structural Engineer consultants for the preparation of the structural design and drawings of the Project, having Enrollment No.94.

(O) AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the Project and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the Project;

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(P) AND WHEREAS the Promoter has sole and exclusive right to sell the Apartments in the said Project and enter into Agreement/s with the Allottee thereof and to receive the consideration in respect thereof. The Promoter has also sole and exclusive right to lease, mortgage, etc. the flats, by entering into Agreements and to receive the consideration in respect thereof.

(Q) AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Project and the plans, designs and specifications prepared by the M/s. Ankur Associates registered with the Council of Architects of India having enrollment No. CA/98/22909 and having office at "Tejovalaya" Office No. 101, First floor, CTS NO. 1187/19, Ghole Road, Shivaji Nagar, Pune 411005 as Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

(R) 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 Said Project are constructed have been annexed hereto.

(S) AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority has been annexed hereto.

(T) AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the development and open spaces are proposed to be provided for on the Project.

(U) AND WHEREAS the authenticated copies of the floor plans of the MHADA Apartments agreed to be purchased by the Allottee, as sanctioned and approved by the local Authority have been annexed and marked as **Annexure-2;**

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(i) AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Property;

(ii) AND WHEREAS, the Promoter has submitted copy of the sanctioned plans and other documents to the Maharashtra Housing Area Development Authority, Pune, and submitted an application to MHADA along with the details of available apartments for lottery in accordance with the applicable laws and rules,

(V) AND WHEREAS, the Promoter has represented to the Allottee that the development of the said Project shall be in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "**RERA**") and the Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "**MOFA**") and rules made there under, as applicable on the date of this presents, and obligations of the Parties under this Agreement shall be governed thereunder.

(W) AND WHEREAS, the Allottee has applied to the MHADA, Pune i.e. Pune Housing and Area Development Board (unit of MHADA) for allotment of the flat/unit / Apartment in the MHADA Building. By and under an offer letter bearing No. J.KR.MI.YA/Pu.M/Sodat-2023/S.Kr.689/1028/2023 dated 27/04/2023, Pune Housing And Area Development Board (unit of MHADA) "Offer Letter" and MHADA, Pune has allotted an Apartment No. **903** having carpet area **47.82** square meters in MHADA "C" Building to the Allottee, for the consideration and on the terms and conditions mentioned therein. The copy of the said Offer Letter is annexed hereto as **Annexure-8.**

(X) The Promoter has obtained sanction plan of the said building and commenced construction of the said building Wing C consisting of stilt floor, podium floor, and from 1st to 11th floors being (92 + 5) =97 tenements and 56 including 3 uncovered car parking, wherein out of that the Promoter herein have retain 5 tenements on Eleventh floor bearing No. 1103, 1104, 1105, 1106 & 1107 and 10 covered/ car/4 wheeler parking on podium floor bearing no.C-P3, C-P4, C-P11, C-

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P12, C-P13, C-P19, C-P20, C-P21, C-P 22, & C-P23 and remaining 46 car parking including 3 uncovered car parking on Stilt and Podium floor as per sanctioned layout shall be provided to MHADA "C" Building in light of Development Control And Promotion Rules 2017 and Unified Development Control and Promotion Rules 2020 is more particularly shown in zebra stripes on the plan annexed hereto as **Annexure-10.** Accordingly the Promoter herein submitted copy of the plan and other documents to the Maharashtra Housing Area Development Authority, Pune, announced lottery 2023 for available tenements for allotment in which available tenements MHADA, Pune shown the aforesaid 92 tenements available for allotment at Sanket No.689 for the project entitled name under ROHAN ANANTA PHASE III, TATHAWADE and called applications from public who entitled to have the residential tenement. The Purchaser made application in aforesaid lottery and MHADA issued offer letter having outward No. J.KR.MI.YA/Pu.M/Sodat-2023/S.Kr.689/1028/2023 dated 27/04/2023, and Apartment No. **903,** which is in said "C" building.

(Y) AND WHEREAS The Allottee has demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of the title relating to the said Project Land, the approvals and permissions, search and title report issued by the advocates of the Promoter, plans, designs and specifications prepared by the Architect (which shall also be available in the office of the Promoter). The Promoter has also requested and permitted the Allottee to carry out independent search by appointing his/her own Advocate and to raise any further queries, regarding the title, rights, and authority of the Promoter. The Allottee has satisfied himself/herself in respect of the marketable title of the Owners to the said Project Land, and the rights and authority of the Promoter. Pursuant to the aforesaid and the due diligence about the disclosures made by Promoter herein, documents, information etc. about the said Project, the Allottee has decided to purchase an Apartment in the said Project and has requested for an allotment of an **Apartment No. 903,** the carpet area admeasuring **47.82** sq. mtrs. (the "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee / Purchaser's or Veranda area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/Purchaser/s, but includes the area covered by the internal partition walls of the apartment.) being constructed on the **Ninth Floor** in **Wing No. C** of MHADA Building and the Promoter have accepted the same. Aforesaid Apartment

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along with the appurtenances thereto is more particularly stated in **Schedule-III** written hereunder and hereinafter referred as the "**said Apartment**" has been allotted to the Allottee /Purchaser/s by the letter of Pune Housing and Area Development Board (concerned authority by MHADA) bearing No. **J.KR.MI.YA/Pu.M/Sodat-2023/S.Kr.689/1028/2023 dated 27/04/2023,** at concessional rate.

(Z) AND WHEREAS the Allottee has agreed to purchase the said Apartment 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 abided by the Allottee strictly.

(i) 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;

(ii)AND WHEREAS, in accordance with the Offer Letter, the Allotee has been allotted the said Apartment for the consideration of Rs. **21,80,200/- (Rupees Twenty One Lakh Eighty Thousand Two Hundred only)** ("**Consideration**") which shall be paid in the following manner:

Total Consideration Amount	**Rs. 21,80,200/-**
Consideration paid by the Allottee to MHADA	**Rs. 1,81,700/-**
Consideration Amount Payable to the Promoter	**Rs. 19,98,500/-**

(iii) Prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 49,504/- (Rupees Forty Nine Thousand Five Hundred Four only),** being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

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(ZZ) AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at No. **P52100019997** on 09.09.2021, as per the applicable rules; authenticated copy is annexed hereto as **Annexure-7;**

(i) AND WHEREAS, under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

(ZZZ) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment, along with MHADA common covered/ uncovered car parking/s /two wheeler parking;

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

1. The Promoter has completed the construction of the said "C" building consisting of total 97(92+5) Apartments. The said building layout and building plan on the Entire project land is sanctioned for A1 to A8, B1 to B4 comprises of basement floor, stilt, Podium floor from 1st floor to Eleventh floor, and for Wing C comprises of stilt and podium floor to Eleventh floor wherein one "C" Wing comprising of total 97 (92+5) Apartments and in the said "C" Wing 92 Apartments (to be handed over to MHADA) with 46 covered/uncovered parking (including stilt and podium parking) on the "C" wing of the said project in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

The Allottee further understands and acknowledges that a separate building "C" has been earmarked for MHADA building. The common amenities and facilities of the said Entire project to be shared in common for all phases in the said entire project are stated in **Annexure 4** annexed hereto.

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

1.(a) As per the MHADA letter J.KR.MI.YA/Pu.M/Sodat-2023/S.Kr.689/ 1028/2023 dated 27/04/2023, the Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. **903** in **'C' wing** area admeasuring **47.82** sq. meters **(hereinafter referred to as "the Said Apartment")** as shown in the sanctioned plan thereof hereto annexed and marked **Annexure-2** for the total consideration of **Rs. 21,80,200/- (Rupees Twenty One Lakh Eighty Thousand Two Hundred only)** including being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule III, IV(A)' and IV (B)' annexed herewith.

1.(b) i. The Allottee has paid on or before execution of this Agreement a sum of **Rs. 2,31,204 /- (Rupees Two Lakh Thirty One Thousand Two Hundred Four only)** as advance payment.

ii. a sum of **Rs. 19,48,996/- (Rupees Nineteen Lakh Forty Eight Thousand Nine Hundred Ninety Six only)** ("Balance Consideration") out of the Total Consideration being the balance consideration to be paid within 15 (fifteen) days from the date of execution and registration of this Agreement.

1.(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the development of and carrying out the said Project payable by the Promoter) up to the date of handing over the possession of the Apartment

1.(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 competent authority Local Bodies/Government from time to time. The Promoter

undertakes and agrees that while raising a demand on the Allottee 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, which shall only be applicable on subsequent payments.

1.(e) As the construction of the MHADA "C" Building is completed vide completion certificate No. 117/2023 dated 17.02.2023 annexed hereto as **Annexure – 6**, as per applicable development rules therefore, the Promoter shall confirm the final area that has been allotted to the Allottee by MHADA Authority, at the time of allotment of the Apartment to the Allottee, by furnishing details of the changes, if any, in the area, of the Apartment, subject to a variation cap of 3 percent. The total price payable for the area shall be re-calculated upon confirmation by the Promoter. If there is any reduction in the area within the defined limit then Promoter shall refund the excess money paid by Allottee within 45 days (Forty five) with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan.

1.(f)The Allottee 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 undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2. In response to the application from the Purchaser herein, the MHADA, Pune issued Offer letter having outward No. J.KR.MI.YA/Pu.M/Sodat-2023/S.Kr.689/1028/2023 dated 27/04/2023 and allotted all that, residential tenement being Apartment/Flat No. **903,,** situated on **Ninth Floor**, which tenement is more particularly described in the Schedule-III hereunder written and shown floor plan annexed hereto as **Annexure-2** i.e. said Apartment. As stated in aforesaid letter the total amount for the Said Apartment/flat is stated **Rs. 21,80,200/- (Rupees Twenty One Lakh Eighty Thousand Two Hundred only)** and as per the rules certain amount towards charges has to be paid by the Purchaser/Allottee to the MHADA and accordingly the Purchaser/Allottee has

paid **Rs. 1,81,700/- (Rupees One Lakh Eighty One Thousand Seven Hundred Only)** to the MHADA on **29/01/2023 and 29/03/2023** and receipt of the same is annexed hereto as **Annexure-9**. As stated in aforesaid letter dated **27/04/2023** the Purchaser/Allottee herein has to pay the balance amount being consideration of the Said Apartment/Flat is **Rs. 19,98,500/- (Rupees Nineteen Lakh Ninety Eight Thousand Five Hundred Only)** to the Promoter herein alongwith additional consideration towards the infrastructure Development charges appurtenant to the Said Apartment/Flat and the Purchaser/Allottee agreed to pay and Promoter herein has agreed to receive **Rs.1,00,000/- (Rupees One Lakh Only)** towards the consideration for providing infra structure charges. Accordingly the Purchaser/Allottee herein has to pay total amount **Rs. 20,98,500/- (Rupees Twenty Lakh Ninety Eight Thousand Five Hundred Only)** to the Promoter excluding all expenses of Stamp Duty and Registration Fees, Goods & Service Tax (GST = CGST + SGST), Local Body Surcharge (U/S. 149 A & 149 B of The Maharashtra Corporation Act, or any other tax, cess, etc., which may be levied by Local Authority, State or Central Government same have to be paid by the Allottee/Purchaser/s to the Promoter or concerned authority separately and if such amount is paid by the Allottee/Purchaser/s to the Promoter then the Promoter will issue the receipt to that effect to the Purchaser. The Promoter herein has agreed to provide the specification in the Said Apartment, which are more particularly described in the **Annexure-3** annexed hereto. The nature extent and description of the common / limited common areas and further description of common / limited common facilities for residential tenements in Said Building are more particularly described in the **Annexure-4** annexed hereto. The aforesaid amount of **Rs. 20,98,500/- (Rupees Twenty Lakh Ninety Eight Thousand Five Hundred Only)** has agreed to be paid by Allottee/Purchaser herein and Promoter herein has agreed to receive the same.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local Authority at the time of sanctioning the said plans or thereafter.

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2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for handing over the possession of the Apartment to the Allottee and the common areas to the association of the Allottees at the time of execution of the Agreement. Similarly, the Allottee shall make timely payments of the instalments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the fulfilment of conditions of the Agreement as provided in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the said entire project land is **65447.04 square meters** only and Promoter has planned to utilize Floor Space Index of **65412.90 square meters** by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of MHADA"C" Wing is **6351.74** square meters which was proposed to be utilized by him on the "C" Wing land in the said Project. Promoter hereby further declares that, as per Commencement Certificate bearing No. BP/Tathawade/100/2022 dated November 23, 2022 and as on date, sanctioned required F.S.I is 6342.02 Sq. mtrs. Allottee has agreed to purchase the said Apartment based on the proposed development and sale of Apartment/s to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for handing over the possession of Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule i.e., the interest payable shall be the State Bank of India's highest Marginal Cost of Lending Rate + 2%, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession of the Apartment. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

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4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local competent Authority and other outgoings), then the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of 15 (fifteen) days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of 30 days (thirty) days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

4.3 As the construction of MHADA "C" building is completed by the Promoter and have obtained completion certificate bearing No.117/2023 dated 17.02.2023 from the concerned competent Authority therefore, the Allottee hereby agrees that he/she shall pay total consideration towards the said allotted Apartment to the Promoter herein, The Promoter informed to the Allottee that, the payment towards the consideration and interest thereon if any has to be made by the Allottee by local Cheques / Demand Draft issued / drawn in the name of **"Rohan Builders & Developers Pvt. Ltd. A/C No. 919020058279844"**.

In case of failure to make the payment by the Allottee within stipulated time of 15 days of issuance of abovesaid Demand draft/cheque towards the Apartment to the Promoter, then Promoter shall liable to terminate the Agreement. Provided that, Promoter shall give notice of 15 (fifteen) days in writing to the Allottee, by

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Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

5. As per MHADA Act, 1976 all the terms and conditions mentioned in the Offer Letter shall be binding upon the Allottee/s and breach of the said terms and conditions shall result into cancellation of Allotment of the said Apartment by MHADA, at any stage of the allotment and or even after allotment of the said Apartment. And in the case of cancellation of the Apartment because of whatsoever reasons, the Promoter will not be responsible for any kind of refunds i.e. Stamp Duty, Registration fees, maintenance charges etc. on behalf of the Allottee/Purchaser/s.

6. The Promoter shall give possession of the Apartment to the Allottee as per RERA on or before 30th of March, 2026. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the said Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of the Apartment on the aforesaid date, if the delivery of the Apartment in the said MHADA "C" building - is delayed on account of :

(i) war, civil commotion or act of God ;

(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7. **Procedure for taking possession:**

7.1 The Promoter shall give possession of the said Apartment to the Allottee within 30 days of execution hereof. After the Allottee is satisfied herself/himself after inspection of the said Apartment, as to the specifications, area etc., the Promoter shall give the possession of said Apartment to the Allottee on

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payment of all dues payable by the Allottee. The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy.

7.2 Failure of Allottee to take Possession of Apartment:

Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay liquidated damages as applicable.

7.3 If within a period of 5 years (five years) from the date of handing over the possession of Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the said Project in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence for residential purposes. The Allottee shall use the garage or uncovered parking space only for purpose of keeping or parking vehicle.

