

**CHALLAN**  
**MTR Form Number-6**

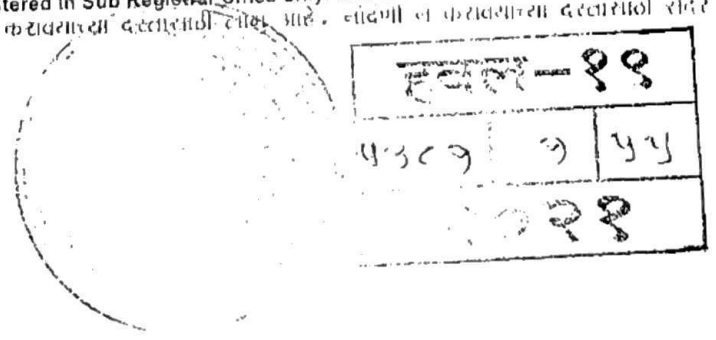


|                               |                |                                 |                |
|-------------------------------|----------------|---------------------------------|----------------|
| <b>GRN</b> MH014083294202021E | <b>BARCODE</b> | <b>Date</b> 26/03/2021-14 03:03 | <b>Form ID</b> |
|-------------------------------|----------------|---------------------------------|----------------|

|   |   |  |
|---|---|--|
| <b>Department</b> Inspector General Of Registration     | <b>Payer Details</b>                    |  |
| <b>Type of Payment</b> Stamp Duty<br>Registration Fee   | <b>TAX ID / TAN (If Any)</b>            | <b>PAN No.(If Applicable)</b> BWRPM1659R                                 |
| <b>Office Name</b> HVI 19 HAVELI 19 JOINT SUB REGISTRAR | <b>Full Name</b> AMIT HANUMANT MANDHARI |  |
| <b>Location</b> PUNE                                    | <b>Flat/Block No.</b>                   | S NO51(P) DWARIKA DIHAM  |
| <b>Year</b> 2020-2021 One Time                          | <b>Premises/Building</b>                | KONDHWA BK   |
| <b>Account Head Details</b>                             | <b>Amount In Rs.</b>                    | <b>Road/Street</b>   |
| 30046401 Stamp Duty                                     | 100200.00                               |  |
| 30063301 Registration Fee                               | 25050.00                                | <b>Area/Locality</b> PUNE  |
|   |   | <b>Town/City/District</b>  |
|   |   | <b>PIN</b> 411048  |
|   |   | <b>Remarks (If Any)</b>  |
|   |   | PAN2=AACFY1398K-SecondPartyName=YASHODHAN AFFORDABLE                     |
|   |   | LANDMARK IIP-CA-2504700-Marketval-1995000                                |
| <b>Total</b>  | <b>Amount In</b> 1,25,250.00            | <b>Words</b> One Lakh Twenty Five Thousand Two Hundred Fifty Rupees Only |

|                                  |                                  |   |
|----------------------------------|----------------------------------|---|
| <b>Payment Details</b> IDBI BANK | <b>FOR USE IN RECEIVING BANK</b> |   |
| <b>Cheque-DD Details</b>         | <b>Bank CIN</b>                  | <b>Ref. No.</b> 69103332021032619590 2671027942           |
| <b>Cheque/DD No.</b>             | <b>Bank Date</b>                 | <b>RBI Date</b> 26/03/2021 14:04:43 Not verified with RBI |
| <b>Name of Bank</b>              | <b>Bank-Branch</b>               | IDBI BANK   |
| <b>Name of Branch</b>            | <b>Scroll No. Date</b>           | Not Verified with Scroll                                  |

Department ID: Mobile No: 9850095112  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.





2021-22  
45309 3 44  
2021

CHALLAN  
MTR Form Number-6



|                             |                    |         |               |                                     |   |                     |  |                                 |  |
|-----------------------------|--------------------|---------|---------------|-------------------------------------|---|---------------------|--|---------------------------------|--|
| GRN                         | MH014083294202021E | BARCODE |               |                                     | Date  | 26/03/2021-14.03.03 |  | Form ID                         |  |
| Department                  |                    |         |               | Inspector General Of Registration   |   |                     |  |                                 |  |
| Stamp Duty                  |                    |         |               | Payer Details                       |   |                     |  |                                 |  |
| Type of Payment             |                    |         |               | Registration Fee                    |   |                     |  |                                 |  |
| Office Name                 |                    |         |               | HVL19_HAVELI 19 JOINT SUB REGISTRAR |   |                     |  |                                 |  |
| Location                    |                    |         |               | PUNE                                |   |                     |  |                                 |  |
| Year                        |                    |         |               | 2020-2021 One Time                  |   |                     |  |                                 |  |
| Account Head Details        |                    |         | Amount In Rs. |                                     | Premises/Building   |                     |  |                                 |  |
| 0030046401 Stamp Duty       |                    |         | 100200.00     |                                     | Road/Street   |                     |  |                                 |  |
| 0030063301 Registration Fee |                    |         | 25050.00      |                                     | Area/Locality   |                     |  |                                 |  |
|                             |                    |         |               |                                     | Town/City/District  |                     |  |                                 |  |
|                             |                    |         |               |                                     | PIN   |                     |  |                                 |  |
|                             |                    |         |               |                                     | Remarks (If Any)  |                     |  |                                 |  |
|                             |                    |         |               |                                     | PAN2=AACFY1398K-SecondPartyName=YASHODHAN AFFORDABLE        |                     |  |                                 |  |
|                             |                    |         |               |                                     | LANDMARK LLP-CA=2504700-Marketval=1996000                   |                     |  |                                 |  |
|                             |                    |         |               |                                     | Amount In   |                     |  |                                 |  |
|                             |                    |         |               |                                     | Words   |                     |  |                                 |  |
|                             |                    |         | 1,25,250.00   |                                     | One Lakh Twenty Five Thousand Two Hundred Fifty Rupees Only |                     |  |                                 |  |
| Payment Details             |                    |         |               | IDBI BANK                           |   |                     |  |                                 |  |
| Cheque-DD Details           |                    |         |               | FOR USE IN RECEIVING BANK           |   |                     |  |                                 |  |
|                             |                    |         |               | Bank CIN                            |   | Ref. No.            |  | 69103332021032819590 2671022942 |  |
| Cheque/DD No.               |                    |         |               | Bank Date                           |   | RBI Date            |  | 26/03/2021-14.04.43 30/03/2021  |  |
| Name of Bank                |                    |         |               | Bank-Branch                         |   |                     |  |                                 |  |
| Name of Branch              |                    |         |               | Scroll No. , Date                   |   |                     |  |                                 |  |
|                             |                    |         |               | 106 , 30/03/2021                    |   |                     |  |                                 |  |



