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Monday, July 24, 2023

12:17 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15333 दिनांक: 24/07/2023

दादाचे नाव पाषाण

दस्तावेजाचा अनुक्रमांक: हवल15-14548-2023

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: वैशाली भरमू इंदुलकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

सह दुय्यम निबंधक, हवेली-15

बाजार मूल्य: रु.4595071.568 /-

मोबदला रु.4933461/-

भरलेले मुद्रांक शुल्क : रु. 296500/-

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

1) देवकाचा प्रकार: DHC रकम: रु.1600/-

टीडी/घनादेश/पि ऑर्डर क्रमांक: 1807202310419 दिनांक: 24/07/2023

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रकम: रु.30000/-

टीडी/घनादेश/पि ऑर्डर क्रमांक: MH005372460202324E दिनांक: 24/07/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क याची असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



25/07/2023

सूची क्र.2

दुय्यम निबंधक : सह द.नि. हवेली 15

दस्त क्रमांक : 14548/2023

नोंदणी :

Regn 63m

गावाचे नाव : पायाण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4933461
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4595071.568
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक (अमल्याम)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) इन्तरोबज करून घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	
(8) इन्तरोबज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	
(9) इन्तरोबज करून दिल्याचा दिनांक	
(10) इन्त नोंदणी केल्याचा दिनांक	
(11) अनुक्रमांक, खंड व पृष्ठ	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) अंग	

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: गाव मोजे पायाण ता. हवेली जि. पुणे येथील स नं. 146/3ए/3बी /1 प्लॉट नं. 2 वी डी एस नं. 672 ते 681 व 708 या मिळकतीवरील सांवीटेअर होम्स, पायाण या स्कीम मधील अकराव्या मजल्यावरील युनिट नं. / फ्लॉट नं. 1110 यांसी क्षेत्र 42.08 चौ.मी म्हणजेच 453 चौ.फुट कार्पेट + लगतची बाल्कनी 9.57 चौ.मी म्हणजेच 103 चौ.फुट + एक इन्डिपेन्डंट फोर व्हीलर कार पार्किंग बापरण्याच्या हक्कासह हि मिळकत. (महाराष्ट्र मुद्रांक अधिनियम -2021/अनी.सं.क्र.12/प्र.क्र.107/म-1(धोरण) दि.31/03/2021 अन्वये महिला खरेदीदार करिता 1% मु.शु. सवलत घेतली असे)((Survey Number : 146/3ए/3बी /1 :))

1) 51.65 चौ.मीटर

1): नाव:-अशोक धनराज चोरडिया तर्फे क.ज करिता कु.मु. म्हणून नधु नामदेव मांगडे वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: स.नं 36/1/1 बाणेर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-AAMPC9919J

1): नाव:-वैशाली भरमू इंदुलकर वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 308, साईधाम सीएचएस, नानाभाई लक्ष्मण परळकर मार्ग, परेल व्हिजेज, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400012 पॅन नं:-AASPI6988B

दस्तासोबतची नक्कल

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

मुन्बाकनामाटी विचारात घेतलेला तपशील:-

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



Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Liberal Act	Deface Number	Deface Class
	VINDHA SHARMA INDULKAR	eChallan	00040572023071047750	MR40053724002023040	298000.00	SD	00020001002023104	2407200000
		DHC		1007202310410	1000	RP	100720231104100	2407200000
	VINDHA SHARMA INDULKAR	eChallan		MR40053724002023040	30000	RP	00020001002023104	2407200000

(SD Stamp Duty) (RP Registration Fee) (DHC Document Handling Charge)

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QRN: M-00001724R0202324E BARCODE: 0 1011 0001900 10 000000 000000 000000 000000 000000 Date: 18/07/2023-16 14 25 Form ID: 25 2

Department: Inspector General Of Registration		Payer Details	
Type of Payment: Stamp Duty	Registration Fee	TAX ID / TAN (If Any)	
Office Name: HAVELI NO1 SUB REGISTRAR		PAN No. (If Applicable): AASPI6988B	
Location: PUNE		Full Name: VAISHALI BHARMU INDULKAR	
Year: 2023-2024 One Time		Flat/Block No.: Solitaire Homes Pashan	
Account Head Details	Amount In Rs.	Premises/Building	
0030000000 - Stamp Duty	296500 00	Road/Street	S No 146/3A/3B/1, Plot No 2 CTS No 672 to 681
0030000000 - Registration Fee	30000 00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 2 1
		Remarks (If Any)	PAN2=AAMPC9919J~SecondPartyName=ASHOK DHANRAJ CHORDIA-CA=4933461
		Amount In	Three Lakh Twenty Six Thousand Five Hundred Rupees
	3 26 500 00	Words	Only



Payment Details: STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref No	00040572023071847752 CKX4710917
Cheque/DD No	Bank Date	RBI Date	18/07/2023-04 17 17 19/07/2023
Name of Bank	Bank Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No., Date	200, 19/07/2023	

Registration ID: Mobile No: 9822830128

Signature Not Verified

Sl. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	00022660005202324	24/07/2023-12 16 47	IGR022	30000 00
2	00022660005202324	24/07/2023-12 16 47	IGR022	296500 00
Total Defacement Amount				3,26,500 00

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CHALLAN
MTR Form Number-6

GRN	MH005372460202324E	BARCODE			Date	18/07/2023-16:14:25	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)	AASPI6988B				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	VAISHALI BHARMU INDULKAR				
Location	PUNE			Flat/Block No.	Solitaire Homes Pashan				
Year	2023-2024 One Time			Premises/Building					
Account Head Details	Amount In Rs.	Premises/Building							
0030046401 Stamp Duty	296500.00	Road/Street		S No. 146/3A/3B/1, Plot No.2 CTS No.672 to 681					
0030063301 Registration Fee	30000.00	Area/Locality		PUNE					
		Town/City/District							
		PIN		4	1	1	0	2	1
		Remarks (If Any)							
		PAN2=AAMPC9919J-SecondPartyName=ASHOK		DHANRAJ					
		CHORDIA-CA=4933461							
		Amount In	Three Lakh Twenty Six Thousand Five Hundred Rupees						
Total	3,26,500.00	Words	Only						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	00040572023071847752	CKX4710917		
Cheque/DD No.		Bank Date	RBI Date	18/07/2023-16:24:17	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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822830128
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



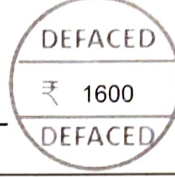
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1807202310419

Receipt Date 24/07/2023

Received from ASHOK DHANRAJ CHORDIA, Mobile number 9822830128, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 14548 dated 24/07/2023 at the Sub Registrar office Joint S.R. Haveli 15 of the District Pune.



Payment Details

Bank Name SBIN

Payment Date 18/07/2023

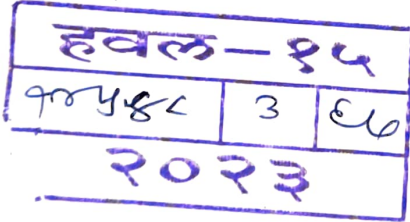
Bank CIN 10004152023071809569

REF No. CHN1668041

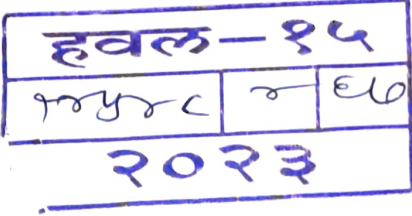
Deface No 1807202310419D

Deface Date 24/07/2023

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1807202310419	Date 18/07/2023
Received from ASHOK DHANRAJ CHORDIA, Mobile number 9822830128, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 18/07/2023
Bank CIN 10004152023071809569	REF No. CHN1668041
This is computer generated receipt, hence no signature is required.	



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Seal of Registrar

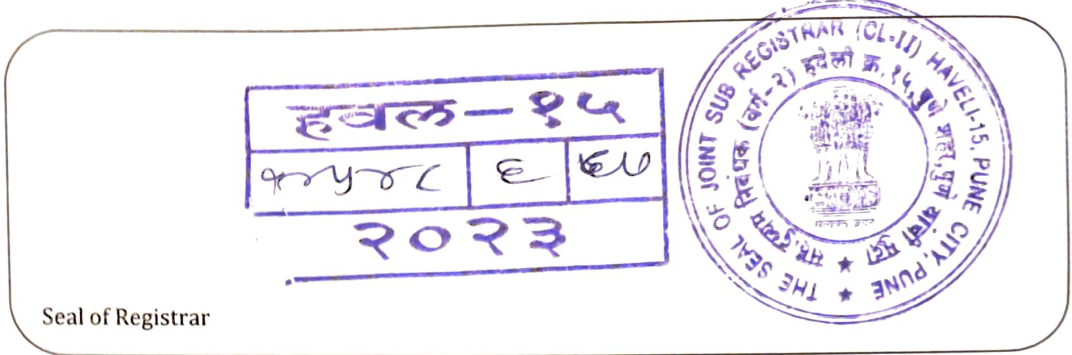
// Shri //

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (the "Agreement") is made and executed at Pune on this
...~~19~~... day of July, 2023.

24th

A--C



Seal of Registrar

BETWEEN

ASHOK DHANRAJ CHORDIA, (PAN. AAMPC 9919 J) ;, having its Registered Office at - "Solitaire World", Level 8, S. No. 36/1/1, Opp. Regency Classic, Mumbai - Bangalore Highway, Baner, Pune - 411 045, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, administrators and assigns; hereinafter referred to as the **"PROMOTER"**.

...PARTY OF THE FIRST PART

AND

INDIVIDUAL

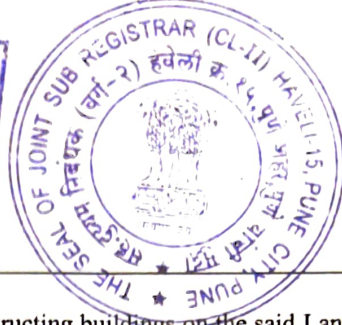
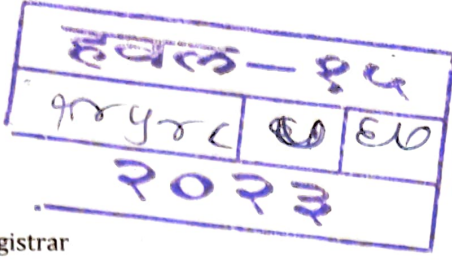
NAME :- MS. VAISHALI BHARMU INDULKAR.
AGE :- 44 YEARS
PAN :- AASPI 6988 B
AADHAAR CARD :- 6214 1115 2079
OCCUPATION :- SALARIED

Adult Indian Inhabitants, residing at **308, SAIDHAM CHS, NANABHAI LAXMAN PARALKAR MARG, PAREL VILLAGE, MUMBAI - 400012**, 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 /her / their (respective) heirs, executors and administrators and permitted assigns)

...PARTY OF THE SECOND PART

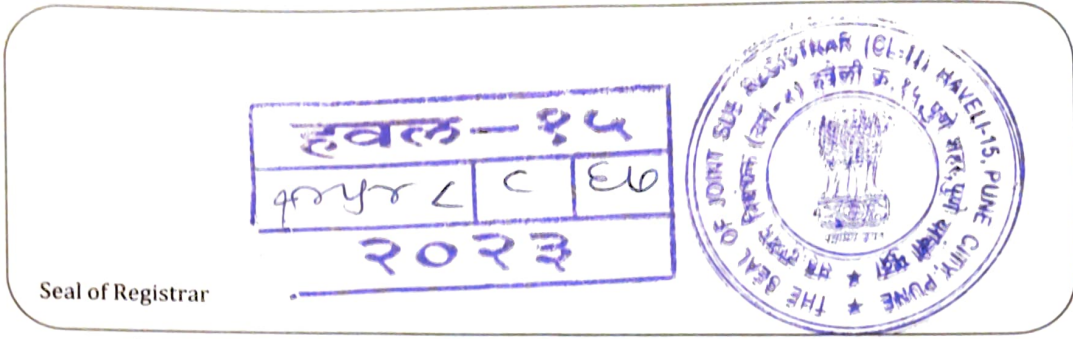
WHEREAS

1. The Promoter is the absolute owner and is well and sufficiently entitled to develop all those piece and parcel of land area admeasuring 32 ares equivalent to 3200 Sq. Mtrs bearing Survey No. 146/3A/3B/1, PLOT No. 2 lying, being and situated at Village Pashan within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation and situated within the registration limits of Haveli 1 to 27, Pune (the **"said Land"**) and more particularly described in the **Schedule I** hereunder written.
2. By and under Order dated 11/10/2019 bearing No. NA.SR/138/19, passed by the Tehsildaar Haveli Pune the said Land is permitted to be used for Non-Agricultural Purpose. The N.A. Order is annexed hereto as **Annexure 'A'**.



Seal of Registrar

3. The Promoter has evolved a Scheme for constructing buildings on the said Land consisting of flats/shops/row houses/tenements and to allot and sell the same to prospective purchasers on ownership basis thereof, on the condition, inter-alia that such purchasers shall pay their taxes, dues and shall comply with the terms and conditions as set out the respective Agreements they have executed with the Promoter.
4. The Promoter has submitted the aforesaid Scheme for constructing flats with the Pune Municipal Corporation (“PMC”) pursuant to which the building plan in respect of the said Land was duly sanctioned by the PMC under Commencement Certificate bearing No. CC/3923/18, dated 16/03/2019, revised Commencement Certificate bearing no. CC/1832/19 dated 15/11/2019 and further revised Commencement Certificate bearing no. CC/0762/21 dated 30/06/2021 The copy of the said Commencement Certificate dated 30/06/2021 is annexed hereto as **Annexure ‘B’**. Further the Promoter has obtained full/part Occupation Certificate with respect to the said project bearing no. **OCC/0064/23** dated **17/04/2023**. The copy of the said Occupation Certificate dated **17/04/2023** is annexed hereto and is marked as **Annexure “B1”**.
5. In view of the aforesaid, the Promoter alone has the sole and exclusive right & authority to carry out development of the said Land and to carry out acts such as to advertise the development scheme, commence, carry on and complete the development scheme, execute Agreement/s with prospective Purchasers, accept consideration from them, pass valid receipts, present the said Agreement/s with the proper registration office, admit execution thereof & complete entire registration procedure, form association of the purchasers of flats in theproposed building to be constructed on said Land (“**Association of Unit holders**”).
6. The Promoter has entered into a standard Agreement with Architects namely Avinash Nawathe Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. The Promoters has appointed a Structural Engineer namely Delcons Consultants India Pvt. Ltd. for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.
7. The Promoter is now desirous of developing on the said Land a building to be known as “**Solitaire Homes, Pashan**” consisting of **Basement+G+12** Residential Building. (“**said Building**”). The Promoter would be constructing 1 (One) Building of number of floors comprising of numberof Units by utilizing and consuming the Floor Area Ratio/Floor Space Index (“**FAR/FSI**”) to the extent permissible under standard Building Bye-laws and Development ControlRegulations (“**DC Regulations**”).
8. The Promoter has represented to the Allottee/s that the said Land is mortgage to State Bank of India, and the Promoter has Obtained for NOC from State bank of India for the sale of the said Residential Unit (hereinafter defined) dated **15/07/2023**. The Allottee/s having knowledge of this has/have agreed to execute this Agreement. Further, The Allottee/s unconditionally acknowledges, agrees, and consents to any assignment by the Promoter in favor of the project lender or any third party nominated by it or the exercise of any takeover/step-in rights of the



Seal of Registrar

said project lender in the said Land and/or the said Property, pursuant to default by the Promoter under the transaction documents executed between the Promoter and the said project lender.

9. The Allottee unconditionally acknowledges, agrees and consents to any assignment by the Promoter in favour of the project lender or any third party nominated by it or the exercise of any takeover/step in rights of the said lender in the Said Land, pursuant to default by the Promoter under the transaction documents.
10. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the said Land and the plans, designs and specifications prepared by the Promoter's Architects Avinash Nawathe and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and Real Estate (Regulation and Development) Act 2016 ("RERA") and the Rules and Regulations made thereunder.
11. The authenticated copies of Certificate of Title dated 25.02.2021 issued by the Advocate of the Promoter namely Adv. Prajakta Vanjari, authenticated copies of extract of Village Forms VII and XII of the said Land on which the said Building is to be constructed have been annexed hereto as **Annexure 'D' and 'E'**, respectively. Pursuant to Allottee/s enquiry, the copy of said aforesaid Title Certificate is handed over by the Promoter to the Allottee herein. Also, the Promoter herein has requested the Allottee/s to carry out an independent search by appointing his/her/their own Advocate and to ask any queries, he/she/they had regarding the marketable title and rights and authorities of the Promoter herein. The Allottee has/ visited and inspected the site and the Promoter has furnished/given inspection of the title documents, the approved plans and the Certificate of Title and such other documents as are required under the applicable laws to the Allottee and also informed the Allottee of the specifications of the said Building, .
12. The Allottee/s being fully satisfied with the title of the Promoter in respect of the said Land and further in respect of the Unit (as defined in these presents) and the Promoter's right to construct, allot and sell various Units in the said Building to be constructed on the said Land, the Allottee hereby confirms, agrees and undertakes that he/she/it shall not raise any requisitions or objection with regard to the same.
13. The Allottee consents and acknowledges that the Promoter proposes to amend the building plan sanctioned/approved by the PMC, subject to receipt of revised sanction from the concerned authorities and the Promoter proposes to construct the said Building, in the future, subject to the revised sanctions from the PMC. The Allottee hereby gives his/her irrevocable.

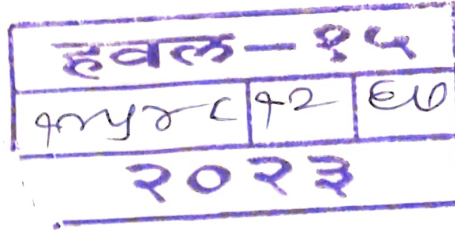
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Seal of Registrar

consent to the Promoter herein to carry out such amendments/alterations/modifications to the building plans of the said Building and shall not raise any objection in that regard in future.

14. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections of the said Building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate and/or Occupancy Certificate of the said Building and 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 said Land and the said Building and only upon due observance and performance of which the completion or occupancy certificate in respect of the said Building shall be granted by the concerned local authority and the Promoter shall start construction of the said Building in accordance with the said proposed plans.
15. The Allottee has applied to the Promoter for allotment and accordingly the Promoter has agreed to allot to the Allottee on ownership basis **Flat No. 1110** admeasuring area about **42.08 square meters** i.e. **453 square feet** (carpet) along with two attached balcony having an area admeasuring **9.57 square meters** i.e. **103 square feet** to the said Unit defined herein below for the exclusive use of the Allottee situated on the **Eleventh Floor**, in the Building known as "**Solitaire Homes, Pashan**" The Promoter has at present received sanction of **Basement + Stilt + Upper 12 Floors** and will be obtaining the sanction for further floors based upon available FSI, full development potential of the said Land and permissions from time to time.
16. 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.
17. Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs. 5,15,000/- (Rupees Five Lakhs Fifteen Thousand Only)**, being part payment of the sale consideration of the said Unit defined herein below 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.
18. The Promoter hereby has registered the said Building under the provisions of RERA with the Real Estate Regulatory Authority vide Registration Certificate No. **P52100020848**.
19. Under section 13 of RERA, the Promoter is required to execute a written Agreement for Sale of the said Unit defined herein below with the Allottee, being, in fact, these presents and also to register said Agreement under the Registration Act, 1908.



