



N.387, 20581

7/11/23

!!Shri!!

Haveli No. :- 14
DOC. No. :- 19711/2023
DATE :- 04/10/2023

YOGESH ENTERPRISES

"GANDHARV MITHILA "

Gat No. 120, Borhadewadi, Pune-412105

PURCHASERS :-

Name 1) MR. YADAV SURESH KRISHNA
2) MRS. SADHANA SURESH YADAV

Apartment No:- B- 601

Floor :- 6th floor

Area :- 57.31 sq. mtr.

Valuation :- 40,84,000/-

Parking :- One covered car parking.

332/19711

पावती

Original/Duplicate

Wednesday, October 04, 2023

नोंदणी क्र.: 39म

2:12 PM

Regn.: 39M

पावती क्र.: 20500

दिनांक: 04/10/2023

गावाचे नाव: बोऱ्हाडवाडी

दस्तऐवजाचा अनुक्रमांक: हवल14-19711-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: यादव सुरेश कृष्णा-

नोंदणी फी

रु. 30000.00

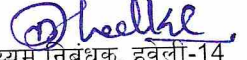
दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00


सह दुय्यम निबंधक, हवेली-14

सह-दुय्यम निबंधक (वर्ग-२)

हवेली क्र. १४, पुणे

वाजार मूल्य: रु.3801164.048 /-

मोबदला रु.4084000/-

भरलेले मुद्रांक शुल्क : रु. 285900/-

1) देयकाचा प्रकार: DHC रकम: रु.1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923274621923 दिनांक: 04/10/2023

बँकेचे नाव व पत्ता:

मुळ दस्त पक्षकारास परत केला

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008717178202324E दिनांक: 04/10/2023

बँकेचे नाव व पत्ता:



05/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

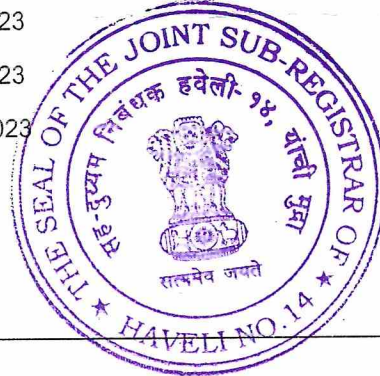
दस्त क्रमांक : 19711/2023

नोदणी :

Regn:63m

गावाचे नाव : बोन्हाडवाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4084000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3801164.048
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन :; इतर माहिती: गांव मौजे बोन्हाडवाडी, गट नं.120 (जुना गट नं.1240, गांव मौजे मोशी) येथील "गंधर्व मिथिला" या योजनेतील "ए" इमारती मधील विंग "बी" मधील सहावा मजल्यावरील फ्लॅट नं.601 यांसी कार्पेट क्षेत्र 57.31 चौ. मी. तसेच लगतचे ओपन बाल्कनी क्षेत्र 04.51 चौ. मी. तसेच लगतचे ड्राय बाल्कनी क्षेत्र 03.19 चौ. मी. तसेच एक कव्हर कार पार्किंग सह. ((GAT NUMBER : 120 ;))
(5) क्षेत्रफळ	1) 57.31 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- योगेश एंटरप्रायजेस तर्फे प्रोप्रा. श्री. विनायक पंढरीनाथ भोंगाळे यांच्या तर्फे क.ज. करिता कु.मु. म्हणुन श्री. विशाल विश्वनाथ कोळपकर वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- राधानगरी हौसींग सोसायटी दिधी रोड, भोसरी, पुणे., महाराष्ट्र, पुणे. पिन कोड:-411039 पॅन नं:- ABEPB4335N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- यादव सुरेश कृष्णा- वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रूम नं:-2, जहांगीर चाळ, रोड नं.22, मशिदीजवळ, सावरकरनगर, ठाणे (डब्लू, महाराष्ट्र, मुम्बई. पिन कोड:-400060 पॅन नं:- AEHPY2834D 2): नाव:- साधना सुरेश यादव वय:-46; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रूम नं:-2, जहांगीर चाळ, रोड नं 22, मशिदीजवळ, सावरकर नगर, ठाणे (डब्लू), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:- ADSPY2415Q
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	04/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19711/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	285900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



Sheelke
पुसह-दुय्यम निबंधक (वर्ग-२),
हवेली क्र. १४, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



CHALLAN
MTR Form Number-6



GRN	MH008717178202324E	BARCODE			Date	27/09/2023-18:25:21	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)	AEHPY2834D							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	YADAV SURESH KRISHNA							
Location	PUNE	Flat/Block No.	FLAT No. B 601 - GANDHARV MITHILA							
Year	2023-2024 One Time	Premises/Building								
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty	285900.00	Road/Street	BORHADEWADI MOSHI						
0030063301	Registration Fee	30000.00	Area/Locality	PUNE						
			Town/City/District							
			PIN		4	1	2	1	0	5
			Remarks (If Any)	PAN2=ABEPB4335N--SecondPartyName=YOGESH ENTERPRISES-						
			Amount In	Three Lakh Fifteen Thousand Nine Hundred Rupees On						
			Words	ly						
Total		3,15,900.00								
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	02300042023092700386	232704399740					
Cheque/DD No.		Bank Date	RBI Date	27/09/2023-18:28:06	28/09/2023					
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA							
Name of Branch		Scroll No. , Date	30928 , 28/09/2023							

Department ID :

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

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजासाठी सदर चलन लागू नाही.