9. FORMATION OF ORGANISATION AND CONVEYANCE:

The Allottee along with other Allottee(s) of Apartment in the said Project shall join in forming and registering the Society or Association or a Limited Company to be known by of **"Rohan Ananta Wing "C" Co-Operative Housing Society Ltd.,"** and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the

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same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall form three different Co-operative Housing Societies of the Apartment owners, one (01) Society of Phase-I and Phase-II, one (01) Society of Phase-III (excluding C wing-MHADA building) and one (01) Society for Wing "C" MHADA building (which is including in Phase-III), of the said Entire Project, as per the applicable laws. Allottee has been made aware by the Promoter that, the Promoter shall not form a condominium or company of the apartment holders and will form co-operative society/ies as aforesaid, and the Allottee shall not raise any objection in respect thereof and he shall become member of such society

9.2 The Allottee shall join as the member of the Society, and shall sign and execute the application for registration and/or membership and other papers and documents necessary for becoming a member as per the applicable laws, and as may be required by the Promoter. It is further clarified that within 3 months or upon 51% booking by the Allottee of the said project of "C" Wing are completed with duly registered Agreements for Sale and upon receipt of applications for registration of the society from the allottees, the Promoter shall submit the proposal for registration of the society with co-operative department in order to register the said society.

9.3 Upon completion of the said Entire Project, with all facilities and amenities, the Promoter shall execute a Sale Deed/ Conveyance Deed of the said Entire Project Land alongwith the buildings standing thereon in favour of the Societies as registered aforesaid, within a period of 3 months from the date of receiving full and final completion/occupation certificate for the said Entire Project last building or Wing, subject to the rights of the Promoter to the unsold Apartments and recovery of all dues of the said Entire Project.

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9.4 It is clarified that pursuant to the conveyance of the said Entire Project Land in favour of the Society, the Promoter shall solely be entitled to the balance unsold apartments in the said Entire Project, and to receive all the outstanding consideration in respect thereof and also in respect of the apartments sold earlier. The Allottee and the Society formed as above shall not have any right, title and interest in respect thereof.

9.5 At the time of registration of conveyance, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges, payable by the said Society on such conveyance or any document or instrument of transfer in respect of the said Entire Project Land, building structure and the common amenities and facilities to be executed in favour of the Societies.

9.6 The Promoter shall, within 3 months (three) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and the interest of the Promoter and/or the owners in the said structure of "C" building/or Wing in which the said Apartment is situated.

9.7 The Promoter shall, within 3 months (three) months of registration of the Federation/Apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoter and/or the owners in the project land on which the said structure of "C" building/or Wing in which the said Apartment is situated.

9.8 (i) Within 15 days (fifteen) days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land. Until the Society or Limited Company is formed and the said Project land is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined.

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(ii) In view of the aforesaid and solely for the convenience of the Allottee in the said Project, till the formation of the Society, the Promoter has agreed to look after the maintenance at the request of the Allottee for initial period of 24 months (from the date of the possession or intimation by the Promoter for taking the possession, whichever is earlier), provided the Allottee pays an amount of **Rs.50,000/-** in advance for 24 months. The Allottee shall pay the aforesaid amount to the Promoter as the lumpsum maintenance charges and the Promoter shall bear deficit amount, if so required. The Promoter shall not be liable to provide any accounts/details of such expenditure. Such arrangement shall not be construed as an agreement for maintenance services.

10. At the time of registration of conveyance of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or any document or instrument of transfer in respect of the said project land.

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee as follows:

i. The Promoter has clear and marketable title with respect to the Entire Property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the Entire Property and also has actual, physical and legal possession of the Entire Property for the implementation of the said Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. Subject to the existing mortgage of Aditya Birla Finance Limited and Aditya Birla Housing Finance Limited, the said Entire Project Land is free from all encumbrances, charges or claims.

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

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v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project and project land and said "C" building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project and project land and said "C" building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project and project land and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for Sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the MHADA building, including the Project which will in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the said Project to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;

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xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the said Project except those disclosed in the title report.

12. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:-

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

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the structure or construction of the building or the project land/or the said project in which the said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage any part of the project land/or structure of the building in which the Apartment is situated, including entrances of the said Project in which the Apartment is situated and in case any damage is caused to the said Project or the project land in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach;

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain it in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the project land in which the MHADA "C" building is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the

Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Project in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company;

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said project in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land in which the Apartment is situated;

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the said Project in which the Apartment is situated;

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold;

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ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up;

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Project and the Apartments therein and for the observance and performance of the Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

xi. Till a conveyance of the structure of the MHADA building in which Apartment is situated is executed in favor of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said MHADA "C" building/and or in any Apartment or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the MHADA "C" building is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

13. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall

utilize the amounts only for the purposes for which they have been received, if applicable.

14. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Project or of the Entire Property. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, recreation spaces, amenity spaces will remain the property of the Promoter until the project land is transferred to the Society/Limited Company or other body.

15. CONSENT FOR MORTGAGE:

15.1 At present the Promoter has obtained a project loan from Aditya Birla finance Ltd., and Aditya Birla Housing Finance Ltd, for the said entire project, against the mortgage of the said entire land and construction thereon. The consideration paid/to be paid by the Allottee shall be deposited in the Escrow Account for the repayment of the aforesaid loan.

15.2 If the Allottee desires to avail the housing loan against the security of the said Apartment, the Allottee shall inform in writing to the Promoter as to the details of such loan amount, name of the financial institute/bank and submit the sanction letter to the Promoter and thereafter the Promoter shall cause the existing lenders to issue requisite no objection certificate etc. along with copies of necessary documents to the Allottee, provided that the encumbrance of such loan amount and interest etc. thereon shall be limited to the said Apartment and the Allottee alone shall be liable to repay the same.

15.3 The Allottee without the written consent of the Promoter shall not be entitled to create any charge or third party interest or any third party rights, on the said Apartment, except for obtaining home loan for the payment of installments to the Promoter as stated hereinabove.

15.4 In case after entering into this Agreement, if the Promoter desires to obtain any further project loan or any other type of loan on the said Entire Project Land and/or the said Entire Project or part thereof (excluding the said Apartment), then the Allottee by executing this Agreement has given his/her irrevocable consent

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for the same, provided that liability to repay such loan amount and interest thereon shall be only upon the Promoter.

15.5 After the Promoter executes this Agreement, he shall not mortgage or create a charge on the said Apartment, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the rights and interest of the Allottee who has taken or agreed to take the said Apartment.

16. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 days (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 days (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 days (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

17. ENTIRE AGREEMENT:

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

18. RIGHT TO AMEND:

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

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19. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEE(S):

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the MHADA "C" Wing/Building shall equally be applicable to and enforceable against any subsequent Allottees of the said Project, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

20. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in said Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

22. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

23. PLACE OF EXECUTION:

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

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

25. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee 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: As mentioned in the title of the Agreement
Permanent Address: Saupriaa Main Road, Above Bank Of Maharashtra, Jaikheda, Tal. Bagian, Jaikheda, Nahisk-423303

Residential Address : Room No.564, Ss Ii, Sector 15, Koparkhairane-400709.

Notified Email ID: **"urmiladandgaval1994@gmail.com"**
Name of Promoter: As mentioned in the title of the Agreement,
Promoter's Address: As mentioned in the title of the Agreement,
Notified Email ID: ananta@rohanbuilders.com

It shall be the duty of the Allottee 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, as the case may be.

26. JOINT ALLOTTEES:

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

27. STAMP DUTY AND REGISTRATION:

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

28. DISPUTE RESOLUTION:

Any claim, dispute or difference relating to or arising out of this Agreement between parties shall be referred to Sole Arbitrator and shall be settled amicably as per the provisions of Arbitration and Conciliation Act, 1996. The seat and venue of the Arbitration shall be in Pune. In case of failure to settle the dispute amicably, the dispute shall be referred to the Maharashtra Real Estate Regulatory Authority i.e., (MAHA RERA) Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

29. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts at Pune will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and sealed on the day month and year first hereinabove written.

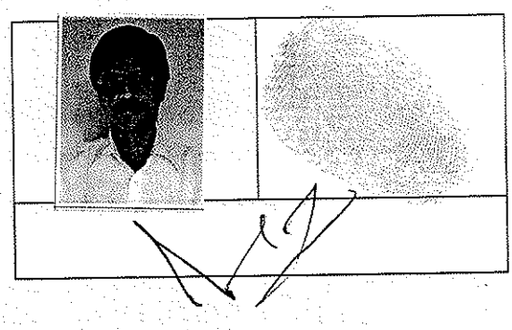
SIGNED, SEALED AND DELIVERED

by within named the Promoter

ROHAN BUILDERS AND DEVELOPERS PVT. LTD.

through its authorised Director

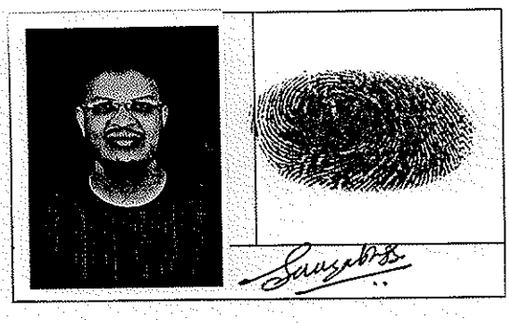
SHRI. SANJAY K. LUNKAD



SIGNED, SEALED AND DELIVERED

by within named the Allottee

1.**Ms. Urmila Vijay Dandgaval**



2.**Mr. Saurabh Shashikant Sonar**

IN THE PRESENCE OF:-

1) Signature _____

Name: Tejasvi Gawande

Address: Aundh, Pune

2) Signature _____

Name: Pooja Kondalkar

Address: Budhwar Peth, Pune

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

Schedule –I

(DESCRIPTION OF LARGER PROPERTY)

All that property bearing (i) Survey No. 125 Hissa No. 1B/1 admeasuring 1 Hectare 0 Are; (ii) Survey No.125 Hissa No.1B/2 admeasuring 2 Hectares 16 Ares- (iii) Survey No. 125 Hissa No. 2/1 admeasuring 12 Ares; (iv) Survey No. 125 Hissa No. 2/2 admeasuring 5 Ares, totally admeasuring 3 Hectares 33 Ares (pursuant to the actual survey and demarcation of the Larger Property, the actual area at site being 30,584.16 square meters), situate at Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:

On or towards the North : By S. No. 125 Hissa No.1A

On or towards the South : By S. No. 124

On or towards the East : By Road

On or towards the West : By remaining part of S. No. 125

SCHEDULE 'II'

(DESCRIPTION OF THE SAID ENTIRE PROJECT LAND)

All that area admeasuring **28,827.35 square metres** derived after deducting area admeasuring 605.29 square metres for road widening, area admeasuring 1031.91 square metres for proposed DP Road and area admeasuring 119.61 square metres is affected by existing Nala, out of property bearing (i) Survey No. 125 Hissa No. 1B/1 admeasuring 1 Hectare 0 Are (ii) Survey No. 125 Hissa No. 1 B/2 admeasuring 2 Hectares 16 Ares (iii) Survey No. 125 Hissa No. 2/1 admeasuring 12 Ares (iv) Survey No. 125 Hissa No. 2/2 admeasuring 5 Ares; totally admeasuring 30,584.16 square meters as per actual survey and demarcation of the Larger Property, situate at Village Tathawade, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation.

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SCHEDULE-III

(DESCRIPTION OF THE SAID APARTMENT)

1. Name of the Project : **ROHAN ANANTA PHASE-III**
2. Apartment No. **903,** Situated on **Ninth Floor** in Wing/Building No. "C"
3. Apartment Carpet Area admeasuring 47.82 square meters.
4. Alongwith appurtenances:

Common Parking at Stilt and Podium level: 46 four wheeler covered and uncovered parking and two wheeler parking.

SCHEDULE 'IV (A)'

COMMON AMENITIES AND FACILITIES

(A) COMMON AREA AND FACILITIES :-

1. RCC Frame work structure and walls of the buildings.
2. Compound wall & street lights.
3. Drainage and water line work.
4. Electric room, transformer, main cables, electric meters connected to common lights, water connections, pump set etc.
5. Firefighting system and equipment.
6. Water tank for the project along with water pump.
7. Lift / Elevator with lift room, lift well and elevator equipment for each wing / building.
8. Entrance lobby and building lobbies
9. All other common amenities and facilities mentioned in Annexure-4 hereto.

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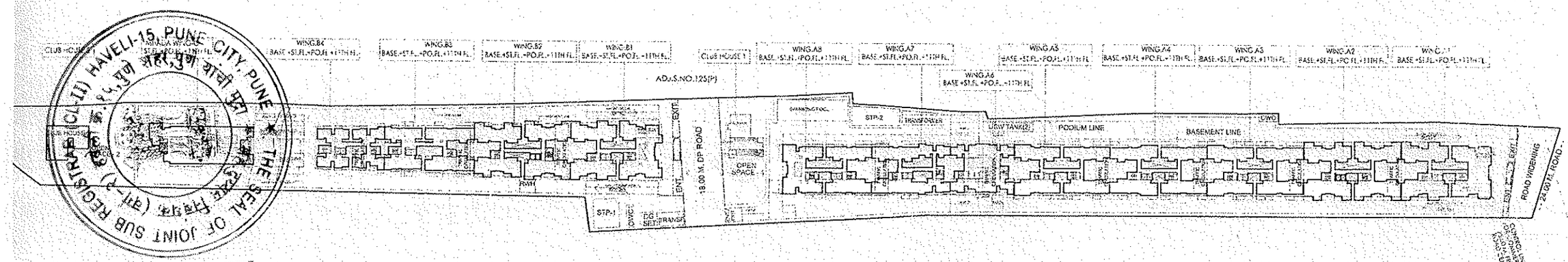
SCHEDULE IV (B)

RESTRICTED/LIMITED AREAS AND FACILITIES :-

1. Terraces adjacent, if any, to the Apartments shall be restricted and shall be for exclusive use of such respective Apartment holders.
2. The open space adjacent to the ground floor / stilt floor flats upto the fencing or boundary mark for the respective building, are restricted areas and the Promoter shall have exclusive right to allot the same to the tenement holder in the building.
3. The parking area under stilt/basement/side margin shall be restricted and the Promoter herein shall have exclusive right to allot the same to the tenement holder in the building.
4. Top terrace of the building/s shall be restricted and the Promoter herein shall have exclusive right to allot the same to the accommodation holder in the building.

All areas etc. which are not covered under aforesaid head "Common Area and Facilities" are restricted areas and facilities which include, the marginal open space, terraces, parking, within the said Entire Project Land and in the building/s which is/are under construction on the said Entire Project Land is reserved and promoter shall have exclusive rights to sell or transfer, convey the same in part or in full to any buyer of the Apartment or to convert the Restricted Area into Common Area or vise- versa.