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- herein to carry out such alterations, modifications in the layout plans of the said Building and further change plan/s sanctioned or to be sanctioned for the said Building constructed and to change elevation of the said Building, and to convert constructed portion into terraces or vice versa, and/or such modifications and alterations which are necessary in pursuance of any Law, rules, regulations, order or request made by Pune Municipal Corporation or the Local Authority, Planning Authority, Competent Authority or Government or any Officer of any Local Authority. Provided that, the Promoter herein shall have to obtain prior consent in writing of the Allottee if such alterations and modifications affect the location, internal construction or the area of the said Unit defined herein below.
- 4.2** It is clarified by the Promoter that the building plans and the layout plans though approved by appropriate authority, are liable to be changed and/or revised or amended as per the requirements of the Promoter and/or as may be ultimately approved/sanctioned by appropriate authorities. As long as the same does not materially affect the area of the said Unit, the Promoter shall be entitled to modify the building plans and layout plan along with the location of said Building, and other facilities/amenities to be provided from time to time in accordance with DCR for the purpose of full utilization of development potential available in the said Land. The Allottee hereby gives his/her/their express consent to the Promoter for carrying out such changes in the building plans, drawings, designs and specifications and for the Promoter to develop the said Building as the Promoter may deem fit and proper.
- 4.3** The Promoter shall be entitled to purchase, load, consume additional and/or balance F.S.I./TDR now available or which may thereafter become available, under DCR or any other law for the time being in force or by reason of any special concession being granted by PMC or any other authorities (including F.S.I. available in lieu of the D.P. Road, Setback Reservations, Slums, Heritages, etc.) as may be permissible under the applicable laws.
- 4.4** The Allottee hereby gives his irrevocable consents and acknowledges that the Promoter shall be entitled to alter the building plan as is sanctioned/approved by the PMC, subject to receipt of sanction from the appropriate authorities and the Promoter shall be entitled to construct, subject to the approvals from the PMC and the concerned authorities in accordance with the proposed plans and specification. As long as the same does not materially affect the area of the said Unit the Allottee hereby gives irrevocable consent to submit the aforesaid revised building plans before the appropriate authority for sanctioning.
- 4.5** The Parties agree that the Promoter shall be entitled to make such changes, additions, alterations, variations, and modifications in the plan and specifications annexed hereto as the Promoter may deem fit and proper or required by the concerned authorities as long as the same does not materially affect the area of the said Unit. The Allottee hereby irrevocably agree/s and give/s his/her/their/its irrevocable consent to the Promoter for carrying out amendments, alterations, modifications and /or variations in respect of the said Building and/or the said layout, without materially affecting the area of the said Unit.

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5. CONSIDERATION:

5.1 Subject to the Allottee complying with the terms of this Agreement, the Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, **Flat No. 1110** admeasuring carpet area about **51.65 square meters i.e. 556 square feet** situated on **Eleventh Floor**, in the said Building known as "**Solitaire Homes, Pashan**", more particularly described in **Schedule II** hereunder written, (hereinafter referred to as the "**said Unit**") as shown in the Floor plan hereto annexed as **Annexure G along with right to use One car parking space**, for the lump sum consideration of **Rs. 49,33,461/- (Rupees Forty-Nine Lakh Thirty-Three Thousand Four Hundred and Sixty-One Only)**.

5.2 The Allottee has paid on or before execution of this agreement a sum of **Rs. 5,15,000/- (Rupees Five Lakhs Fifteen Thousand Only)**, as advance payment or application fee or booking amount and the Allottee hereby agrees to pay to the Promoter the balance amount **Rs. 44,18,461/- (Rupees Forty-Four Lakhs Eighteen Thousand Four Hundred and Sixty-One Only)** in the following manner: -

Amount	Particulars
1. Rs. 5,15,000/-	(Rupees Five Lakhs Fifteen Thousand Only) Before execution of agreement
2. Rs. 9,65,039 /-	(Rupees Nine Lakhs Sixty-Five Thousand and Thirty Nine Only) (19.56% i.e. not exceeding 30.0% of the total consideration) to be paid to the Promoter Paid after execution of this Agreement.
3. Rs. 7,40,019/-	(Rupees Seven Lakhs Forty Thousand and Nineteen Only) (15.00% i.e. not exceeding 45.0% of the total consideration) to be paid to the Promoter On completion of Sub-Structure.
4. Rs. 4,93,346 /-	Rupees Four Lakhs Ninety Three Thousand Three Hundred and Forty Six Only (10.00% i.e. not exceeding 55.0% of the total consideration) to be paid to the Promoter On completion of the Ground Floor of the building.
5. Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 60.0% of the total consideration) to be paid to the Promoter On completion of the 3 rd Floor of the building.
6. Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 65.0% of the total consideration) to be paid to the Promoter On completion of the 6 th Floor of the building.
7. Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 70.0% of the total consideration) to be paid to the Promoter On completion of the 9 th Floor of the building.

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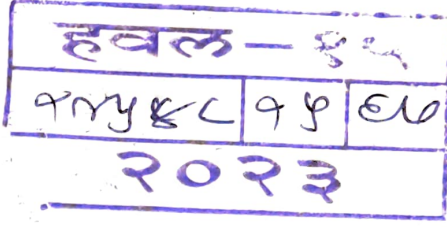


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8	Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 75.0% of the total consideration) to be paid to the Promoter on completion of the 12 th Floor of the building in which the said Unit is locate.
9	Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 80.0% of the total consideration) to be paid to the Promoter On completion of the internal walls of the said unit.
10	Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 85.0% of the total consideration) to be paid to the Promoter On completion of Internal plaster of the said unit.
11	Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 90.0% of the total consideration) to be paid to the Promoter On completion of the Flooring of the said unit.
12	Rs. 2,46,673/-	(Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) (5.00% i.e. not exceeding 95.0% of the total consideration) to be paid to the Promoter On completion of Lifts, Entrance Lobby, of the said unit.
13	Rs. 2,46,673/-	Balance Amount of (Rupees Two Lakhs Forty Six Thousand Six Hundred and Seventy Three Only) to be paid to the Promoter On Receipt of Completion.
	Rs. 49,33,461/-	(RUPEES FORTY-NINE LAKHS THIRTY THREE THOUSAND FOUR HUNDRED AND SIXTY ONE ONLY) TOTAL [100%]

5.3 The Total Price/consideration amount above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes by whatsoever named called which may be levied, in connection with the construction of the said Building payable by the Promoter) up to the date of handing over the possession of the said Unit. Failure to pay such taxes, levies, duties, cesses, etc. will be treated as a breach of the terms and conditions of this Agreement by the Allottee. This clause shall be valid and applicable at all times even after the possession of the said Unit has been handed over by the Promoter to the Allottee. For the avoidance of doubt, the Promoter's decision as regards the quantum of such taxes, charges, duties, cesses, premiums, impositions, levies, shall be final and binding on the Allottee.

5.4 The total consideration 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



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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.

The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total consideration payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and disclosure on the website) Rules 2017, (“Rules”), from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan or at the time of handing over possession of the Allottee or within 15 days from the date of receipt of the Completion Certificate, whichever is earlier. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 5.1 of this Agreement.

- 5.5 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.
- 5.6 The Allottee shall bear and pay and shall be liable always to bear and pay all such amounts levied as property tax/cess/charges/duties on the said Unit and on the said Building proportionately or the fixtures and the fittings therein, by the local authority or any other authority under any statute /rules/regulations/notifications/orders/contracts, from the date of the receipt of the completion certificate for the said Unit.
- 5.7 The Allottee herein shall pay the aforesaid consideration to the Promoter herein on the due date or within 18 (Eighteen) days from the Allottee/s receiving a written intimation from the Promoter calling upon the Allottee to make the payment thereof. Payment of installment of Consideration by the Allottee in time as per these presents is the essence of this Agreement.
- 5.8 The Parties hereto agree and covenant that in case of any delay on the part of the Allottee in making payment of installment the same shall lead to delay in handing over possession thereof by the Promoter to the Allottee and that the Promoter shall not be liable/responsible for the said delay in handing over possession of the said Unit.
- 5.9 If any of the payment cheques/banker’s cheque or any other payment instructions of/by the Allottee/s is/are not honored for any reason whatsoever, the Promoter may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of **Rs.1,000/- (Rupees One Thousand Only)** for dishonor of a particular payment instruction for first instance and for second instance the same would be **Rs.2,000/- (Rupees Two Thousand Only)** in addition to the delayed interest. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s)/NEFT/RTGS only.

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- 5.10** In case of any financing arrangement entered into by the Allottee with any financial institution with respect to the purchase of the said Unit, the Allottee undertakes to direct such financial institution to pay all such amounts towards the sale Consideration and the Allottee shall ensure that such financial institution shall disburse all such amounts towards sale price due and payable to the Promoter through an account pay order/demand draft drawn in favour of the Promoter herein. Even if the Allottee has obtained a loan from any Bank or Financial Institution for payment of the sale Consideration (or part thereof) in respect of the said Unit, the Allottee shall be solely responsible and liable to ensure timely payment of the sale Consideration (or part thereof) and all other statutory amounts payable under this Agreement to the Promoter, as and when due, even if the loan or part thereof is not disbursed by the Bank / Financial Institution for any reason whatsoever.
- 5.11** The Allottee declares and affirms that in case of joint allotment, failure to pay by anyone shall be deemed as failure to pay by both and all shall be treated as one single person/entity for the purpose of this Agreement and all shall be liable for the consequences jointly as well as severally.
- 5.12** If at any time post the date of execution of this Agreement, there is any upward change in the Other Charges due to enhancement in government and statutory dues / taxes / cess / charges under the Applicable Laws, due to any change / amendment / modification to the Applicable Laws, taxes, other government charges/ deposits, increase of deposits/ charges by Government authority or private supplier for supply of electricity and water, cost of additional fire safety measures, revision of ground rent, or outgoings of any kind or nature; whether prospectively or retrospectively the Allottee shall be liable to pay the said additional charges and taxes to the Promoter. The Allottee agree/s and confirm/s to pay the same to the Promoter within 15 (Fifteen) days from the date of demand being raised by the Promoter.
- 5.13** If the Allottee fail/s to pay any such additional charges within the date stipulated therein, in that event, in addition to the penalty, fines, etc. charged by the government authority or private supplier, as the case may be, Allottee shall be liable to pay such additional charges along with simple interest at the rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (Two percent) per annum on the unpaid amount computed from the date of service of a written notice / demand notice till the date of actual payment.
- 5.14** Any deduction of an amount made by the Allottee on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged/ credited by the Promoter, only upon Allottee submitting Original Tax Deducted at Source Certificate and the amount mentioned in the Certificate is matching with Income Tax Department site to that effect.
- 5.15** At the time of handing over the possession of the said Unit, if such TDS Certificate is not produced to the Promoter, the Allottee shall deposit equivalent amount as interest free deposit with the Promoter and which deposit shall be refunded by the Promoter on the Allottee producing/furnishing such Certificate within 4 (Four) months of the possession of the said Unit being handed over. Provided further that in case the Allottee fail/s to produce such TDS Certificate within the stipulated period of 4 (Four) months, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Allottee.

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6. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY:

6.1 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 and shall, before handing over possession of the said Unit to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Unit.

6.2 Time is the essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the said Building and handing over the said Unit to the Allottee and the common areas to the Association of Unit holders after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 5.4 herein above ("**Payment Plan**").

6.3 It is hereby agreed that the Promoter and the Allottee herein shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by PMC or the Collectorate, Pune or PMRDA or the local authority at the time of sanctioning of the plan/s or any time thereafter. The Allottee herein shall not be entitled to claim possession of the said Unit until the Allottee herein has paid all dues payable under this Agreement in respect of the said Unit to the Promoter and/or the said Unit has received Completion Certificate from the appropriate authorities.

7. UTILISATION OF FSI/EAR/TDR:

7.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the said Land is 3447.31 Square Meters only and Promoter has planned to utilize additional Floor Space Index of 5343.33 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 Land. The Promoter has disclosed the Floor Space Index of 8790.64 Square Meters as total FSI to be utilized by it on the said Land and Allottee has agreed to purchase the said Unit based on the proposed construction and sale of Units 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.

7.2 It is hereby declared that, sanctioned plan/s has/have been shown to the Allottee and the Floor Space Index (FSI) available is shown in the aforesaid plan/s. Similarly, the floor space index, if any, utilized as floating floor space index or in any manner, i.e. to say, FSI of the said Land transferred on other property or FSI of the other property being TDR transfer on the said Land is also shown or on sanction will be shown in the sanctioned building plan/s. In this Agreement, the word FSI or floor area ratio shall have the same meaning as understood by the planning authority under its relevant building regulations or bye-laws.

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7.3 The Promoter shall have right of pre-emptions or first right to utilize the residual or available FSI/TDR or which may be increased for whatsoever reason in respect of the said Land or any other FSI or TDR or Slum TDR or any Buildable Potential granted by the appropriate authority and allowed to use the same on the said Land by construction or raising any additional floor/s of the building/s which is/are constructed on the said Land. The Promoter also shall have right to use for itself and/or to consume any TDR or any other building potential which may be available in future due to change of any rules and regulations in respect of any road widening or otherwise if any portion is acquired by the concerned authority on any other land or otherwise dispose the same without reverting back to the Allottee. The Allottee herein by executing these presents has/have given his/her/their irrevocable consent for the aforesaid purposes and separate consent will not be required.

8. COMPLIANCE OF TIME SCHEDULE

If the Promoter fails to abide by the time schedule for completing the said Building and handing over the said Unit to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the said Building, interest at the rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (Two percent) per annum, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest at the rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (Two percent) per annum, on all the delayed payments 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 to the Promoter.

9. FIXTURES AND FITTINGS

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said Building and the Unit as are set out in Annexure 'H', annexed hereto.

10. DELIVERY OF POSSESSION:

- 10.1 The Promoter shall give possession of the said Unit to the Allottee on or before 30/06/2023. Provided that the Promoter shall be entitled to a reasonable extension of time for giving delivery of said Unit on the aforesaid date if the completion of the said Building in which the Unit is to be situated 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.
- 10.2 The Promoter herein shall give possession of the said Unit to the Allottee on payment of all dues payable by the Allottee, and subject to the condition that the Allottee herein has not committed any default in payment of consideration in installments on the due date to the Promoter in pursuance of these presents. The Promoter may complete the Project in part and obtain part occupation certificates for the same as the Promoter may deem fit. The Allottee confirms and gives his specific consent to the same and shall not raise any objection in this regard. In such event if the Allottee is offered possession of the said Unit in such completed

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part or portion of the said Building, the Promoter and/or its agents or contractors shall be entitled to carry on the remaining work, including further and additional construction work in the said Building including the part or portion where the said Unit is situated, without any objection, reservation or restriction from the Allottee.

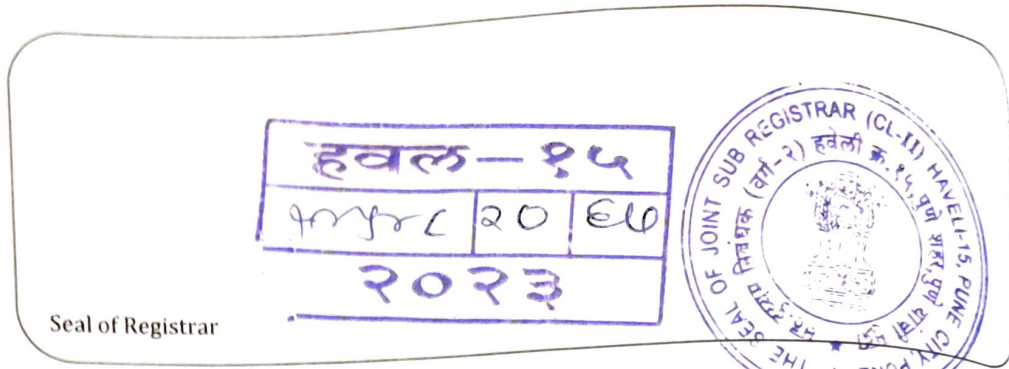
10.3 The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the Agreement, shall offer in writing the possession of the said Unit to the Allottee in terms of this Agreement to be taken within 15 (Fifteen days) from the date of issue of such notice and the Promoter shall give possession of the said Unit to the Allottee.. The Allottee agrees to pay the maintenance charges as determined by the Promoter or, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 (Seven) days of receiving the occupancy certificate of the Project.

10.4 The Allottee shall take possession of the said Unit within 15 days of the written notice from the Promoter to the Allottee intimating that the said Units are ready for use and occupancy. Upon receiving a written intimation from the Promoter, the Allottee shall take possession of the said Unit 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 Unit to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 10 such Allottee shall continue to be liable to pay maintenance charges as applicable towards upkeep and maintenance of the common areas and amenities and common facilities (if any) for the period of such delay. The said Unit shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Allottee in relation to its deterioration in physical condition.

10.5 The Allottee agrees and undertakes, not to demolish any internal as well as external walls or structure of the said Unit or any part thereof, nor to undertake extensive interior or enclosure works which may cause damage thereto, since it may cause damage to the structure as a whole of the entire Building. Failure on the part of the Allottee to take this precaution and care, shall amount to a breach of essential term of this Agreement, entailing consequences of termination in terms hereof, amongst other civil and criminal proceedings.

10.6 Except in the default in Clause 10.5 above, if within a period of 5 (Five) years from the date of handing over the possession of the said Unit to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Unit or the said Building 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 RERA.

Provided further that the Promoter will be liable to rectify structural defect only if, the Allottee/s has not carried out any alterations or modifications of whatsoever nature in the said Unit or in the fittings therein, especially any alterations in the original said Unit including, but not limited to alterations in the electrical, mechanical or plumbing, fittings, pipes, water supply connections or any erection or alteration in the bathrooms and toilets or any portion of the said Unit, which may result in seepage of the water. If any of such works are carried out, the defect liability automatically shall become void.



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The word defect here means only the manufacturing defect/s caused on account of willful neglect on the part of the Promoter and shall not mean defect/s caused by normal wear and tear, negligent use of the said Unit by the Occupants, vagaries of nature, any damage caused due to mishandling, misuse, use of chemicals or due to any modifications or furniture work carried out by the Allottee either himself/herself/themselves or through their agents or nominees or occupants, etc. Defect/s in fittings and fixtures are not included therein.

11. USE OF THE UNIT:

The Allottee shall use the said Unit or any part thereof or permit the same to be used only for Residential purpose. Owner/s or Occupier/s or Tenant/s or Lessee or Licensee or Care-taker of any said Unit in the said Building shall not use the said Unit for carrying out any illegal purpose. The Promoter shall not be responsible and/or liable for any nuisance and disturbance caused by any occupants, occupying any tenement in the complex after the respective tenement has been handed over to such Allottee of the tenement by the Promoter. Allottee shall use the garage or parking space only for the purpose of keeping or parking their own vehicle.

12. FORMATION OF ORGANIZATION OF UNIT HOLDERS IN THE BUILDING/S:

12.1 The Promoter shall take steps for the formation of a society under the Maharashtra Co-operative Societies Act, 1960 or a condominium under the Maharashtra Apartment Ownership Act, 1970 in respect of the said Building as per the provisions of the applicable law.