Department ID : Mobile No. : 9850090448  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी करायला घ्यायला दस्तऐवज नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे - नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI, IN  
 Date: 2021.04.05  
 13:22:31 +05'30  
 Reason: Secure Document

| Sr. No.                 | Defacement No. | Defacement Date  | Userid              | Defacement Amount |             |
|-------------------------|----------------|------------------|---------------------|-------------------|-------------|
| 1                       | (IS)-396-5381  | 0006599483202021 | 27/03/2021-13:03:07 | IGR026            | 25050.00    |
| 2                       | (IS)-396-5381  | 0006599483202021 | 27/03/2021-13:03:07 | IGR026            | 100200.00   |
| Total Defacement Amount |                |                  |                     |                   | 1,25,250.00 |



|        |   |    |
|--------|---|----|
| हवन-१९ |   |    |
| ५३८९   | ५ | ५५ |
| २०२४   |   |    |

**AGREEMENT**

**THIS AGREEMENT ENTERED INTO BETWEEN ON THIS 27<sup>th</sup>  
DAY OF March 2024 , AT PUNE**

**BETWEEN**

**M/S YASHODHAN AFFORDABLE LAND MARK LLP.**

A registered partnership firm,

Under the Limited Liability Partnership Act, 2008,

Having its registered office at,

**1204/14, YASHODHAN HOUSE,**

**GHOLE ROAD, SHIVAJINAGR,**

**PUNE 411004**

Through its Partners

**1] MR. RAHUL SURESH NAVANDAR,**

Age: 41 years, Occ.: Business

|   |                  |
|---|------------------|
| LLP Reg. No. : AAM-0447<br>Dated 19/02/2018 | PAN : AACFY1398K |
| Maha RERA Reg. No.<br>P52100019278          |                  |

...Hereinafter referred to as "**THE OWNER/PROMOTER**" (Which expression shall unless it be repugnant to the context and meaning thereof shall mean and include its existing and future partners their agents, heirs successors, executors, assigns, administrators, officers, etc.)

**.....PARTY OF THE FIRST PART**

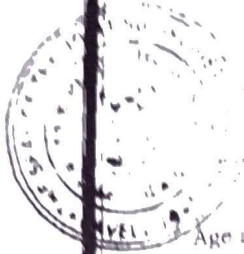
**1. MR.AMIT HANUMANT MANDHARE Through It Power Of  
Attorney Holder Mr.Sumit Hanumant Mandhare**

Age about: 29 years, Occ- SERVICE

PAN No. BWRPM1659R

**ADHAR NO:6887 7911 0432**

**2. MRS.POOJA AMIT MANDHARE Through It Power Of  
Attorney Holder Mr.Sumit Hanumant Mandhare**



Age about: years, Occ HOUSEWIFE

FAN No. CQEPP3733K

ADHAR NO:3941 2342 7045

**BOTH ADDRESS:- E-40 BEST staff quarters , dindoshi jainA  
k vaidya marg near dindoshi bus goregaon east Mumbai  
400063**

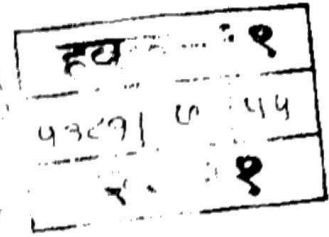
(Note: mobile number, e-mail ID & address will be considered as valid for any communication including information, demands, notices etc. and once send shall be considered as served)

.....Hereinafter referred to as "**THE PURCHASER/S**" (Which expression shall unless it be repugnant to the context and meaning thereof shall mean and include his/her/their heirs, successors, assigns, administrators, officers, etc.)

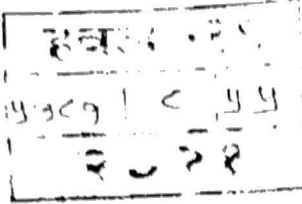
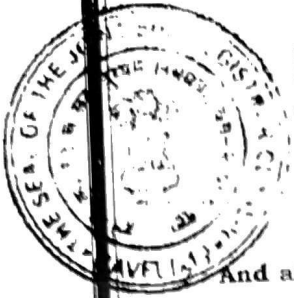
.....**PARTY OF THE SECOND PART**

**Whereas,**

1. **And** under Deed of Sale dated 05/04/2018 which is registered at the office of Sub-Registrar, Haveli-19 Pune at serial No. 4455/2018 on same day, the Owner/Promoter has purchased the amalgamated land bearing S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/ Plot No. A (as per Computerized 7/12 extract S. No. 51/1A/2B/3C/Plot A admeasuring 217.0669R ) admeasuring 21706.69 sq. mtrs. + S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/ Plot No. B (as per Computerized 7/12 extract S. No. 51/1A/2B/3C/Plot B admeasuring 1 H 60.9331 R ) admeasuring 16093.31 sq. mtrs. (totally admeasuring 37800 sq. mtrs. i.e. 378R) situated at Kondhawa Budruk, Tal. Haveli, Dist. Pune (hereinafter referred to as said property and which is more particularly described in **Schedule-A** written hereunder) and the name of Owner/Promoter is recorded on 7/12 extract by Mutation Entry No. 34588.
2. **And** the previous owners has prepared a lay-out of entire land whereby made Plot Nos. A & B, which is sanctioned by Pune Municipal Corporation (**PMC**) under its sanction order and Commencement Certificate No. CC/1002/14 dated 01/07/2014 and on the basis of same Tahasildar, Haveli Pune by its Order



- No.NA/SR/91/2018 dated 26/03/2018 granted permission to use said plots of Lands for Non-Agricultural Purposes ('NA Order').
3. **And** the earlier Owners had prepared a Lay-out by amalgamating both Plot Nos. A & B and also prepared plans of construction of 12 buildings consisting of Residential & Commercial units and got the same sanctioned from Pune Municipal Corporation under **revised Commencement certificate No. CC/0105/18, dt. 12/4/2018, and CC/3928/18, dt. 14/3/2019 AND CC/2461/19 dt.14/01/2020** in pursuance of the said lay-out both Plot Nos. A & B are amalgamated and plans of 12 buildings are sanctioned with Open Space, Amenity Space and area under DP road widening.
  4. **And** under the said sanctions presently building No. 01 to 12 each building is having sanction of Ground Parking + upper Seven floors having total 840 residential tenements in each building and Commercial Block/Building No. A & B are purely commercial buildings having total 39 commercial shops on ground floor only and the Owner/Promoter proposes to construct Building Nos. 01 to 12 of total Seven Floors, which will be sanctioned under revise plans, submitted from time to time in future.
  5. **And** in pursuance of the said plan which is sanctioned by the Competent Authority of Pune Municipal Corporation and in pursuance of the Commencement Certificate, the Owner / Promoter has decided to start a Project Namely "**Dwarika Dham**" Comprising of total 12 + 2 buildings (hereinafter referred to as the "**Said Buildings**" for the sake of brevity).
  6. **And** as per the terms of Sale Deed dated 05/04/2018 the Owner/Promoter agrees to allot constructed area in the form of commercial premises in proposed building/s to be constructed on said property totally admeasuring carpet area about 222.96 sq. mtrs. commercial shops + 111.48 sq. mtrs. Loft and in lieu of that consideration the Owner/Promoter has allotted Shop Nos. 1 to 8 in Commercial Block /Building No. A to be constructed on said property, to the earlier owners Mr. Sohli Dinkoo Chenoy, Mrs. Rashna Sohli Chenoy & Mrs. Rhea Sharon Mubarakai, therefore on the allotment of said Commercial Units the claim of earlier owner to receive consideration is completed.