ANNEXURE - 1



LAYOUT PLAN

N

ANNEXURE - 1A

अहवाल दिनांक : २१/११/२०२२

हवल - १५
१० ह १ ३९ ८
२०२३

JOINT SUB REGISTRAR (CL-II) HAVELI-1 PUNE

महाराष्ट्र शासन

गाव नमुना बारा (आधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे

ULPIN : 20031560895 भूमापन क्रमांक व उपविभाग : १२५/१/ब/१

20031560895

भू-धारणा पध्दती : भोगवटादार वर्ग -१ शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत १.००.०० बागायत - एकुण ला.यो. क्षेत्र १.००.०० ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - कुण पो.ख. ०.००.०० एकुण क्षेत्र (अ+ब) १.००.०० आकारणी ३.८५ जुडी किंवा विशेष आकारणी -	[२३]	[~~स्ट्रो इन्फ्रास्ट्रक्चर एल.एल.पी तर्फे~~ [~~स चुल जेन~~ ------सामाईक क्षेत्र------	~~1.00.00~~ 0	~~3.85~~ 0	]]	(4559) (4559)	कुळाचे नाव व खंड इतर अधिकार बोजा - खाजगी बँक दिनांक २९/०६/२०२१ रोजी आदित्य बिर्ला फायनान्स लि. शाखा सेनापती बापट मार्ग चा रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड यांच्या नावे र.रु.९३४६००००००/- कर्ज. (७३०८)
	[३१७३]	[~~स्ट्रो इन्फ्रास्ट्रक्चर एल.एल.पी तर्फे पार्टनर अमित अविनाश भोसले~~			]	(6631)	
	३२७२	पिपंरी चिंचवड महानगरपालिका रस्त्या करीता	0.05.30	0.20		(7557)	
	३३५२	रोहन बिल्डर्स अंड डेव्हलपर्स प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड	0.94.70	3.65		(7557)	प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ७५५७ व दिनांक : ०४/०७/२०२२
जुन फेरफार क्र. (३०२५)(३०५९)(३८२०)(४३९१)(४५५९)(६३१९)(६६३१)(७५४९)							सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : १२५/१/ब/१

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
२०२२-२३	संपूर्ण वर्ष	-१*						इमारत पड	१.००००	

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २१/११/२०२२
सांकेतिक क्रमांक :- २७२५०००६४२५१९००००११२०२२१३६८

(नाव :- हनुमंत महादु चांदेकर)
तलाठी साझा :- थेरगांवता :- मुळशी जि :-पुणे

एच. एम. चांदेकर
तलाठी मौजे-थेरगांव,ताथवडे,वाकड
ता. मुळशी, जि. पुणे.

हवेली - १५
१०९८ | ८०८
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

अहवाल दिनांक : २१/११/२०२२

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे
ULPIN : 15671403377 भूमापन क्रमांक व उपविभाग : १२५/१/ब/२

15671403377

भू-धारणा पध्दती : भोगवटादार वर्ग -१ शेताचे स्थानिक नाव : मोहोर

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक ह.आर.चौ.मी	[३१७३]	[~~मेसर्स इन्फ्रास्ट्रक्चर एल एल पी तर्फे पार्टनर अमित अनिल नाशिराभोसले~~]				(6631)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत २.१२.०० बागायत - एकुण लो.यो. क्षेत्र २.१२.००	३२७२	पिंपरी चिंचवड महानगरपालिका रस्त्याकरीता	0.11.08	0.39		(7557)	इतर अधिकार बोजा - खाजगी बँक दिनांक २९/०६/२०२१ रोजी आदित्य बिर्ला फायनान्स लि. शाखा सेनापती बापट मार्ग चा रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड यांच्या नावे र.रु.१३४६००००००/- कर्ज. (७३०८)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) ०.०४.०० वर्ग (ब) - एकुण पो.ख. ०.०४.००	३३५२	रोहन बिल्डर्स अंड डेव्हलपर्स प्रा. लि. तर्फ संचालक संजय खुशालचंद लुंकड	2.00.92	7.12	0.04.00	(7557)	
एकुण क्षेत्र (अ+ब) २.१६.००							प्रलंबित फेरफार : नाही.
आकारणी ७.५१							शेवटचा फेरफार क्रमांक : ७५५७ व दिनांक : ०४/०७/२०२२
जुडी किंवा विशेष आकारणी -							
जुने फेरफार क्र. (१०९३)(११७३)(१२९४)(१३२२)(१७३५)(२४५२)(३२१३)(३८६६)(४१३१)(४३९२)(४५५९)(४९५९)(६३८८) (६६३१)(७३९१)(७५४९)							सीमा आणि भुमापन चिन्हे : मोहोर

गाव नमुना बारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]
गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे
भूमापन क्रमांक व उपविभाग : १२५/१/ब/२

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नांव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी	
२०२२-२३	संपूर्ण वर्ष	-१*						इमारत पड	२.१६००	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २१/११/२०२२
सांकेतिक क्रमांक :- २७२५०००६४२५१९००००००१९२०२२१३७०

(नाव :- हनूमंत महादु चांदेकर)
तलाठी साझा :- थेरगांवता :- मुळशी जि :-पुणे

21/11/22

एच. एम. चांदेकर
तलाठी मौजे-थेरगांव,ताथवडे,वाकड
ता. मुळशी, जि. पुणे.

अहवाल दिनांक : २१/११/२०२२

हवल - १५
१०६२८ | ११ | ८२
२०२३

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे
ULPIN : 36978479271 भूमापन क्रमांक व उपविभाग : १२५/२/१

भू-धारणा पध्दती : भोगवटादार वर्ग -१ शेताचे स्थानिक नाव : मोहोर

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत ०.१२.०० बागायत - एकुण ला.यो. क्षेत्र ०.१२.०० ब) पाट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पा.ख. ०.००.०० एकुण क्षेत्र (अ+ब) ०.१२.०० आकारणी ०.९४ जुडी किंवा विशेष आकारणी -	[३१४३]	~~[सिद्धा इन्फ्रास्ट्रक्चर एल एल पी तर्फे भागीदार अमित अविनाश भोसले]~~				(6631)	कुळाचे नाव व खंड
	३३५२	रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड	0.12.00	0.94		(6631)	इतर अधिकार तुकडा तुकडा (५८६) ~~[इतर]~~ (६५४६) ~~[मा. तहसिलदार पौ. यांचे आदेश जा.क्र. जमा/कावि/१५१/२०१६ दि. २०/०९/२०१६ अन्वये बुडीतमाल मे. रोहनी अडालेली स्थावर मालमत्ता जप्त करण्यात आली असून र. रु ७८२०९/- बोजा वाखल करण्यात आला असे.]~~ (६५४६) बोजा - खाजगी बँक दिनांक २९/०६/२०२१ रोजी आदित्य बिर्ला फायनान्स लि. शाखा सेनापती बापट मार्ग चा रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड यांच्या नावे र.रु.१३४६०००००/- कर्ज. (७३०८) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ७३०८ व दिनांक : २५/०८/२०२१
जुने फेरफार क्र. (१२७)(१२१४)(२४५२)(३०२५)(३०८३)(४१८०)(४५५९)(५८७६)(६३८८)(६४७७)							सीमा आणि भूमापन चिन्ह : मोहोर

गाव नमुना बारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]
गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे
भूमापन क्रमांक व उपविभाग : १२५/२/१

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
२०२२-२३	संपूर्ण वर्ष	३३५२*						इमारत पड	०.१२००	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २१/११/२०२२
सांकेतिक क्रमांक :- २७२५०००६४२५१९००००००११९२०२२१३७२

(नाव :- हनुमंत महादु चांदेकर)
तलाठी साझा :- थेरगांवता :- मुळशी जि :-पुणे

एच.एम. चांदेकर
तलाठी भाजे-थेरगांव,ताथवडे,वाकड
ता. मुळशी, जि. पुणे.

हवेली - १५
१०६८ | ३२ | ५
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

७१८

अहवाल दिनांक : २१/११/२०२२

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे
ULPIN : 28070201195 भूमापन क्रमांक व उपविभाग : १२५/२/२

28070201195

भू-धारणा पध्दती : भागवटादार वर्ग -१ शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चो.मी	[३१४३]	~~[रिद्रा इन्फ्राटेक्चर एल.एल.पी.तर्फे मार्टनर अमित अविनाश भोसले~~]				(6631)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत ०.०५.०० बागायत -	३३५२	राहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड	0.05.00	0.35		(6631)	इतर अधिकार बोजा - खाजगी बँक दिनांक २९/०६/२०२१ रोजी आदित्य बिर्ला फायनान्स लि. शाखा सेनापती बापट मार्ग चा रोहन बिल्डर्स अँड डेव्हलपर्स प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड यांच्या नावे र.रु.१३४६००००००/- कर्ज. (७३०८)
एकुण ला.यो. क्षेत्र ०.०५.००							
ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) -							प्रलंबित फेरफार : नाही.
एकुण पो.ख. ०.००.००							
एकुण क्षेत्र (अ+ब) ०.०५.००							शेवटचा फेरफार क्रमांक : ७३०८ व दिनांक : २५/०८/२०२१
आकारणी ०.३५							
जुडी किंवा विशेष आकारणी -							
जुन फेरफार क्र. (३०२५)(३२२९)(४०१४)(४१८१)(४३९३)(४५५९)(५८७६)(६३८८)							सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]
गाव :- ताथवडे (९४४०८३) तालुका :- मुळशी जिल्हा :- पुणे
भूमापन क्रमांक व उपविभाग : १२५/२/२

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
२०२२-२३	संपूर्ण वर्ष	३३५२*						गवत पड	०.०५००	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २१/११/२०२२
सांकेतिक क्रमांक :- २७२५०००६४२५१९००००११२०२२१३७४

(नाव :- हनुमंत महादु चांदेकर)
तलाठी साझा :- थेरगांव ता :- मुळशी जि :-पुणे

एच. एम. चांदेकर
तलाठी सजा-थेरगांव, ताथवडे, वाकड
ता. मुळशी, जि. पुणे.

हवल — १५
१०९८/७३/८२
२०२३

ANNEXURE - 18

तहसिलदार तथा तालुका कार्यकारी दंडाधिकारी कार्यालय, मुळशी.

दुरध्वनी क्र.-०२०-२२९४३१२१
E- Mail- tahsildarmulshi@gmail.com

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जा. क्रं. जमिन/एसआर/०७/१९
पौड, दिनांक ०६/०२/२०१९

प्रति,

गाव कामगार तलाठी ताथवडे
ता. मुळशी जि. पुणे

तहसिलदार मुळशी (पौड)

विषय :- जमिन अकृषिक झाल्याची नोंद संबधित जमिनीच्या गाव नमुना ७/१२ सदरी घेणेबाबत.

मौजे ताथवडे, ता. मुळशी, पुणे येथील जमीन स.नं./ग.नं. १२५/१/ब/१, १२५/१/ब/२, १२५/२/१, १२५/२/२ एकुण क्षेत्र ३३३००.०० चौ. मी. पैकी वाणिज्य क्षेत्रास २३५.४० चौ. मी. व निवासी क्षेत्रास ३०८१९.३९ चौ. मी. क्षेत्रास महाराष्ट्र जमिन महसुल संहिता १९६६ मधील सुधारणा करीता अध्यादेश २०१७ नुसार कलम ४२ ब मधील तरतुदीनुसार अकृषिक आकारणी करणेबाबत..

संदर्भ - १. महाराष्ट्र जमीन महसूल संहिता १९६६ यात आणखी सुधारणा करण्याकरीताचा दिनांक ०५/०१/२०१७ चा अध्यादेश.
२. पिंपरी चिंचवड महानगरपालिका पिंपरी पुणे १८ यांचे कार्यालयाकडील पत्र क्रं बीपी/एन ए/ताथवडे/०२/५५/२०१९ दिनांक ३०/०१/२०१९.

२/- उपरोक्त नमुद विषयान्वये, महाराष्ट्र शासन, महसुल व वनविभाग यांचेकडील दिनांक ०५/०१/२०१७ रोजीचा अधिसुचनेच्या अनुषंगाने मौजे ताथवडे, ता. मुळशी, पुणे येथील जमीन स.नं./ग.नं. १२५/१/ब/१, १२५/१/ब/२, १२५/२/१, १२५/२/२ एकुण क्षेत्र ३३३००.०० चौ. मी. पैकी वाणिज्य क्षेत्रास २३५.४० चौ. मी. व निवासी क्षेत्रास ३०८१९.३९ चौ. मी. क्षेत्रास महाराष्ट्र जमिन महसुल संहिता १९६६ मधील सुधारणा करीता अध्यादेश २०१७ नुसार कलम ४२ ब मधील तरतुदीनुसार अकृषिक आकारणी करणेबाबत मे. रोहन बिल्डर्स अण्ड डेव्हलपर्स प्रा. लि. तर्फे श्री. संजय खुशालचंद लुंकड रा. १ मोदिबाग गणेशखिंड रोड शिवाजीनगर पुणे ४११०१६ यांचा दिनांक २९/०१/२०१९ रोजीचा अर्ज या कार्यालयास प्राप्त झालेला आहे.

हवेली - १५
१०९२८ मे
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५ पुणे शहर पुणे

अर्जदार यांनी विनंती केलेल्या मिळकतीचे वर्णन खालीलप्रमाणे आहे.

अक्र	गावाचे नाव	तालुका	सर्व्हे/गट/सिटी सर्व्हे नं.
१	ताथवडे	मुळशी	१२५/१/ब/१, १२५/१/ब/२, १२५/२/१, १२५/२/२

अक्र	जमिन मालकाचे नाव	सर्व्हे नं.	७/१२ नुसार एकुण क्षेत्र (हे. आर)	बांधकाम/रेखांकन परवानगी दयावयाचे क्षेत्र (चौ.मी)
१	रोहन बिल्डर्स अँड डेव्ह. प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड	१२५/१/ब/१	१.००.००	३३३००.००
		१२५/१/ब/२	२.१६.००	
		१२५/२/१	०.१२.००	
		१२५/२/२	०.०५.००	
	एकुण क्षेत्र		३.३३.००	
२	अर्जदार यांनी सुधारित बांधकाम रेखांकन नकाशात समाविष्ट केलेले क्षेत्र ७/१२ नुसार			३०५८४.१६
३	प्रादेशिक योजनेतील रस्त्याखालील क्षेत्र			
४	रेखांकन नकाशामध्ये समाविष्ट करण्याचे निव्वळ क्षेत्र			३०५८४.१६
५	सद्यस्थितीमध्ये अकृषिक आकारणे करणेचे क्षेत्र			३०५८४.१६
				रेखांकनाचे प्रयोजन
			निवासी	३०८१९.३९
			वाणिज्य	२३५.४०

प्रकरणी या कार्यालयाकडील पत्र जा. क्र जमिन/एन ए/एस आर/०७/२०१९ दि. ०६/०२/२०१९ अन्वये खालीलप्रमाणे अकृषिक सारा, रुपांतरण कर तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकिय देणे शासन जमा करणेबाबत अर्जदार यांना कळविणेत आलेले होते.

अ.क्र	अकृषिक आकारणीचा तपशील	तपशील
१	बिगरशेती करावयाचे क्षेत्र (चौ.मी.)	३३३००.००
२	निवासी प्रयोजनासाठी बिगर शेती करावाचे क्षेत्र	३०८१९.३९
	बिनशेती आकारणीचा दर रुपये (प्रति/चौ.मी.) (निवासी प्रयोजन)	०.४०८
	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रक्कम रुपये	१२५७४.३१
	रुपांतरीत कराची आकारणी रक्कम रुपये	६२८७१.५५
	एकुण	७५४४५.८६
	वाणिज्य प्रयोजनासाठी बिगर शेती करावाचे क्षेत्र	२३५.४०
	बिनशेती आकारणीचा दर रुपये (प्रति/चौ.मी.) (वाणिज्य प्रयोजन)	०.८१६
	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रक्कम रुपये	१९२.०९
	रुपांतरीत कराची आकारणी रक्कम रुपये	९६०.४५

हवेली - १५
१०९२८ | ४५ | ८२

अर्जदार यांनी विनंती केलेल्या मिळकतीचे वर्णन खालीलप्रमाणे आहे.