12.2 The Allottee along with other Allottees of Units in the said Building constructed or under construction or to be constructed on the said Land shall join in forming and registering the Association of Unit holders to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute all the applications for registration and/or membership and other papers and documents or deed of declaration necessary for the formation and registration of the Association of Unit holders/ including the bye-laws thereof and duly fill in, sign and return to the Promoter within 15 (Fifteen) days of the same being forwarded by the Promoter to the Allottee failing/or neglecting to sign the necessary papers or not giving co-operation or assistance required by the Promoters, the Promoter shall not be liable for any delay in the formation of the Association of Unit holders, and if the defaulter neglects or any of the Allottee continues for a period of 3 (Three) months, then the Promoter shall be relieved of their obligation to form the Association of Unit holders, which shall thereafter be formed only by all the Unit holders. No objection shall be taken by the Allottee if any changes or modifications are made in the draft byelaws of Association of Unit holders, unless it is required by the Registrar of Co-operative Society or the Registrar of the Company

or any other Competent Authority. The Promoter shall have the sole discretion and authority to decide as regards the formation and nature of the ultimate organization either being a Society or Condominium or Association of Unit holders or Limited Company. The Promoter shall execute conveyance in respect of the entire undivided or inseparable land underneath the said Building along with structures of basements constructed in a Layout of the said Land comprised in **Solitaire Homes, Pashan**, in favor of the Association of Unit holders, subject to the rights of the Promoter to dispose of the remaining Units, if any.

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12.3 Provided that, after conveying the title to the Association of Unit holders as mentioned herein above, the Promoter shall continue to have the rights and shall also be entitled to advertise, market, book, sell or offer to sell or allot any Unit which is still not sold or allotted and shall be allowed to do so by the Association of Unit holders without any restriction on entry of the said Building and development of common areas. Provided further that, in such case, the Promoter shall be permitted the entry of premises of the said Building and common areas to also discharge his obligations to rectify the defects as mentioned in Clause No. 10.6.

12.4 The Allottee shall also pay the following amount to, and as and when called upon by the Promoter and in any case prior to delivery of possession of the said Unit, the following amounts:

Share money, application entrance fee of the Society or Limited Company/Federation/ Apex body	At Actuals
Formation and registration of the Society or Limited Company/Federation/ Apex body	At Actuals
Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body	At Actuals
Deposit towards Water, Electric, and other utility and services connection charges	At Actuals

12.5 Under no circumstances, the Allottee or the organization of the Allottees shall be entitled to such conveyance, unless all or any money payable under this Agreement or as may be otherwise agreed, by the Allottee including his/her/ their share of contribution in maintenance charges either to the Promoter or to any other agencies or authorities, is actually paid by such Allottee.

12.6 At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the Association of Unit holders on such conveyance or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance of the said Land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the Association of Unit holders on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Land to be executed in favour of the Association of Unit holders.

12.7 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 Association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

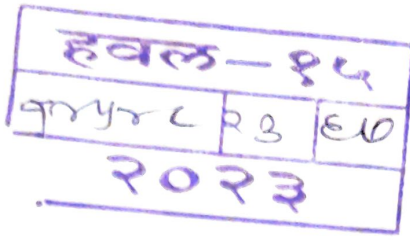
13.1 The Promoter has clear and marketable title with respect to the project Land; as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the said Land for the implementation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

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- 13.2 The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the said Land and shall obtain requisite approvals from time to time to complete the development of the project.
- 13.3 There are no encumbrances upon the said Land except those disclosed in the Certificate of Title and in this Agreement.
- 13.4 All approvals, licenses and permits issued by the competent authorities with respect to the said Land and the said 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 Land and said 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 Land, and the said Building and common areas.
- 13.5 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.
- 13.6 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 said Land, and the said Unit which will, in any manner, affect the rights of Allottee under this Agreement.
- 13.7 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Unit to the Allottee in the manner contemplated in this Agreement.
- 13.8 At the time of execution of the conveyance deed of in respect of the said Land in favour of the Association of Unit holders the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the said Land to the Association of Unit holders.
- 13.9 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 Land to the competent Authorities.
- 13.10 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 Land) has been received or served upon the Promoter in respect of the said Land and/or the said Building except those disclosed in the Certificate of Title.
- 13.11 The Promoter herein has made full and true disclosure to the Allottee as regards the title, rights and authorities of the Promoter in respect of the said Land and TDR as well as the encumbrances, if any, known to the Promoter. The Promoter herein has also requested to the Allottee to carry out the search and to investigate the marketable title and the rights and authorities of the Promoter in respect of the said Land by appointing his/her/their own Advocate/s. As requested by the Allottee the Promoter herein have given all information to the Allottee herein and he/she/they are/are acquainted himself/herself/themselves with all the facts as to the marketable title, rights and authorities of the Promoter herein in respect of the said Land and after satisfaction and acceptance of title has/have entered into this Agreement. The



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Allottee has no to the question the title, rights/authorityof the Promoter in respect of the said Land and further Promoter's rights and authority as to enter into this Agreement.

14. THE ALLOTTEE/S OR HIMSELF/THEMSELVES WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER HANDS THE UNIT MAY COME. HEREBY COVENANTS WITH THE PROMOTER AS FOLLOWS:

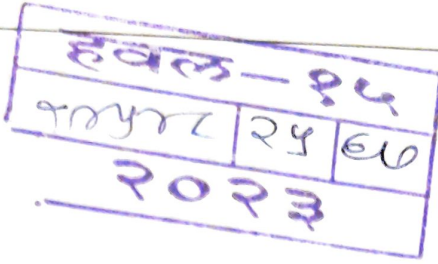
- 14.1** To maintain the said Unit at the Allottee's own cost in good and tenantable repair and condition from the date the of possession of the said Unit is taken and shall not do or suffer to be done anything in or to the said Building in which the said Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said Unit is situated and the said Unit itself or any part thereof without the consent of the local authorities, if required.
- 14.2** Not to store in the said Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said Building in which the said Unit is situated, including entrances of the building in which the Unit is situated and in case any damage is caused to the said Building in which the said Unit is situated or the said Unit on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences thereof.
- 14.3** To carry out at his own cost all internal repairs to the said Unit and maintain the said Unit 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 said Building in which the said Unit is situated or to the said Unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee 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.
- 14.4** Not to demolish or cause to be demolished the said Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Unit or any part thereof, nor any alteration in the elevation and outside color scheme of the said Building in which the said Unit is situated and shall keep the portion, sewers, drains and pipes in the said Unit 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 Building in which the said Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Paradis or other structural members in the said Unit without the prior written permission of the Promoter and/or the Association of Unit holders.
- 14.5** Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Land and the said Building in which the said Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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- 14.6 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said Land and the said Building in which the said Unit is situated.
- 14.7 Pay to the Promoter within 15 (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 Building in which the said Unit is situated.
- 14.8 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 said Unit by the Allottee for any purposes other than for purpose for which it is sold.
- 14.9 The Allottee shall not let, sub-let, transfer, assign or part with interest or beneficial factor of this Agreement or part with the possession of the said Unit until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid.
- 14.10 The Allottee shall observe and perform all the rules and regulations which the Association of Unit holders may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Association of Unit holders regarding the occupancy and use of the said Unit in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- 14.11 Till a conveyance of the structure of the said Building in which said Unit is situated is executed in favour of Association of Unit holders, 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 Building or any part thereof to view and examine the state and condition thereof.
- 14.12 It is hereby agreed that, the time for the payment as specified above is the essence of the contract and on failure of the Allottee to pay the same on due dates, it shall be deemed that, the Allottee has committed breach of any condition of this Agreement and the Promoter herein shall be entitled to take such action as they/it's is/are entitled to take in case of breach of any conditions of this Agreement, including but not limited to the termination of the Agreement.
- 14.13 Not to install any satellite TVC Dish or TV Antenna, broad band antenna or any similar device on the balconies or terrace attached to the said Unit or on top Terrace. Prior written permission for installation of such devices shall have to be obtained from the Promoter or ultimate organization of Unit holders as the case may be and shall only be installed on the topterrace at predetermined places and all wirings cabling shall be done only through designated ducts.
- 14.14 If the Allottee wishes / desires to transfer or assign the Allottee's interest or beneficial factor under this Agreement or part with the possession of or interest in the said Unit, the same will be subject to the prior written consent of the Promoter. In the event of any transfer or



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assignment of the Allottee's interest or beneficial factor under this Agreement or in case the Allottee parts with the possession of or interest in the said Unit, without the prior written consent of the Promoter, such transfer / assignment shall not be valid and binding upon the Promoter. The term 'transfer' shall mean and include, handing over possession of the said Unit to a third party, assignment of the interest and beneficial factor under this Agreement / rights to the said Unit, sale of the said Unit, license / lease of the said Unit.

- 14.15** There is a possibility that there may be some drainage lines, water lines or other utility lines under the car parking which are allotted to the Allottee in the manner as stated in this Agreement and the Allottee after taking possession thereof shall permit the Promoter and or their nominees or the maintenance agency to access the same for repairs and maintenance and for the same the Allottee shall temporarily remove his/her/their vehicles from the car parking for carrying on maintenance works and repairs.
- 14.16** The Allottee shall permit the Promoter and or their nominees or the maintenance agency to have access to any service ducts for required electrical, mechanical plumbing maintenance and breakdown.
- 14.17** After the Promoter hands over possession of the said Unit to the Allottee, the Allottee shall execute such other document such as Supplementary Agreement, Possession Receipt, Indemnity Declaration, Undertaking, and any other related documents, as may be required by the Promoter from time to time.
- 14.18** The Allottee shall offer his/her/their unconditional support for compliance as required by local/state/central government including semi-governmental agencies, pollution control boards which includes the operation of the gensets, rain water harvesting, etc. The Allottee hereby gives his/her/their consent and no objection to the Promoter and/or the ultimate organization of Unit holders or the maintenance company to operate, maintain and run facilities such as rain water harvesting, etc. as per the rules and regulations imposed by the concerned authorities.
- 14.19** The Allottee is/are aware that some or all of the attached terraces/balcony/dry balconies of certain floors may directly be exposed to the sky and the Allottee/s are prohibited from hanging anything from the same.
- 14.20** The Allottee is aware that certain common facilities and common amenities would be developed at the end of the project and that the same may take additional time even if the possession of the said Unit is handed over to the Allottee and the Allottee herewith gives his/her/ their consent to the same.
- 14.21** In case after the possession of the said Unit is handed over to the Allottee and the Allottee lets out or rents or leases or gives on leave and license basis the said Unit, then in such an event, the Allottee shall inform in writing to the Promoter or the ultimate organization of the Unit holders the details of such tenant or licensee or care takers. All the terms and conditions of this present Agreement shall subsist over and be applicable to any such agreement that the Allottee may enter into with while letting out or renting or giving out the said Unit on lease or leave and license basis and any condition contradictory to this present Agreement shall deemed to be void.

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15. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Unit and, if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to purchase the said Unit. In addition to the loan as availed by the Promoter from State Bank of India stated herein above, the Promoter shall be entitled to avail any loan and/or borrowings either as project loan or otherwise under any other nomenclature, either from any bank/s and/or financial institutions for development and completion of construction on the said Land and/or other pieces of land which may be the subject matter of development by the Promoter. For the said purpose the Promoter shall be entitled to create security either by way of mortgage or otherwise, on the said Land and/or other pieces of land which may be the subject matter of development by the Promoter in favour of such bank/s and/or financial institutions and/or person.

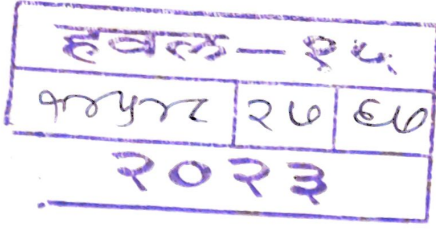
The Allottee hereby has accorded his/her/their irrevocable consent for the Promoter to avail such loan from any bank/s and/or financial institution and/or person, and covenants not to raise any obstruction and/or impediment and/or objection for the same.

However, the Promoter shall always keep the Allottee duly indemnified from repayment of such loan and/or consequences flowing therefrom with cost and expenses.

16. TERMINATION OF THE AGREEMENT:

16.1 Without prejudice to the right of Promoter to charge interest in terms of sub clause 8 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 authority and other outgoings) and on the Allottee committing three defaults of payment of instalments, the Promoter shall be entitled to terminate this Agreement. Provided that, Promoter shall give notice of 14 (Fourteen) days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee or shall send an email 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 intends to terminate the Agreement. Delay in the issuance of any reminder/s or notices from the Promoter shall not be considered as a waiver of Promoter's absolute right to terminate this Agreement.

16.2 If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the aforesaid period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement. The Allottee/s agrees that upon termination of this Agreement by the Promoter in the manner as set out in this Clause or if the Allottee willfully cancels this Agreement for any reason whatsoever, the Promoter shall be released and discharged of any and all liabilities and obligations under this Agreement. Upon such termination, the Allottee/s hereby irrevocably authorizes the Promoter to dispose off and sell the said Flat and all rights incidental thereto to such person or persons at such price and on such terms and conditions as the Promoter may deem think fit in its absolute discretion and the Allottee/s shall not be entitled to raise any objection to the same. Consequent to such termination and upon the Promoter selling the said Flat to a third party, the Promoter and the Allottee shall execute and register a Deed of Cancellation (for the said Flat) and the Promoter shall within 30 (Thirty) days from



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date of execution of the Deed of Cancellation, refund to the Allottee all amounts paid by the Allottee to the Promoter under this Agreement till the date of termination, without any interest or compensation and subject to the following deductions: (i) brokerage/commission/benefit charges, if any, (ii) registration and stamp duty charges, and (iii) amount charged towards GST, VAT, Service Tax, LBT and/or any other taxes paid by the Promoter to the Governmental authorities.

In the event of termination of Agreement as aforesaid, the Allottee will not be entitled to claim/demand any interest and/or compensation from the Promoter. Notwithstanding anything contained above, none of the other rights, remedies, contentions, compensation and claims available to the Promoter against the Allottee on facts and in law on and/or as a result of such termination, shall however, be adversely affected or prejudiced.

17. SPECIFICATIONS AND AMENITIES:

The specifications of the said Unit and fixtures, fittings and amenities to be provided by the Promoter to the said Unit or to the said Building being in which said Unit is situated are described in the **Annexure 'H'** annexed hereto. It is specifically agreed by and between the Parties hereto that no internal modifications and/or changes shall be permitted in the said Unit including its layout, shape or masonry work. If any extra fittings, fixtures, and/or amenities are required by the Allottee, then the Allottee shall inform in writing to the Promoter and if it is feasible for the Promoter, then the Promoter herein at his/its/their sole discretion may provide the same, provided the Allottee accepting the cost/price of such extra amenities and undertakes to pay or deposit the same prior to the commencement of such extra work or such additions.

18. SPECIAL COVENANT AS TO THE ALTERATION AND SCHEME:

18.1 The Promoter herein has reserved the right to amalgamate or sub-divide the said Land. The Allottee shall not raise any dispute thereto nor shall object to the same.

18.2 The Promoter herein have specifically informed to the Allottee and Allottee herein is/are also well aware that, the Promoter herein have developed the entire scheme with intention to have the homogeneity as to height and elevation of the said Building, outer color scheme, terraces, windows and grills etc. and hence the Allottee or any owner or occupier of the units in the said Building or scheme shall and will not be entitled to disturb the aforesaid homogeneity of the scheme or to erect any type of permanent or temporary structure on the terraces or to storesoil or heavy things on terraces. The Allottee herein specifically undertakes to abide by the aforesaid condition and on relying upon this undertaking, the Promoter herein have agreed to allot and sell the said Unit to the Allottee herein on ownership basis, subject to the terms and condition of this Agreement.

18.3 The Promoter herein may provide advanced technology amenities/materials/plants and equipment's in common areas/facilities which may include genset, elevators, electric rooms, etc. for the Unit holders in the said Building in the said Project. The said plants and equipment's are to be operated and/or used and/or maintained by authorized persons with due care and diligence taking into consideration all safety guidelines and measures and in compliance of

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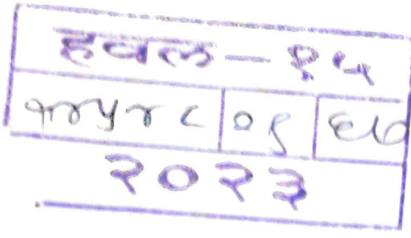


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local, state or central Government regulatory agency. It is specifically agreed between the Parties hereto that, the Promoter shall not be responsible for common areas/ facilities after handing over of the said Unit to Association of Unit holders, and the Association of Unit holders shall set its own norms for use of common advanced amenities in compliance with the applicable laws and rules in force. It is further agreed that the Promoter shall in no manner be responsible or liable for any misuse, injuries, casualties/ calamities or any damages of whatsoever nature caused to any person or property.

19. PAYMENT OF TAXES, CESSSES, MAINTENANCE, ETC.:

- 19.1 From the date of possession in respect of the said Unit the Allottee herein shall be liable to bear and pay all taxes, cesses in respect of the said Unit and non-agricultural assessment in respect of the said Land to the respective authorities or/and to the ad-hoc committee of the Association of Unit holders appointed by the Promoter which is to be formed by the Promoter as stated hereinbefore. But it is specifically agreed between the Parties hereto that, the Promoter shall not be responsible/liable to pay in full or part thereof the aforesaid expenses in respect of unsold Unit in the said Building.
- 19.2 If at any time, after execution of this Agreement, any additional tax /duty /charges/ premium/cess/surcharge etc. such as Goods and Services Tax, Service Tax, Sales Tax, VAT, Work Contract Tax, Additional premium, penalty etc. or by whatever name called, is/are levied or recovered or becomes payable under any Statute/rule/regulation notification order/either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the said Land or the said Unit or this Agreement or the transaction herein, retrospectively or prospectively, the same shall exclusively be paid / borne by the Allottee along with interest, if any. The Allottee shall pay within 7 (Seven) days to the Promoter the amount towards such tax / duty / charges / premium / cess / surcharge/penalty, etc. as and when charged and demanded by the Promoter. The Allottee hereby undertakes and agrees to always keep the Promoter indemnified from any loss/damage /liability arising out of all such levies, costs, and consequences.
- 19.3 The stamp duty is to be paid by the Allottee/s on the amount as per the Ready Reckoner rate or the consideration cost, whichever is higher. The Allottee is also aware, that in case of increase in the market value as per the Ready Reckoner, the Allottee may have to pay additional stamp duty and the Allottee has agreed to pay stamp duty on such higher value. Also if in case there is delay in registration of Agreement by the Allottee and the Ready Reckoner rate at the time of registration of Agreement is higher than the agreed consideration cost, then, the Allottee shall be liable to pay stamp duty on higher cost and also shall also be liable to pay the Income Tax accrued to the PROMOTER as mentioned in section 43CA of the Income Tax Act 1948. The Allottee will be informed about it and Allottee will deposit the same within 7 (Seven) days of receipt of intimation of such dues and if the Allottee fails / neglects to make payment thereof he will have to pay interest at the rate of 18% p.a. on the delayed period and charge of this amount will remain on the said Unit till such amount along with the interest due remains unpaid for by the Allottee.



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19.4 Maintenance:

Within 15 day after notice in writing is given by the Promoter to the Allottee that the Unit is ready for use and occupancy, the Allottee/s herein shall be liable to bear and pay the proportionate charges (i.e. in proportion to the carpet area of the Unit) of outgoing in respect of the said Project namely the local taxes, betterment charges, water charges, insurance, common lights, repairs and salaries of chowkidars, sweepers, etc., and all other expenses towards the common areas and amenities, as specified in Schedule "II" written hereunder.