And after the sanction and deductions in land area towards area under DP Road, Open Space, Amenity Space, the Owner / Promoter has all rights of all that piece and parcel of the said property (the said property is herein under referred to as the said property and the same is more particularly described in the "Schedule-A" written hereunder), to construct as per the sanctioned plan by the Pune Municipal Corporation and sell the units thereof. The statement of Area is as under:

| Sr no. | Description                              | Area in sq. mtrs. |
|--------|--|-------------------|
| 1      | Area under Buildings                     | 23594.19          |
| 2      | Area under DP Road                       | 2889.98           |
| 3      | Area under Open Space                    | 2619.00           |
| 4      | Area under Amenity Space and Reservation | 8696.83           |
|        | Total Area                               | 37800.00          |

8. And the Owner / Promoter has entered into in a standard agreement with the consultants for this project which area as under and the Owner / promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/s.

| Sr. No. | Designation                        | Name & Address   |
|---------|------------------------------------|--|
| 1       | Architect<br>License No.           | Samyak C2 Infra Pvt. Ltd.<br>Ganesh kumar Wable<br>CA/93/15590 |
| 2       | Structural Engineer<br>License No. | Spectrum Consultants<br>Mr. Parag Chopda<br>PMC L.No.246       |
| 3       | Legal Consultant                   | Adv.Sadanand Hayatnagarkar<br>& Adv. Kanchan Hayatnagarkar     |

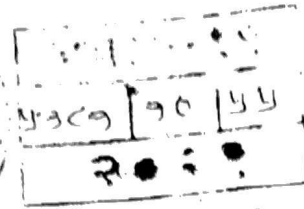
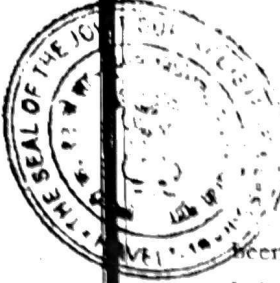
9. And the Owner / Promoter alone has the sole and exclusive right to sell the Flats/ Units / tenements in the said building/s to be constructed by the Promoter on the said plot/ land and to enter



|         |   |    |
|---------|---|----|
| हवेल-१९ |   |    |
| १३८९    | ६ | ७५ |
| २०२१    |   |    |

into agreement/s with the purchaser/s of the flat/shop/Units and to receive the sale price in respect thereof.

10. **And** the Purchaser applied to the Owner / Promoter for allotment to the Purchaser an Unit more particularly described in **Schedule-B** written hereunder and hereinafter referred to as "**Said Unit**".
11. **And** the Owner / Promoter has registered the project under the provisions of the Real Estate (Regulation & Development) Act, 2016, with the Real Estate Regulatory Authority at Mumbai (Maharashtra) at No. **P52100019278** dated **15/01/2019**
12. **And** the Flat Purchaser demanded from the Owner / Promoter and the Promoter has given inspection to the Flat Purchaser of all the documents of title relating to the said land, sanctions, the plans, designs and specifications and of such other documents as are specified under the Real Estate ( Regulation and Development ) Act, 2016 with Maharashtra Rules, 2017 & Maharashtra Regulations, 2017 ( hereinafter referred to as "the said Act") and the rules made thereunder;
13. **And** the copies of all necessary Title Certificate, permissions, Orders, plans, certificates, extracts have been annexed hereto as Annexure specified as under:  
**ANNEXURE-A** – Title Certificate issued by Attorney at Law or Advocate or Promoter.  
**ANNEXURE-B** – Copies of extract of Village Forms VI and VII and XII showing the nature of the title of the Promoter to the said land.  
**ANNEXURE-C** – Copies of Lay-out of land, Plans of building, Floor Plan of Flat.  
**ANNEXURE-D** – Copies of Commencement Certificates issued by Pune Municipal Corporation, under which the Lay-out & plans are sanctioned.  
**ANNEXURE-E** – Copy of NA Order.  
**ANNEXURE-F** - Copy of Certificate of registration under Maha RERA Act.
14. **And** prior to the execution of these presents the Purchaser has paid the Owner-Promoter certain amount being part payment of the total consideration of the said Unit agreed to be sold by the Promoter to the Purchaser as advance payment (the payment and receipt whereof the Promoter doth hereby admits, acknowledge for which separate receipt/s containing the details has/have already



been issued) and the Purchaser has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing.

15. And for the receipt of payments of consideration, the Owner/Promoter has opened bank accounts in his names which are detailed as under :

| Sr. No. | Bank Name & A/c Details                                       | Purpose of Account   |
|---------|---|--|
|         | Bank Name:<br>Branch:<br>A/c Type :<br>A/c No.<br>IFSC Code : | IDFC Bank<br>Bund Garden<br>Road, Pune<br>Collection A/c<br>10002228747<br>IDFB0041351 |

16. And subject to whatever stated herein below the Promoter agreed to sell to the Purchaser the said Unit for the price and on the terms and conditions hereinafter appearing.
17. And under the provisions of said Act, the Promoter is required to execute a written agreement for sale of the said flat to the Purchaser, being in fact these presents and also to register the said agreement under the registration Act.

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

1] **COSTRUCTION AS PER SANCTIONED PLAN:**

The Owner / Promoter proposed to construct total 12 residential buildings & 02 Commercial Blocks and out of that, Building nos. 01 to 12 are presently sanction for Ground Parking + Seven upper floors and Commercial Blocks area presently sanctioned for Ground Floor, however the Owner/Promoter decided to obtain the approval for the additional floor/s upto 07<sup>th</sup> floor for residential buildings and upto Two Floors for Commercial Blocks as and when required, at their sole discretion. The Purchaser is well aware of the same and will not dispute/hinder/ or obstruct and/or have any claim and/or demand etc against the Promoter or its assignee, in the event additional floors are constructed or not constructed in the said project, as per





|        |    |    |
|--------|----|----|
| हवन-१९ |    |    |
| ५३८७   | ३९ | ५५ |
| २०२१   |    |    |

Owner/Promoter's discretion. This is one of the important terms of the Agreement and any breach thereof by the Purchaser shall entitle the Owner /Promoters at their sole option/discretion to terminate/cancel the Agreement hereof and the Owner /Promoter shall construct the said building/s on the said land in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them;