अक्र	गावाचे नाव	तालुका	* सर्व्हे/गट/सिटी सर्व्हे नं.
१	ताथवडे	मुळशी	१२५/१/ब/१, १२५/१/ब/२, १२५/२/१, १२५/२/२

अक्र	जमिन मालकाचे नाव	सर्व्हे नं.	७/१२ नुसार एकुण क्षेत्र (हे. आर)	बांधकाम/रेखांकन परवानगी द्यावयाचे क्षेत्र (चौ.मी)
१	रोहन बिल्डर्स अँड डेव्ह. प्रा. लि. तर्फे संचालक संजय खुशालचंद लुंकड	१२५/१/ब/१	१.००.००	३३३००.००
		१२५/१/ब/२	२.१६.००	
		१२५/२/१	०.१२.००	
		१२५/२/२	०.०५.००	
	एकुण क्षेत्र		३.३३.००	
२	अर्जदार यांनी सुधारित बांधकाम रेखांकन नकाशात समाविष्ट केलेले क्षेत्र ७/१२ नुसार			३०५८४.१६
३	प्रादेशिक योजनेतील रस्त्याखालील क्षेत्र			
४	रेखांकन नकाशामध्ये समाविष्ट करण्याचे निव्वळ क्षेत्र			३०५८४.१६
५	सद्यस्थितीमध्ये अकृषिक आकारणे करणेचे क्षेत्र			३०५८४.१६
				रेखांकनाचे प्रयोजन
			निवासी	३०८१९.३९
			वाणिज्य	२३५.४०

प्रकरणी या कार्यालयाकडील पत्र जा. क्र जमिन/एन ए/एस आर/०७/२०१९ दि. ०६/०२/२०१९ अन्वये खालीलप्रमाणे अकृषिक सारा, रुपांतरण कर तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकिय देणे शासन जमा करणेबाबत अर्जदार यांना कळविणेत आलेले होते.

अ.क्र	अकृषिक आकारणीचा तपशील	तपशील
१	बिगरशेती करावयाचे क्षेत्र (चौ.मी.)	३३३००.००
२	निवासी प्रयोजनासठी बिगर शेती करावाचे क्षेत्र	३०८१९.३९
	बिनशेती आकारणीचा दर रुपये (प्रति/चौ.मी.) (निवासी प्रयोजन)	०.४०८
	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रक्कम रुपये	१२५७४.३१
	रुपांतरीत कराची आकारणी रक्कम रुपये	६२८७१.५५
	एकुण	७५४४५.८६
	वाणिज्य प्रयोजनासठी बिगर शेती करावाचे क्षेत्र	२३५.४०
	बिनशेती आकारणीचा दर रुपये (प्रति/चौ.मी.) (वाणिज्य प्रयोजन)	०.८१६
	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रक्कम रुपये	१९२.०९
	रुपांतरीत कराची आकारणी रक्कम रुपये	९६०.४५

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१०४२ | ०६ | ८२
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-III) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

	एकुण	११५२.५४
	जिल्हा परिषद कर रक्कम रुपये	००
	ग्रामपंचायत कर रक्कम रुपये	००
	एकूण रक्कम रुपये.	७६५९८.४०

त्यानुसार वरीलप्रमाणे नमुद अकृषिक सारा, रुपांतरण कर तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकीय देणी शासन जमा केलेबाबत अर्जदार यांनी डिफेरड चलन क्रं GRN No MH ०११५८६२६८२०१८१९M दिनांक ०६/०२/२०१९ या कार्यालयास सादर केले आहे.

तसेच विषयांकित मिळकतीवरील रेखांकन/बांधकाम नकाशास पिंपरी चिंचवड महानगरपालिका, पिंपरी, पत्र क्रं बी.पी/ताथवडे/०७/२०१९ दिनांक २४/०७/२०१९ अन्वये दिलेला प्रारंभपत्राची व बांधकाम नकाशाची प्रत सादर केलेली आहे.

सबब, आपणास या पत्रान्वये कळविणेत येत की, महाराष्ट्र शासन, महसुल व वनविभाग यांचेकडील दिनांक ०५/०१/२०१७ रोजीचा अधिसुचनेच्या अनुषंगाने विषयांकीत नमुद मिळकत अकृषिक झालेबाबतची योग्य ती नोंद नमुद मिळकतीचे ७/१२ सदर घेण्याकामी तसेच त्यानुसार गाव नमुना नं २ दुरुस्त अधिकार अभिलेखाची प्रत व फेरफार अर्जदार उपलब्ध करुन देणेबाबत आपणास सुचित करणेत येत आहे. तसेच विषयांकित मिळकत अकृषिक झालेबाबतची नोंद नमुद मिळकतीचे ७/१२ सदरी व गाव नमुना नं २ ला झालेबाबतचा अहवाल या कार्यालयास सादर करावा.

सही/xxx
(भगवान पाटील)
प्र.तहसिलदार मुळशी (पौड)

प्रत :- मे. रोहन बिल्डर्स अण्ड डेव्हलपर्स प्रा. लि. तर्फे श्री. संजय खुशालचंद लुंकड रा. १ मोदिबाग गणेशखिंड रोड शिवाजीनगर पुणे ४११०१६ यांना माहितीस्तव रवाना.

प्रत :- कार्यकारी अभियंता बांधकाम परवानगी व अनधिकृत बांधकाम नियंत्रण विभाग, पिंपरी चिंचवड महानगरपालिका, पिंपरी पुणे १८ यांना माहितीस्तव रवाना.

तहसिलदार मुळशी (पौड)

Bhagwan 6/2/19
(भगवान पाटील)
प्र.तहसिलदार मुळशी (पौड)

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ANNEXURE - 16

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY PUNE

DSK Legal

To	Rohan Builders and Developers Private Limited
From	DSK Legal
Date	August 31, 2021
Subject	Memo in respect of the properties at Village Tathawade, Taluka Mulshi, District Pune.

Mumbai

1203BA, One World Centre
Tower 2B, Floor 12 B
841, Senapati Bapat Marg
Elphinstone Road
Mumbai 400013
India

Tel 022 6658 8000
Fax 022 6658 8001

We refer to our Memo dated February 26, 2019, wherein we had investigated the rights of Rohan Builders and Developers Private Limited ("**Rohan**") to the Properties hereunder written based on the documents and information provided by the representatives of Rohan to us and in the present Supplemental Memo we have to state as follows:

Properties:

Sr. No.	Survey No.	Area (in Hectares and Ares)
1.	Survey No. 125 Hissa No. 1B/1	1 Hectare
2.	Survey No. 125 Hissa No. 1B/2	2 Hectares 16 Ares
3.	Survey No. 125 Hissa No. 2/1	12 Ares
4.	Survey No. 125 Hissa No. 2/2	5 Ares

1. Rohan has a clear and marketable title to the Property subject to the outstanding encumbrance as set out in the Memo dated February 26, 2019.

2. Prior to issuing our Memo dated August 29, 2018, we had investigated the title of Citra in respect of the Properties by (a) issuing Public Notice dated June 10, 2017 in The Economic Times (English) and Maharashtra Times and Prabhat (Marathi). Pursuant to the publication of the aforesaid notices, we have not received any objections/claims; (b) causing searches to be conducted in the offices of the relevant sub-registrars and have relied upon the Search Report dated June 23, 2017, issued by Mr. Rajendra Jaigude, Advocate. He has certified that there are no *lis pendens* registered in respect of the captioned properties; (c) causing searches to be conducted in the office of the Registrar of Companies and have relied upon the Search Report dated June 23, 2017 issued by Avanti Chitale, Company Secretary.

For the purposes of this Supplemental Memo:

A. We have caused updated searches in the office of the concerned sub-registrar in respect of the Properties and have relied on the updated search report dated September 8, 2020 issued by Rajendra Jaigude, Advocate. He has certified that, save and except the encumbrance of Aditya

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

To	Rohan Builders and Developers Private Limited
Date	August 31, 2021
Subject	Memo in respect of the properties at Village Tathawade, Taluka Mulshi, District Pune.
Page	2 of 5

Birla Housing Finance Limited (recorded hereinbelow), there are no adverse entries registered in respect of the properties.

B. We have not conducted fresh searches in the office of the Registrar of Companies, Registrar of Firms and Sub-registrar of Assurances.

C. We have not issued any fresh public notice inviting any claims/objections from the public in respect of the properties and/or any part thereof.

D. We have perused the additional documents provided to us by the representatives of the Rohan, a list whereof is contained in **Annexure "A"** herein.

E. We have assumed that:

- all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
- the persons executing the documents have the necessary authority to execute the same;
- all signatures and seals on any documents submitted to us are genuine;
- there have been no amendments or changes to the documents examined by us; and
- the legal capacity of all natural persons are as they purport it to be.

Based on the aforesaid, we have to state as follows:

- By and under a Mortgage Deed dated June 28, 2019, registered at Serial No. 5108 of 2019, Rohan Builders and Developers Private Limited mortgaged the Properties alongwith the unsold units in favour of Aditya Birla Finance Limited and Aditya Birla Housing Finance Limited for a loan of Rs.100,00,00,000/- (Rupees Hundred Crores only).

- **Litigation**:

  Rohan Builders and Developers Private Limited filed a Special Civil Suit No. 1318 of 2018, in the Court of Civil Judge, Junior Division, Pune against Jaysingh Gulab Gaikwad and others in respect of the Property for declaration, injunction and other reliefs mentioned in the plaint. The said suit is pending as on date.

- **Commencement Certificate:**

  By and under a Commencement Certificates dated (i) January 24, 2019, bearing No. "BP/Tathavade/07/2019" and (ii) February 7, 2020, bearing No. "BP/Tathavade/22/2020"

Deputy Engineer, Pimpari Chinchawad Municipal Corporation, permitted Rohan Builders and Developers Private Limited, to commence construction over the Property.

- **RERA:**

We have been informed that Rohan is in the process of developing the Properties and has registered the following projects which are under development upon the Properties with the Maharashtra Real Estate Regulation Authority, under section 5 of the Real Estate (Regulation & Development):

Details of Projects registered under the Maharashtra Real Estate Regulation Authority ("**RERA**"):

Rohan Ananta Phase I – Registration No. P52100019664

The Rohan Ananta Phase 1 will be completed by March, 2023. The Project shall comprise of 4 buildings on land admeasuring 1,854.49 square meters and total FSI consumption of the same will be 16,289.93 square meters, as sanctioned. The Project comprises of approx. 3,680 square meters parking spaces. Rohan has sold 325 units to the third party purchasers.

Rohan Ananta Phase 2 – Registration No. P52100019678

The Rohan Ananta Phase 2 will be completed by March, 2024. The Project shall comprise of 4 buildings on land admeasuring 2,293.08 square meters and total FSI consumption of the same will be 20,114.59 square meters, as sanctioned. The Project comprises of approx. 3,260 square meters parking spaces. Rohan has sold 120 units to the third party purchasers.

Rohan Ananta Phase 3 – Registration No. P52100019997

The Rohan Ananta Phase 3 will be completed by March, 2025. The Project shall comprise of 5 buildings on land admeasuring 2,544.13 square meters and total FSI consumption of the same will be 23,175.72 square meters, as sanctioned. The Project comprises of approx. 4,110 square meters parking spaces. Rohan has sold 7 units to the third party purchasers.

Opinion:

Subject to the aforesaid and outstanding encumbrance in our view, Rohan Builders and Developers Private Limited has a clear and marketable title to the captioned property.

Our memo is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our memo.

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

To	Rohan Builders and Developers Private Limited
Date	August 31, 2021
Subject	Memo in respect of the properties at Village Tathawade, Taluka Mulshi, District Pune.
Page	4 of 5

This memo is addressed to and is solely for your benefit. We would be pleased to discuss the contents of this memo and provide you with any additional information/clarifications that you may require. In case you have any specific queries relating to this memo, please do not hesitate to contact us.

DSK Legal

To	Rohan Builders and Developers Private Limited
Date	August 31, 2021
Subject	Memo in respect of the properties at Village Tathawade, Taluka Mulshi, District Pune.
Page	5 of 5

Annexure "A"

- Mortgage Deed dated June 28, 2019, registered at Serial No. 5108 of 2019

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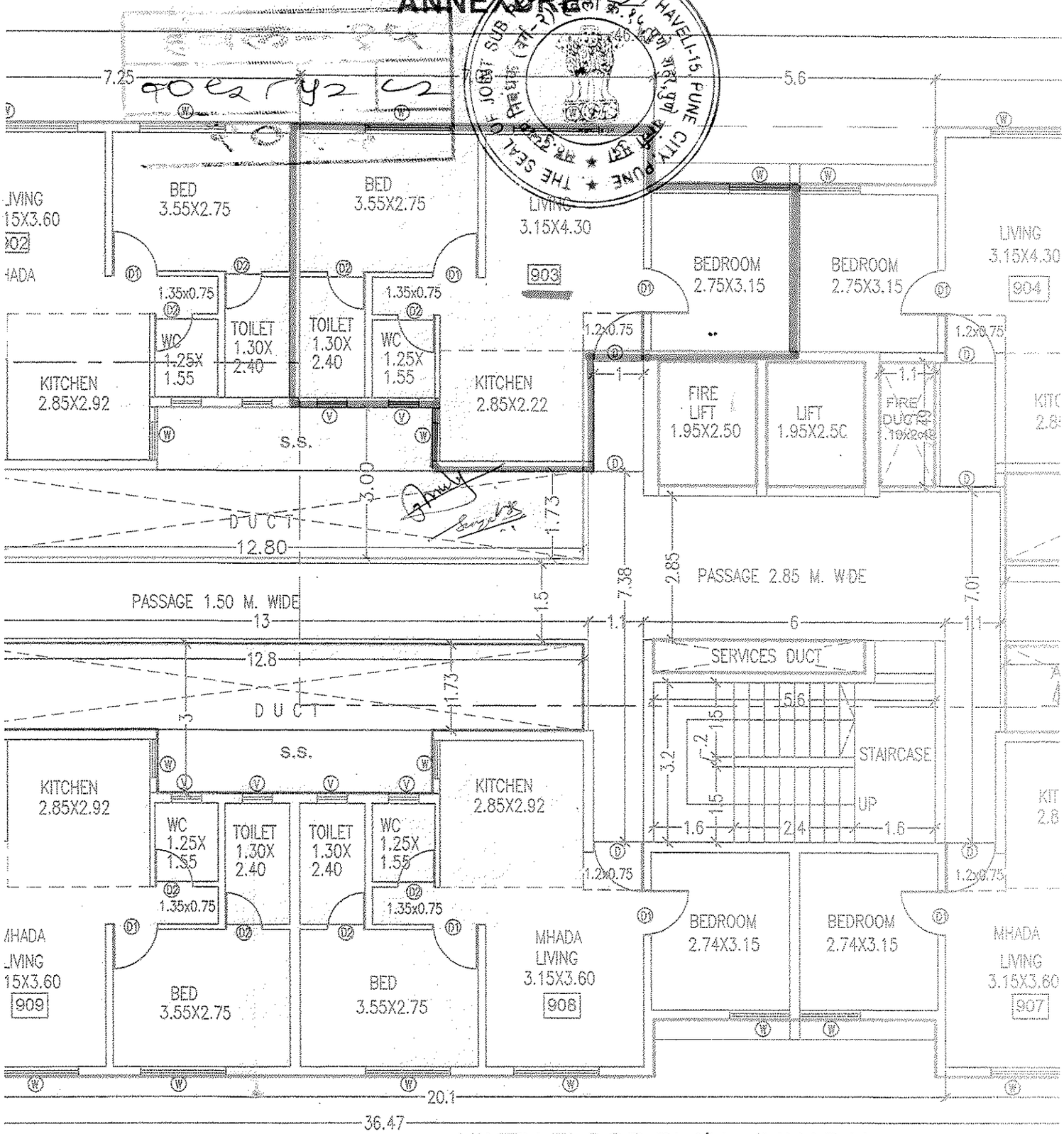
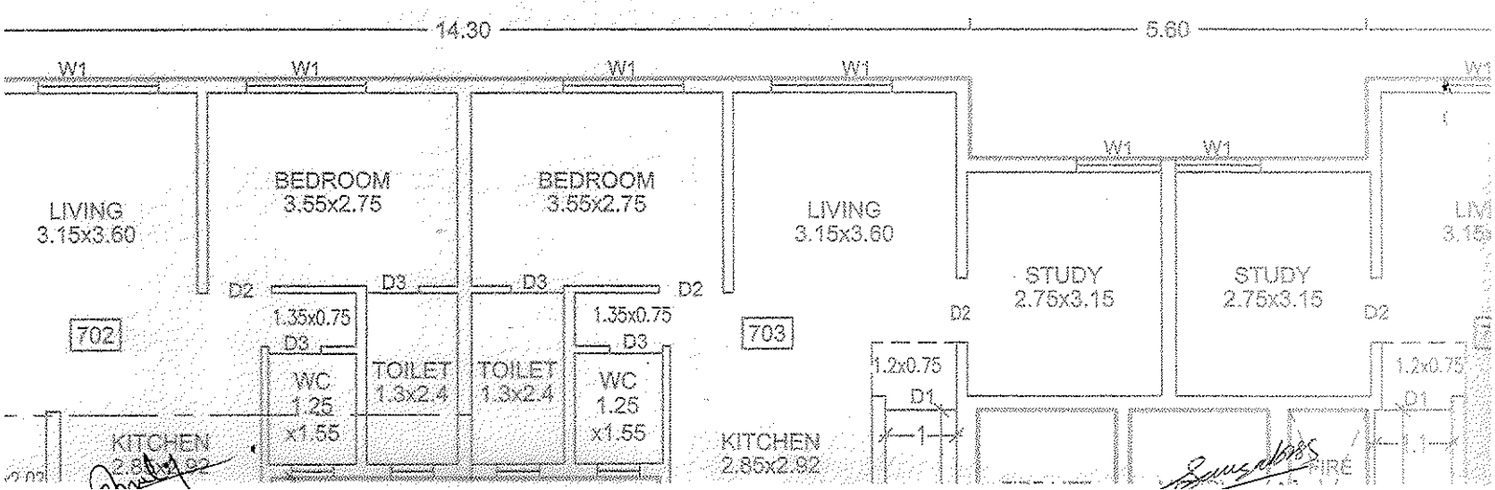
THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