Challan Defaced Details

Signature Not Verified

Digitally signed by D. S. JAYARAM
DIRECTORATE OF ACCOUNTS,
AND TREASURY, MUMBAI
Date: 2023.10.04 11:55:50 IST
Reason: GRAS Secure Document
Location: India

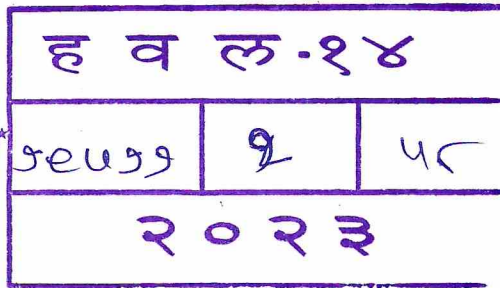
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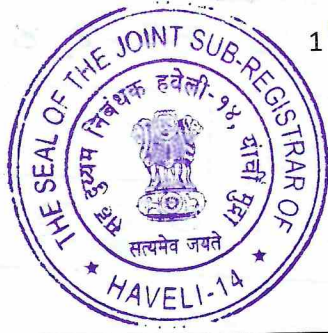
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Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-332-19711	0004680413202324	04/10/2023-14:12:13	IGR021	30000.00
2	(IS)-332-19711	0004680413202324	04/10/2023-14:12:13	IGR021	285900.00
Total Defacement Amount					3,15,900.00

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		04 October 2023,01:41:23 PM	
Valuation ID	202310043951		
मूल्यांकनाचे वर्ष	2023		
जिल्हा	पुणे		
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (वि.क्र.17) बो-हाडवाडी (पिंपरी चिंचवड महानगरपालिका)		
उप मूल्य विभाग	17/3- भूमी संपादनातून वगळलेले परंतु प्राधिकरणाचे नियोजन नियंत्रणाखाली असलेले क्षेत्र निवासी विभागात नव्याने समाविष्ट झालेले क्षेत्र.		
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	गट नंबर#120
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
7680	54750	58880	65820
			औद्योगिक
			0
			मोजमापनाचे एकक
			चौ. मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	63.041 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor
			मिळकतीचा प्रकार-
			बांधकामाचा दर-
			कार्पेट क्षेत्र-
			बांधीव
			Rs.26620/-
			57.31 चौ. मीटर
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 57488/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)		
	= ((57488-7680) * (100 / 100)) + 7680)		
	= Rs.57488/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 57488 * 63.041		
	= Rs.3624101.008/-		
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	7.7 चौ. मीटर		
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 7.7 * (57488 * 40/100)		
	= Rs.177063.04/-		
Applicable Rules	= 3, 9, 18, 19, 14		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 3624101.008 + 0 + 0 + 0 + 0 + 177063.04 + 0 + 0 + 0 + 0		
	= Rs.3801164/-		
	= 4 अडतीस लाख एक हजार एक शे चौसष्ट /-		

Home Print





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२०२३		

||SHREE GAJANANA PRASANNA ||

AGREEMENT FOR SALE

THIS AGREEMENT IS MADE AND EXECUTED AT PUNE ON THIS 04th DAY OF Oct.
--- IN THE YEAR 2023

BETWEEN

YOGESH ENTERPRISES, A PROPRIETARY FIRM

Having its Registered Office at:

Shop No. 12 of Shopping complex, Gandharv Nagari,

Opp. Kendriya Vihar, Pune-Nasik Highway,

Moshi, Pune – 412105.

Through its Proprietor

MR. VINAYAK PANDHARINATH BHONGALE

Age: 63 Years, Occupation: Business,

R/at: Row House No. 7 & 8, Radhanagri Housing Society,

Dighi Road, Bhosari, Pune-411039.

PAN NO.: ABEPB 4335 N

---Hereinafter called as "THE OWNER / PROMOTER"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successor/s, survivor/s, legal representative/s, administrator/s, executor/s and assign/s etc.)

... THE PARTY OF THE FIRST PART

AND

1) MR. YADAV SURESH KRISHNA

Age - 52 Years, Occupation – Service,

I.T. PAN. NO. AEHPY 2834 D

2) MRS. SADHANA SURESH YADAV

Age - 46 Years, Occupation – Housewife,

I.T. PAN NO. ADSPY 2415 Q

Both Residing at. : - Room No -2, Jahangir Chawl, Road No.22, Near Masjid

Savarkar Nagar, Thane (W), Pin-400606

... Hereinafter referred to as "THE ALLOTTEE/S/ PURCHASER/S"

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her /their successor/s, survivor/s, legal heir/s, representative/s, administrator/s, executor/s and assign/s etc.)

... THE PARTY OF THE SECOND PART



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१६७७७	४	५८
२०२३		

WHEREAS, all that piece and parcel of the property bearing Gat No. 120 (old Gat No. 1240), totally admeasuring 00 H. 92 R, assessed at 07 Rs. 87 Ps., situated at village "BORHADEWADI, MOSHI", Tal. Haveli, Dist. Pune within the limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Nos. 1 to 28, Pune and District Registrar, Pune referred as "The Entire Layout" which is more particularly described in Schedule – I hereinafter, is owned by the promoter herein, and the same is shown in the plan annexed, the same is referred as "Gandharv Mithila" which is more particularly described in Schedule – II hereinafter.