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

The Owner/Promoter shall be entitled to do such variations and modifications,

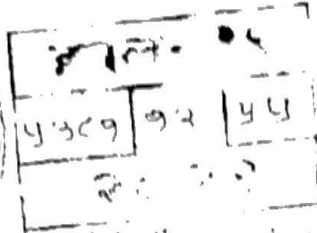
2] **ALLOTMENT OF UNIT & TOTAL CONSIDERATION:**

The Purchaser hereby agrees to purchase from the Owner/Promoter and the Promoter hereby agrees to sell to the Purchaser one

**FLAT** : 506  
**FLOOR** : 5TH  
**USE AS PET SANCTION** : RESIDENTIAL  
**CARPET AREA** : 372 sq. fts. i.e. 34.56 sq. mtrs.  
**AREA OF ATTACHED BALCONY** : 41 sq. fts. i.e. 3.81 sq. mtrs.  
**AREA OF DRY-BALCONY** : 19 Sq. Fts. i.e. 1.77 Sq. mtrs.  
**AREA OF PARKING** : One OPEN Parking 6.50 sq.mtr  
**BUILDING/TOWER NO.** : 4  
**NAME OF BUILDING** : "Dwarika Dham"  
**NAME OF ENTIRE PROJECT** : "Dwarika Dham"

(hereinafter referred to as "the said Unit")

for the total Consideration/price of **Rs.2504700/- (Rs Twenty Five Lakh Four thousand seven hundred Only)** including the proportionate price of the common areas and facilities



appurtenant to the premises, the nature, extent and common areas and facilities which are more particularly described in the Schedule 'D' hereunder written.

Being the Purchaser of the said Unit in the said Building, the Purchaser shall be entitled to use on jointly basis with the other occupiers of the said new Building, certain common amenities and facilities and shall also be entitled to undivided proportionate share in the common areas and portions in the proposed new Building as set out in detail in Schedule "D" written hereunder.

3] **ABBREVIATIONS:**

(a) **Carpet Area** : means area of said Unit measured from inner side of the outer wall to outer wall of the said Unit and is including area under internal walls of the said Unit.

(b) **Parking Space**: Parking space is on allotted basis for exclusive use of the flat holder, only for parking of vehicles and the flat holder shall not have any ownership on said parking space. The allotment of Parking Space by the Promoter is always on first come first basis, therefore Purchaser shall not take objection for others parking area or demand any parking area which is already allotted or agreed to allot by the Promoter to any other Unit holder/Purchaser.

(c) **Terrace** : Adjacent terrace attached to the Unit as per sanctioned plan shall be the part and parcel of the said Unit and Upper terrace which are not part of any Unit in the building under any sanction shall be common for entire building.

(d) **Adjacent Open Space**: Adjacent open space to the commercial Unit if shown as per sanctioned plan shall be the part and parcel of the such Unit and open space which are not part of any Unit in the building under any sanction plan shall be common for entire building.

The nature, extent and description of the common areas and facilities are more particularly described in the Schedule-C(C) written hereunder and the Owner/Promoter has agreed to provide

*[Handwritten signature]*

*[Handwritten signature]*



|        |    |    |
|--------|----|----|
| हवल-१९ |    |    |
| ५५८९   | ३३ | ५५ |
| २०२१   |    |    |

the amenities in the said Unit accommodation which are more particularly described in the Schedule-C (C) written hereto.

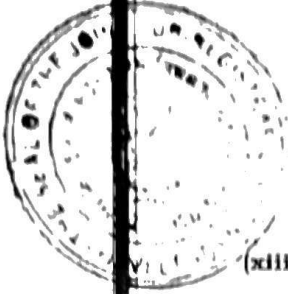
4) **SCHEDULE OF PAYMENT OF CONSIDERATION:**

The Purchaser has till today paid an Amount of **Rs.304700/-** as the Booking of the total purchase price agreed above

**1] Rs.304700/- (Rupees -Three Lakh Four Thousand Seven Hundred Only) Ch. No:-RTGS Date:- 7.7.2020**

The Flat Purchaser hereby agrees to pay to that Owner / Promoter the balance amount of purchase price of **Rs.22,00,000/- (Rupees Twenty Two Lakh Only)** having been paid to the Promoter in the following manner :-

- (v) **Rs. 2,00,000/-** to be paid on or before completion of the Plinth Slab of the said flat.
- (v) **Rs. 2,00,000/-** to be paid on or before completion of the 1st Slab of the said flat.
- (v) **Rs. 2,00,000/-** to be paid on or before completion of the 2nd Slab of the said flat.
- (v) **Rs. 2,00,000/-** to be paid on or before completion of the 3rd Slab of the said flat.
- (v) **Rs. 2,00,000/-** to be paid on or before completion of the 4<sup>th</sup> Slab of the said flat.
- (vi) **Rs. 2,00,000/-** to be paid on or before completion of the 5<sup>th</sup> Slab of the said flat.
- (vii) **Rs.2,00,000/-** to be paid on or before completion of the 6<sup>th</sup> Slab of the said flat.
- (viii) **Rs.2,00,000/-** to be paid on or before completion of the 7<sup>th</sup> Slab of the said flat.
- (xi) **Rs. 2,00,000/-** to be paid on or before completion of the 8<sup>th</sup> Slab of the said flat.
- (x) **Rs. 90,000/-** to be paid on or before completion of the wall brickwork,
- (xi) **Rs. 50,000/-** to be paid on or before completion of External Plaster of the said Unit.
- (xii) **Rs.50,000/-** to be paid on or before completion of Flooring, Plumbing, of the said flat.



- (xiii) Rs.50,000/- to be paid on or before completion of Windows & Doors Fitting of the said flat.
- (xiv) Rs.50,000/- to be paid on or before completion of Sanitary fittings in which the said flat.
- (xv) Rs.50,000/- to be paid or before completion of the Electrical fittings, entrance lobby of the said flat
- (xvi) Rs.50,000/- to be paid or before completion of the lifts, water pumps, plinth protection, paving or tremix of areas appertain and all other requirements as may be prescribed in the Agreement of sale.
- (xvii) Rs.10,000/- at time of giving keys for occupation of the said Unit.

**Note:** In case of balance payment is to be paid by raising loan from the Financial Institute by the Purchaser, the Financial Institute shall pay the balance payment as per the above installments and/or as per progress of work, directly in the name of Owner/Promoter. That, the Purchaser hereby gives his/ her consent for the release of payment, by Financial Institute/ Bank in favour of the Owner/Promoter.

Payment on due date is the Essence of the Contract. The Purchaser herein shall pay the aforesaid amount on due date or within Eight days from the Owner/Promoter giving the written intimation/demand to the Purchaser calling upon the Purchaser to make the payment. Payment in time is the essence of the contract and on failure of the Purchasers to pay the same on due date, it shall be deemed that the Purchaser/s has/have committed breach of condition of this Agreement. The above schedule of payment is depend upon completion of work stated therein and therefore the chronology of the Schedule or due period can be changed as per completion of work. In case of delay in payment by the Purchaser, the Purchaser is liable to pay penalty interest on due amount as specified in the Rules of said Act and same shall be paid by the Purchaser per month to the Promoter, otherwise the Promoter is entitle to charge interest on the interest.