ANNEXURE



NINTH FLOOR PLAN (MHADA)



ANNEXURE - 2

/२०१९ दि.२४/०१/२०१९
/२२/२०२० दि.०७/०२/२०२०
/५०/२०२१ दि.२२/०७/२०२१

WING - C 59/63
MHADA

Sanctioned No. B.P/Tathawade/100/2022
Subject to conditions mentioned in the
Office Order No.
aven dated 23/11/2022
Pimpri
Date 23/11/2022

Pimpri Chinchwad Municipal Corporation
ESTD. 11/10/82
Pimpri-411 018.

for City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.

O. C. Signed by
City Engineer

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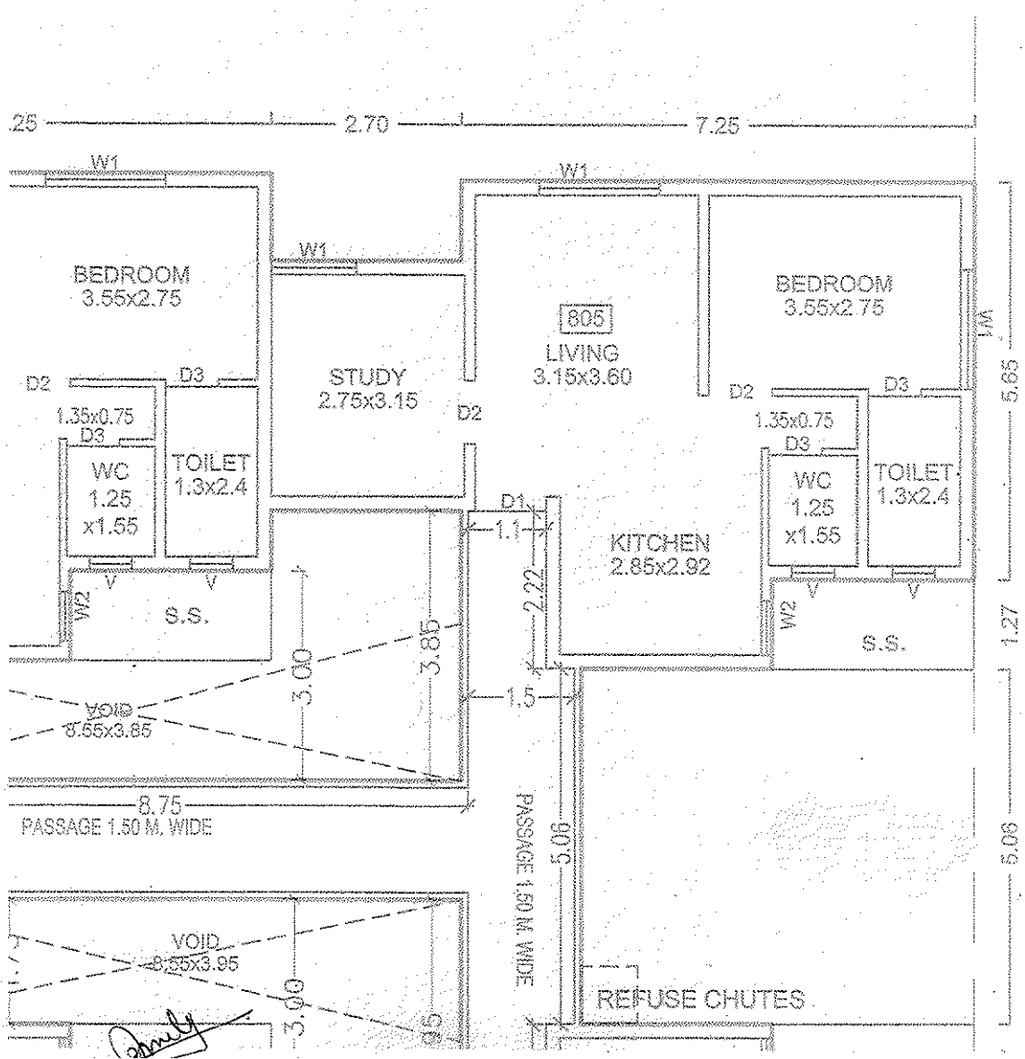
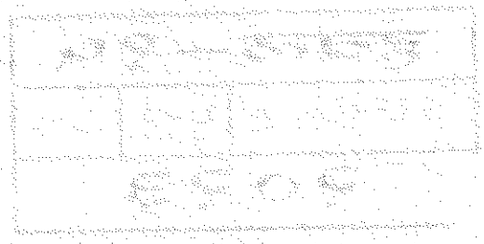
THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.१५, पुणे शहर, पुणे





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२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

ANNEXURE-3

(Specifications and Amenities for the said Apartment)

Specifications

STRUCTURE:

- RCC Structure with AAC block internal and external wall with plaster

FLOORING:

- Vitrified tiles for all rooms
- Ceramic tiles for toilets and balconies

KITCHEN:

- Kitchen platform with granite top
- Stainless steel sink

BATHROOMS:

- Ceramic tile dado upto 7 ft. height
- Repute make sanitary ware & CP fitting

ELECTRICAL:

- TV & Telephone points in living room and master bedroom
- AC point in master bedroom
- Earth leakage circuit breaker

DOORS & WINDOWS:

- Elegant Flush doors
- Premium quality fixtures and fittings
- Powder quoted aluminum windows with mosquito mesh.

INTERNAL PAINT:

- oil-bound distemper

ANNEXURE "4"

(Common Amenities & Facilities of the said Entire Project)

- Landscaped garden
- Swimming pool with deck
- Well-equipped gymnasium, indoor games and guest Rooms
- Children Play Area
- Net Cricket
- Badminton Court, Squash Court, Tennis Court and Basketball Court(Half)
- Branded Lifts
- DG Power back up for common facilities
- OWC Plant
- Sewage Water Treatment Plant

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२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI 15, PUNE CITY, PUNE

बीपी/ताथवडे/५०/२०२१ दि. २२/०७/२०२१.

हवल - १ ७०९२ दि. ०५/०८/२०२३ सुधारीत

पिंपरी चिंचवड महानगरपालिका, पिंपरी १८. ANNEXURE – 5

THE SEAL OF JOINT SUB REGISTRAR PUNE

कार्यालय सह दुय्यम निबंधक, पुणे

पिंपरी चिंचवड महानगरपालिका, पिंपरी – १८

क्रमांक – बी.पी./ ताथवडे /१००/ २०२२

दिनांक : 23/11/2022

~~श्री./श्रीमती/मे.~~ मे. रोहन बिल्डर्स अँण्ड डेव्हलपर्स प्रा. लि. तर्फे श्री. संजय सुशालचंद लुंकड

व्दारा : ला. आ. / ला. स. श्री. प्रकाश कुलकर्णी

धोले रोड, शिवाजीनगर, पुणे – ०५ यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी–चिंचवड महानगरपालिकेच्या सीमेतील मौजे ताथवडे येथील सर्व्हे नं/ गट नं. १२५/१/ब/१, १२५/१/ब/२, १२५/२/१, १२५/२/२ सिटी सर्व्हे नं. ..... (पै) प्लॉट नं. ..... मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ०६/०७/२०२२ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटींवर व जादा अट क्र १ ते ४६ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

१) सेट बॅकच्या अंमलबजावणीच्या 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 भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.

३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालु करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.

४) ही परवानगी आपल्या मालकीच्या जमिन (भुखंड) नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत – १ ते ४६ अटी व नकाशा प्रती.

उप अभियंता
पिंपरी चिंचवड महानगरपालिका

स्थळ प्रतीवर मा. शहर अभियंता
यांची स्वाक्षरी असे.

कार्यकारी अभियंता
पिंपरी चिंचवड महानगरपालिका

शहर अभियंता
पिंपरी चिंचवड महानगरपालिका

प्रत माहितीसाठी : १) सहा. मंडल अधिकारी, पिंपरी–चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड /रावेत / रहाटणी / थेरगांव.

२) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे – ४११ ००१.

ANNEXURE -6

हवेली - १५

२०२३

SUB REGISTRAR (CLASS-II) HAVELI (क्र.-२) हवेली क्र. १५, पुणे

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११०१८

महाराष्ट्र महानगरपालिका अधिनियम २०१२

(यु.डी.सी.पी.आर - २०३४ परिशिष्ट – 'एच')

भोगवटा पत्रक क्र. /२०२३

पिंपरी चिंचवड महानगरपालिका स्थापना दि. १५/१०/८२ पिंपरी - ४११०१८

- महाराष्ट्र महानगरपालिका अधिनियम २०१२, चे कलम २५३ व २५४ अन्वये मौजे ताथवडे स.नं. १२५/१/ब/१, १२५/१/ब/२, १२५/२/१, १२५/२/२, मध्ये अर्जदार मे. रोहन बिल्डर्स अँण्ड डेव्हलपर्स प्रा.लि.तर्फे श्री. संजय खुशालचंद लुंकड यांना इमारतीचे बांधकाम करण्यास कार्यालयीन आदेश मुळ बांधकाम परवानगी क्र. बीपी/ताथवडे/७/२०१९ दि.२४/०१/२०१९, सुधारीत बांधकाम परवानगी क्र. बीपी/ताथवडे/२२/२०२० दि.७/०२/२०२०,जोते तपासणी दाखला क्र. बीपी/काबि/ताथवडे/१५/२०२०, दि.७/२/२०२०(इमारत-ए७,ए८),जोते तपासणी दाखला क्र. बीपी/ताथवडे/प्र२५/४४/२०२०, दि.१७/१२/२०२०(इमारत-ए५,ए६), सुधारीत बांधकाम परवानगी क्र. बीपी/ताथवडे/५०/२०२१ दि.२२/०७/२०२१, सुधारीत बांधकाम परवानगी क्र. बीपी/ताथवडे/१००/२०२२ दि. २३/११/२०२२ देण्यात आलेला आहे. वरील परवानगी प्रमाणे अर्जदार यांनी इमारतीचे बांधकाम पुर्ण केल्यामुळे ती अर्जदार मे. रोहन बिल्डर्स अँण्ड डेव्हलपर्स प्रा.लि.तर्फे श्री. संजय खुशालचंद लुंगट यांना (दर्जा क्र. १०३३२२२३००१६१२३, दि.२०/०१/२०२३), यातुन खालील नमुद केलेल्या इमारतीचा भाग भोगवटा करणेस परवानगी देणेत येत आहे.

रेकॉर्ड ड्रॉईंगनुसार - (इमारत - ए५ व ए६)

मजले	इमारत – ए५			इमारत – ए६		
	सदनिका क्र.	संख्या	बांधकाम क्षेत्र (चौ.मी)	सदनिका क्र.	संख्या	बांधकाम क्षेत्र (चौ.मी)
बेसमेंट मजला	-	-	-	-	-	०.००
स्टिल्ट मजला	-	-	-	-	-	०.००
पोडीअम मजला	-	-	-	-	-	०.००
पहिला मजला	१०१,१०२,१०३,१०४,१०५, १०६,१०७,१०८	८	४४१.१४	१०१,१०२,१०३,१०४,१०५, १०६,१०७,१०८	८	२६१.२८
दुसरा मजला	२०१,२०२,२०३,२०४,२०५, २०६,२०७,२०८	८	४४१.१४	२०१,२०२,२०३,२०४,२०५, २०६,२०७,२०८	८	२६१.२८
तिसरा मजला	३०१,३०२,३०३,३०४,३०५, ३०६,३०७,३०८	८	४४१.१४	३०१,३०२,३०३,३०४,३०५, ३०६,३०७,३०८	८	२६१.२८
चौथा मजला	४०१,४०२,४०३,४०४,४०५, ४०६,४०७,४०८	८	४४१.१४	४०१,४०२,४०३,४०४,४०५, ४०६,४०७,४०८	८	२६१.२८
पाचवा मजला	५०१,५०२,५०३,५०४,५०५, ५०६,५०७,५०८	८	४४१.१४	५०१,५०२,५०३,५०४,५०५, ५०६,५०७,५०८	८	२६१.२८
सहावा मजला	६०१,६०२,६०३,६०४,६०५, ६०६,६०७,६०८	८	४४१.१४	६०१,६०२,६०३,६०४,६०५, ६०६,६०७,६०८	८	२६१.३५
सातवा मजला	७०१,७०२,७०३,७०४,७०७,७०८	६	३४१.१६	७०१,७०२,७०३,७०४,७०५,७०६	६	२०१.१०
आठवा मजला	८०१,८०२,८०३,८०४,८०५, ८०६,८०७,८०८	८	४४१.१४	८०१,८०२,८०३,८०४,८०५, ८०६,८०७,८०८	८	२६१.२८
नववा मजला	९०१,९०२,९०३,९०४,९०५, ९०६, ९०७,९०८	८	४४१.१४	९०१,९०२,९०३,९०४,९०५, ९०६, ९०७,९०८	८	२६१.२८
दहावा मजला	१००१,१००२,१००३,१००४, १००५,१००६,१००७,१००८	८	४४१.१४	१००१,१००२,१००३,१००४, १००५,१००६,१००७,१००८	८	२६१.२८
अकरावा मजला	११०१,११०३,११०४, ११०५,११०६,११०८	६	३२६.९२	११०१,,११०३,११०४, ११०५,११०६,११०८	६	१८५.५६
एकुण	सदनिका -	८४	४६३८.३९	सदनिका	८४	२७३८.३