AND WHEREAS, by virtue of a Sale Deed dated 12/08/2008, registered in the office of Sub-Registrar Haveli No. 8 at Sr. No. 6671/2008, Mr. Dashrath Kundlik Hingane for himself and as H.U.F. of the family through Power of Attorney holder Mr. Vinayak Pandharinath Bhongale have sold, transferred and conveyed all his rights, title and interest in the Said Gat No. 120 (Old Gat No. 1240 of village Moshi) in favour of Mr. Vinayak Pandharinath Bhongale. By the said Sale Deed, Mr. Vinayak Pandharinath Bhongale has become full and absolute owner and possessor of the said total land and has enjoying vacant and peaceful possession of the said property and his name recorded into 7/12 extract by Mutation Entry No. 3154.

AND WHEREAS, all the charges and encumbrances mentioned/ recorded in the 7/12 extract of the said property were deleted which was in the name of Mr. Dashrath Manaji Hingane as he has repaid entire loan amount to concern financial institution/ bank and removed all the encumbrances from 7/12 extract of the said property.

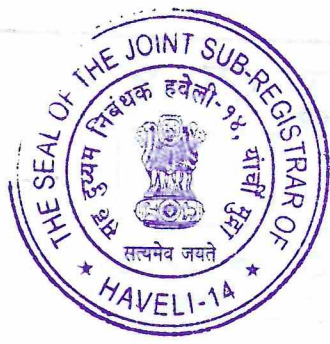
AND WHEREAS, the said Gat No. 120 was landlocked having no any access to reach, however, after due process of law before Pimpri-Chinchwad Municipal Corporation, 9 Mtrs Road access made available from side margin of land developed by Ideal Developers a Partnership Firm through its partner Balkrishna Mahadu Sawant. The said Agreement dt. 27/07/2015 is duly registered in the office of Sub-Registrar Haveli No. 26 at Sr. No. 6027/2015 in conformity with Memorandum of Understanding dt. 09/07/2015 of Commissioner of Pimpri-Chinchwad Municipal Corporation, Pune. The said Agreement is perpetual.

AND WHEREAS, SHRI. VINAYAK PANDHARINATH BHONGALE (hereinafter referred to as the " THE OWNER/PROMOTER ") has become full and absolute owner of the said property, and has enjoying vacant and peaceful possession of the said property.

AND WHEREAS, the promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.

AND WHEREAS, the Owner/Promoter is in possession of the project land.

AND WHEREAS, the Owner and Promotor Mr. Vinayak Pandharinath Bhongale mortgaged the said property Gat No. 120 for availing loan of Rs. 5,00,00,000/- by executing Deed of



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२६७९९	५	५८
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Mortgage in favour of Pavana Sahakari Bank Ltd., Chinchwad, Branch - Bhosari, Pune, on 21/01/2017. The said Mortgage Deed was duly registered in the office of Sub-Registrar Haveli 14. Accordingly, the charge of the amount mentioned above was recorded on the other rights column of the 7/12 extract of the said property on receipt of letter issued by concern bank.

AND WHEREAS, the Owner and Promotor Mr. Vinayak Pandharinath Bhongale repaid the entire loan amount of Rs. 5,00,00,000/- with total interest to Pavana Sahakari Bank Ltd., Chinchwad, Branch - Bhosari, as it was availed as per Mortgage Deed dt. 21/01/2017. Accordingly, the charge of the said loan was deleted from other rights column of said property on receipt of letter issued by concern bank. Hence, there is no any charges and encumbrances whatsoever remains on the said property.

AND WHEREAS, SHRI. VINAYAK PANDHARINATH BHONGALE has commenced the development of the said property through a proprietary firm named and styled as "**YOGESH ENTERPRISES**".

AND WHEREAS, the Promoter is desirous to construct on the said land Residential Housing Scheme in the name and style as "**GANDHARV MITHILA**" the said project was initially started in the name and style as "**GANDHARV SAMRUDHI**". Henceforth, the project which is to be constructed in the said property will be known as "**GANDHARV MITHILA**" since the name of the project is changed.

AND WHEREAS, the Promoter has proposed to construct on the "**GANDHARV MITHILA**" consisting of 01 building 7 wings of which **Building A Wing A, B** is Having **Ground Parking+7 Floors** more particularly described in Building Plans vide IOD BP/EC/BORHADEWADI/13/2022 dt. 14/12/2022.

Maharashtra Housing and Development Authority (MHADA) having its unit known as Pune Housing and Area Development Board Housing office at Grah Nirman Bhavan, Agarkarnagar, Pune-411001 hereinafter referred as MHADA for convenience.

WHEREAS, as per scheme of MHADA and Notification dated 03/09/2015 & Notification dated 27/02/2018 for 20% share of MHADA in inclusive Housing Owner/ Promoter offered 37 (Thirty-Seven) units from project in Building A Wing D and accordingly MHADA have identified beneficiaries through MHADA Lottery system.