The Promoters shall either by themselves or by appointing a facility management agency provide for the maintenance of the building/s and common amenities in order to provide standards services as per the industry. The Allottee/s has/have no objection for the Promoters appointing a third-party facility management agency. The said maintenance services shall be only towards such items as is more particularly stated in Annexure – "I" hereunder written.

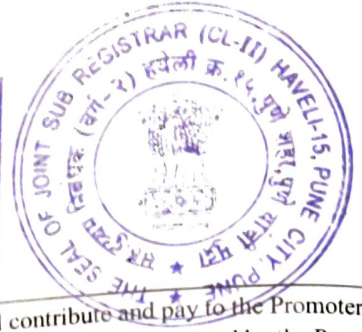
In order to provide continuous and consistent maintenance of the said Project, it has been agreed that all the Unit Allottees including the Allottee/s herein, shall pay to the Promoter, an amount of **Rs. 50,000/- (Rupees Fifty Thousand Only)** towards "Maintenance Corpus Fund", prior to the grant of possession of the said Premises by the Promoter to the Allottee. The Corpus Fund so collected or the balance thereof, after deducting expenses as stated below, will be transferred to and be held by the society/condominium/company that would be formed by the premises holders in the said Project in such proportion as the Promoters deem fit, so that ultimately the management of these funds will be controlled by the premises holders through their respective Ultimate Body/member Society of which they will be members.

It has been agreed that the Allottee shall be liable to pay the outgoing charges towards the maintenance of the common areas and facilities at actual. At the time of delivery of possession of the said Premises by the Promoter to the Allottee/s. the Allottee/s shall also pay to the Promoter an amount of **Rs. 40,032/- (Rupees Forty Thousand and Thirty Two Only)** for his/her/their Premises a lump sum charges for maintenance of common area and facility. The Promoter shall use and utilize the said amount towards maintenance of common area and facility of and in the said Project on the said Property till the handing over of the building to the Association of Allottees to be formed as per the legal norms. The expenses towards maintenance of common amenities will be done as per actual and to at par with industry standards. The allottees provide express consent to the promoter to take any maintenance decisions regarding the said project. In the event the expense increase, the Allottee shall pay such additional amounts as demanded by the Promoter within a period of 15 days from the date on which such demand has been raised by the Promoter, failing which the Promoter shall charge interest @ 18% pa on such amount as is due. Upon failure of the Allottee/s to pay such amount as per the demand raised as aforesaid within 30 days of the demand raised, the Promoter will be entitled to deduct the said amount from Corpus Fund and appropriate the same towards the maintenance charges or even terminate the maintenance arrangement/agreement.

The Promoter shall be entitled to entrust maintenance of common areas and facilities to cooperative Society of the Allottees even prior to the said period, in which case, the Promoter shall also entrust the balance remaining amount received from the Allottees till then. No accounts thereof shall be furnished by the Promoters or the said Facility Management Agency to the Allottee/s or ultimate organization of the tenement Allottees.

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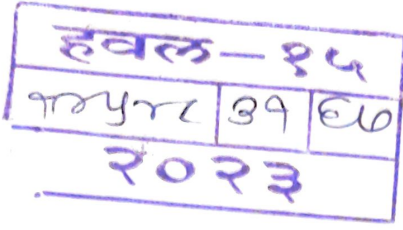


It further specifically agreed that the Allottee/s shall contribute and pay to the Promoters and/or the said maintenance company such additional sums as may be determined by the Promoters or the said maintenance company having regards to inflation from time to time.

The Allottee will be liable to pay additional amount over the above mentioned charges at actuals on request of the Promoters or the Maintenance Agency. The Allottee/s shall also be liable to pay any taxes such as Goods and services tax, VAT, or any other tax or levy, etc., if applicable as regards to the said maintenance service to be provided. It is specifically agreed and covenanted that the Allottee/s or the ultimate organization of the tenement Allottees shall not raise any dispute as regards the maintenance to be carried out or aforesaid maintenance amount charged by the Promoters and/or the said maintenance agency.

The maintenance amount mentioned above shall be maintained by the Promoter in a separate account, and shall be used and utilized by the Promoter as listed, only for the common maintenance of the Project Solitaire Homes, Pashan. The Allottee has understood the entire scheme of maintenance in detail. The Allottee hereby agrees to enter into maintenance/facility management agreement with the Promoters and the Facility Management Agency at the time of taking possession of the Unit. Similarly at the time of taking possession of the Unit for fit-out purposes, the Allottee/s hereby agrees and gives his irrevocable consent to sign off and abide strictly by the Fit-out Manual of the Promoters. The Allottee admits and agrees to the same, so that the maintenance of the entire complex is not hampered in any way due to lack of payment or nonpayment by the Allottee.

19.5 During the defect liability period, the Allottee shall be liable to deposit a sum of Rs. **10,000/- (Rupees Ten Thousand Only)** of the Unit with the Promoters towards interest free refundable security deposit for the due performance of the Allottee's obligations while undertaking interior works/furniture/fit outs in the said Unit. The Allottee/s shall obtain the prior written approval of the Promoter for carrying out such interior/furniture/fit out works. The Allottee shall complete the interior/furniture/fit out works within 90 days of the Promoter granting approval for such works. This Security Deposit shall be refunded by the Promoter to the Allottee without interest against completion of such works provided such work has been carried out as approved by the Promoter and in compliance with the approved plans and there is no alteration / damage caused to the structure/common areas and the finishing and installations in the Building(s)/ common areas. The Allottee shall not make or cause to be made any structural addition or alteration of whatsoever nature in or to the said Unit or any part thereof nor alter the elevation / color scheme of the Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC structures in the said Unit / common area or enclose any balcony or any other usable area. In case there is damage or works, the cost of rectification as determined by the Promoter, will be deducted from the above security deposit, notwithstanding any additional amounts above such security deposit which may be claimed by the Promoter, then the Applicant shall pay such additional amount to the Promoter forthwith. [During this period, the Allottee shall be liable to reimburse the cost of services and facilities made available by the Promoter to the Allottee as maybe determined on an open book basis. In the event the Allottee fails to make payment of the fee as demanded by the Promoter, the Promoter shall be entitled to debit the same to the maintenance amount collected from the Allottee and the Allottee shall be liable to make good such amount on demand with interest @18%p.a.]



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20. OTHER COVENANTS:

20.1 PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES-

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

20.2 SEVERABILITY -

If any provision of this Agreement shall be determined to be void or unenforceable under RERA 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 RERA 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. If any such prohibition or unenforceability substantially affects or alters the terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

20.3 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 Allottees in the said Building, the same shall be in proportion to the carpet area of the said Unit to the total carpet area of all the Units in the said Building.

20.4 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.

20.5 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, after this Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said

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Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pune.

20.6 SERVICE OF NOTICE-

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 : Ms. Vaishali Bharmu Indulkar

(Allottee's Address) : 308, Saidham CHS, Nanabhai L. Paralkar Marg,
Parel Village, Mumbai - 400012

Notified Email ID : vaishali.indulkar@gmail.com

Promoter name : Ashok Dhanraj Chordia

(Promoter Address) : Level 7, Solitaire World, S. No. 36/1/1, Opp. Regency Classic,
Mumbai – Bangalore Highway, Baner, Pune – 411 045.

Notified Email ID : legal@solitaire.in

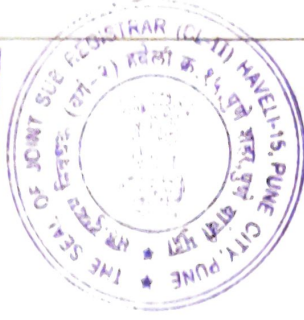
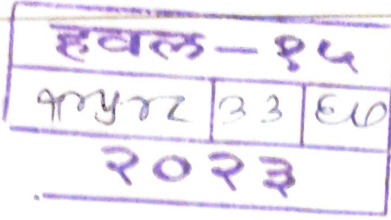
It shall be the duty of the Allottee and the Promoter to inform each other of any change in above address subsequent to the execution of this Agreement by Registered Post, failing to which all communications and letters posted at the above address shall be deemed to have been received by the promoter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

20.7 JOINT ALLOTTEES-

That in case there are Joint Allottees 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.

20.8 RESERVATIONS

- All payments agreed to herein and otherwise required to be made by the Allottee otherwise, shall always be the essence of this Agreement, and failure whereof, shall amount to breach of this Agreement, committed by the Allottee.
- Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Unit or of the said Land and the said Building or any part thereof. The Allottee shall have no claim save & except in respect of the said Unit hereby agreed to be sold to the Allottee, and open spaces, parkings, lobbies etc., will remain the property of the Promoter until the said Land and the said Building save and except any part reserved by the Promoter, is transferred to the Allottees or the Association of Unit holders. The Promoter shall be entitled to dispose of such openspace, terrace, parkings, and garden space etc., to any Purchaser for which the Allottee hereby grants and is always deemed to have granted the consent.
- Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of the time to the Allottee by the Promoter for anything, shall not be construed as waiver or acquiescence on the part of the Promoter of



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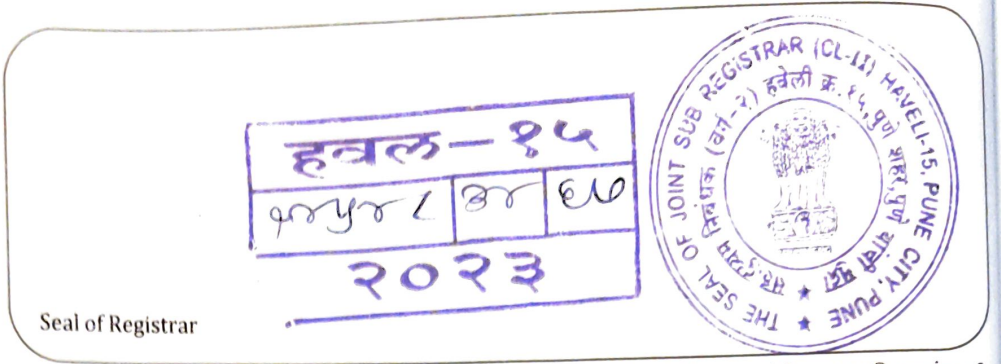
any breach or noncompliance of any of the terms and conditions of this Agreement, nor shall the same in any manner prejudice the rights of the Promoter.

- d. The Allottee shall not, without the written permission of the Promoter, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose of the said Unit, terrace and/or parking nor shall assign this Agreement to any person unless the entire payment under this agreement till then is received by the Promoter. Any breach thereof, shall entitle the Promoter, to terminate this Agreement, without prejudice to any other rights, available to the Promoter under this Agreement and/or other law.
- c. The Allottee shall permit the Promoter and its surveyors or agents with or without workmen and others, at all reasonable times to enter into the said Unit or any part thereof and to make good any defects found in respect of the said Unit or the entire building or any part thereof.

20.9 ENTITLEMENT OF PROMOTER-

The Promoter shall be entitled to sell any Unit, tenements and to allot the exclusive right to use garage, terrace/s, garden space/s, or any others space/s whether constructed or not and called by whatsoever name, etc. that has been or will be permitted by law or by local authority in the concerned locality to any person/s. For the aforesaid purpose the Allottee is/are by executing these presents has/have given his/her/their irrevocable consent and for this reason a separate consent for the same is not required.

- 20.10 In the event of any ultimate organization of the Unit holders being formed and registered before the sale and disposal of all the Units in the said Building/wing, all the power, authorities and rights of the Unit holders herein shall be always subject to the Promoter's over all right to dispose of unsold Units and allotment of exclusive rights to use un-allotted parking space/s, terrace/s, space/s for garden purpose, or other space/s, etc. and all other rights thereto. The Allottee or any other Unit holder in the said Building or ad-hoc committee or Association of Unit holders or the maintenance agency as the case may be shall have no right to demand any amount from the Promoter herein in respect of the unsold Units towards the maintenance charges or proportionate share in the common expenses etc. or any amount under head of donation or transfer charges etc.
- 20.11 Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoter shall have all the rights under this Agreement and other agreements in respect of the other Units shall be subsisting until all the payments inclusive of the amount of consideration, in respect of all the Units in the said Building is received by the Promoter.
- 20.12 The Promoter herein have not undertaken any responsibility nor have they agreed anything with the Allottee orally or otherwise and there is no implied agreement or covenant on the part of the Promoter, other than the terms and conditions expressly provided under this Agreement.
- 20.13 If any marginal open space adjacent to the said Building, at ground floor or adjacent terrace or terrace above any tenement, is allotted by the Promoter to the Allottee of any Unit in the said Building, such respective buyer and Occupier of the such a Unit shall use the same being open space or terrace etc. and is not entitled to erect any type of permanent or temporary structure thereon or to store soil or solid things on any part of the terrace, to use any part of



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the terrace or parapet wall as the part of the flower bed and if any such buyer or Occupier of Unit holders in the said Building commits breach of this condition, the Promoter herein shall be entitled to remove such structure/s of any kind at the cost and risk of such respective Unit holder or occupier and recover the cost of removal from such Unit holder or occupiers. In light of this condition, the Allottee herein undertakes to abide aforesaid condition and undertakes not to erect any type of structure in any Unit being allotted as exclusive right to use the terrace, open space, parking space etc. along with the said Unit, if any.

20.14 The Allottee is/are aware that the perspectives/ elevation plans shown on the sanctioned plans and/or in the brochures are tentative and are likely to undergo change/s in course of construction which the Promoter at its sole discretion may think fit and proper or as may be required by the concerned Authorities/ Government. The Allottee shall have no objection/ complaints of whatsoever on that account and hereby give his/her/their irrevocable consent for such changes.

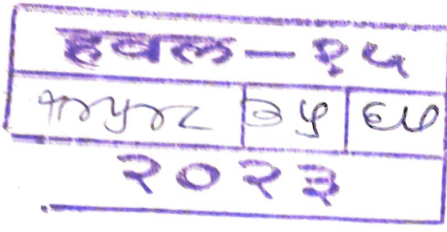
20.15 It is specifically understood that the Brochures, Compact Disc, advertising and marketing material published by the Promoter from time to time in respect of the scheme is just an advertisement material and contains various features such as furniture layout in a Unit, vegetation and plantation shown around the said Building/Unit, colour scheme, vehicles, etc. to increase the aesthetic value only and is not factual. The Brochure/Master Plan is the tentative projection of the whole plan of the said Building. There may/will be variations depending on the practical and technical problems or if so desired by the Promoter and therefore the said Building shall not/may not be the same as in the brochure/master plan. The Promoter shall not be liable for such variations nor shall the Allottee question the same in any manner.

20.16 NAME OF THE SCHEME AND BUILDING/S-

Notwithstanding anything contained anywhere in this Agreement, it is specifically agreed between the Parties hereto that, the Promoter herein has decided to have the name of the Scheme **"Solitaire Homes, Pashan"** and further erect or affix Promoters name, board and writing at suitable places as decided by the Promoter herein on any building/s and at the entrances of the scheme or on the terrace /roof or on water tank or in the lifts or any other place/s in any building/s. The Allottee or other Unit holders in the said Building or proposed ultimate organization of the Unit holders or its successors are not entitled to change the aforesaid project / scheme name / name of the ultimate organization and remove or alter Promoter's name board or writing in any circumstances. This condition is essential condition of this Agreement.

20.17 DISPUTE RESOLUTION-

In case of any dispute, controversy or claim arising out of or in connection with this Agreement, including any question regarding its existence, validity, interpretation, breach or termination, between any of the Parties, such dispute shall be attempted to be resolved by the Parties in good faith, failing which such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof. The Arbitral Tribunal to consist of a sole arbitrator



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to be appointed by the Parties jointly. The place of arbitration shall be Pune and the language of the arbitration proceedings shall be English.

20.18 ENTIRE AGREEMENT-

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Allottee hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Promoter and/or its agents to the Allottee and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allottee in any manner to enter into this Agreement. This Agreement supersedes all previous arrangements, agreements, exchange of documents including marketing materials, brochures etc.

20.19 GOVERNING LAW-

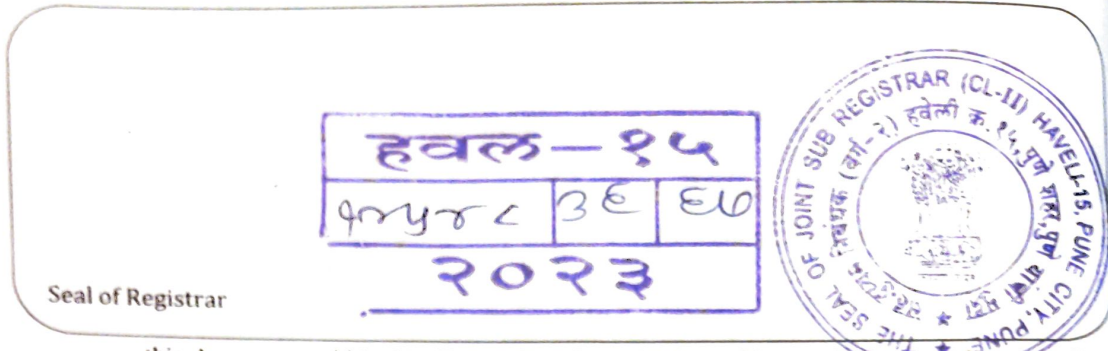
That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune courts will have the exclusive jurisdiction under this Agreement.

20.20 ALLOTTEE/S'S UNDERTAKING -

The Allottee confirms that he has fully read and understood the terms and conditions of this Agreement and agrees to abide by the same at all times. The Allottee further confirms of being fully conscious that it is not incumbent on the part of the Promoter to send him reminders/notices in respect of his obligations as set out in this Agreement and he shall be fully liable for any consequences in respect of defaults committed by him in not abiding by the terms and conditions contained in this Agreement. The Allottee further confirms having sought detailed explanations and clarifications from the Promoter and that the Promoter has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Promoter the Allottee herein has signed this Agreement and has paid the money(ies) hereunder being fully conscious of his liabilities and obligations.

21 BINDING EFFECT, REGISTRATION AND STAMP DUTY

21.1 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 (Thirty) days from the date of receipt of intimation for payment 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 fails to execute and deliver to the Promoter



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this Agreement within 30 (Thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within a further period of 15 (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.

- 21.2 The Allottee shall present this Agreement as well as any other deeds, documents etc. which are to be executed by the parties hereto in pursuance of this presents, at the proper registration office for registration within the time limit prescribed under the Registration Act, 1908 and Promoter after receiving written intimation with copy of the Registration receipt will attend such office and admit execution thereof.
- 21.3 The Allottee herein shall bear and pay stamp duty, if any and registration fees and all other incidental charges etc. in respect of this Agreement and all other agreements, or any final conveyance deed which is to be executed by the Promoter in favor of the Allottee. The Parties herein shall be entitled to get the aforesaid stamp duty adjusted, towards the total duty leviable on the conveyance, which is to be executed by the Promoter in favor of the Allottee/s or in the name of the Society in which the Allottee will be the member in respect of the said Unit.

SCHEDULE - I

OF THE SAID LAND AS REFERRED ABOVE




All that piece and parcel of land area admeasuring 32 ares equivalent to 3200 Sq. Mtrs bearing Survey no. 146/3A/3B/1, PLOT No. 2 lying, being and situated at Village Pashan within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune and which is bounded as under:-

On or towards East	By Survey no. 146/3A/3B/1 PLOT No.1
On or towards South	C.T.S No. 709 and Survey No. 50 (part)
On or towards West	By Survey no. 146/3A/3B/1 PLOT No.3
On or towards North	By Road

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SIGNED AND DELIVERED by the within named **Promoter**.