D:\Sonali\Gaikwad sir\दाखले/पूर्णत्वाचा दाखला

हवेली - १५
१०९२८ | ५८ | ८
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर

रेकॉर्ड ड्रॉईंगनुसार - (इमारत - इमारत - ए७ व ए८')

मजले	इमारत – ए७			इमारत – ए८		
	सदनिका क्र.	संख्या	बांधकाम क्षेत्र (चौ.मी)	सदनिका क्र.**	संख्या	बांधकाम क्षेत्र (चौ.मी)
बेसमेंट मजला	-	-	-	-	-	०.००
स्टिल्ट मजला	-	-	-	-	-	०.००
पोडीअम मजला	-	-	-	-	-	०.००
पहिला मजला	१०१,१०२,१०३,१०४,१०५, १०६,१०७,१०८	८	३६९.१४	१०१,१०२ए,१०२बी,१०३,१०४, १०५,१०६,१०७ए,१०७बी,१०८	१०	४३९.३७
दुसरा मजला	२०१,२०२,२०३,२०४,२०५, २०६,२०७,२०८	८	३६९.१४	२०१,२०२,२०३,२०४,२०५, २०६,२०७,२०८	८	४३९.३७
तिसरा मजला	३०१,३०२,३०३,३०४,३०५, ३०६,३०७,३०८	८	३६९.१४	३०१,३०२,३०३,३०४,३०५, ३०६,३०७,३०८	८	४३९.३७
चौथा मजला	४०१,४०२,४०३,४०४,४०५, ४०६,४०७,४०८	८	३६९.१४	४०१,४०२,४०३,४०४,४०५, ४०६,४०७,४०८	८	४३९.३७
पाचवा मजला	५०१,५०२,५०३,५०४,५०५, ५०६,५०७,५०८	८	३६९.१४	५०१,५०२,५०३,५०४,५०५, ५०६,५०७,५०८	८	४३९.३७
सहावा मजला	६०१,६०२,६०३,६०४,६०५, ६०६,६०७,६०८	८	३६९.१४	६०१,६०२,६०३,६०४,६०५, ६०६,६०७,६०८	८	४३९.३७
सातवा मजला	७०१,७०२,७०३,७०४,७०८	५	२४८.०४	७०१,७०२,७०३,७०४,७०७, ७०८	६	३३९.७३
आठवा मजला	८०१,८०२,८०३,८०४,८०५, ८०६,८०७,८०८	८	३६९.१४	८०१,८०२,८०३,८०४,८०५, ८०६,८०७,८०८	८	४३९.३७
नववा मजला	९०१,९०२,९०३,९०४,९०५, ९०६,९०७,९०८	८	३६९.१४	९०१,९०२,९०३,९०४,९०५, ९०६,९०७,९०८	८	४३९.३७
दहावा मजला	१००१,१००२,१००३,१००४, १००५,१००६,१००७,१००८	८	३६९.१४	१००१,१००२,१००३,१००४, १००५,१००६,१००७,१००८	८	४३९.३७
अकरावा मजला	११०१,११०२,११०३,११०४, ११०५,११०६,११०७,११०८	८	३६९.१४	११०१,११०२,११०३,११०४, ११०५,११०६,११०७,११०८	८	४३९.३७
एकुण	सदनिका	८५	३९३९.५८	सदनिका	८८	४७३२.४२

रेकॉर्ड ड्रॉईंगनुसार - (इमारत - सी (म्हाडा)')

मजले	सदनिका क्र.	संख्या	बांधकाम क्षेत्र (चौ.मी)
स्टिल्ट मजला	-	-	-
पोडीअम मजला	-	-	-
पहिला मजला	१०१,१०२,१०३,१०४,१०५,१०६,१०७,१०८,१०९	९	६१६.२७
दुसरा मजला	२०१,२०२,२०३,२०४,२०५,२०६,२०७,२०८,२०९,	९	६१६.२७
तिसरा मजला	३०१,३०२,३०३,३०४,३०५,३०६,३०७,३०८,३०९	९	६१६.२७
चौथा मजला	४०१,४०२,४०३,४०४,४०५,४०६,४०७,४०८,४०९,	९	६१६.२७
पाचवा मजला	५०१,५०२,५०३,५०४,५०५,५०६,५०७,५०८,५०९	९	६१६.२७
सहावा मजला	६०१,६०२,६०३,६०४,६०५,६०६,६०७,६०८,६०९	९	६१६.२७
सातवा मजला	७०१,७०२,७०३,७०४,७०७,७०८,७०९	७	५०६.२५
आठवा मजला	८०१,८०२,८०३,८०४,८०५,८०६,८०७,८०८,८०९,	९	६१६.२७
नववा मजला	९०१,९०२,९०३,९०४,९०५,९०६,९०७,९०८,९०९	९	६१६.२७
दहावा मजला	१००१,१००२,१००३,१००४,१००५,१००६,१००७,१००८,१००९	९	६३३.६६
अकरावा मजला	११०१,११०२,११०८,११०९	४	२८१.६७
एकुण	सदनिका	९२	६३५१.७४

D:\Sonali\Gaikwad sir\दाखले/पूर्णत्वाचा दाखला

हवेली - १५
१०९२८ | ५९ | ८२
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

पिंपरी चिंचवड महानगरपालिका स्थापना दि. ११/१०/८२ पिंपरी - ४११०१८

भाग भोगवटा पत्रक क्र. ११७।२०२३

रेकॉर्ड ड्रॉईंगनुसार - (इमारत - सी)

मजले	सदनिका क्र.	संख्या	बांधकाम क्षेत्र (चौ.मी)
अकराव्या मजला	११०३,११०४,११०५,११०६,११०७,	५	३५१.९९
एकुण	सदनिका	०५	३५१.९९

एकुण निवासी बांधकाम क्षेत्र – २२७५३.३५ चौ.मी.
एकुण निवासी सदनिकांची संख्या – ४३८

वरील इमारतीचे काम ला. आर्कि. श्री. प्रकाश कुलकर्णी व स्ट्रक्चरल इंजिनिअर श्री. एस.डब्ल्यु. सोने अँण्ड असो. (लायसन्स नं. ९४) व साईट इंजिनिअर श्री. संजीव कोळगीरे यांचे सुपरव्हिजनच्या नियंत्रणात पुर्ण करण्यात आले आहे. तरी सदर इमारती भाग भोगवटा खालील अटीवर सुरु करण्यास परवानगी देण्यात येत आहे.

अट क्र. १ - भोगवटा पत्रक मिळाल्यानंतर फायर फायटींग यंत्रणेची वेळोवेळी देखभाल दुरुस्ती करणेची जबाबदारी संबंधित सोसायटी चेअरमन / सदनिकाधारक यांची राहील. तसेच दर ५ वर्षांनी याबाबत याबाबत संबंधित अँथोरिटीचे नाहरकत दाखला प्राप्त करुन घेणे बंधनकारक राहील.

अट क्र. २ – महानगरपालिकेमार्फत पाण्याची पुर्ण सोय होईपर्यंत सदर इमारतींना पाणी देण्याची जबाबदारी विकासकाची राहील.

अट क्र. ३ - लेखा परिक्षणामध्ये काही आक्षेप आलेस त्याची पुर्तता करण्याची जबाबदारी विकसक यांची राहील.

हा दाखला आज दिनांक. १७।०२।२०२३ रोजी माझे सहीने व कार्यालयीन शिक्क्यानिशी दिला आहे.

स्थळ प्रतिलिपि मा. अतिरिक्त आयुक्त (१) यांची स्वाक्षरी असे

अतिरिक्त आयुक्त (१) (करीता)
पिंपरी चिंचवड महानगरपालिका,
पिंपरी, पुणे-१८.

प्रत,

१) मालक / विकसक :- मे. रोहन बिल्डर्स अँण्ड डेव्हलपर्स प्रा.लि.तर्फे श्री. संजय खुशालचंद लुंकड ताथवडे स.नं. १२५/१/ब/१, १२५/१/ब/२, १२५/२/१, १२५/२/२, पुणे-०७.
२) ला.आर्कि. श्री. प्रकाश कुलकर्णी
१०१ पहिला मजला, सि.स.नं.११८७/१९, घोलेरोड, शिवाजीनगर, पुणे -०५.
३) सहा.मंडलाधिकारी, गांव- ताथवडे
४) करसंकलन विभाग यांचेकडे माहितीसाठी व तजविसाठी रवाना.

D:\Sonali\Gaikwad sir\दाखले/पुर्णत्वाचा दाखला

ANNEXURE 7

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 : P52100019997

Project: ROHAN ANANTA PHASE III , Plot Bearing / CTS / Survey / Final Plot No.:S.NO 125/1/B/1, 125/1/B/2, 125/2/1, 125/2/2 at Tathwade, Mulshi, Pune, 411033;

1. Rohan Builders & Developers Private Limited 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 (l) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from 15/03/2019 and ending with 30/03/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 11:37:43

Dated: 09/09/2021
Place: Mumbai

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

हवल — ANNEXURE

90	89	5

पुणे गृहनिर्माण व क्षेत्र विकास मंडळ
(म्हाडाचा घटक)

PUNE HOUSING AND AREA DEVELOPMENT BOARD

(A UNIT OF MHADA)

गृहनिर्माण भवन, आगरकरनगर, पुणे - ४११००१.

दुरध्वनी : २६१२८८५६, २६१२६३८१, २६१२८८६८, २६१२८०८०२, फॅक्स : २६१२३६१४

जा.क्र.मि.व्य/पु.मं/सोडत-२०२३/स.क्र. ६८९ / 1028 /२०२३

दिनांक-२७-०४-२०२३

देकार पत्र (Offer letter)

प्रति,

श्री/ श्रीमती
URMILA VIJAY DANDGAVAL / SAURABH SHASHIKANT SONAR
D/O: VIJAY MANOHAR DANDGAVAL SAUPRIAA MAIN ROAD ABOVE BANK OF MAHARASHTRA JAIKHEDA, TAL. BAGLAN JAIKHEDA NASHIK MAHARASHTRA ४२३३०३

विषय :- **पुणे म्हाडा सोडत २०२३**

संकेत क्रमांक **६८९** योजनेतील सदनिका वितरणाचे देकारपत्र.

संदर्भ :- १) आपला अर्ज क्र. **३३३००१७८२७** प्रवर्ग-**General Public** प्राधान्य क्र. **४५**

महोदय/ महोदया,

उपरोक्त विषयास अनुसरुन आपण सादर केलेली कागदपत्रे व प्रमाणपत्रानुसार आपणांस प्राधिकृत अधिकारी / अपील अधिकारी, पुणे मंडळ यांनी पात्र ठरविलेले आहे.

२.आपणांस सदरहू योजनेतील संकेत क्र.**६८९** अंतर्गत असलेल्या सदनिका क्र.**C,C ,९,९०३** चे वितरणासाठी तात्पुरते देकार पत्र देण्यात येत आहे.

३. आपणांस देण्यात येणा-या सदनिकेचा तपशील पुढीलप्रमाणे :-

३.१) सदनिकाचा क्रमांक : **C,C ,९,९०३**

३.२) योजनेचे नाव ठिकाण :**ROHAN-ANANTA-PHASE-III-TATHAWADE-२BHK**

३.३) सदनिकाची अंदाजित किंमत रु. :**२१८०२००**

३.४) सदनिकेच्या विक्री किंमतीमध्ये म्हाडाच्या प्रशासकीय आकार अंतभूर्त असल्याने सदर प्रशासकीय आकारापोटी अर्जासमवेत भरणा केलेल्या अनामत रक्कमेची वजावट करुन उर्वरित रक्कमेचा (खालील तक्त्यामधील स्तंभ २ मध्ये नमूद रक्कम) आपण पात्रतेवेळी भरणा केलेला आहे.

निबंधक व्यवस्थापक
पुणे गृहनिर्माण व क्षेत्र विकास मंडळ
आगरकर नगर, पुणे-४११००१.

हवेली - १५

१०९२ | ६२ | ८२

योजना संकेत क्र. ३	अर्जासोबत भरणा केलेली अनामत रक्कम	भरणा म्हाडाकडे प्रशासकीय रक्कम	भरलेली शुल्काची	विकासकाकडे भरावयाची रक्कम
१	२	३		४
६८९	१५०००	१६६७००		१९९८५००

वरील रक्कमेचा भरणा म्हाडाकडे केल्यानंतर विक्री किंमतीची उर्वरित रक्कम आपणांस योजनेच्या विकासकाकडे करावयाचा आहे.

४. संकेत क्र ६८९ अंतर्गत अनुक्रमे अत्यल्प व अल्प उत्पन्न गट सदनिका विशेष नगर वसाहत/ एकात्मिकृत नगर वसाहत प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार मंजूर करण्यात आल्या आहेत. सदर शासन निर्णयानुसार म्हाडामार्फत फक्त पात्र लाभार्थ्यांची यादी योजनेचे विकासकाकडे यांना द्यावयाची आहे.

५. सदर योजनेचे बांधकाम विकासकामार्फत करण्यात आले आहे. त्यामुळे बांधकामाचा दर्जा व नियोजनाबाबत, देखभाल, विक्री, सोई सुविधा इत्यादी बाबत विकासक जबाबदार राहील.

६. विशेष नगर वसाहत प्रकल्प/ एकात्मिकृत नगर वसाहत प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार सदर योजनेमधील बाह्य सुविधांचे काम विकासकाने करावयाचे आहे.

७. Govt. Taxes, stamp Duty, Registration fee,GST, व Maintenance इतर बाबींचे शुल्क विक्री किंमती व्यतिरिक्त आपण स्वत: अदा करावे.

८. महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मिळकत व्यवस्थापन विनियम १९८१ मधील तरतुदीनुसार मंडळाच्या सदनिकेची ५ वर्षाच्या कालावधीपर्यंत विक्री करता येणार नाही. सदनिकेची अनधिकृतविक्री, हस्तांतरण झाल्याचे आढळून आल्यास आपल्याविरुद्ध कायदेशीर कारवाई केली जाईल.

९.विकासकाकडे भरणा करावव्या लागणा-या (महारेरानुसार) रक्कमेबाबतचा करारनामा पुढील ३० दिवसांत विकासकाशी करणे आवश्यक आहे. अन्यथा आपल्या सदनिका मिळण्याचा हक्क रद्द समजण्यात येईल, यांची नोंद घ्यावी.

१०. देकर पत्र प्राप्त झाल्यानंतर अर्जदाराने व विकासकाणे ३० दिवसात नोंदनिकृत करारनामा करणे बंधनकारक राहिल. मुदतीत करारनामा न केल्यास योग्य ती कार्यवाही करण्यात येईल.

११ .शासनाचे पत्र क्र. संकीर्ण-१४९४/(९४५१)/स्वेनि-१, दि. १८/०७/१९९६ च्या आदेशानुसार सदनिका पती/पत्नीच्या संयुक्त नावे वितरीत करण्याची कार्यवाही करण्यात येईल त्याकरीता विवाहित अर्जदाराने अर्ज भरताना पत्नीने नावाचा उल्लेख केला नसल्यास पत्नीचे नाव कळविणे बंधनकारक आहे.

१२. सदनिका ताब्यात घेताना व सदनिका ताब्यात घेतल्यानंतर गाळ्याची कसल्याही प्रकारची देखभाल व दुरुस्तीची जबाबदारी मंडळावर राहणार नाही.