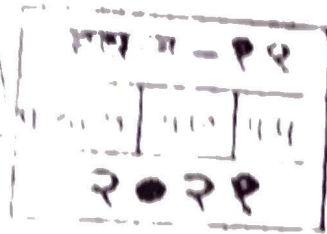


|        |    |    |
|--------|----|----|
| हवल-१९ |    |    |
| ५३८७   | ७५ | ५५ |
| २०२१   |    |    |

That simultancously with the payment of every installment by the Purchaser to the Owner-Promoter, the Purchaser is bound to deduct an amount equivalent to 1% towards Tax Deduction at Source (TDS) and pay the same to the Government in the name of the Owner-Promoter, if applicable under IT Act and all other taxes like Goods & Service Tax (GST), VAT as applicable on this transaction are included in the consideration amount and therefore the Purchaser need not to pay separately. The Stamp-duty, Registration charges, Local Body Tax (LBT), registration charges shall be paid separately by the Purchaser.

- 5] The Owner/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 Purchaser, obtain from the Concerned Local Authority, occupation and/or completion certificates in respect of the said Unit.
- 6] The Purchaser/s hereby gives/give his/her/their irrevocable consent to the Owner/Promoter herein to carry out such alteration, modifications and/or revising of the sanctioned plan/s of the said building/s as the Promoter in its sole discretion thinks fit and proper and/or such modifications and alterations and revising which are necessary in pursuance of any law, rules, regulations, order or request made by the local authority, planning authority or Government or any officer of any local authority.

Provided that the Promoter shall have to obtain prior consent in writing of the purchaser/s if such alterations and modifications adversely affect the construction of the said flat/shop hereby agreed to be sold. The Purchaser/s herein shall have no right to withhold such permission without any reasonable cause and shall give such permission as and when required by the Promoter herein.



AREA OF APPROVED FLOORING : 41 sq. ft. i.e. 3.81 sq. mtrs.

AREA OF FLY BALCONY : 10 Sq. Ft. i.e. 1.77 Sq. mtrs.

AREA OF PARKING : One open Parking 6.50 sq. mtr

BUILDING TOWER NO : 4

NAME OF BUILDING : "Dwarika Dham"

NAME OF ENTIRE PROJECT : "Dwarika Dham"

to be constructed on the Plot described in Schedule A above

**SCHEDULE "C"**

**(V) COMMON AREAS :**

1.

Staircase from ground floor upto top floor of the building

Common passage from Main Gate to Staircase

Common Parking : Which will be remain balance after allotment to the Unit holders

Common Terrace : Which will be remain balance after allotment to the Unit holders

**(C) COMMON FACILITIES :**

1. Drainage and drainage disposal system, waterlines, underground and overhead water tanks, water pump set, water meter.

2. Electrical outlets, Meter box room, common lighting, common meter stand

...

**(D) SPECIFICATION :**

1. Structure : R.C.C. Frame structure.

2. Walls : Internal & External. All 6" thick brickwork.

3. Plaster :

Free of Sand & cement plaster



|               |     |     |
|---------------|-----|-----|
| DWARIKA - ११  |     |     |
| 1, 0, 0, 0, 0 | 310 | 134 |
| २०२१          |     |     |

**AREA OF ATTACHED BALCONY : 41 sq. fts. i.e. 3.81 sq. mtrs.**

**AREA OF DRY BALCONY : 19 Sq. Fts. i.e. 1.77 Sq. mtrs.**

**AREA OF PARKING : One open Parking 6.50 sq.mtr**

**BUILDING/TOWER NO. : 4**

**NAME OF BUILDING : "Dwarika Dham"**

**NAME OF ENTIRE PROJECT : "Dwarika Dham"**

to be constructed on the Plot described in Schedule-A above.

**SCHEDULE "C"**

**(A) COMMON AREAS :**

(B)

Staircase from ground floor upto top floor of the building

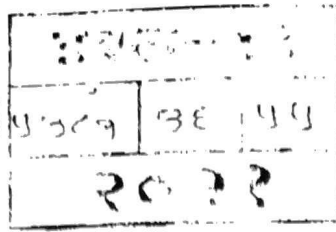
Common passage from Main Gate to Staircase.

Common Parking: Which will be remain balance after allotment to the Unit holders.

Common Terrace : Which will be remain balance after allotment to the Unit holders.

**(C) COMMON FACILITIES :**

- i] Drainage and drainage disposal system, waterlines, underground and overhead water tanks, water pump set, water meter.
- ii] Electrical cables, Meter box room, common lighting, common meter for lift.
- iii] Lift.



On or towards East : Remaining part of S. No. 51;  
On or towards South : By Existing DP Road;  
On or towards West : By part of S. No. 50 & 51;  
On or towards North : By Plot No. A;

Now properties (a) & (b) above are amalgamated under revised lay-out and plan bearing No. CC/0105/18 dated 12/04/2018 & CC/3928/18, dt. 14/3/2019 AND CC/2461/19 dt.14/01/2020 sanctioned by Pune Municipal Corporation and after the amalgamation an area admeasuring 26113.18 sq. mtrs. is buildable under 12 Buildings sanctioned under sanctioned plans, excluding area under Amenity Space, Open Space, internal Road, area affected under DP Road. The boundaries of said Buildable amalgamated plots are as under :

On or towards East : DP Road (24 M wide), Amenity Space & remaining part of S. No. 51;  
On or towards South : By Existing DP Road (24 M wide) & remaining part of S. No. 51;  
On or towards West : By part of S. No. 50 & 51;  
On or towards North : By part of S. No. 56.

Together with all rights to use FSI/paid and/or additional FSI/ TDR applicable and permissible for the said land area and together with all the appurtenances, hereditaments and the easementary rights attached thereto.

**SCHEDULE "B"**

**OF THE UNIT ABOVE REFERRED TO**

Residential Unit

**FLAT** : 506  
**FLOOR** : 5th  
**USE AS PET SANCTION** : RESIDENTIAL  
**CARPET AREA** : 372 sq. fts. i.e. 34.56 sq. mtrs.





|     |    |    |
|-----|----|----|
| 93  | 94 | 94 |
| 107 |    |    |

shall be deemed to be included in and the forming part of this agreement.

38] **LOCATION & VALUATION:**

S. No. 51 (part), Kondhawa Budruk, Tal. Haveli, Dist. Pune.

Sub-Div No. : 47/628.

Value Per Sq Mtrs : Rs.44500/- (for 2020-2021)

Area of Flat : 34.56 sq. mtrs. (Carpet).

Area of Attached Balcony : 3.81 Sq. Mtrs.

Area of Dry Balcony : 1.77 Sq. Mtrs.