Name	Photo	Signature	L.H.T.I
MR. ASHOK DHANRAJ CHORDIA			

... PARTY OF THE FIRST PART

SIGNED AND DELIVERED by the within named **Allottee**

Name of the Allottee	Photo	Signature	L.H.T.I
MS. VAISHALI BHARMU INDULKAR			

.. PARTY OF THE SECOND PART

Witnesses

(1) Signature : Shete.
 Name : Sameer m. Shete
 Address : Ganesh Park
 Katraj, pune-46.

(2) Signature: Indulkar
 Name : Kivan B. Indulkar
 Address: Mumbai-12



SCHEDULE II

(Details of the said Unit being subject matter of these presents)

Unit No./Flat No.	1110
Carpet Area	42.08 sq.mtrs. i.e. 453 sq.ft.
Total Usable Area of Attached Balcony	9.57 sq.mtrs i.e 103 sq.ft.
Total Usable Floor Area	51.65 sq.mtrs. i.e. 556 sq.ft.
Floor	Eleventh
Building No./Name	Solitaire Homes Pashan
Four-Wheeler Parking	Right to use One car parking space.

Being constructed on the part of the said Property, more particularly described in Schedule I, written above, together with fixtures, fittings, facilities, amenities, exclusive facility (if specifically agreed to), and together with easements, appurtenances, ingress, egress, incidental and ancillary things thereto, and delineated in the floor map annexed hereto.

SCHEDULE III

(Nature, Extent and Description of Common Areas and Facilities)

COMMON AREAS AND FACILITIES

- Compound wall, main entrance gate with security cabin.
- Landscape garden with walkways, lawns and flower beds.
- Children play area.
- Multipurpose hall and toilets.
- Generator backup for passenger's elevator, pumps, common lights.
- Automatic door passenger's elevators.
- Tiles for staircase tread or riser.
- Internal driveway in paver block/trimix.
- Rain water harvesting for entire project.

The common amenities provided in the scheme would be completed till the completion of the entire scheme.

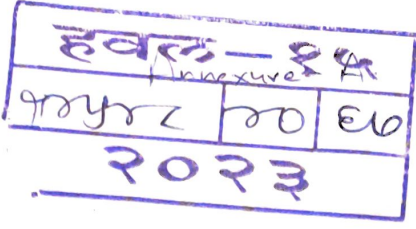
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List of Annexures

Annexure A	NA Order
Annexure B	Commencement Certificate
Annexure B1	Occupation Certificate
Annexure C	Title Report
Annexure D	Form VII and XII
Annexure E	Sanctioned Plan
Annexure F	Floor Plan showing the said Unit
Annexure G	RERA Certificate
Annexure H	Fixtures & Fittings/Specifications and Amenities
Annexure I	Details of the services and expenses to be provided out of the Maintenance Services



तहसिल कार्यालय हवेली, पुणे

१३१, शुक्रवार पेठ, खडकमाळ आळी, पुणे - २

दुरध्वनी क्र. ०२०-२४४७२३४८

ई-मेल- tahsildarhavelipune@gmail.com

जा.क्र.एनए.एसआर/१२८/१९

दिनांक ११/१०/२०१९

प्रति,

गाव कामगार तलाठी पाषाण,
ता. हवेली, जि.पुणे



विषय :- जमिन पुणे

मौजे-पाषाण, ता.हवेली, जि.पुणे येथील जमीन स.नं.१४६/३अ/३ब/१ प्लॉट नं.२ क्षेत्र ३२००.०० चौ.मी. रेखांकनात समाविष्ट केलेले ३२६६.१२ चौ.मी. पे ६६.०८ चौ.मी. रस्त्याखालील क्षेत्र वगळून उर्वरित ३१३३.९२ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ अकृषिक झाल्याची नोंद घेणेबाबत.

- संदर्भ :- १. पुणे महानगरपालिका यांचेकडील पत्र क्र.३००/१९, दि.२२/३/२०१९.
२. श्री.अशोक धनराज चोरडिया यांचा दिनांक २२/८/२०१९ रोजीचा अर्ज.
३. महाराष्ट्र शासन, महसूल व वनविभाग यांचेकडील दि. ०५/०१/२०१७ रोजीची अधिसूचना व शासन परिपत्रक क्र. एनए-२०१७/प्र.क्र.११५/टी-१ दि. १९ ऑगस्ट २०१७
४. कक्ष अधिकारी महसूल व वनविभाग यांचेकडील पत्र क्र.डिईव्ही/३४/२००२/३७/प्र.क्र.५/ल-४. दि.२०/९/२००३.
५. मा.जिल्हाधिकारी साो. पुणे महसूल शाखा पुणे यांचेकडील पत्र क्र.पमह/कावि/१५४४/२०१७, दिनांक १५/९/२०१७.

मौजे-पाषाण, ता.हवेली, जि.पुणे येथील जमिन स.नं.१४६/३अ/३ब/१ प्लॉट नं.२ क्षेत्र ३२००.०० चौ.मी. रेखांकनात समाविष्ट केलेले ३२६६.१२ चौ.मी. पे ६६.०८ चौ.मी. रस्त्याखालील क्षेत्र वगळून उर्वरित ३१३३.९२ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ अकृषिक आकारणी करून मिळावी म्हणून अर्जदार श्री.अशोक धनराज चोरडिया यांनी केलेल्या विनंतीच्या अनुषंगाने आगाऊ विनशेतसारा शासन जमा करणेबाबतच्या मिळकतीचे वर्णन खालीलप्रमाणे आहे.

अ.क्र.	गावाचे नाव	तालुका	सद्वे/गाट/सिटी सर्व्हेनंबर
१	पाषाण	हवेली	१४६/३अ/३ब/१ प्लॉट नं.२
१	जमिन मालकाचे नाव		७/१२ नुसार अर्जदार यांचे एकूण क्षेत्र (चौ.मी)
२	अशोक धनराज चोरडिया		३२००.०० चौ.मी. विनशेती करावयाचे क्षेत्र (चौ.मी.) ३१३३.९२ चौ.मी.

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१४५२७९
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कार्यालयास सादर केलेल्या आहेत. तसेच विपयान्कित मिळकतीवरील पुणे महानगरपालिका यांचेकडील कमन्समेंट सर्टिफिकेट क्र.सीसी/३९२३/२०१८ दि.१६/३/२०१९ अन्यथे दिलेल्या प्रारंभ प्रमाणपत्राची व यांथकाम नकाशाची प्रत सादर केलेली आहे.

सदर प्रकरणात मोजे-पाषाण येथील स.नं.१४६ हा लॅण्ड अंनिलेशन रजिस्ट्रार नुसार देवस्थान म्हणून संबोधण्यात आलेला आहे. त्यानुसार सदरची बिनशेती परवानगी देताना देवस्थान दर्जा कायम ठेवून धारणा अधिकार वर्ग २ नमूद करून सदरची परवानगी देणेत आलेली आहे.

सबब, आपणांस याद्वारे कळविणेत येते की, विपयान्कित जमिनीच्या गाव नमुना नं. ७/१२ व गाव नमुना नं. २ मध्ये अकृषिक झाल्याची नोंद बिनशेतीकडे निवासी क्षेत्र ३१३३.९२ चौ.मी. क्षेत्राची नोंद घेणेत यावी.

सदरची नोंद गाव दफ्तरी घेणेत येऊन दुरुस्त अधिकार अभिलेखाची प्रत अर्जदारास उपलब्ध करून देणेत यावी. व केलेल्या कार्यवाहीचा अहवाल दुरुस्त अधिकार अभिलेखासह या कार्यालयास सादर करावा.

सुनिल कोळी
(सुनिल कोळी)
तहसिलदार हवेली (पुणे)

प्रत :- १. श्री. अशोक धनराज चोरडिया, पत्ता.स.नं.३६/१९, सोल्लिटेअर वर्ल्ड, लेवल८, मुंबई वॉलोर हायवे, वाणेर,
पुणे-४५. यांस माहितीसाठी.

२. उप अभियंता, बांधकाम विकास विभाग, पुणे महानगरपालिका पुणे यांस माहितीसाठी.



सुनिल कोळी
तहसिलदार हवेली (पुणे)

हवल-१५		
४४४८	४२	EU
२०२३		



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९
खालील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम २५३ यातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : PSN/0022/18

Proposal Type : Residential

Case Type : Revised

Project Type : Proposed Building

क्रमांक : CC/0762/21

दिनांक : 30/06/2021



श्री / श्रीमती MR ASHOK CHORDIA व्दारा आर्किटेक्ट / ला. स. श्री AVINASH PURSHOTTAM NAWATHE यांस राहणार पुणे, पेठ महाराष्ट्र
नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपा
लिचेच्या सीमेतील पेठ Pashan घरांक सर्वे नं 146/3A/3B/1 सी. स. न. 672 TO 681&708 हिस्सा नं _____ फायनल प्लॉट क्र _____ प्लॉट क्र २
सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 13/10/2020 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरूस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र
प्राप्त झाल्याशिवाय करण्यात येऊ नये.
 - सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा हया संमतीपत्राचाच
अविभाज्य भाग समजणेत येईल.)
 - सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक
आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - (अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/
अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले
असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - (इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे
समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात
आली आहे असे समजण्यात येईल.
 - (ई) अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५
अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम कात असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली
आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक,
वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.
- काम सुरु करणेपूर्वी एन. ए. ऑर्डर दाखल करणार.

हवल-१५
५०५०८७३ ६०
२०२३



६. अल्पिक घाटला (एन ए अंडी), पु एल सी. आवेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचानलाय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

जटील संघर्षाविषाये कार्य करतांना धुमिलिचल कॉपीरेसन ऑफ, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसूक्त केलेले नियम व पोट नियम वापरा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संभतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

जटील संघर्षाविषाये कोणती कडी शक्य वेत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्वीकरण करून घ्यावे.

विशेष अटी :-

१. तयारवाव इमारती संरक्षणीत वि. वि. नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. या शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अग्रिमन व्यवस्था, विशेष बंधनकारक मधील स्ट्रक्चरल इंजिनियर यांची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत नमुद केलेल्या अटी बंधनकारक राहतील.
३. तयारवाव इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीनुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उर्बाहनधे (लिफ्टचे) इतरांचे लिफ्ट मधील स्थिती विसण्याच्या दुष्टिने पारदर्शक असवेत.
५. बालसंवर्धनकारिता नियोजित इमारतीमध्ये पर्जन्यजलाचे पुनर्भरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा
६. सोलर सिस्टिच्यो बंधना बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. पु.एल.सी. अर्डीमधील सर्व अटी संबंधित मालक /विकसकावर बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कनेक्टिव्हिटी सर्टिफिकेटचे दिनांकपासून १ (एक) वर्षांच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित / स्वतंत्र असा ७/१२ उजारा व मोडणीचा सिटी सर्व्हे कडील नकाशा दाखल करणार.
४. जोला व सुक्या कचऱ्याकरिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरू करण्यापूर्वी मान्यतत्त्वाय दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणेपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसंचे नियमित सर्व्हेरिंग व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पता व संपर्क दुरध्वनी / ध्रमण दुरध्वनी क्रमांक.
७. कुठलेही वाढीव/दुस्त प्रस्ताव मान्यता मागणेपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्तासंठीचे अतिरिक्त चर्टई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरू करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याघेण्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यापत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटलाईड ना हरकत पत्र, भोगवटापत्र मागणेपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.चे निर्धारित केलेले नोटलाईड हमीपत्र करणार.
११. सार्वजनिक वहिवाटीचे व समाईक वापराचे रस्ता/बोव/प्रवेशमार्गाचे वहिवाटीबाबत वाद निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशामध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. सारकत धितीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. ज्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.०० मी. रुंदीचे व्हिजिटरस पार्किंगची रस्ता / फुटपाथ वरून अक्सेस् जबाबदार करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील धितीचा भाग, कॉर्नर पार्ट रस्ताकडी/सेटबॅक पडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवा व नंतर

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- १.५. भविष्यात मान्य नकाशा ल्यावित्तिक कोणतेही बांधकाम (उदा. सर्व मॉर्निंगल अंतर्गत व रोडवरील रोड, पार्किंग वॉल कळज अगार ग्रील लावून
- १.६. प्रकल्पामधील सर्व बांधकाम इमारतीमध्ये घुसविले व वळवुदी करिता ३ लि. (सफरकाम) आणि २. प्रकल्पामधील सर्व बांधकाम इमारती पाण्याचे नळ (विद्य कौक, वेसिव टॅप व नळ) ६लि (पुल पलेश) असे प्रकारचे पलेश असे प्रकारचे पलेश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबाचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पामधील जमिन पातळीपासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व बांधकाम इमारतीमध्ये प्रवासी उद्वाहना पायदर्जाक अशा आगरोधक कार्याच्या पत्र्या वापरलेला पायदर्जाक नकाशा व लिफाफ्यामध्ये ए.सी. डी.जी. कॅमेरा बसविणे.
- १.९. प्रकल्पामधील सिमापितीबाबत विवेचन वॉल बाबत कायद्यातील परिपत्रक क्र. अत अ/अ/म आ/४८३ वि. ५/८/२०१३ च्या अटी बंधनकारक राहतील.

अटी :-

१. विरळ वस्ती भागामध्ये भोगवटायंत्र मागणीपूर्वी प्लॉट आवारात गांढूळ खत निर्मितीसाठी व्यवस्था करणार.
२. बांधकाम जागेचा वापर सुरू करण्यापूर्वी भोगवटायंत्र मागणीपूर्वी अधिशासक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कायदाबाह्य ठेवणार. सरद यंत्रणेची कायदाबाह्य वस्तुवैधता/वस्तुवैधता/वस्तुवैधता करून यंत्रणा नियमित ठेवणार.
३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहना)पारवासा संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
४. या पर्यावरण विभागाकडील वि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास या. केंद्र शासक यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदूषण नियंत्रण बोर्डचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहिल.
५. इतर घटकांचे अटी :-

संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारचे वि.०५/०१/१९८७, वि.०६/१२/२००७, वि.१८/०९/२००८, वि.०२/०३/२०१२, वि.०४/०४/२०१२ नियंत्री मान्य केला आहे. त्यास अनुराकून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रत्येक कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

१. वस्तुवैधता अदा करण्यात आलेले विकासनाचे दाखले/संमतीपत्रे रद्द समजण्यात यावीत.
२. सोबतच्या नवीन/वस्तुवैधता नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
३. सोबतच्या काम आल्यावर गेट-वॉक, मॉर्निंगल ओपन स्पेस व बाबी बांधकाम नियंत्रण कार्यालयाकडून तपारून घ्याव्यात, जोते तपारणी दाखला प्राप्त झाल्याशिवाय जोत्यावरील काम सुरू करू नये.
४. भूमीप्राप्त कार्यालयाभाषित व बांधकाम विकास विभागाकडून रस्ताकंठी प्रमाणपत्रे जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
५. सोबतच्या नकाशावर घागे लिहिलेल्या/चिह्नकवलेल्या अटीवर संमतीपत्र देण्यात येत आहे.
६. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटायंत्र प्रत्येक मालकाने इमारतीसमोर सिमा भितीच्या आत व बाहेर उद्यान विभागाने तपारुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्स्युपन्सी सर्टिफिकेट) भोगवटायंत्र विभागाने नाही.
७. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पूर्णपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
८. इमारतीचे भोगवटायंत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
९. भोगवटायंत्र मागणीचे अर्जापूर्वी या. कार्यकारी अधिपत्या (ट्रेनेज) यांचेकडील ट्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
१०. बांधकाम विकास विभाग, छाल्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अधिपत्या(जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगार ट्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ट्रेनेज कामाचे, ट्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
११. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मागणी पाडून त्यानंतरच नवीन कामास सुरुवात करणार.
१२. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जाद्वारे पूर्णपणे जबाबदार राहणार.

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१९. कायमगरोच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधणी पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र मागण्यापूर्वी पुणे महाानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सर्जन, पथ विभाग, अतिक्रमण इ. विभागांचे रकम व बकबाकी रकम पूर्णपणे भरणाऱे.
२१. अंशतः भोगवटापत्रासाठी रु. २२०/- चे स्टॅम्प पेपरवर इलेक्ट्रॉनिक बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनियरचा वाखला (स्टॅबिलिटी सर्टीफिकेट) दाखल करणार.



R. Wagh
22.7.21

Sd/-
Rupesh Pralhadrao
Wagh
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Sharad Dabgadykharage

उप अधियंता
बांधकाम विकास विभाग
पुणे म न पा

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पुणे महानगरपालिका

बांधकाम विकास विभाग, शिवाजीनगर, पुणे-४११००५

(महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३(१) अन्वये)

भोगवटा पत्र

Full,

भोगवटा क्र मांक: OCC/0064/23

Proposal No.: PSN/0022/18

दिनांक : 17/04/2023

श्री./श्रीमती MR ASHOK CHORDIA राहणार S. No. 36/1/1, SOLITAIRE WORLD, LEVEL 8, MUMBAI - BANGLORE HIGHWAY, BANER, PUNE - 411045 द्वारा ला. आर्किटेक्ट/ इंजिनियर AVINASH PURSHOTTAM NAWATHE आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२, कलम २५३/२५४ व एम्.आर.टी.पी. अक्ट १९६६, कलम ४५/६९ प्रमाणे पुणे, पेट PASHAN, SURVEY NO :146/JA/3B/1 CTS NO :672 TO 681&708 PLOT NO :2 इकडील संमती पत्र/ कमेन्समेंट सर्टीफिकेट क्रमांक CC/0762/21 दिनांक 30/06/2021 अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र/ कमेन्समेंट सर्टीफिकेट प्रमाणे सर्व काही भागाचे काम पुरे झाल्याबद्दल व सदर नविन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती भोगवटा पत्र अदा करण्यात येत असलेल्या भागाचे भोगवटा पत्र मिळण्याबाबत क्रमांक OCN/1448/22 दिनांक 07/02/2023 रोजी अर्ज केल्यावरून आपणांस महाराष्ट्र महानगरपालिका अधिनियम २०१२ कलम २६३ (१) प्रमाणे कळवण्यात येते की, खालील नमुद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

Signature

Sameer Vinayak Gadhal
 कनिष्ठ/शाखा अभियंता
 बांधकाम विकास विभाग
 पुणे महानगरपालिका

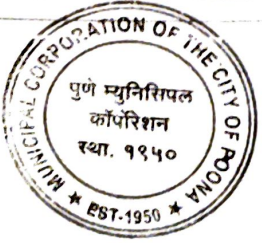


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 Reason: PUNE MUNICIPAL CORPORATION
 Location: PUNE

Sunil Kadam
 उप अभियंता
 बांधकाम विकास विभाग
 पुणे महानगरपालिका

मजले	संपूर्ण पत्रिका	मजले	सहावा मजला
बेसमेंट फ्लोअर	संपूर्ण पत्रिका	सहावा मजला	सदनिका क्र ६०९, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९, ६१०
स्टील्ट मजला	संपूर्ण पत्रिका	सातवा मजला	सदनिका क्र ७०९, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९, ७१०
पहिला मजला	सदनिका क्र १०९, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०	आठवा मजला	सदनिका क्र ८०९, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८, ८०९, ८१०
दुसरा मजला	सदनिका क्र २०९, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०	नववा मजला	सदनिका क्र ९०९, ९०२, ९०३, ९०४, ९०५, ९०६, ९०७, ९०८, ९०९, ९१०
तिसरा मजला	सदनिका क्र ३०९, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०	दहावा मजला	सदनिका क्र १००९, १००२, १००३, १००४, १००५, १००६, १००७, १००८, १००९, १०१०
चौथा मजला	सदनिका क्र ४०९, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९, ४१०	अकरावा मजला	सदनिका क्र ११०९, ११०२, ११०३, ११०४, ११०५, ११०६, ११०७, ११०८, ११०९, १११०
पाचवा मजला	सदनिका क्र ५०९, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९, ५१०	बाबारावा मजला	सदनिका क्र १२०९, १२०२, १२०३, १२०४, १२०५, १२०६, १२०७, १२०८, १२०९, १२१०

असे एकूण १२० सदनिकांसह संपूर्ण इमारत + विस्तृत परिचय



July 27, 2023

SEARCH AND TITLE REPORT

1. PROPERTY DESCRIPTION:

All that piece and parcel of land area admeasuring 32 ares equivalent to 3200 Sq. Mts bearing Survey no. 146/3A-38/1 PLOT No. 2 now bearing CTS no 672 lying being and situated at Village Paston within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, Pune and which is bounded as under:

- On or towards East - By Survey no. 146/3A-38/1 PLOT No. 1.
- On or towards South - By Military area
- On or towards West - By Survey no. 146/3A-38/1 PLOT No. 3.
- On or towards North - By Road

(Hereinafter referred to as the "said land" for the sake of brevity and context)

2. INSTRUCTIONS:

Under the instructions of Ashok Dhanraj Chordia having his office at Level 8, Solitaire World, Survey no. 36/1/1, Village Baner, Taluka Haveli, District Pune (Hereinafter referred to as the said "OWNER"), I have caused the search to have been taken relating to the said land, to also investigated the file thereto.