AND WHEREAS, the Allottee/s is offered an Apartment/Flat bearing number **601** on the **6th floor**, (herein after referred to as the "Said Apartment/Flat") in the Building A wing B (herein after referred to as the "Said Building") being constructed in the **GANDHARV MITHILA** of the said project, by the Promoter.

AND WHEREAS, the Promoter has entered into a standard Agreement with an Architect viz. **Rahul Vedpathak** registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. At the time of commencement of work and



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registration of RERA, said Rahul Vedpathak have shown unwillingness and hence new architect **Atul Ranpise** is appointed on 10/10/2022.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra on 24/01/2023 under registration no P52100048967; authenticated copy is attached in **Annexure 'F'**;

AND WHEREAS, the Promoter has appointed **Mr. R. K. Randhave** as structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS, the Promoter has sole and exclusive right to develop, construct and sell the Apartments/Flat in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee/s of the Apartments/Flats to receive the sale consideration in respect thereof;

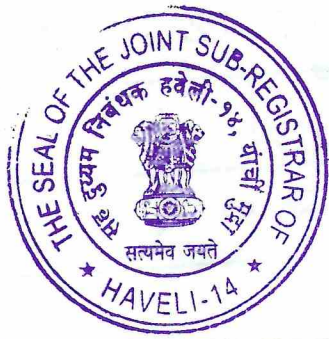
AND WHEREAS, on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

AND WHEREAS, the authenticated copy of Certificate of Title issued by **Adv. Sandeep Bhimrao Kasbe**, authenticated copies of extract of Village Form VII and XII showing the nature of the title of the Promoter to the project land on which the Apartments/Flats are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.

That, the Collector Pune by Order No. Jamin/NA/SR/286/2020 dt. 12/11/2020 granted permission to use the said property for Non-Agricultural Purpose.

AND WHEREAS, the Owner and Promoter had obtained Environmental Clearance Certificate issued by Member Secretary, Environment Department and MS. SEIAA on 30/04/2021 under No. SIA/MH/MIS/156190/2020. That the Promoter had applied for revised Environment Clearance Certificate and has obtained the same having no. SIA/MH/MIS/245894/2021, that for the time being promoter builder has changed the project layout and total construction area is less than minimum prescribed limit of environment clearance and hence thereafter Promoter made an application to withdraw the Environment Clearance Certificate to SEIAA and SEIAA decided to allow Promoter to withdraw the application vide Minutes of 253rd Day- 4 (Part B) meeting of SEIAA held on 21st November, 2022, so no separate environment clearance is required.

AND WHEREAS, the Promoter has got approved from Pimpri-Chinchwad Municipal Corporation the layout and Building plans, specifications, elevations, section and detail of the building/s of the said land vide Commencement Certificate No. BP/BORHADEWADI/89/2022 dt. 14/12/2022 & the authenticated copies of the plans of the Layout as approved by Pimpri-Chinchwad Municipal Corporation have been annexed hereto and marked as **Annexure C-1**.



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Though the promoter herein has right to develop the said property or entire land, bearing gat no. 120 of village Borhadewadi, Tal-Haveli, Dist. Pune, admeasuring 9200 Sq. Mtrs the promoter has decided to carry out development in various projects and accordingly portion identified as said "**Gandharv Mithila Building A Wing A, B**" admeasuring **2306.67 sq. mtrs.** is only subject matter of this agreement and the same is more particularly described in **schedule II** hereunder written and plan annexed.

AND WHEREAS, the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the building on "**Gandharv Mithila**" and open spaces are proposed to be provided for on the entire land have been annexed hereto and marked as **Annexure C-2**.

AND WHEREAS, the authenticated copies of the plans of the Apartment/Flat/Unit agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.

AND WHEREAS, the said sanctioned layout consists of 7 (Seven) Wings containing Residential Flats.

AND WHEREAS, the promoter proposes to develop the said Property/Land in "Phases" and each of which "Phases" shall be deemed to be a "Project" within the meaning of the said Act;

AND WHEREAS, the said "Phases" or "Projects" to be implemented by the promoter on the said Land as part of the said sanctioned layout shall be as under;

- Gandharva Mithila** - **Building A Wing A, B**
Gandharva Mithila - **Building A Wing E, F, G**
Gandharva Mithila - **Building A Wing C**
Gandharva Mithila - **Building A Wing D (MHADA)**

The Owner/Builder/Promotor herein have accordingly commenced the construction of the said building/s namely "**Gandharv Mithila**" in accordance with the said plans.

The name of the project on entire land shall be '**GANDHARV MITHILA**' and the name of the buildings, shall be (**Building A Wing A, B**) (**Building A Wing E, F, G**) (**Building A Wing C**) (**Building A Wing D**). All these names shall not be changed at any time. The name of the Common Association/ Apex Body/ Federation and buildings of other projects shall be decided by the Promoter.

The Allottee/s has before the execution of these present document, independently scrutinized all the relevant documents with the help of his advocate and has completely satisfied themselves in respect of the rights and title of the promoter to the said property and the rights of the promoter to construct a building project thereon the same and due compliance by the promoter of the relevant provisions contained in the said Acts and Rules. The Allottee/s have inspected and satisfied with the layout and building plan. The Allottee/s also checked the Brochure issued by Promoter/ Developer in which the whole project has been described, and the same is published in the Daily Newspaper.