Area of Parking : One open Parking 6.50 sq.mtr

Lift Facility to the Bldg : Yes.

Market value : Rs. 19,96,000/-.

Purchase Price : Rs. 2504700/-.

Required Stamp Duty : Rs. 100200/- (Including 1% LBT)

Registration Fees : Rs. 25050/-.

**Note** : The Stamp Duty is paid on the present Agreement under Act. 25 (b) of Schedule-1 of Maharashtra Stamp Act along with applicable Local Body Tax (LBT) in the form of stamp-duty.

**SCHEDULE "A"**

**DESCRIPTION OF THE PROPERTIES:**

(a) S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/ Plot No. A (as per Computerized 7/12 extract S. No. 51/1A/2B/3C/Plot A admeasuring 217.0669R ) admeasuring 21706.69 sq. mtrs. The entire Plot A is bounded as under :

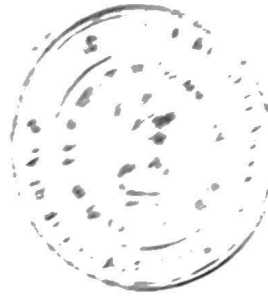
On or towards East : By Existing D.P. Road;

On or towards South : By Plot No. B;

On or towards West : By Part of S. No. 50 & 51

On or towards North : By part of S. No. 56.

(b) S. Nos. 51, Hissa No. 1/2+1/1A/1+1A/2+1A/3+ 2/2/1+2/2/2+ 2/2/3/ Plot No. B (as per Computerized 7/12 extract S. No. 51/1A/2B/3C/Plot B admeasuring 1 H 60.9331 R ) admeasuring 16093.31 sq. mtrs. The entire Plot B is bounded as under :




75-99  
 2009

**IN WITNESS WHEREOF** the parties hereto have subscribed their seals and signature on the date and place first hereinabove mentioned.

**SIGN, SEALED AND DELIVERED**

By the within named the Owner/Promoter  
 M. S. Vasanthanathan Affiliated Landmark LLP  
 Through its Partners



1.   
 Name: Mr. Rajni Suresh Kaverdhar

**SIGN, SEALED AND DELIVERED**

By the within named Purchaser



1.   
 MR. ANUT CHANDRASEKHAR


Through: Power Of Attorney Holder  
 Mr. Sumit Chandrasekhar




2.   
 MRS. POOJA ANUT CHANDRASEKHAR

Through: Power Of Attorney  
 Holder: Mr. Sumit Chandrasekhar

In The Presence Of .....

1.   
 Name: Sumit Kaverdhar  
 Address: Narayan Pet.

2.   
 Name: Mrs. Sumata Shrivastava  
 Address: Model colony, Pune-43



4329 44 44  
022

तहसिल कार्यालय हवेली, पुणे  
९३१, शुक्रवार पेठ, खडकमाळ आळी, पुणे - २

दुरध्वनी क्र. ०२०-२४४७२३४८

ई-मेल- tahsildarhavelipune@gmail.com

जा.क्र.एनए.एसआर/११/२०१८

दिनांक २६/३/२०१८

प्रति,

गाव कामगार तलाठी कोंढवा बुद्रुक,  
ता. हवेली, जि.पुणे

विषय :- जमिन पुणे

मोजे कोंढवा बुद्रुक, ता. हवेली, जि.पुणे येथील जमिन

स.नं. ५१/१/२+१/१अ/१+१अ/२+१अ/३+२/२/१+२/२/२+२/२/३

प्लॉट नं. ए व प्लॉट बी. मधील रेखांकनात

समाविष्ट केलेले ३७८००.०० चौ.मी. क्षेत्रास वाणिज्य  
प्रयोजनार्थ अकृषिक झाल्याची नोंद घेणेबाबत.

संदर्भ :- १ अर्जदार सोहली डिकू चिर्नॉय, रशना सोहली चिर्नॉय, रेहा सोहली  
चिर्नॉय ऊर्फ रेहा शारोम मुबारकी, डायटी सोहील चिर्नॉय ऊर्फ सौ.  
डायटी सायरस अमारिया रा. स.नं. ८१, मुंडवा, ता. हवेली, जि.पुणे  
यांचा दि २३/०३/२०१८ अर्ज.

२ 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

मोजे- कोंढवा बुद्रुक, ता. हवेली, जि.पुणे येथील जमिन स.नं. ५१/१/२+१/१अ/१ +१अ/२+२अ/  
३+२/२/१ +२/२/२ /२+२/२/३ प्लॉट नं. ए व प्लॉट बी. क्षेत्र ३७८००.०० चौ.मी रेखांकनात समाविष्ट  
केलेले ३७८००.०० चौ. मी. मधील रस्त्याखालील क्षेत्र २९८९.९८ चौ.मी. वगळून उर्वरित प्लॉट ए  
२०९०८.७१ चौ.मी. प्लॉट बी १३९०१.३१ चौ.मी. क्षेत्रास वाणिज्य प्रयोजनार्थ अकृषिक आकारणी करून  
मिळावी म्हणून अर्जदार सोहली डिकू चिर्नॉय, रशना सोहली चिर्नॉय, रेहा सोहली चिर्नॉय ऊर्फ रेहा शारोम  
मुबारकी, डायटी सोहील चिर्नॉय ऊर्फ सौ. डायटी सायरस अमारिया रा. स.नं. ८१, मुंडवा, ता. हवेली, जि.पुणे  
यांनी या कार्यालयाकडे संदर्भिय पत्र क्र.११ अन्वये अर्ज दाखल केलेला आहे.

अर्जदार यांनी केलेल्या विनंत्याच्या अनुषंगाने आगाऊ विनशेतसारा शासन जमा करणेबाबतच्या मिळकतीचे  
घर्षण खालीलप्रमाणे आहे.

| अ.क्र. | गावाचे नाव       | तालुका            | सर्व्हे/गट/सिटी सर्व्हेनंबर   |
|--------|------------------|-------------------|---|
| १      | कोंढवा बुद्रुक   | हवेली             | ५१/१/२+१/१अ/१ +१अ/२+१अ/ ३+२/२/१<br>+२/२/२ /२+२/२/३ प्लॉट नं. ए व प्लॉट बी.            |
| १      | जमिन मालकाचे नाव | सर्व्हे न / गट नं | ७/१२ नुसार अर्जदार<br>यांचे नावे एकूण क्षेत्र ( ( चौ.मी.)<br>बिनशेती करावयाचे क्षेत्र |



|         |    |    |
|---------|----|----|
| २०२१-२२ |    |    |
| ५३८७    | ६७ | ५५ |
| २०२१    |    |    |

वरीलप्रमाणे अर्जदार यांनी देय रक्कम ३४८१०.०२ चौ.मी. क्षेत्रास वाणिज्य प्रयोजनाय ०.७४४/- प्रती चौ.मी. या दराने वार्षिक आकारणी र.रु. २५८९९/- रुपांतरीत कराची र.रु. १२९४९५/-असे एकूण र.रु. १५५३९४/- एवढी रक्कम चलन GRN MH १२२७४३४३ १७१८M दि. २३/०३/२०१८ रोजी शासकीय कोषागारात जमा करून चलनाच्या प्रती या कार्यालयास सादर केलेल्या आहेत. तसेच विषयांकित मिळकतीवरील बांधकाम नकाशास पुणे महानगर पालिका यांचेकडील सीसी/१००२/२०१४ दि. ०१/०७/२०१४ अन्वये दिलेल्या बांधकाम नकाशाची प्रत सादर केलेली आहे.