3. SEARCH:

- a) Accordingly, I have caused the search to be taken in the offices of the Sub-Registrar, Pune, for the period between 1987 till 2021, vide application bearing GRN

CHSL (R/C)		MTR Form No. 200/2018	
REGISTRATION NO.	SERIAL NO.	DATE	STATUS
146/3A-38/1	2	14/07/2023	SEARCHED
146/3A-38/1	2	14/07/2023	INDEXED
146/3A-38/1	2	14/07/2023	VALUED
146/3A-38/1	2	14/07/2023	RECORDED
146/3A-38/1	2	14/07/2023	FILED

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१०१८ २०२३



1. Release deed dated 05.03.2018 for the period of 2018-19 vide application bearing GRN MH066819232021228 dated 14.06.2019 for the period of 2019-21 vide application bearing GRN MH066819232021228 dated 23.02.2021 for the period of 2021-22 vide application bearing GRN No. MH066819232021228 dated 11.07.2022. I have also caused online search on the website of maharashtra.gov.in.

2. Upon the except the transactions herein recorded, no transaction relating to the said land or any transaction encumbering the said land was found. The said search, however, is subject to the registers not available in the said offices. The same, both having been seen, in form condition or not available on the data available on the website of maharashtra.gov.in.

LIST OF DOCUMENTS PRESENT:

- 1. Extract from 1980-2019 and 2019-2021 and C13 Extract 17.09.2021
- 2. Mutation entries: 3420, 3493, 1346, 1371, 1914, 2800, 2419, 3617, 5624, 6174, 6615, 6101 and 6641
- 3. Deed dated 28.12.1975 registered in the office of Sub-Registrar Haveli no. 2 of Tal. Haveli, Dist. Pune, bearing GRN No. 146/3A-38/1
- 4. Deed dated 22.12.1975 registered in the office of Sub-Registrar Haveli no. 2 of Tal. Haveli, Dist. Pune, bearing GRN No. 146/3A-38/1
- 5. Deed dated 25.11.1980 registered in the office of Sub-Registrar Haveli no. 2 of Tal. Haveli, Dist. Pune, bearing GRN No. 146/3A-38/1
- 6. Deed dated 20.11.1980 registered in the office of Sub-Registrar Haveli no. 2 of Tal. Haveli, Dist. Pune, bearing GRN No. 146/3A-38/1
- 7. Mortgage deed dated 03.07.1980 registered in the office of Haveli no. 2 of serial no. 13841/2020

- Release deed dated 14.11.2005 duly registered in the office of Sub-Registrar Haveli no. 19 at serial no. 3910/2005.
 - Partition Deed dated 30.04.2009 duly stamped and registered in the office of Sub-Registrar Haveli no. 19 at serial no. 1476/2009 on 05.05.2009.
 - Order dated 03.11.2017 of SDO, Haveli, Pune in the appeal bearing no. R/S/ APPEAL/ 223/ 2017.
 - Mortgage Deed dated 28.03.2019 duly stamped and registered in the office of Sub-Registrar Haveli no. 15 at serial no. 5103/2019 on the same day.
 - Commencement Certificate dated 16.03.2019 bearing no. CC/3923/18.
 - NA Order dated 17.05.2019 bearing no. NA/SR/130/19.
 - Release Deed dated 21.12.2020 executed between The Malkapur Urban Co. Op. Bank Ltd. & Ashdan Hotel Management Pvt. Ltd. duly stamped and registered in the office of Sub-Registrar Haveli no. 4 at serial no. 7763/2020 on the same day.
 - Mortgage Deed dated 21.12.2020 executed between State Bank of India & Ashok Dhanraj Chordia registered in the office of Sub-Registrar Haveli no. 15 at serial no. 13841/2020 on the same day.
 - Deed of Ratification / Consent dated 22.02.2021 is registered in the office of sub-registrar Haveli no. 15 at serial no. 3886/ 2021 on 24.02.2021.
 - Deed of Further Charge dated 31.03.2022 duly stamped and registered in the office of Sub-Registrar Haveli no. 15 at serial no. 5883/2022 on the same day.
 - Deed of Correction dated 20.07.2022 is registered in the office of sub registrar Haveli no. 15 at serial no. 13355 / 2022 on 26.07.2022.
 - Deed of Correction dated 20.07.2022 is registered in the office of sub registrar Haveli no. 15 at serial no. 13360 / 2022 on 25.07.2022.
- 6. TITLE INCIDENTS:**
- A. For Survey no. 146/3A**

- 1) It is observed that the land bearing Survey no 146/3A admeasuring 56 ares was possessed by Dhanraj Jethmal Marwadi / Chordia in pursuance of Leasehold rights and hence the name of Dhanraj Jethmal Marwadi / Chordia was recorded into the owners column and name of Shankar Hari Dhare was recorded into the other rights column.
- 2) It appears vide mutation entry no 1340 dated 03.08.1955 that Dhanraj Jethmal Marwadi / Chordia died intestate leaving behind his only legal heirs namely his three sons Madanta (9 years), Bal (5 years), Ashok (2.5 years) all through their natural guardian mother Dhanbai Dhanraj Chordia whose names were recorded for 1/3 share and one brother Hirachand Jethmal Chordia whose name was recorded for balance 1/3 share for the lands bearing Survey no. 146/3A and Survey no. 146/3B/1.
- 3) It appears vide mutation entry no. 1371 dated 22.11.1956 pursuant to the order bearing no. SR/1096/56 dated 11.10.1956 of District Inspector Land Records and order bearing no. WS 10/1931/56 dated 31.10.1956 of Mameddar that the name of Bahirovdev seen on 7/12 extract was deleted.
- 4) It is seen from Mutation Entry no. 1919 dated 15.05.1969 that in view of the Standards of Weights and Measures Act and Indian Coinage Act, the area shown there was converted into metric system.
- 5) Pursuant to the application and statement of Dhanbai Dhanraj Chordia the name of Hirachand Jethmal Chordia for 1/3 share was deleted from the lands bearing Survey no. 146/3A. The same is seen to be recorded into the record of rights vide mutation entry no. 2200 dated 23.11.1974.

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- 6) It is noted that Shankar Hari Dhare died intestate in the year 1961 leaving behind his only legal heirs namely two sons Damodar and Shreedhar and a daughter Umabai Keshav Subhedhar. His legal heirs sold the said lands as mentioned below.
- a) Mr. Damodar Shankar Dhare, Gajanan Damodar Dhare and Digambar Damodar Dhare with the consent of Dhanbai Dhanraj Chordia vide Sale Deed dated 09.12.1972 registered in the office of Sub. Registrar Haveli no. 2 at serial no. 569/1977.
- b) Shreedhar Shankar Dhare, Chintaman Shreedhar Dhare, Madhav Shreedhar Dhare and Prabhakar Shreedhar Dhare sold their 1/3rd Share out of the Survey no. 146/3A to Dhanbai Dhanraj Chordia vide Sale Deed dated 26.12.1975 registered in the office of Sub. Registrar Haveli no. 2 at serial no. 3234/1977.
- c) Mr. Damodar Shankar Dhare, Gajanan Damodar Dhare, Digambar Damodar Dhare, Shreedhar Shankar Dhare, Chintaman Shreedhar Dhare, Madhav Shreedhar Dhare, Prabhakar Shreedhar Dhare and Umabai Keshav Subhedhar, sold their balance portion of 1/3rd share out of the Survey no. 146/3A to M/s. Ashok & Company represented through partner Dhanbai Dhanraj Chordia vide Sale Deed dated 25.11.1980 registered in the office of Sub. Registrar Haveli No. 2 at serial no. 4690/1980. However, the name of Dhanbai Dhanraj Chordia is mutated in mutation entry no. 2420 dated 30.05.1981 into the owner's column of the extract in the individual capacity and not being the partner of M/s. Ashok & Company, though the mutation refers in the name of the purchaser as M/s. Ashok & Company.



- 7) It appears vide Mutation Entry no. 3493 dated 22.03.1992 that the remark of "For Government Dues" (Sarkari Baki Karita) was deleted and name of Dhanbai Dhanraj Chordia being mother was recorded on the 7/12 extract of Survey no. 146/3A pursuant to the order dated 12.03.1992 of Tehsildar and order dated 05.03.1992 of SDO Haveli, Pune.

In pursuance thereof, 1/3rd Share is owned by Ashok Dhanraj Chordia, 1/3rd Share is owned by M/s. Ashok & Company a partnership firm through partner Dhanbai Dhanraj Chordia and 1/3rd Share of Survey no. 146/3A is owned by Dhanbai Dhanraj Chordia

B. For survey no. 146/3B/1.

- 1) It is observed that the land bearing Survey no. 146/3B/1 admeasuring 40 ares, was possessed by Dhanraj Jethmal Marwadi / Chordia in pursuance of Leasehold rights and hence the name of Dhanraj Jethmal Marwadi / Chordia was recorded into the owners column and names of Shankar Hari Dhare and Shankar Baiwant Dhurmane in other rights column.
- 2) It appears vide mutation entry no. 1340 dated 03.08.1955, that Dhanraj Jethmal Marwadi / Chordia died intestate leaving behind his only legal heirs namely his three sons Madanta (9 years), Bal (5 years), Ashok (2.5 years) all through their natural guardian mother Dhanbai Dhanraj Chordia whose names were recorded for 1/3 share and one brother Hirachand Jethmal Chordia whose name was recorded for balance 1/3 share for the lands bearing Survey no. 146/3B/1.

- 3) It appears vide mutation entry no. 1371 dated 22.11.1956 pursuant to the order bearing no. SR/1096/56 dated 11.10.1956 of District Inspector Land Records and order bearing no. WS 10/1931/56 dated 31.10.1956 of Mameddar that the name of Bahirovdev seen on 7/12 extract was deleted. It is noted vide letter of Tehsil Office, Haveli dated 03.07.2018 bearing no ABH/A.K/2436/2018 that the name mentioned in the said mutation entry no. 1371 is not available in the records of the concerned authority.

- 4) It is seen from Mutation Entry no. 1919 dated 15.05.1969 that in view of the Standards of Weights and Measures Act and Indian Coinage Act, the area shown there was converted into metric system.

- 5) Pursuant to the application and statement of Dhanbai Dhanraj Chordia the name of Hirachand Jethmal Chordia for 1/3 share was deleted from the lands bearing Survey no. 146/3A and Survey no. 146/3B/1. The same is seen to be recorded into the record of rights vide mutation entry no. 2200 dated 23.11.1974.

- 6) It is noted that Shankar Hari Dhare died intestate in the year 1961 leaving behind his only legal heirs namely two sons Damodar and Shreedhar and a daughter Umabai Keshav Subhedhar. His legal heirs sold the said lands as mentioned below.

- a) Damodar Shankar Dhare and Digambar Damodar Dhare through their attorney holder Gajanan Damodar Dhare, Gajanan Damodar Dhare, Shreedhar Damodar Dhare and Chintaman Shreedhar Dhare through their attorney holder Madhav Shreedhar Dhare, Madhav Shreedhar Dhare and Prabhakar Shreedhar Dhare sold their 1/3rd Share of Survey no. 146/3B/1 to M/s. Ashok & Company represented through partner Dhanbai Dhanraj Chordia vide Sale Deed dated 25.11.1980 registered in the office of Sub. Registrar Haveli No. 2 at serial no. 4690/1980.

of Sub-Registrar Haveli No. 2 of serial no. 4489/1980. However, the name of Dhanibai Dhanraj Chordia is mutated vide mutation entry no. 2419 dated 30.05.1981 into the owner column of the 7/12 extract. In the individual capacity and not being the partner of M/s. Ashok & Company, though the mutation reflects the name of the purchaser as M/s. Ashok & Company. In pursuance thereof, the name of Shankar Hari Dhume in the other rights column of 7/12 extract of Survey no. 146/38/1 was deleted.

It is seen that Shankar Balwant Dhurmane whose name was mentioned in the other rights column of 7/12 extract of Survey no. 146/38/1 had died intestate thereby leaving behind his legal heirs Son, Utkas and others who have released their rights, title and interest in the said Survey no. 146/38/1 in favour of Dhanibai Dhanraj Chordia, Madan Dhanraj Chordia, Balchandra Dhanraj Chordia and Ashok Dhanraj Chordia vide Bachavapatra dated 03.07.1980 registered in the office of Haveli no. 2 of serial no. 2684/1980. This fact was recorded vide Mutation Entry no. 3493 dated 22.03.1992. In pursuance of the said Mutation Entry no. 3493 dated 22.03.1992 the remarks of 'for Government Dues (Sarkar Baki Karita) and the name of Shankar Balwant Dhurmane in the other rights column of 7/12 extract of survey no. 146/38/1 was deleted.

Accordingly, as detailed hereinabove the land bearing survey no. 146/3A and 146/3B/1 is seen to be owned and possessed by Dhanibai Dhanraj Chordia, Ashok Dhanraj Chordia and M/s. Ashok & Company.

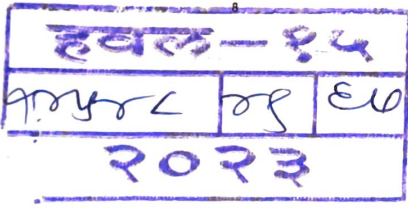
It is informed by the said owner, the partnership firm M/s. Ashok & Company was constituted of partners namely Ashok Dhanraj Chordia, Madan Dhanraj Chordia, Balchandra Dhanraj Chordia and Dhanibai Dhanraj Chordia. The said partnership firm

was later dissolved and the said survey nos. 146/3A and 146/3B/1 instated in the individual name of Ashok Dhanraj Chordia, Madan Dhanraj Chordia, Balchandra Dhanraj Chordia and Dhanibai Dhanraj Chordia, they all being partner of the said partnership firm.

8) It appears vide mutation entry no. 5617 dated 17.01.2005, that Madan Dhanraj Chordia died intestate leaving behind his only legal heirs namely his wife Vasumati Madan Chordia (52 years), his two sons Vishal (29 years) and Vaibhav (27 years) and his daughter Shradha (25 years) whose names were recorded onto the record of rights of said survey nos. 146/3A and 146/3B/1.

9) It is seen that vide Release Deed dated 14.11.2005 Dhanibai Dhanraj Chordia released her rights, title and interest in the land bearing Survey no. 146/3A and 146/3B/1 in favour of Balchandra Dhanraj Chordia, Ashok Dhanraj Chordia, Vasumati Madan Chordia, Vishal Madan Chordia, Vaibhav Madan Chordia and Shradha Madan Chordia. The said Release deed dated 14.11.2005 is duly stamped and registered in the office of Sub-Registrar Haveli no. 19 at serial no. 3910/2005 on the same day. In pursuance of the said Release Deed dated 14.11.2005 the name of Dhanibai Dhanraj Chordia was deleted from the record of rights of Survey no. 146/3A and Survey no. 146/3B/1 vide Mutation Entry no. 5624 dated 28.02.2005.

10) It is seen that vide Partition Deed dated 30.04.2009 the land bearing Survey no. 146/3A and Survey no. 146/3B/1 was partitioned amongst the owners Balchandra Dhanraj Chordia, Ashok Dhanraj Chordia, Vasumati Madan Chordia, Vishal Madan Chordia, Vaibhav Madan Chordia and Shradha Madan Chordia.



Vaibhav Madan Chordia,
 Shradha Madan Chordia,

The said Partition Deed dated 30.04.2009 is duly stamped and registered in the office of Sub-Registrar Haveli no. 19 at serial no. 1476/2009 on 05.05.2009. In pursuance of the said Partition Deed dated 30.04.2009 1/3rd share out of the Survey no. 146/3A and Survey no. 146/3B/1 was allotted to each namely - (I) Balchandra Dhanraj Chordia (1/3rd portion on the Eastern side), (ii) Ashok Dhanraj Chordia (1/3rd portion on the East-West side) and (iii) legal heirs of Madan Dhanraj Chordia namely Vasumati Madan Chordia, Vishal Madan Chordia, Vaibhav Madan Chordia and Shradha Madan Chordia (1/3rd portion on the Western side). Accordingly, the effect of the said Partition Deed dated 30.04.2009 was brought onto record of rights vide Mutation Entry no. 6174 dated 03.02.2014 but the same was cancelled by original admission, Kolhrud Pune since the notice was not given. It is seen that aggrieved by the cancellation of the said mutation Balchandra Dhanraj Chordia and others filed an appeal bearing no. 223/2017 U/S 247 of The Maharashtra Land Revenue Code, 1966. Pursuant to the order dated 03.11.2017 of SDO, Haveli, Pune the appeal bearing no. RTSI/ APPEAL/ 223/ 2017, the effect of the said Partition Deed dated 30.04.2009 was brought onto record of rights vide Mutation Entry no. 615 dated 22.12.2017. Accordingly, the lands bearing Survey no. 146/3A and Survey no. 146/3B/1 were amalgamated, renumbered and divided and hence listed as follows:

Survey number and area	Owner
Survey no. 146/3A-3B/1 (Plot no.1) measuring 32 ares	Balchandra Dhanraj Chordia
Survey no. 146/3A-3B/1 (Plot no.2) measuring 32 ares	Ashok Dhanraj Chordia
Survey no. 146/3A-3B/1 (Plot no.3) measuring 32 ares	Vasumati Madan Chordia, Vishal Madan Chordia

- 11) It is seen from Mutation Entry no. 6657 dated 19.04.2018 that some rectifications were carried onto the 7/12 extract.
- 12) It is seen that the said land is mortgaged to The Malkapur Urban Co-operative Bank Limited, Kolhrud, Pune Branch vide Mortgage Deed dated 28.03.2019 duly stamped and registered in the office of Sub-Registrar Haveli no.15 at serial no.5105/2019 on the same day which was recorded onto the revenue records vide Mutation Entry No.6843 dated 28.02.2020. However, on repayment of all dues, The Malkapur Urban Co. Op. Bank Ltd. executed a Release Deed dated 21.12.2020 duly stamped and registered in the office of Sub-Registrar Haveli no.4 at serial no.7743/2020 on the same day. As such the charge stands released. However, the same is required to be deleted from the revenue records.
- 13) It is seen vide the Lease Deed dated 28/10/2020 registered in the office of Sub-Registrar Haveli no.15 at serial no.11969/2020 on 29/10/2021 that the owner has granted an lease for a period of 99 years the land area admeasuring 25 sq.mts. to the Maharashtra State Electricity Distribution Company Limited.
- 14) Thereafter the said Owner mortgaged the said Land to the State Bank of India vide Mortgage Deed dated 21.12.2020 registered in the office of Sub-Registrar Haveli no. 15 at serial no.15841/2020 on the same day. Subsequently, a Deed of Ratification / Consent dated 22.02.2021 is registered in the office of sub-registrar Haveli no.15 at serial no.3686/ 2021 on 24.02.2021 read with Deed of Correction dated 20.07.2022 is registered in the office of sub-registrar Haveli no.15 at serial no.13355 / 2022 on

26.07.2022 for adding Ashok Chordia as a consenting party to the Mortgage Deed dated 21.12.2020.