हवेल - १५
१०५२८ | ६३ | ८२

१३. शासनाच्या प्रचलित धोरणानुसार अनुसूचित जाती (SC), अनुसूचित जमाती (ST), विमुक्त जाती (VJ), भटक्या जमाती (NT) इ. प्रवर्गासाठी ताबा देण्यापूर्वी जातवैधता प्रमाणपत्र आपणास विकासकाकडे सादर करणे अनिवार्य आहे. जातवैधता प्रमाणपत्र सादर केल्याशिवाय विकासकाकडून सदनिकेचा ताबा दिला जाणार नाही याची नोंद घ्यावी.

१४. आपण सादर केलेल्या कागदपत्रामधील भविष्यात कोणतही कागदपत्रे खोटी/ बनावट आढळून आल्यास वितरणाच्या कोणत्याही टप्प्यावर तसेच वितरणानंतरही कोणत्याही टप्प्यावर सदनिकेचे वितरण म्हाडा अधिनियम १९७६ अंतर्गत रद्द करण्यात येईल.

१५. सदनिकेच्या वितरणाबाबत शासनाचे व प्राधिकरणाचे वितरणासंबंधी सर्व कायदे, नियम, अटी- शर्ती तसेच वेळोवेळी होणा-या सुधारणा/ बदल लागू राहील.

१६.सदर योजनेतील आपला रद्द करुन आपण वरील भरलेल्या रक्कमेचा परतावा मागितल्यास वरील सोडतीच्या जाहिरातीतील नमुद अटी प्रमाणे वजावट करुन उर्वरित रक्कम आपण अर्जात नमुद केलेल्या आपल्या बॅक खात्यामध्ये NEFT/ECS व्दारे विनाव्याज जमा करण्यात येईल याची कृपया नोंद घ्यावी.

१७. पुणे मंडळाने /म्हाडाने सदनिकांच्या वितरणासाठी किंवा याबाबतच्या कोणत्याही कामासाठी कोणालाही प्रतिनिधी / सल्ला देणारा वा प्रॉपर्टी एजंट म्हणून नेमलेले नाही अर्जदाराने अनधिकृत व्यक्तीशी परस्पर पैशाचा व्यवहार केल्यास त्याला पुणे मंडळ/ म्हाडा जबाबदार राहणार नाही तसेच अर्जदारास कोणी व्यक्ती परस्पर म्हाडाचे नावे पैसे उकळणे किंवा फसवणूक करणे इ. बाबी आढळल्यास म्हाडाच्या मुख्य दक्षता व सुरक्षा आणि मिळकत व्यवस्थापक /पुणे मंडळ /पणन यांचेशी संपर्क करावा.

१८. ज्या अर्जदारांनी एकतर योग्य जात प्रमाणपत्र आणि/किंवा जात वैधता दस्तऐवज अपलोड केले नाहीत किंवा कागदपत्र अजिबात अपलोड केलेले नाहीत किंवा कागदपत्रांची पडताळणी केलेली नाही अशा अर्जदारांना आम्ही आत्ता सशर्त आधारावर परवानगी दिली आहे. जात वैधता दस्तऐवजासाठी सशर्त परवानगी असलेल्या अशा सर्व अर्जदारांनी त्यांचे प्रलंबित जात प्रमाणपत्र आणि/किंवा जात वैधता ९० दिवसांच्या आत सादर करून मंजूर करावी. जर तुम्ही सर्व कागदपत्रे सबमिट केली असतील आणि ती आधीच मंजूर झाली असतील, तर कृपया या संदेशाकडे दुर्लक्ष करा.

आपला विश्वासु

मिळकत व्यवस्थापक
पुणे गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडा) आगारकर नगर, पुणे-४११००१

मिळकत व्यवस्थापक
पुणे गृहनिर्माण व क्षेत्र विकास मंडळ
आगरकर नगर, पुणे-४११००१.

ANNEXURE – 9

पुणे गृहनिर्माण व क्षेत्रविकास मंडळ

PUNE HOUSING AND AREA DEVELOPMENT BOARD

म्हाडा MHADA

First installment Payment Receipt

GSTIN: 27AAAJM0344HAZ5

Application Details

3330017827

Application Number	3330017827
Lottery Name	P23 - Pune Housing Lottery 2023
Scheme Name	689 - ROHAN-ANANTA-PHASE-III-TATHAWADE-2BHK
Category Name	GP - General Public
Income Group Name	LIG - LOWER INCOME GROUP
Application Date	29/01/2023
PAN	DRWPD6773F
Applicant Name	URMILA VIJAY DANDGAVAL

First installment Amount

Amount	166700
Payment Date	29/03/2023

हवेली – १५

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY PUNE

ANNEXURE – 9

पुण गृहनिर्माण व क्षेत्रविकास मंडळ

PUNE HOUSING AND AREA DEVELOPMENT BOARD

म्हाडा MHADA

Payment Receipt

GSTIN: 27AAAJM0344HAZ5

Application Details

3330017827

Application Number	3330017827
Lottery Name	P23 - Pune Housing Lottery 2023
Scheme Name	689 - ROHAN-ANANTA-PHASE-III-TATHAWADE-2BHK
Category Name	GP - General Public
Income Group Name	LIG - LOWER INCOME GROUP
Application Date	29/01/2023
PAN	DRWPD6773F
Applicant Name	URMILA VIJAY DANDGAVAL

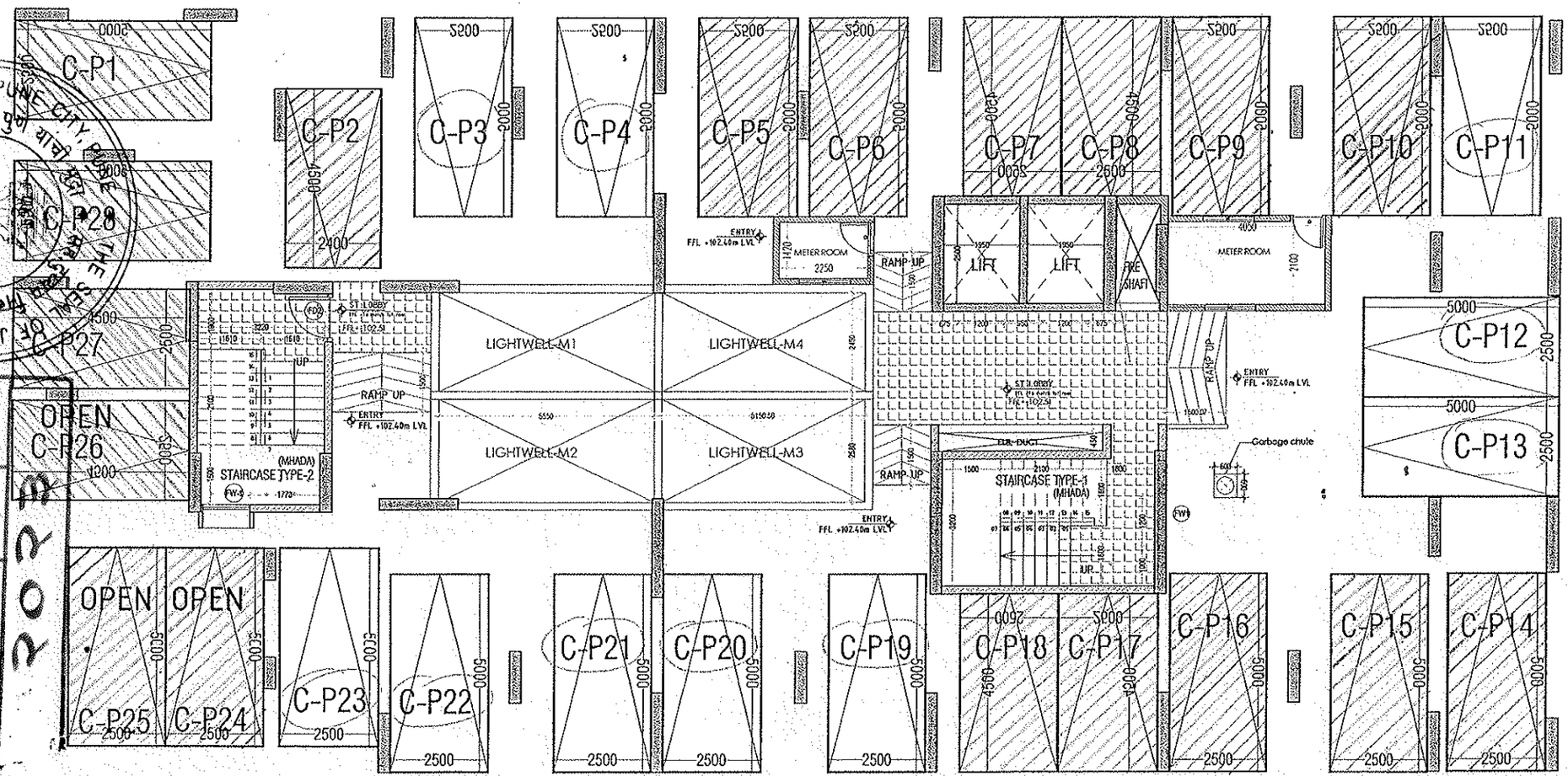
EMD Amount + Application Fee

Amount	15590
Payment Date	29/01/2023

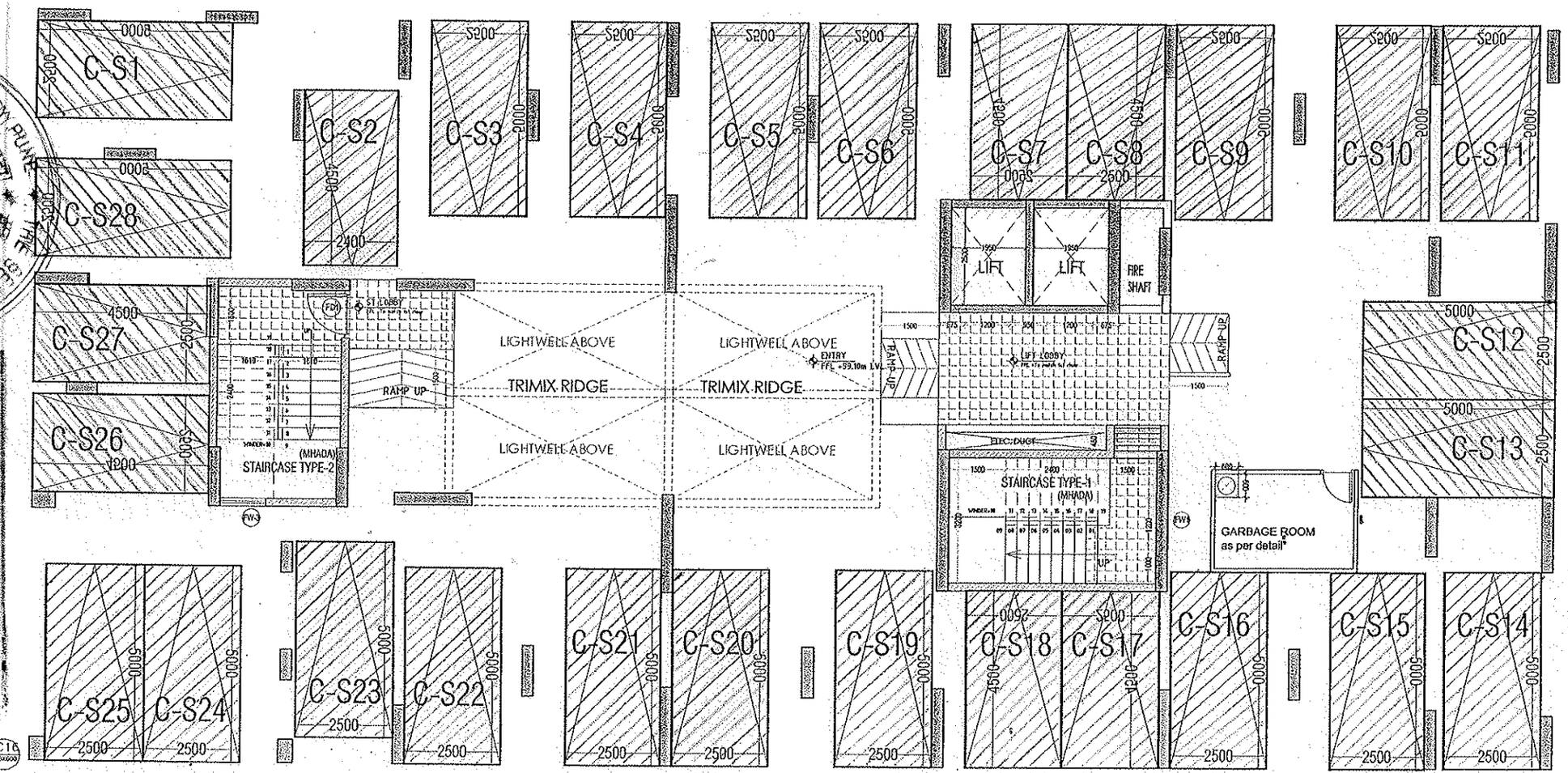
हवेली – १५
१०८२८ | ६५ | २
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

ANNEXURE -10



दस्त - ९५
90 ea 22
2023



हवेली - १५

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२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

भारत सरकार
Government of India

सौरभ शशिकांत सोनार
Saurabh Shashikant Sonar
जन्म तारीख / DOB : 04/11/1992
पुरुष / Male

4705 8879 4627

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: महाराणा प्रताप मार्ग, न्यू प्लॉट, अमळनेर, अमळनेर, जळगाव, महाराष्ट्र, 425401

Address: maharana pratap marg, new plot, Amalner, Amalner, Jalgaon, Maharashtra, 425401

4705 8879 4627

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAURABH SHASHIKANT SONAR

SHASHIKANT MADHAVRAO SONAR

04/11/1992

Permanent Account Number
GEFPS0347M

Signature

04072015

हवेली - १५

१०९८८ | ६ | ८

२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE ★ सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे ★

[redacted]

आयकर विभाग | भारत सरकार

INCOME TAX DEPARTMENT | GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

DRWPD6773F

नाम / Name

URMILA VIJAY DANDGAVAL

पिता का नाम / Father's Name

VIJAY MANOHAR DANDGAVAL

जन्म की तारीख / Date of Birth

18/02/1994

हस्ताक्षर / Signature

[redacted]

AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

D/O: विजय मनोहर दंडगव्हाळ, सौप्रिआ, मेन रोड, बँक ऑफ महाराष्ट्रा वरती, जायखेडा, ता. बागलाण, जायखेडा, नाशिक,

महाराष्ट्र - 423303

Address :

D/O: Vijay Manohar Dandgaval, SauPriaa, Main Road, Above Bank Of Maharashtra, Jaikheda, Tal. Baglan, Jaikheda, Nashik, Maharashtra - 423303