सबब, अज्ञापणास याद्वारे कळविणेत येते की, विषयांकित जमिनोच्या गाव नमुना नं. ७/१२ व गाव नमुना नं. २ मध्ये अकृषिक झाल्याची नोंद ( बिनशेतीकडे ३४८१०.०२ चौ.मी. वाणिज्य ) क्षेत्राची नोंद घेणेमाठी चलनाची व बांधकाम नकाशाची प्रत सोबत जोडली आहे. सदरची नोंद गाव दफ्तरी घेणेत येऊन दुरुस्त अधिकार अभिलेखातची प्रत अर्जदारास उपलब्ध करून देणेत यावी. व केलेल्या कार्यवाहीचा अहवाल दुरुस्त अधिकार अभिलेखासह या कार्यालयास सादर करावा.

तहसिलदार हवेली (पुणे)

प्रत :- १. सोहली डिकू चिनॉय, रशना सोहली चिनॉय, रेहा सोहली चिनॉय ऊर्फ रेहा शारोम मुबारकी, डायटी सोहील चिनॉय ऊर्फ सौ. बायंटी सागरस अमारिया रा. स.नं. ८१, मुंबवत, ता. हवेली, जि.पुणे

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

तहसिलदार हवेली (पुणे)

128

### Mathematics

Find the perimeter of a square if the side length is 5 units.

Solution: Perimeter of a square =  $4 \times \text{side length}$

$$P = 4 \times 5$$

$P = 20$  units

Find the area of a rectangle with length 8 units and width 3 units.

Solution: Area of a rectangle =  $\text{length} \times \text{width}$

$$A = 8 \times 3$$

$A = 24$  units<sup>2</sup>

129

Find the perimeter of a rectangle with length 10 units and width 4 units.

Solution: Perimeter of a rectangle =  $2(\text{length} + \text{width})$

$$P = 2(10 + 4)$$

$$P = 2(14)$$

$$P = 28$$
 units

Find the area of a triangle with base 6 units and height 4 units.

Solution: Area of a triangle =  $\frac{1}{2} \times \text{base} \times \text{height}$

$$A = \frac{1}{2} \times 6 \times 4$$

$$A = \frac{1}{2} \times 24$$

$$A = 12$$
 units<sup>2</sup>



३८ ३ २०  
५३८९ ६८ ५५

## पुणे महानगरपालिका

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

बांधकाम विकास विभाग  
पुणे महानगरपालिका  
शिवाजीनगर,  
पुणे-४११ ००५

### बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेंट सर्टिफिकेट

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकाम नियमसंतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९  
यांतल्या आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट १९४९ चे कलम २५८ अन्वये अर्जातील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