5) The said Owner has also created a further charge vide Mortgage Deed dated 31.03.2022 registered in the office of Sub Registrar Haveli no. 15 at serial no. 5883/2022 on the same day. Subsequently, a Deed of Correction dated 20.07.2022 is registered in the office of sub registrar Haveli no. 15 at serial no. 13360 / 2022 on 25.07.2022 for rectification in Mortgage Deed dated 31.03.2022.

6. OPINION

On perusal of the documents as referred to hereinabove and the information from the said Owner, I am of the opinion that the said Land bearing Survey no. 146/3A-3B/1 PLOT No. 2 admeasuring 32 ares is owned and possessed by Ashok Dhanraj Chordia and has clean, clear and absolute marketable title over the said Land **save and except** the charge of State Bank of India and the charge of purchasers to the respective units purchased through respective unit agreements in the project implemented on the said Land.



Prajakta M. Vanjari
24/07/2022
Prajakta M. Vanjari
Advocate

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Annexure - D



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अगिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अगिलेख आणि नोंदनाच्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पाषाण (५५६२३०)

तालुका :- हवेली

जिल्हा :- पुणे

क्रमांक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कूळ, खंड व इतर अधिकार
क्रमांक हे.आर.खौ.मी	१८९९	अशोक धनराज चोरडीया	०.३२.००	१.६५		(६६९५)	कूळाचे नाव व खंड
भोगवट्टा योग्य क्षेत्र							इतर अधिकार
०.३२.००							वोजा - सहकारी बँक
							दिनांक १७/०२/२०२० रोजी दि मलकपुर अर्बन
							को-ऑप बँक लि. मलकपुर चा अशोक धनराज
							चोरडीया यांच्या नावे र.रु.१०००००००/- कर्ज. (
							६८४३)
							वोजा - राष्ट्रीयकृत बँक गहाण
							दिनांक २३/१२/२०२० रोजी स्टेट बँक ऑफ इंडिया
							चा अशोक धनराज चोरडीया यांच्या नावे
							र.रु.२००००००००/- कर्ज. (६९८९)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ६९९९ व दिनांक : ०३/०२/२०२२
१.६५							
विशेष							
१.६५							
 							
<p>Dated Copy</p>							
<p>सीमा आणि मुमापन चिन्हे</p>							

हा ७/१२ अगिलेख (दि. ०३/०२/२०२२ ०५:०५:०३ PM रोजी) डिजिटल स्वाक्षरीत कोला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.न.७ मध्ये प्रलंबित असलेल्या फेरफार क्र.७०४८ ची साद्यस्थिती <http://mahabum.gov.in/aaplichaawd> या संकेत स्थळावर पहावी.

सुचना २ : गा.न.न.१२ मध्ये यिकांची माहिती अद्यावत झाली आहे परंतु सदर नोंदी या ७/१२ वर उपलब्ध नाहीत.

७/१२ डाउनलोड दि. : २२/०८/२०२२ : १५:०४:०७ PM वेळता पडताळणीसाठी <https://digitalsabara.mahabum.gov.in/dsb/> या संकेत स्थळावर जाऊन 2507100001331790 हा क्रमांक

पृष्ठ क्र. १/२

Digital



हवल-१५
११५४८ ५२ EU
२०२३



गाव नमुना बारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे] नियम १९७१ यातील नियम २९]

जिल्हा :- पुणे

गाव :- धाढापण (५५६२३०)

तालुका :- हवेली

भुमापन क्रमांक व उपविभाग

१४६/३अ/३ब/५/प्लॉट नं २

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन			
मिश्र पिकाखालील क्षेत्र										निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र	
घटक पिके व प्रत्येकाखालील क्षेत्र										पिकांचे नाव	जल सिंचित	अजल सिंचित			
वर्षे	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
										हे.अप.पी.पी	हे.अप.पी.पी			हे.अप.पी.पी	

टीप :- *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

Dated Copy



हा ७/१२ अभिलेख (दि. ०३/०२/२०२२, ०५:०३ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर -

सुचना १ : गा.न.नं. ७ मध्ये प्रलंबित असलेल्या फेरफार क्र.७०४८ ची सद्यस्थिती <http://mahabhumi.gov.in/applichawdi> या संकेत स्थळावर पहावी.

सुचना २ : गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली आहे परंतु सदर नोंदी या ७/१२ वर उपलब्ध नाहीत.

७/१२ डाउनलोड दि. : २२/०८/२०२२ : १५:०४:०६ PM. वैधता पडताळणीसाठी <https://digitaisatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001331790 हा क्रमांक

AREA STATEMENT

1. Plotted Area	2. Area of Open Space	3. Area of Building	4. Area of Terrace	5. Area of Platform	6. Area of Road	7. Area of Driveway	8. Area of Garden	9. Area of Pond	10. Area of Well	11. Area of Gate	12. Area of Wall	13. Area of Fencing	14. Area of Boundary	15. Area of Other	16. Total Area
1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00

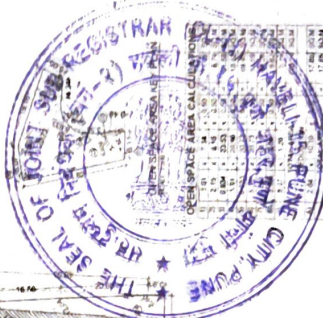
APVALSH NAWATHE ARCHITECTS
 101, G. K. ROAD, MAROL NAGAR, PUNE - 411 004

OWNER'S DECLARATION
 I, _____, being the owner of the above mentioned plot of land, do hereby declare that the above mentioned plan is true and correct and I have no objection in the construction of the above mentioned building on the above mentioned plot of land.

RECEIVED
 24/12/12
 APPROVED AND AUTHORIZED
 URBAN INFRASTRUCTURE DEVELOPMENT
 CORPORATION, PUNE

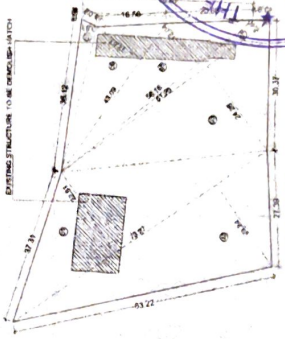
हवाल - १५
 अत्रिउ ५३ ६०
 २०२३

LOCATION PLAN
 SCALE: 1:1



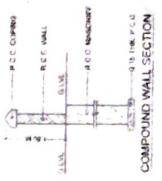
TOTAL AREA STATEMENT (S & T D R)

1. AREA OF THE PLOT
2. AREA OF THE BUILDING
3. AREA OF THE TERRACE
4. AREA OF THE PLATFORM
5. AREA OF THE ROAD
6. AREA OF THE DRIVEWAY
7. AREA OF THE GARDEN
8. AREA OF THE POND
9. AREA OF THE WELL
10. AREA OF THE GATE
11. AREA OF THE WALL
12. AREA OF THE FENCING
13. AREA OF THE BOUNDARY
14. AREA OF OTHER
15. TOTAL AREA



PLOT AREA CALCULATIONS

Sl. No.	Description	Area (Sq. M)
1	Total Plot Area	3103.50
2	Area of Building	1000.00
3	Area of Terrace	1000.00
4	Area of Platform	1000.00
5	Area of Road	1000.00
6	Area of Driveway	1000.00
7	Area of Garden	1000.00
8	Area of Pond	1000.00
9	Area of Well	1000.00
10	Area of Gate	1000.00
11	Area of Wall	1000.00
12	Area of Fencing	1000.00
13	Area of Boundary	1000.00
14	Area of Other	1000.00
15	Total Area	15017.50



COMPound WALL SECTION

PERMITTED AREA REQUIRED BY LAWS

1. MINIMUM AREA	2. MAXIMUM AREA	3. MINIMUM HEIGHT	4. MAXIMUM HEIGHT
1000.00	1000.00	1000.00	1000.00

PLUMBING AREA STATEMENT (S & T D R)

1. AREA OF THE PLOT
2. AREA OF THE BUILDING
3. AREA OF THE TERRACE
4. AREA OF THE PLATFORM
5. AREA OF THE ROAD
6. AREA OF THE DRIVEWAY
7. AREA OF THE GARDEN
8. AREA OF THE POND
9. AREA OF THE WELL
10. AREA OF THE GATE
11. AREA OF THE WALL
12. AREA OF THE FENCING
13. AREA OF THE BOUNDARY
14. AREA OF OTHER
15. TOTAL AREA

SEWERAGE AREA STATEMENT (S & T D R)

1. AREA OF THE PLOT
2. AREA OF THE BUILDING
3. AREA OF THE TERRACE
4. AREA OF THE PLATFORM
5. AREA OF THE ROAD
6. AREA OF THE DRIVEWAY
7. AREA OF THE GARDEN
8. AREA OF THE POND
9. AREA OF THE WELL
10. AREA OF THE GATE
11. AREA OF THE WALL
12. AREA OF THE FENCING
13. AREA OF THE BOUNDARY
14. AREA OF OTHER
15. TOTAL AREA

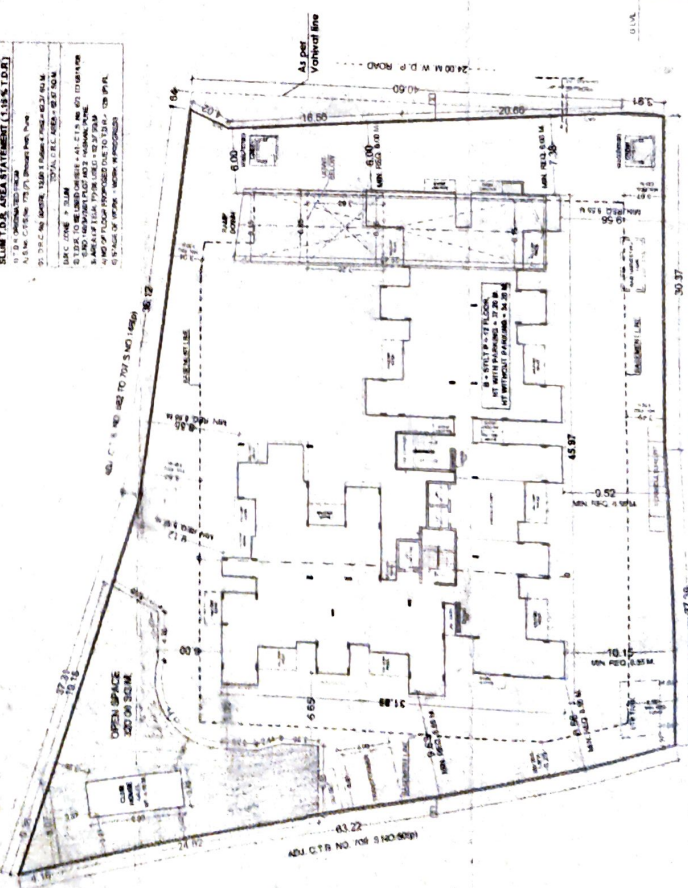
Sl. No.	Description	Area (Sq. M)	Volume (Litres)	Capacity (Litres)
1	Open Space	1000.00	1000.00	1000.00
2	Building	1000.00	1000.00	1000.00
3	Terrace	1000.00	1000.00	1000.00
4	Platform	1000.00	1000.00	1000.00
5	Road	1000.00	1000.00	1000.00
6	Driveway	1000.00	1000.00	1000.00
7	Garden	1000.00	1000.00	1000.00
8	Pond	1000.00	1000.00	1000.00
9	Well	1000.00	1000.00	1000.00
10	Gate	1000.00	1000.00	1000.00
11	Wall	1000.00	1000.00	1000.00
12	Fencing	1000.00	1000.00	1000.00
13	Boundary	1000.00	1000.00	1000.00
14	Other	1000.00	1000.00	1000.00
15	Total	15017.50	15017.50	15017.50

OVER HEAD WATER REQUIREMENT

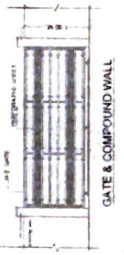
1. AREA OF THE PLOT	2. AREA OF THE BUILDING	3. AREA OF THE TERRACE	4. AREA OF THE PLATFORM	5. AREA OF THE ROAD	6. AREA OF THE DRIVEWAY	7. AREA OF THE GARDEN	8. AREA OF THE POND	9. AREA OF THE WELL	10. AREA OF THE GATE	11. AREA OF THE WALL	12. AREA OF THE FENCING	13. AREA OF THE BOUNDARY	14. AREA OF OTHER	15. TOTAL AREA
1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00

PROVISION OF UTILITIES

1. WATER SUPPLY	2. SEWERAGE SYSTEM	3. ELECTRICAL SUPPLY	4. GAS SUPPLY
1000.00	1000.00	1000.00	1000.00



LAYOUT PLAN
 SCALE: 1:200

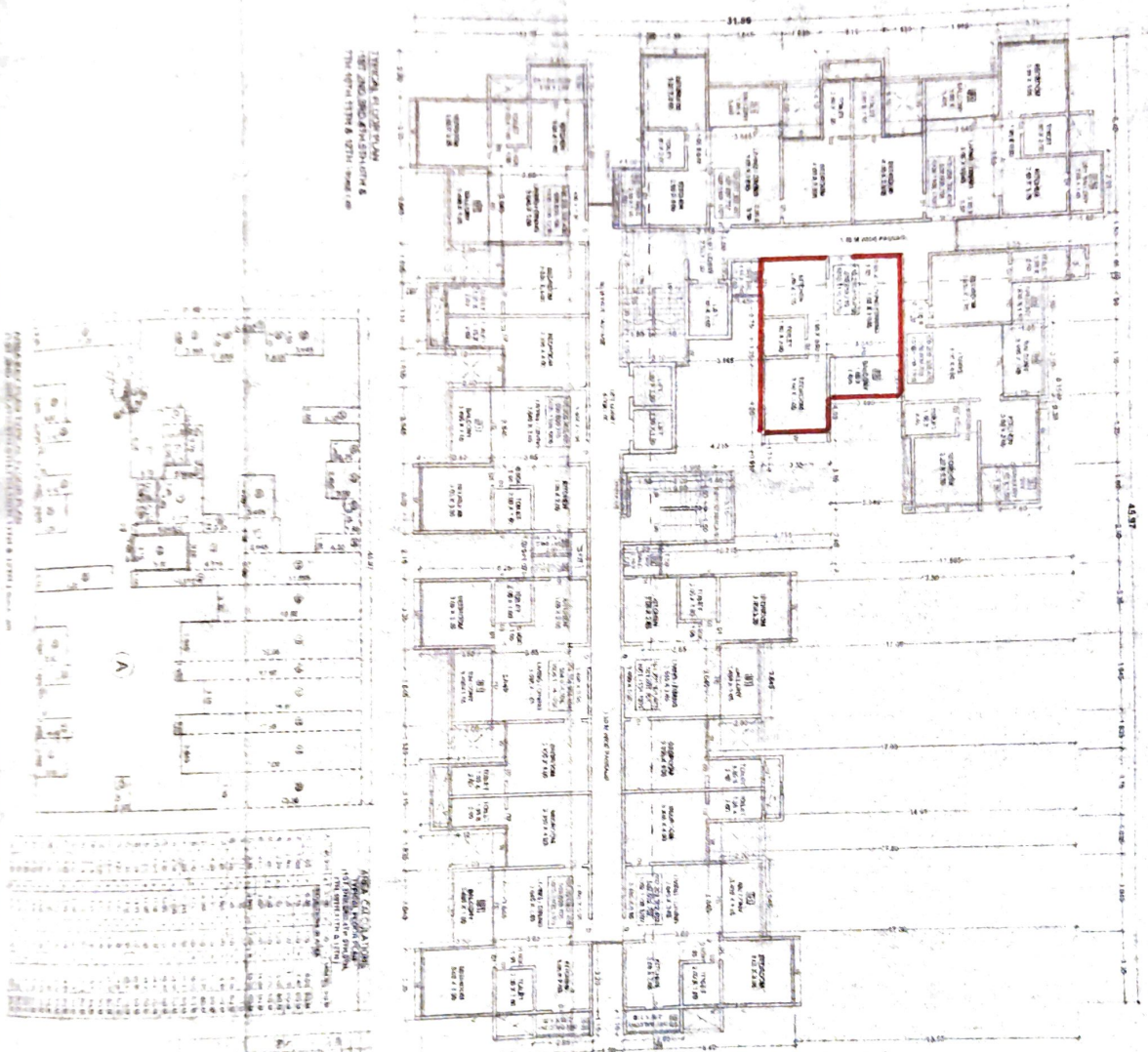


GATE & COMPOUND WALL



SUMP WELL SECTION

Annexure F
 11th floor, Solitaire Homes Parhan.



हवाल-१५
 ५४६०
 २०२३



STAMP OF APPROVAL

Joint Sub Registrar (City) Parhan

11th floor, Solitaire Homes Parhan

2023

Presented by
 Mr. C. R. Bhatnagar
 At: C. R. Bhatnagar & Co.
 5, No. 146, Laxmi Park Road, Parhan, Dist. Jaipur

हवल-१५
१०५२८ ५५ ६०
२०२३



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : PS2100020048

Project: Solitaire Homes Pashan, Plot Bearing / CTS / Survey / Final Plot No.: C. T. S. NO.672 To 681 AND 708 S.No. 146/3A/3B/7, PLOT NO. 2, PASHAN, PUNE at Pashan, Havelli, Pune, 411045:

1. Mr./Ms. Ashok Dhanraj Chordia son/daughter of Mr./Ms. Dhanraj Tehsil: Havelli, District: Pune, Pin: 411045, situated in State of Maharashtra.
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 (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 15/05/2019 and ending with 30/06/2023 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 25-06-2020 10:38:16

Dated: 18/05/2020
Place: Mumbai

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

हवाम-२५		
१०५१८	५६	ANNEXURE 'H'
२०२३		



1. Structure
 - RCC Framed Structure.
 - External wall with sand faced plaster & paint.
 - Partition walls in block/fly ash brick masonry with POP/Gypsum finish plaster.
2. Flooring & DADO
 - Tiles for Living, Flat lobby, Master bedrooms, kitchen, dining.
 - Tiles in common bedroom & all toilet & kitchen dado.
 - Tiles in attached terrace & toilets.
3. Kitchen
 - Granite stone top otta.
4. Toilets
 - Concealed plumbing with Hot & Cold arrangements in toilets.
 - Standard make CP fittings.
 - Water closet with health faucet and concealed flush valve.
5. Electrification & Cabling
 - Concealed copper wiring with modular switches in all flats.
 - Provision of telephone in living rooms.
 - Provision of electrical point for AC in M.B.
 - Provision of Electrical points for washing machine, water purifier & fridge.
 - V.D.P. for security.
 - Exhaust fan in toilets (Provision only)
 - Water purifier in kitchen.
6. Doors
 - Flush door with both side laminate finish for all doors.
7. Windows
 - Windows: Aluminium material with mosquito net.
8. Painting
 - OBD for internal walls.
 - Apex for external walls.