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AND WHEREAS, the Promoter has got some of the approvals from the Pimpri-Chinchwad Municipal Corporation to the plans, the specifications, elevations, sections of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building after completion of the Building.

AND WHEREAS, while sanctioning the said plans Pimpri-Chinchwad Municipal Corporation 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 project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority / Pimpri-Chinchwad Municipal Corporation.

AND WHEREAS, the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans by taking required sanctions /permissions.

AND WHEREAS the Allottee/s has applied to the Promoter for allotment of an Apartment/Flat No. 601 on 6th floor in Building A Wing B being constructed in the Gandharv Mithila of the said Project, (Which is more particularly described in Schedule III hereunder written)

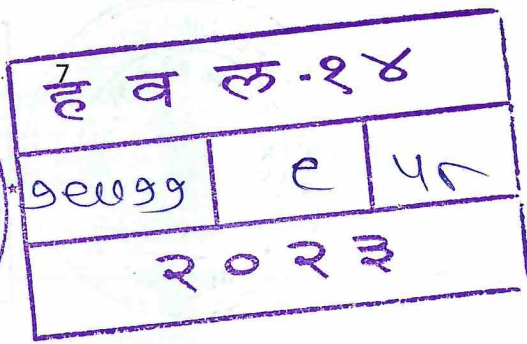
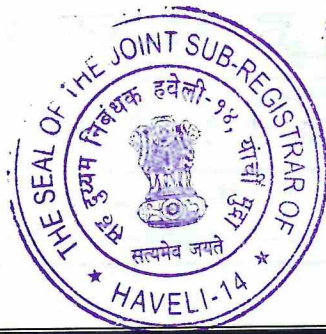
AND WHEREAS, the carpet area of the said Apartment/Flat is **57.31 square meters** and "carpet area" means the net usable floor area of an Apartment/Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment/Flat for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment/Flat for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Apartment/Flat.

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

AND WHEREAS, prior to the execution of these present agreement the Allottee/s has paid to the Promoter a sum of **Rs. 1,00,000/- (Rupees One Lakh only)**, being part payment of the sale consideration of the Apartment/Flat agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra on on **24/01/2023** under registration no **P52100048967**; authenticated copy is attached in **Annexure 'F'**;

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



In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Apartment/Flat.

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

1. The Promoter shall construct the said building/s consisting of **Ground parking + 07 floors** on the **Gandharv Mithila Building A Wing A, B** in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Also the allottee is made aware that the existing sanction plan may be revised/modified by the promoter as per rules and necessity.

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

1. (a) (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment/Flat No. **601** of the type of 2 BHK carpet area admeasuring **57.31 sq. metres** on **6th floor** in the **Building A wing B** along with area of balcony admeasuring **4.51 sq. mtrs.** and area of Dry balcony admeasuring to **3.19 Sq.mtrs** (hereinafter referred to as "the Apartment/Flat") as shown in the Floor plan thereof hereto annexed and marked **Annexures D** for a lump sum consideration of **Rs. 40,84,000/- (Rupees Forty Lakh Eighty Four Thousand Only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Schedule IV**.

(ii) Parking spaces includes open/ stilt/ covered parking spaces and may be located in the parking (Including multi-level car park), podium etc. The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s covered parking spaces situated at parking floor/cover parking/Stack Parking/Mechanical Parking being constructed in the layout.

1(b) The total aggregate consideration amount for the Apartment/Flat **Including** covered parking spaces is thus. **Rs. 40,84,000/- (Rupees Forty Lakh Eighty Four Thousand Only)**

1(c) **Payment Schedule:-**

The total amount of **Rs. 40,84,000/- (Rupees Forty Lakh Eighty-Four Thousand Only)** to be paid in the following manner-

Percentage	Stage
10 %	On or before execution of agreement.
20 %	On the execution of Agreement.
15 %	On or before completion of Plinth.
10 %	On or before completion of 1 st Slab.
5%	On or before completion of 3 rd Slab.
5 %	On or before completion of 5 th Slab.
5 %	On or before completion of 8 th Slab.
5 %	On or before completion of the walls, internal plaster, External plaster, doors and Grills of windows of the said Apartment/Flat.



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5 %	On or before completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment/Flat.
5 %	On or before completion of the external plumbing and flooring, elevation, terraces with waterproofing, sliding windows of the building or wing in which the said Apartment/Flat is located.
10 %	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment/Flat is located.
5 %	On or before handing over of the possession.

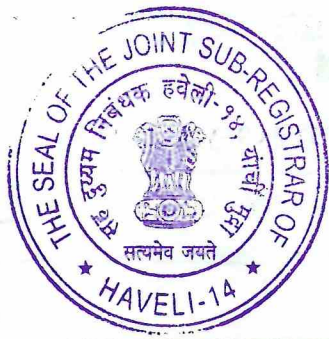
The Allottee/s shall pay each installment as above in time is the essence of the said Agreement for Sale. The Allottee/s shall make all the payments to the Promoter by Demand Draft or by local (Pune) Cheques only. No cash payments will be accepted. If the Allottee/s makes the payments by outstation Cheques then the date of payments shall be treated as and when the same is credited to the account of the Promoter and to the extent the said amount is credited by deducting the commission of the Bank.