क्रमांक : KDB/0060/13

क्रमांक : CC/2461/19

Project Type : Resi+Comm

दिनांक : 14/01/2020

Case Type : Revised

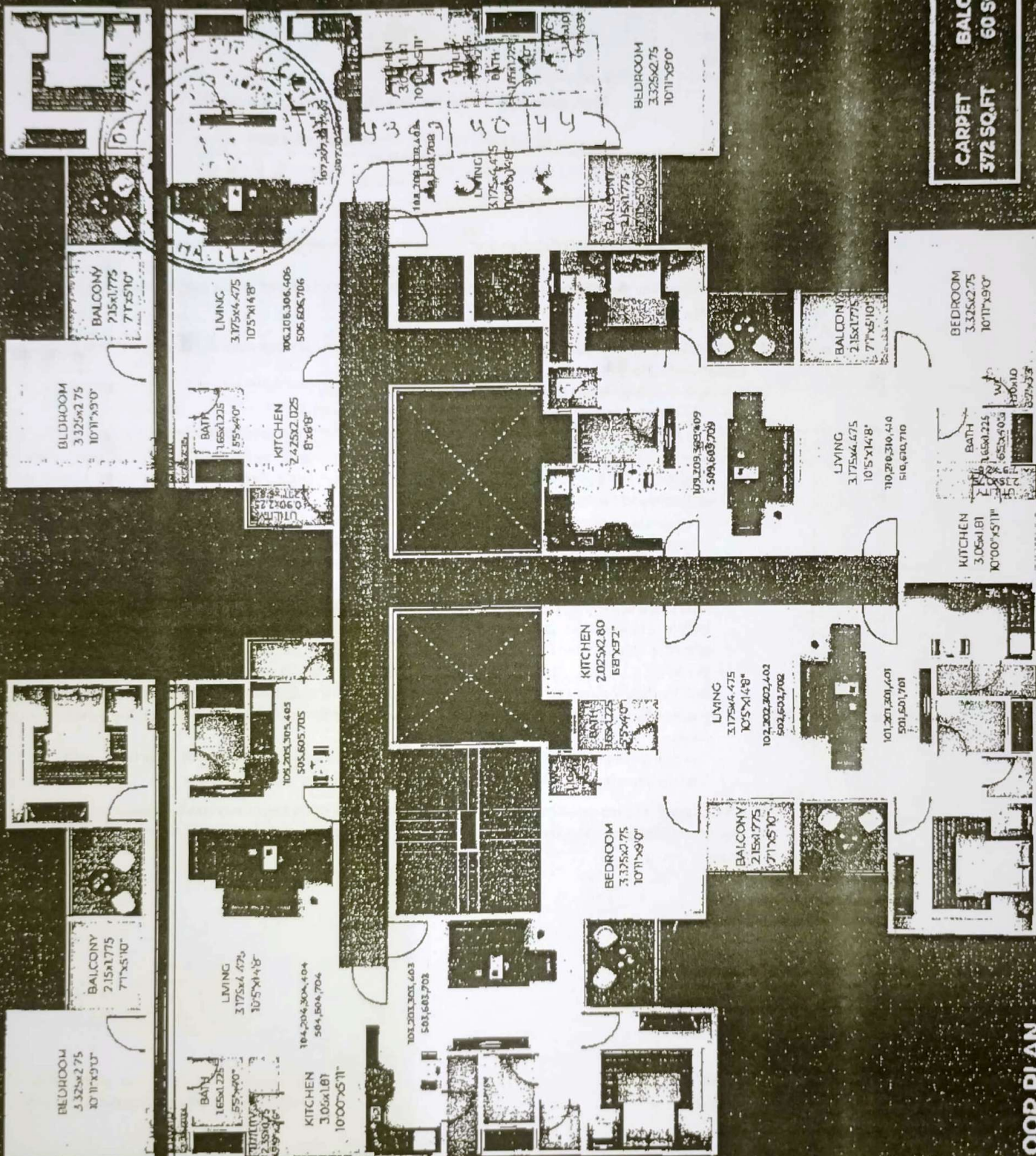
Project Type : Proposed Building



श्री / श्रीमती YASHODHAN AFFORDABLE LANDMARK LLP RAHUL S NAVANDAR : व्दारा आर्कटेक्ट / ला. स. श्री GANESHKUMAR C.  
WASE : यांस एतवार पुणे, येठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ च मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे  
कलम २५८ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेंटोल येठ Kondhwa-Budruk : य़ांकां सर्वे न  
511/1A/1, 511/1A/2, 511/1A/3, 511/1/2, 511/2/2/1, 511/2/2/2, 511/2/2/3 : सी. स. न. : \_\_\_\_\_ हिस्सा नं. : \_\_\_\_\_ फायनल प्लॉट क्र \_\_\_\_\_ प्लॉट क्र \_\_\_\_\_  
सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 27/11/2019 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

- सदर प्रस्तावित दशाविषयात आलेली दर्शनी अंतरे / रस्ता इमारतीचा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा बापर अथवा बापरसाठी परवानगी वा तावा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा. च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राचे/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षांचा राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचाच अधिभागाचा भाग समजण्यात येईल.)
- सदर संमतीपत्र हे नुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज-कलम संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास त्नात्र राहिल.
  - अ) अर्जातील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या बापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अधिकृत बापर चालू असल्यास अटीचा भंग समजण्यात येईल.
  - आ) संमत बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने पातळलेल्या निर्विधाचे उल्लंघन झाले असल्यास अटीचा भंग झाला आहे असे समजण्यात येईल.
  - इ) अर्जदाराने सदरची परवानगी ही गैरकृत्त कलम पुणे म.न.पा.चे दिशाभूल कलम 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 कलम 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 घेतलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल कलम घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लागत असलेल्या अटी व सूचना या केवळ अर्जदार स नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुख्याधिकाक, व्यवस्थापक, प्रशासक, बाणसदास आणि प्रत्येक इसम जो अर्जदाराच्या ह्या मालकी हक्क सिध्द करेल त्या सर्वांस कायमत्वस्वी बांधनकारक राहिल.



|              |           |
|--------------|-----------|
| CARPET       | 372 SQ.FT |
| BALCONY      | 60 SQ.FT  |
| TOTAL CARPET | 432 SQ.FT |

TYPICAL FLOOR PLAN



|         |    |    |
|---------|----|----|
| २०२२-२२ |    |    |
| ५३८७    | ६८ | ५५ |
| २०२२    |    |    |

## 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- P52100019278

Project: Dwarikadham, Plot Bearing / CTS / Survey / Final Plot No.: 51/1A/2B/3C plot A and Bat kondhwa BK, Haveli, Pune, 411048;

1. Yashodhan Affordable Landmark Llp having its registered office / principal place of business at Tehsil Pune City District Pune, Pin: 411004.
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 per cent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;  
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 15/01/2019 and ending with 31/12/2023 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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 17/05/2019 5:34:38 PM.

Dated: 15/01/2019  
Place: Mumbai

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



| मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )                                 |   |                                |                 |                                     |                        |                         |
|---|---|--------------------------------|-----------------|-------------------------------------|------------------------|-------------------------|
| Valuation ID  | 202103271484  |                                |                 | 27 March 2021, 11:49:57 AM<br>हवल19 |                        |                         |
| मूल्यांकनाचे वर्ष   | 2020  |                                |                 |                                     |                        |                         |
| जिल्हा  | पुणे  |                                |                 |                                     |                        |                         |
| मूल्य विभाग   | तालुका : हवेली विभागाचे नाव : ( वि.क्र.47) कोढवे बुद्रुक (पुणे महानगरपालिका)  |                                |                 |                                     |                        |                         |
| उप मूल्य विभाग  | 47/628-उर्वरीत क्षेत्रातील मालमत्ता निवासी  |                                |                 |                                     |                        |                         |
| क्षेत्राचे नांव   | Pune Municipal Corporation  | सर्व्हे नंबर /न. भू. क्रमांक : | सर्व्हे नंबर#51 |                                     |                        |                         |
| वार्षिक मूल्य दर वक्त्यानुसार मूल्यदर रु.                                 | खुली जमीन   | निवासी सदनिका                  | कार्यालय        | दुकाने                              | औद्योगिक               | मोजमापनाचे एकक चौ. मीटर |
|   | 17570   | 44500                          | 45210           | 68810                               | 0                      |                         |
| बांधीव क्षेत्राची माहिती  | बांधकाम क्षेत्र(Built Up)-  | 39.963चौ. मीटर                 | मिळकतीचा वापर-  | निवासी सदनिका                       | मिळकतीचा प्रकार-       | बांधीव                  |
|   | बांधकामाचे वर्गीकरण-  | 1-आर सी सी                     | मिळकतीचे वय -   | 0 TO 2वर्षे                         | मूल्यदर/बांधकामाचा दर- | Rs.44500/-              |
|   | उद्दवाहन सुविधा-  | आहे                            | मजला -          | 5th to 10th Floor                   | कार्पेट क्षेत्र-       | 36.33चौ. मीटर           |
| Sale Type - First Sale  |   |                                |                 |                                     |                        |                         |
| Sale/Resale of built up Property constructed after circular dt:02/01/2018 |   |                                |                 |                                     |                        |                         |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर                               | =(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी ) * मजला निहाय घट/वाढ   |                                |                 |                                     |                        |                         |
|   | = (44500 * (100 / 100 )) * 105 / 100  |                                |                 |                                     |                        |                         |
|   | = Rs.46725/-  |                                |                 |                                     |                        |                         |
| A) मुख्य मिळकतीचे मूल्य   | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  |                                |                 |                                     |                        |                         |
|   | = 46725 * 39.963  |                                |                 |                                     |                        |                         |
|   | = Rs.1867271.175/-  |                                |                 |                                     |                        |                         |
| Applicable Rules  | = 3, 18, 19   |                                |                 |                                     |                        |                         |
| एकत्रित अंतिम मूल्य   | मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य : मेडनईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य - बंदिस वाटन तळाचे मूल्य : खुल्या जमिनीवरील कचरा मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य : बंदिस बाल्कनी |                                |                 |                                     |                        |                         |
|   | = A + B + C + D) + E + F + G + H + I  |                                |                 |                                     |                        |                         |
|   | = 1867271.175 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0   |                                |                 |                                     |                        |                         |
|   | =Rs.1867271.175/-   |                                |                 |                                     |                        |                         |

Home Print