GOVERNMENT OF INDIA

उर्मिला विजय दंडगव्हाळ

Urmila Vijay Dandgaval

जन्म तारीख/DOB: 18/02/1994

महिला/ FEMALE

Mobile No: 9970868263

4513 5009 5338

VID : 9116 0784 5409 4447

माझे आधार, माझी ओळख

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

ROHAN BUILDERS & DEVELOPERS
PRIVATE LIMITED

27/07/2001
Permanent Account Number

AABCR8172R

हवेली - १५
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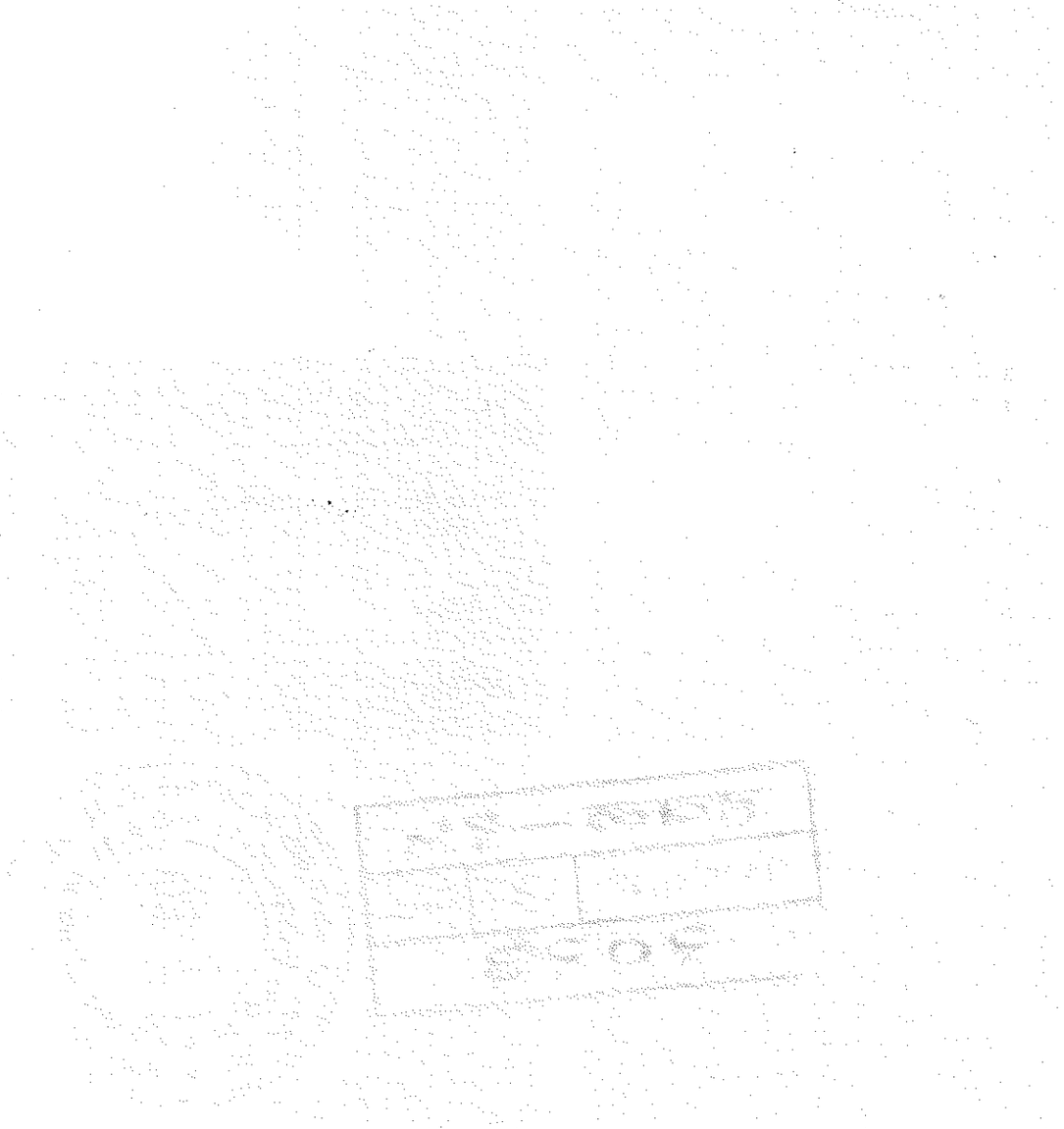
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE



हवल - १५
१०६२८ ७१८२
२०२३

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2015 © W 770249

अनु. क्र. 5284 दि. 28 APR 2016
मु.शु.रक्कम 500/-
दस्ताचा प्रकार Power of Attorney
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विक्रेत्याचे नाव राजेश कुशलचंद लुणकड
पत्ता 1 मोदीबाग शिवाजीनगर पुणे 16
दुसऱ्या पक्षकाराचे नाव प्रविण मोदि
दुसऱ्या व्यक्तीचे नाव व पत्ता प्रविण मोदि शिवाजीनगर पुणे 16

नितीन एन. गांधी (परवाना नं.२२०१०५४)
शॉप नं.२४, वेताळ एम्पायर,
कर्वेरोड, पुणे-४ फोन-२५४६२८८८
मुद्रक-प्रिंटर येथे छापली

मुद्रांक विक्रेत्याचे नाव व पत्ता छापणारे प्रिंटर यांचे नाव व पत्ता

मुद्रांक शुल्क कार्यालय पुणे
27 APR 2016
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

हवल - १५
१०७८२९८
२०२३

SPECIAL POWER OF ATTORNEY

BE IT KNOW TO ALL concerned that, I **SHRI SANJAY KHUSHALCHAND LUNKAD**, Age 54 Years, Occ. Agriculturist / Business, Office at : 1 Modibaug, CTS No. 2254, Ganeshkhind, Shivajinagar, Pune– 411 016 SEND GREETINGS;

OR Aundh Pune-07

हवेली – १५

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

हवेली – १५

(२) ४७८२ | २ | ८

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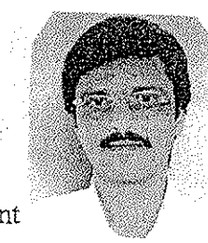
हवेली - १५
१०९२ | ५७३ | ८२
२०२३

I do hereby appoint and constitute **SHRI PRAVIN BABAN MOHITE**, Age 35 Years, Occ. Service, having address At : C/o Rohan Groups, 1 Modibaug, CTS No. 2254, Ganeshkhind, Shivajinagar, Pune– 411 016., as my Attorney to present any Agreement, Power of Attorney, Correction Deed, Supplementary Agreement, Sale Deed, Mortgage Deed, Confirmation Deed, or any other instrument under whatsoever head executed by me personally in my individual capacity or in the capacity of partner of any partnership firm or LLP or Director of any private limited company or limited company and to admit the execution thereof and to do all acts and things necessary for the registration of the said instruments/agreements.

IN WITNESS WHEREOF I HAVE EXECUTED THIS SPECIAL POWR OF ATTORNEY AT PUNE BEFORE SUB-REGISTRAR HAVELI NO THIS ...1st... DAY OF ~~APRIL~~ MAY JUNE, 2016.

I know the executants.

Manjiree Joshi
Advocate.



SIGNED AND DELIVERED by the Executant
SHRI SANJAY KHUSHALCHAND LUNKAD

I SHRI PRAVIN BABAN MOHITE
state that, I have read contents of Power of Attorney and Agreed to act accordingly

SHRI PRAVIN BABAN MOHITE

दुय्यम क्रमांक - १५

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI NO. 15, PUNE CITY, PUNE

दुय्यम क्रमांक - १५

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भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीचा क्रमांक / Enrollment No 2017/00318/27085

To,
संजय खुशालचंद लुंकड
Sanjay Khushalchand Lunkad
S/O Khushalchand F. Lunkad
FLAT NO 1 , COZY RETREAT
SINDH HOUSING SOCIETY
AUNDH
Pune City
Ganeshkhind Pune
Maharashtra 411007
9665055111

25/03/2012

Ref: 322 / 29D / 463469 / 463675 / P

DESHPANDE (CL-II)

हवेली - १५
१०६५८ | ७५ | ८
२०२३

JOINT SUB REGISTRAR (वर्ग-२) हवेली क्र. १५ PUNE CITY

आपला आधार क्रमांक / Your Aadhaar No.
6404 8139 2226

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

संजय खुशालचंद लुंकड
Sanjay Khushalchand Lunkad
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male

6404 8139 2226

आधार – सामान्य माणसाचा अधिकार

हवेली - १५
१०४८ | ५ | ८
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SUB REGISTRAR (CL-II) HAVELI NO. 15, PUNE CITY PUNE
THE SEAL OF SUB REGISTRAR

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFPL3131J

नाम /NAME

SANJAY KHUSHALCHAND LUNKAD

पिता का नाम /FATHER'S NAME

KHUSHALCHAND FAKIRCHAND LUNKAD

जन्म तिथि /DATE OF BIRTH

01-06-1961

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-I, पुणे

Commissioner of Income-tax I, Pune

हवेली - १५

०१/०६/६१

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आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

PRAVEEN BABAN MOHITE

BABAN PANDURANG MOHITE

22/03/1981

Permanent Account Number

BOBPM5563E

Signature

05032011

हवेली - १५

१८/०३/८८

२०१८

Index-2(सूची - २)

01/06/2016 11:45:30 AM

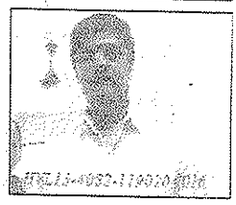
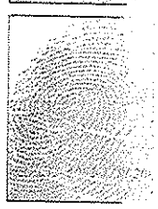
दस्त क्रमांक :हवल15/4082/2016

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

दस्त क्रमांक : हवल15/4082/2016

दस्त नोंदणी क्रमांक : हवल15/4082/2016

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रविण बबन मोहिते पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1 मोदीबाग शिवाजीनगर पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-35 स्वाक्षरी:		
2	नाव:श्री संजय खुशालचंद लुंकड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: औंध पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 06 / 2016 11 : 44 : 41 AM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविलात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड. एस.व्ही.कुंभार - - वय:50 पत्ता:पाषाण पुणे पिन कोड:411021		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:01 / 06 / 2016 11 : 45 : 03 AM

शिक्का क्र.5 ची वेळ:01 / 06 / 2016 11 : 45 : 13 AM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, हवेली-15

प्रमाणित करणेत येते की, या दस्तऐवजात एकूण 2 पृष्ठे आहेत.

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे

पावती क्रमांक 4082
पावती नंबर पुस्तकाचे 0012 नंबरी नोंदला

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे
दिनांक 9 / 6 / २०१६

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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

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२०२३
दस्त गोषवारा भाग-1

वुधवार,01 जून 2016 11:43 म.पू.

THE OFFICE OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे
दस्त क्रमांक: 4082/2016

दस्त क्रमांक: हवल15 /4082/2016

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल15 यांचे कार्यालयात
अ. क्रं. 4082 वर दि.01-06-2016
रोजी 11:42 म.पू. वा. हजर केला.

पावती:4907 पावती दिनांक: 01/06/201

सादरकरणाराचे नाव: श्री संजय खुशालचंद लुंकड

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 160.00
पृष्ठांची संख्या: 8

दस्त हजर करणाऱ्याची सही:

एकुण: 260.00

सह दुय्यम निबंधक, हवेली-15

सह दुय्यम निबंधक, हवेली

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल [illegible]

शिक्का क्रं. 1 01 / 06 / 2016 11 : 42 : 25 AM ची वेळ: (मादरीकरण)

शिक्का क्रं. 2 01 / 06 / 2016 11 : 42 : 51 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *वरील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या [illegible] सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर कार्यवाही [illegible] व कबुलीजबाब स्वत: जबाबदार राहतील. *दस्तऐवजामध्ये [illegible] व्यक्ती इत्यादी बनावट असल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहील.

लिहून देणारे :

लिहून घेणारे

THE OFFICE OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

हवेली – १५

१०१२८ | ६५ | ८२

२०२३

OFFICE OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

TEJASVI KISANRAO GAWANDE

KISANRAO GAWANDE

24/05/1994

Permanent Account Number

BODPG3709N

Signature

25/07/2014

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

POOJA SANJAY KONDALKAR

SANJAY PANDURANG KONDALKAR

28/10/1996

Permanent Account Number

DSNPK0326K

Signature

हवेली - १५
१०६२८०८२
२०२३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI NO. 15 PUNE CITY, PUNE

घोषणापत्र

मी, **प्रविण बबन मोहिते** याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र.१५ यांचे कार्यालयात करारनामा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **श्री. संजय खुशालचंद लुंकड,** यांनी दिनांक ०१/०६/२०१६ रोजी दस्त नं. ४०८२/२०१६, हवेली क्र.१५, नुसार मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल 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.

पुणे,

दिनांक : 5/06/2023

कुलमुखत्यारपत्रधारक
प्रविण बबन मोहिते

333/10928
सोमवार,05 जून 2023 5:30 म.नं.

दस्त गोषवारा भाग-1

हवल15
दस्त क्रमांक: 10928/2023

दस्त क्रमांक: हवल15 /10928/2023

बाजार मुल्य: रु. 21,80,200/- मोबदला: रु. 21,80,200/-

भरलेले मुद्रांक शुल्क: रु.1,52,800/-

दु. नि. सह. दु. नि. हवल15 यांचे कार्यालयात
अ. क्रं. 10928 वर दि.05-06-2023
रोजी 5:26 म.नं. वा. हजर केला.

पावती:11558 पावती दिनांक: 05/06/2023

सादरकरणाराचे नाव: **उर्मिला विजय दंडगव्हाळ -**

नोंदणी फी	रु. 21900.00
दस्त हाताळणी फी	रु. 1700.00
पृष्ठांची संख्या: 85	
	एकुण: 23600.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-15

सह दुय्यम निबंधक, हवेली-15

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 05 / 06 / 2023 05 : 26 : 22 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 05 / 06 / 2023 05 : 27 : 15 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर तपासली दस्त निष्पादक व कबुलीधारक हे स्वत: जबाबदार राहतील.*दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलमुखत्यार धारक व्यक्ती कायदी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहील.

लिहून देणारे : लिहून घेणारे :

SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे

दस्त गोषवारा भाग-2

हवल15
दस्त क्रमांक:10928/2023

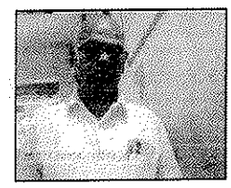
05/06/2023 5 31:46 PM

दस्त क्रमांक :हवल15/10928/2023
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रोहन बिल्डर्स अँन्ड डेव्हलपर्स प्रा.लि. तर्फे संचालक श्री संजय खुशालचंद लुंकड यांचे तर्फे नों.कु.मु म्हणून प्रविण बबन मोहिते पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मोदीबाग शिवाजीनगर पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AABCR8171R	लिहून देणार वय :-40 स्वाक्षरी:		
2	नाव:उर्मिला विजय दंडगव्हाळ - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सौप्रिया मेन रोड बँक ऑफ महाराष्ट्रच्यावर जायखेडा ता. बागलान जायखेडा नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पॅन नंबर:DRWPD6773F	लिहून घेणार वय :-29 स्वाक्षरी:-		
3	नाव:सौरभ शशिकांत सोनार - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सौप्रिया मेन रोड बँक ऑफ महाराष्ट्रच्यावर जायखेडा ता. बागलान जायखेडा नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, NASHIK. पॅन नंबर:GEFPS0347M	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 06 / 2023 05 : 28 : 43 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात. व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड. एस. व्हि. कुंभार - वय:58 पत्ता:कोंढवा बु.,पुणे पिन कोड:411048	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:05 / 06 / 2023 05 : 28 : 57 PM

सह दुय्यम निबंधक, हवेली-15

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	URMILA VIJAY DANDGAVAL	eChallan	00040572023060357624	MH003032607202324E	152800.00	SD	0001640992202324	05/06/2023
2		DHC		0506202305055	1700	RF	0506202305055D	05/06/2023
3	URMILA VIJAY DANDGAVAL	eChallan		MH003032607202324E	21900	RF	0001640992202324	05/06/2023

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

प्रमाणित करणेत येते की, या दस्तऐवजात एकूण 10 पृष्ठे आहेत. पहिले नंबर पुस्तकाचे 10928 /2023 नंबरी नोंदला

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सह.दुय्यम निबंधक (वर्ग-३)
हवेली क्र.१५,पुणे शहर,पुणे

(एम.ए.देशमुख)
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे
दिनांक 05/06/2023