If payment is to be made by electronic transfer, then the same shall be made only after obtaining prior written consent of the Promoter for each payment. Also unless Promoter gives receipts of such electronic payment the same shall not be deemed as received.

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

The Allottee/s shall separately pay the amounts of taxes as demanded by the Promoter in addition to the consideration mentioned above. The said amounts of taxes shall be paid by the Allottee/s to the Promoter within 7 days from the date of demand raised by the Promoter herein. It is made clear that the Allottee/s shall not be entitled to claim refund of any amount of taxes paid by him / her / them to the Promoter. It is also made clear that the rate of tax may vary as per government policy therefore the tax may vary from stage to stage or person to person or the consideration or the type of unit/tenement. The Allottee/s hereby indemnifies and keep indemnified the Promoter from all such levies, cost and consequences arising out of the said Agreement. In the event, the Promoter constrained or shall constrain to pay any such amount/s, the Allottee/s shall be liable to reimburse the same to the Promoter together with penalty (if any) and interest from the date of payment by the Promoter.

It is agreed that in case any tax is payable by law or rule on any other amount payable by virtue of this Agreement shall be borne and paid by the Allottee/s.



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Any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under the law (as per the provisions of the Income Tax Act 1961) for the time being in force while making any payment to the Promoters under this Agreement shall be deemed to have been paid by the Allottee/s and received by the Promoter and acknowledged / credited by the Promoter, only upon Allottee/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with the Annual Tax Credit Statement in form 26AS on the Income Tax Department site.

The Allottee/s shall submit the said certificate to the Promoter before taking the possession of the said Apartment / Unit/ Flat or earlier when demanded by Promoter. The Allottee/s is well-aware and understands that this is his own sole responsibility and should do as aforesaid within the stipulated time.

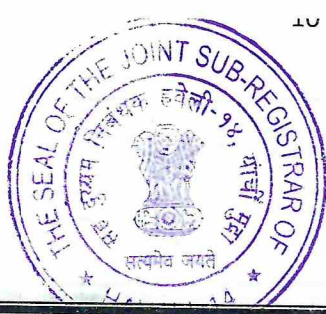
1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

ngale If the Promoter complete the construction before time, then the Allottee/s hereby agree/s and accept/s to pay the consideration amount payable for early completed stage as per payment linked to said stage immediately on demand. No Early payment discount will be offered in such case where construction has been completed before agreed time.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ 0.50 % per annum for the period by which the respective instalment has been preponed.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price 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/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in **Clause 1(a)** of this Agreement.

1(h) The Allottee/s 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



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Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Pimpri Chinchwad Municipal Corporation at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment/Flat to the Allottee/s, obtain from the Pimpri Chinchwad Municipal Corporation occupancy and/or completion certificates in respect of the Apartment/Flat.

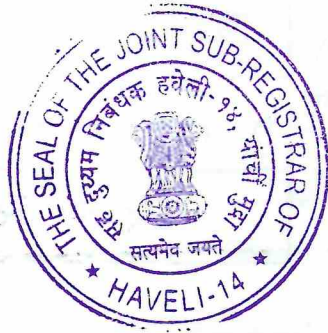
2.2 Time is essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment/Flat to the Allottee/s and the common areas to the association of the allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee/s shall make timely payments of the instalment 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 1 (c)** herein above.

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **4661.23 square meters** only and Promoter has planned to utilize Floor Space Index of **4661.23 square meters** by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of **4661.23 square meters** as proposed to be utilized by him on the project land in the said Project and Allottee/s has agreed to purchase the said Apartment/Flat based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment//Flat to the Allottee/s, the Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the



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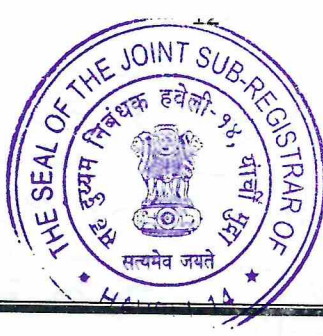
Allottee/s committing three defaults of payment of installment, the Promoter shall at his own option, may terminate this Agreement:

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

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

- a) If the Allottee/s has taken loan from any bank, financial company, institute, etc. then in case of termination/cancellation of the Apartment/Flat by promoter, the consent from the said bank, financial company, institute, etc. for resale of the said Apartment/Flat will not be required subject to that the loan amount which has been disbursed from the financial company to the Promoter directly shall be paid by the Promoter (without any interest or penalty thereon), to the bank, financial company, institute, etc. directly. The Allottee/s shall make aware of this clause to the financial company by separate letter.
- b) The Promoter shall deduct the amount towards damages, administration charges, other expenses etc. equivalent to 2% of the sale amount, from and out of the amount so far then paid by the Allottee/s to the Promoter and the Promoter shall be liable to repay only the balance amount (after deducting above amount) from the amount received by the Promoter. In this case reduction in price of the Apartment/Flat will also be considered as damages/loss of the Promoter in addition to other loss and expenses.
- c) In case of termination of this agreement for any reason, taxes such as Stamp Duty, Registration fee, LBC/LBT, Service Tax, GST (CGST, SGST, IGST), VAT etc. already paid/reimbursed or otherwise shall not be refunded by the Promoter to the Allottee/s.
- d) In case of the cancellation of the said Apartment/Flat, the Promoter shall not be responsible and not be liable for refund of Stamp Duty, Registration fee, LBC/LBT, Service Tax, GST (CGST, SGST, IGST), or any charges paid to the government against this Apartment/Flat. The Allottee/s irrevocably agrees to the same.