हवल-१५
१०५०२ ५६ ६०
२०२३



Annexure 'I'

SERVICES

- Housekeeping and cleanliness of the common areas and facilities.
- Maintenance contracts of lifts, generators, Sewage Treatment plant (STP), pumping system, water pumps, Organic Waste Converter (OWC), Tank cleanings, Fire Fighting Equipment's, Solar System and Intercom.

EXPENSES

- Running cost of all the equipment and instruments above (except the cost of electricity & diesel of generator supply to the said Building, which would be payable by the Allottee proportionately together with other Allottees in the said Building).
- Common electricity bills for common area of the said Building and the common areas and facilities
- Security charges.
- Gardening charges.
- Running expenses for any common areas and facilities.
- Administration expenses, salaries, remunerations, commissions, payments of work orders, etc. for staff engaged by the FMC for the said Building.
- Any applicable taxes.
- Pest control expenses.
- Expenses incurred for maintenance of common service lines & replacements of electric switches /light points.
- Elevator repairs & maintenance contracts along with lift inspection charges.
- Operational and electricity charges for the sewage treatment plant for the said Building.
- Property tax for Club House, if any

The Promoter has informed the Allottee and the Allottee agrees that expenses for services other than the aforementioned services shall be separately paid by the Allottee and/ or the Association of Unit purchasers.

हवेली-१५		
१२५०८	५०	६०
२०२३		



घोषणापत्र

मी बाळू उर्फ नथू नामदेव मांगडे याद्वारे घोषित करतो की, मा. दुय्यम निबंधक हवेली क्र. १५, पुणे यांचे कार्यालयात कराजामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अशोक धनराज चोरडिया व इतर यांनी मा. दुय्यम निबंधक हवेली क्र. १९ यांच्या कार्यालयात दिनांक ०२/०३/२०१२ रोजी दस्त क्रमांक ३९९३/२०१२ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिष्टेस मी पात्र राहिन याची मला जाणीव आहे.

24
दिनांक : 19/4/2023

कुलमुखत्यारपत्र धारकाचे

नाव : बाळू उर्फ नथू नामदेव मांगडे

सही :

हवल - १५
 १०५१८ ५९ ६०
 २०२३



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ASHOK DHANRAJ CHORDIA
 DHANRAJ JETHAMAL CHORDIA

12/09/1953
 Permanent Account Number

AAMP9919J

Signature



A..C

आयकर विभाग
 INCOME TAX DEPARTMENT


भारत सरकार
 GOVT. OF INDIA

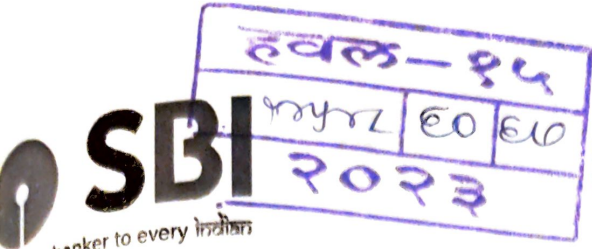
MANGDE NATHU
 NAMDEO SAVALA MANGDE

01/03/1964
 Permanent Account Number

ATUPM5336L

Signature





The banker to every Indian
TO
THE BRANCH MANAGER,
STATE BANK OF INDIA.

Ref No: RMRE/NOC/SOLITIERHOMES/2021-22/43

Date: 15.07.2023

Dear Sir

NO OBJECTION CERTIFICATE (NOC) FOR SALE OF THE UNIT No 1110 AS PER ENCLOSED ANNEXURE CONSTRUCTED BY ASHOK DHANRAJ CHORDIA TO BE PURCHASED BY VAISHALI BHARMU INDULKAR.

With reference to the letter No. Nil dated 12.07.2023 received by us from the Mortgagors and Borrower, whereby request was made for issue of NOC for sale of the above-mentioned unit.

1. This is to confirm that the aforesaid unit has been mortgaged by **Ashok Dhanraj Chordia (Mortgagor)** in favor of **State Bank of India**, with respect to the facilities sanctioned to the **Ashok Dhanraj Chordia (Borrower)** by us.

2. We have been informed by the Borrower that **VAISHALI BHARMU INDULKAR (Purchaser)** has agreed to purchase the said unit (as mentioned in the Annexure) from the Borrower.

3. The Borrower / Mortgagor has requested us to release our charge on the said Unit to enable the Borrower to sell the said Unit.

4. We state that the consent is hereby accorded, for the release of our mortgage / charge over the said Unit and that we shall have no claim, right title or interest in respect of the said Unit whatsoever upon fulfillment of the following conditions:

i. The consent hereby granted is restricted to release of mortgage / charge over the said Unit in the Project named "**SOLITAIRE HOMES PASHAN**" S.No.: 146/3A/3B/1, **PASHAN PUNE 411021** in order to enable the Borrower to sell the said Unit and to facilitate to raise any loan for the purchase of the said Unit and will not in any manner affect SBI charge on residual premises. Notwithstanding anything contained here in above, the consent hereby granted shall not authorize **ASHOK DHANRAJ CHORDIA (Borrower)** to sell any other unit in the said project without applying to State Bank of India for its consent;

bank.sbi

+91 020 - 25531836
+91 020 - 25532975
+91 020 - 25531055(Acct)
+91 020 - 25532765(Forex)
sbi.01110@sbi.co.in
Branch Code : 01110

डेक्कन जिमखाना शाखा,
दुसरा मजला, शिरोळे भवन,
जंगली महाराज रस्ता,
पुणे - 411 004. भारत

डेक्कन जिमखाना शाखा,
दुसरी मंजिल, शिरोळे भवन,
जंगली महाराज रोड,
पुना - 411 004. भारत

Deccan Gymkhana Branch,
2nd Floor, Shirole Bhavan,
Jangli Maharaj Road,
Pune - 411 004. India



2021

एक भारतीय से एक भारतीय

हवल-१५
११५४८ ६९ ६०
२०२३



ii. The consent hereby granted is subject to the Purchaser / Borrower, depositing all the moneys / balance monies payable that from consideration for the purchase of the said unit / premises into the "Ashok Dhanraj Chordia's SBI Escrow account no. 39757182275" (IFSC Code SBIN0001110) opened by the Borrower with STATE BANK OF INDIA, DECCAN GYMKHANA PUNE BRANCH, 2nd Floor, Shirole Bhavan, Above PMT Bus Stand, J M Road Pune 411004. The money is to be paid through cheques that are drawn in favour of the above-mentioned account or through any other mode of payment (RTGS / NEFT) only into the said account;

iii. In case of default in depositing the sale proceeds in the captioned account, SBI shall not be bound by the consent given hereby and shall retain all rights and claim over the property mortgaged to SBI.

5. Copy of the NOC acknowledged by the customer to whom the NOC is issued is required to be submitted to SBI for the purpose of record.

6. In the event the sale of the said Unit to the said purchaser is cancelled for any reason, the consent accorded above shall stand revoked forthwith. The Company / Firm shall have to apply for a fresh consent for NOC in relation to sale of the said Unit to any other person.

7. This NOC shall not be valid for creating a charge by any other NBFC/Bank in their favour. In case, Shri / Smt VAISHALI BHARMU INDULKAR (Purchaser) avails a loan in future from other NBFC/Bank, a fresh NOC in favour of the Financial Institution will have to be obtained from SBI.

Yours faithfully,

[Signature]

Authorised Signatory

ANNEXURE

Detail of the Unit on which the charge is being released for sale to the Purchaser are as under.

Sr. no	Name of the Purchaser	Unit No	Carpet Area (Sq.Ft.)	Cost of Unit (INR)
1	VAISHALI BHARMU INDULKAR.	1110	556 Sq. Ft carpet area.	Rs.49,33,461/-

To,

Ashok Dhanraj Chordia
Solitaire World Level 8,
S.no 36/1/1, Opp. Regency Classic,
Mumbai Bangalore Highway,
Baner, Pune - 411045

हवल-१५
 १०५२८ २२६०
 २०२३



आयकर विभाग
 INCOME TAX DEPARTMENT
 VAISHALI B INDULKAR
 BHARMU GOPAL INDULKAR
 15/01/1979
 Permanent Account Number
AASPI6988B
 Signature
 भारत सरकार
 GOVT OF INDIA

भारत सरकार
 GOVERNMENT OF INDIA
 वैशाली भरम इंदुकर
 Vaishali Bharmu Indulkar
 जन्म वर्ष / Year of Birth: 1979
 स्त्री / Female
 6214 1115 2079
 आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता 308 साईधम सीधम, 400012
 साईधम मार्ग, हाफकिन पोस्ट वॉर्ड, पुरेवा गाव, मुंबई, महाराष्ट्र, 400012
 Address: 308 Saidham CHS, N.E.
 Parakar Marg, Near Haffkin Post
 Office, Jarel Village, Mumbai,
 Maharashtra, 400012
 1887
 1887 1887 1887
 1887
 1887

हवाल - १५
 १०५५८ ६३ ६७
 २०२३



Revenue & Forest Department,
 Madam Kama Marg,
 Hutatma Rajguru Chowk,
 Mantralaya, Mumbai-32,
 Dated the 31st March, 2021.

Maharashtra
 Stamp Act

No.Mudrank-2021/UOR.12/CR.107/M-1 (Policy).- Whereas, the Government of Maharashtra in the public interest, has decided to reduce the stamp duty by One per cent., as otherwise chargeable under clause (b) of Article 25 of Schedule-I appended to the Maharashtra Stamp Act (LX of 1958) (herein after referred to as "the said Act"), on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit, executed or being executed between, "the Woman/Women Purchaser/s and any Seller or other executant of the said document or instrument";

Now, therefore, in exercise of the powers conferred by clause (a) of section 9 of the said Act, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, hereby reduces the stamp duty from 1st of April, 2021 by One per cent., as otherwise chargeable under clause(b) of Article 25 of Schedule-I appended to the said Act, on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit (herein after referred to as "the said instrument"), executed or being executed between, "the Woman/Women Purchaser/s and any Seller or other executant of the said document or instrument", subject to the following conditions, namely:-

Conditions-

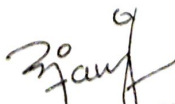
- (1) No refund shall be granted where the stamp duty has already been paid by any of the parties to the Said instrument, prior to the date of publication of this Order in the *Maharashtra Government Gazette*.
- (2) Any Woman/Women Purchaser/s of the Said instrument availing of remission in the Stamp duty provided by this Order shall not sell any such type of residential unit to any subsequent Male Purchaser/s with in the period of 15 years from the date of purchase of any such type of residential unit, On failure to abide by this condition, such Woman/Women Seller/s of such type of residential unit shall be liable to pay the remitted One per cent. Stamp duty and penalty, as chargeable, as if there was no remission in the stamp duty from the beginning;

Provided further that, no such restriction will apply in case of transfer by heirship in case of death of such Woman/Women purchaser/s.

Explanation:-

The benefit of reduction in stamp duty provided by this order shall be applicable only for the documents or instruments of Conveyance or Agreement to Sell of any type of residential unit i.e. the flat or individual bungalow or row house or any independent house or any type of tenement where Woman/Women are the Only Purchaser/s of such type of residential unit.

By order and in the name of the Governor of Maharashtra,


 (Pritamkumar V. Jawale)
 Desk Officer to Government



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

21 July '20 3:06:16:00 PM

Valuation ID: 202307317965

मूल्यांकनाचे वर्ष: 2023
 जिल्हा: पुणे
 मुख्य विभाग: तालुका हवेली विभागाचे नाव (विक्र 20) पाषाण (पुणे महानगरपालिका)
 उप-मुख्य विभाग: 20-155-नव्याने रहिवास विभागात समाविष्ट झालेल्या मालमत्ता
 प्रकार: पंच. Municipal Corporation सर्वे नंबर न. भू. क्रमांक मि. टी एस. नंबर 1672

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 खुली बांधीव: विक्रमी सदनिका: कार्यालय: दुकान: औद्योगिक: मोजमापानास एकक
 02580: 118150: 0: 0

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र (Build Up): 16.75x10 चौ. मीटर
 बांधकामाचे तारीख: 1.30.2018 सी.सी.
 रद्दवाहन सुविधा: आहे
 मिल्कतीचा प्रकार: बांधीव
 बांधकामाचा दर: बांधकामाचा दर:
 कार्पेट क्षेत्र: 1.08 चौ. मीटर

Sak Type: Joint Sak

Sak Remarks: Built up Property constructed after circular dt 02.01.2018

107.5 - 100 Apply to Rate - Rs.86548/-

घराने बांधकाम घट वॉट
 घरा बांधकाम मिल्कतीचा प्रति चौ. मीटर मूल्यदर
 (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घरा-यानुसार टक्केवारी) * खुल्या जमिनीचा दर
 ((86548-16590) * (100-100)) + 16590)
 Rs.86548/-

A) मुख्य मिल्कतीचे मूल्य
 वरील प्रमाणे मूल्य दर * मिल्कतीचे क्षेत्र
 86548 * 46.288
 Rs.4006133.824 -
 B) बांधकाम वाहन तळाचे क्षेत्र
 बांधकाम वाहन तळाचे मूल्य
 12.8 चौ. मीटर
 12.8 * (80510 * 25/100)
 Rs.257632/-
 C) ल्यातल्या गच्चीचे खुली बाल्कनी क्षेत्र
 ल्यातल्या गच्चीचे खुली बाल्कनी मूल्य
 9.57 चौ. मीटर
 9.57 * (86548 * 40/100)
 Rs.331305.744 -

Applicable Rules: 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

मुख्य मिल्कतीचे मूल्य + तळपराचे मूल्य + गेझिनार्डन मजला क्षेत्र मूल्य + लपतच्या गच्चीचे मूल्य + खुली बाल्कनी + वरील गच्चीचे मूल्य + बंदिस
 वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस बाल्कनी + स्वयंचालित वाहनतळ

$$A + B + C + D + E + F + G + H + I + J$$

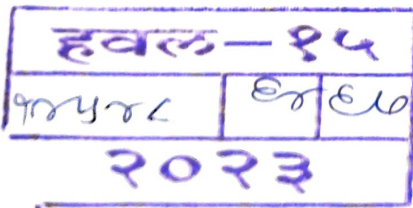
$$4006133.824 + 0 + 0 + 0 + 257632 + 331305.744 + 0 + 0 + 0 + 0$$

Rs.4595072/-

- २ पचेचाळीस लाख पंचाणव हजार वाहतर -/

Home

Print



333/14548

गोपबारा 24 जुलै 2023 12 16 म.न.

दस्त गोपबारा भाग-1

हवेली 15

दस्त क्रमांक: 14548/2023

दस्त क्रमांक: हवेली 15 /14548/2023

कायदा मूल्य ₹. 45,95,072/-

भोवदला: ₹. 49,33,461/-

आलेखे मद्राक मूल्य ₹ 2,96,500/-

दस्त मूल्य याची अंमलबंदी करण्यात येणार आहे.

Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women -
Deportations Area

दस्त मद्राक दि. हवेली 15 यांचे कार्यालयाने

पावती: 15333

पावती दिनांक: 24/07/2023

दस्त क्रमांक: 14548 वर दि. 24-07-2023

मादरकरणाचे नाव: वैशाली धरमू इंदुलकर

दस्त क्रमांक: 12 16 म.न. वा. हजूर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1600.00

पृष्ठांची संख्या: 80

एकूण: 31600.00

मह. दुय्यम निबंधक, हवेली-15

मह. दुय्यम निबंधक, हवेली-15

दस्तावेज पत्रकारिता

दस्त मूल्य (एक) कोषाच्याही महातनगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
केल्या कोषाच्याही नागरी क्षेत्रात

दिनांक: 124/07/2023 12:16:37 PM ची वेळ: (मादरीकरण)

दिनांक: 224/07/2023 12:17:37 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

असदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. अदस्तातील संपूर्ण पत्रे, निष्पादक व्यक्ती साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. अदस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कुटुंबाधारक आहेत. जबाबदार राहिलेले अदस्तात जोडलेली कागदपत्रे कुलमुख्यांच्या धारक व्यक्ती इत्यादी कनिष्ठ अडवून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिले.

लिहून देणारे:

लिहून घेणारे





दस्तावेज नंबर भाग-2

दस्तावेज नंबर 15
दस्तावेज क्रमांक: 14548/2023

24/07/2023 12:18:14 PM

दस्तावेज क्रमांक: 15/14548/2023
दस्तावेज प्रकार: करारनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वाराचित्र	दस्ता प्रमाणित
1	नाम वैशाली भरम इंदुलकर पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 308, माईधाम सीएचएस, ता.वा.भाई लक्ष्मण परळकर मार्ग, एरेंज व्हिलेज, मुंबई महाराष्ट्र, मुंबई. पिन नंबर AASPI6988B	निवृत्त देणार वय -44 स्वाक्षरी:- 		
2	नाम अशोक धनराज चोरदिया तर्फे क.ज. करिना क.मु. धरण नथ नामदेव मांगडे पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - म नं 36/1/1 बाणेर पुणे, महाराष्ट्र, पुणे. पिन नंबर AAMPC9919J	निवृत्त देणार वय -59 स्वाक्षरी:- 		

दस्तावेज दुष्प्रभावजनक बनवणे दंडावर तक्रार करणेची तरतूद करारनामा चा दस्तावेज करून दिल्याचे कवून करताना.
दस्तावेज क्र. 3 ची वेळ: 24 / 07 / 2023 12 : 18 : 40 PM

क्र.सं.	पक्षकाराचे नाव व पत्ता	द्वाराचित्र	दस्ता प्रमाणित
1	नाम श्री. जिवाजी विष्णू कुभार वय 59 पत्ता कावठ्या पुणे पिन कोड 411048		

दस्तावेज क्र. 4 ची वेळ: 24 / 07 / 2023 12 : 19 : 07 PM

दस्तावेज क्र. 15

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VAISHALI BHARMU INDULKAR	eChallan	00040572023071847752	MH005372460202324E	296500.00	SD	0002890905202324	24/07/2023
2		DHC		1807202310419	1600	RF	1807202310419D	24/07/2023
3	VAISHALI BHARMU INDULKAR	eChallan		MH005372460202324E	30000	RF	0002890905202324	24/07/2023

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

14548 /2023



Know Your Rights (KYR) कायदेसंबंधी, या दस्तऐवजात पहिले नंबर पुस्तकाचे नंबर नोंदला आहे. एकूण १० पृष्ठे आहेत. पृष्ठे आहेत. १० पृष्ठे नंबरी नोंदला

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

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १५, पुणे शहर, पुणे
दिनांक २४/०७/२०२३