Except the aforesaid amount, the Allottee/s will have no right on the said Apartment/Flat, nor will he/she/they claim any right on the same in future also and Allottee/s hereby agrees for the same.



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5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like lifts to be provided by the Promoter in the said building and the Apartment / Flat as are set out in ANNEXURE-E.

6. It is also understood and agreed by and between the parties hereto that part portion of the terrace space above the said building shall be common for the use of all the Allottees from the building and the remaining part portion of the said terrace will be used for purpose of attaching solar panels etc.

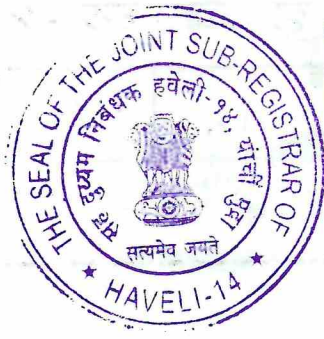
7. The Promoter shall give possession of the Apartment/ Flat to the Allottee/s on or before 31st day of December 2026. If the Promoter fails or neglects to give possession of the Apartment/Flat to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Apartment/Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment/Flat on the aforesaid date, if the Completion of Building in which the Apartment/Flat 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 and Local Authority.

7.1 **Procedure for taking possession** – The Promoter upon obtaining the Occupancy Certificate/ Completion Certificate from the Pimpri-Chinchwad Municipal Corporation shall offer in writing to the Allottee/s intimating that, the said Apartment/Flat is ready for use and occupation. The Allottee/s herein shall inspect the said Apartment/Flat in all respects to confirm that the same is in accordance with the terms and conditions of this Agreement, complete the payment of consideration/total price and dues to the Promoter as per terms and conditions of this Agreement and take the possession of the said Apartment/ Flat within 15 days from the date of written intimation issued by the Promoter to the Allottee/s herein. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of provisions, formalities, documentation on part of the Promoter. The Allottee/s agrees to pay the maintenance charges as determined by the Promoter/Association of Allottee/s, as the case may be.

7.2 It shall be expressly agreed that wherever it is the responsibility of the Allottee/s to apply and get necessary services the same shall not be undertaken by the Promoter and the Allottee/s shall be solely responsible for the same.



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7.3 Failure of Allottee/s to take Possession of Apartment/Flat upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee/s shall take possession of the Apartment/Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment/Flat to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in clause 7.1 such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of FIVE YEARS from the date of handing over the Apartment/Flat to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment/Flat or the Building in which the Apartment/Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his/its own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. However, further provided that the Allottee/s shall not carry out or caused to be carry out any alterations of the whatsoever nature in the said Apartment/Flat or in the said building, without written consent of the Promoter even after execution of Conveyance and with prior permission of society (if any), which shall include but not limit to column, beams etc. or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water, in that event the defect liability automatically shall come to an end, if any damage is caused to any other Apartment or Building, the same shall be rectified by the said Allottee/s at his / her / their own cost and consequences arising out of the same.

That, it shall be the responsibility of the Allottee/s to maintain his / her / their said Apartment/Flat in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his / her / their said Apartment/Flat are regularly filled with white cement / epoxy to prevent water seepage.

Vitrified tiles & Anti-Skid ceramic tiles are used for flooring & kitchen as per standard manufacturing make. The promoter / Developer is not responsible for any change in color occurred due to irresponsible use of oil, hot substance, Dye, Chemical used for washing & continuous storage on the tile which is not of suitable quality and standard, leading to deterioration and detrimental to the luster and/or polish of tile which will render the warranty void, should not be treated as structural defect and/or manufacturing defect.

Further, where the manufacture warranty as shown by the Promoter to the Allottee/s ends before the defect liability period and such warranties are covered under the maintenance of the said Apartment/Flat / Unit and if the annual maintenance contract are not done / renewed by the Allottee/s the Promoter shall not be responsible for any defects occurring due to the same.

That, the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors / manufacturers that all equipment's fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it to be



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sustainable in proper working condition to continue warranty in both the Apartment/Flat and the common project amenities wherever applicable.

That, the Allottee/s has / have been made aware and that the Allottee/s expressly agrees that the regular wear and tear of the Unit/Apartment/Flat phase includes minor hair line cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 Degree Celsius and which do not amount to structure defect and hence cannot be attributed to either bad workmanship or structural defect.

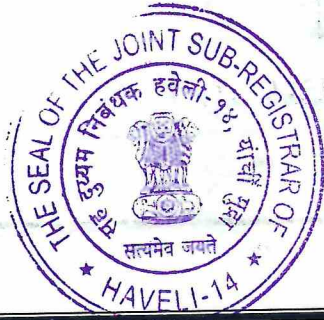
It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s, it shall be necessary to be surveyed by the Project Architect, who shall submit a report to state the defects in materials used, in the structure built of the unit / building and in the workmanship executed keeping in the mind the aforesaid agreed clauses of this Agreement.

7.5. After the possession of the Apartment/Flat/Premises/building is handed over or after receiving the Completion Certificate of the building by concerned local authority if any work is required to be carried out by the Government or Municipality or Corporation or any Statutory Authority, thereafter the same shall be carried out by the Allottee/s in co-operation with the Allottee/s of the other Apartments/Flats in the said building at their own costs and the Promoter shall not be in any manner liable or responsible for the same.

7.6. It is specifically agreed between the Parties hereto that even if before completion of the entire scheme or sale of all Apartments/Flats/Units, the Association/ Society should be registered/formed and or Conveyance is executed, then for the unsold Apartments/Flats the Promoter herein shall not be liable or required to pay any transfer fee, entrance fee, or any fee or charges under any head and also shall and will not be liable or require to contribute towards the common expenses / outgoings / maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold Apartments/Flats. Also the Allottee/s of such Apartments/Flats shall be liable to pay outgoings / maintenance from the date of allotment and delivery of possession.

7.7 The Purchaser/s is/are fully aware that, if applicable as per MHADA the Developer may have to construct some units in the project for MHADA and the occupants/purchaser/s of the MHADA units shall be member of the Society formed by the Developer for the entire Project. Also the occupants/purchaser/s of the MHADA units shall be entitled to use and enjoy all the common areas and amenities provided by the Developer. The Occupants/ Purchaser/s of the MHADA units shall be liable to bear necessary maintenance charges along with the other Flat/Unit Purchaser/s.

8. The Allottee shall use the Apartment/Flat or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the parking space only for purpose of keeping or parking own vehicle.



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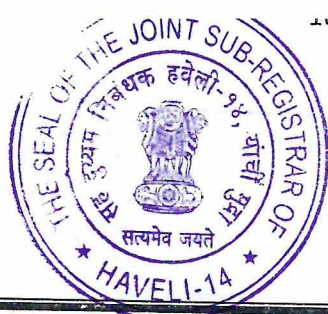
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9. It is agreed that a separate Co-op Housing Society shall be formed for each residential building within three months from the date on which fifty-one percent (51%) of the total number of Allottee/s in such a residential building have booked their Apartment/Flat. However, any delay towards affixing signature of Allottee/s on such society formation documents and procedural delays on account of Co-operative Department will not be in the account of the Promoter. As far as Conveyance of individual building is concerned, the plinth area below building shall convey to that respective society and common area, amenities, open space and utilities etc. shall be conveyed to the Federation/Society, as per Real Estate Regulation and Development Act 2016 and rules made thereunder including notifications if any issued by Competent Authority /Regulatory Authority as the case may be. The Promoters may decide the name of Society and the steps for the same being taken by the promoters, for this purpose he/she/they shall execute the application for registration and /or membership and other papers and documents necessary for the formation and registration of the Co-operative Housing Society, including the bye – laws of the proposed Co-operative Society as would be decided by the members of proposed Society & the promoter mutually and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye – laws, as may be required by the competent authority/Owners /Promoters as the case may be. In the event the Promoters retain, purchase/get allotted any unit, space etc. in the scheme the Promoters and /or their nominees shall also become the member of such organization.

9.1 The Promoter hereby assures to convey the respective project land to the respective society on or before a period of 3 (Three) months after Occupancy Certificate/ Completion Certificate from Pimpri Chinchwad Municipal Corporation, subject to receipt of entire consideration and dues as per agreement from all Allottees/s in the project of the land.

9.2 The Promoter further assures that the entire undivided land underneath all Residential Buildings jointly along with amenities, utilities and services will be conveyed to the Federation/Society within a period of 3 (Three) months upon obtaining full and final Occupation Certificate as per future potential layout as mentioned as **Annexure C1** from the Local Authority. The boundaries of the Federation of residential buildings for Conveyance are as per layout annexed herewith as **SCHEDULE I**. Subject to receipt of entire consideration and dues as per Agreement from all Allottees/s in all the Project of the land and receipt of all outstanding dues for amenity maintenance charges including taxes and other dues as per Agreement from members and/ or society.

If the Allottee/s and / or Society formed by the Allottees fails to get executed the Deed of Conveyance from the Promoter in respect of project land and the buildings standing thereon, within 15 days from receipt of intimation from the Promoter to execute and registered Conveyance Deed, it shall not be presumed that the Promoter has violated the term and condition of this Agreement, along with the said Act and Rules made there under.



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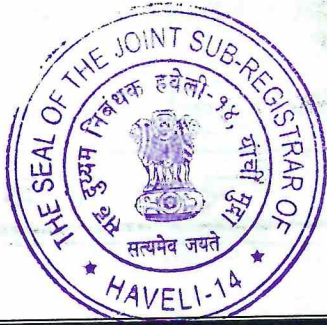
The Promoter shall be entitled to allot for benefit of the Allottee/s in the project, by way of lease or license any portion of the project land to any government / semi-government / local authority / electricity department or to any private party or parties etc. for operational services such as electricity, water, drainage, roads, access, telephone, dish antenna, cable T.V., fire brigade station/s, gas line, etc. The Allottee/s shall not be entitled to raise any objection or grievance about the same.

9.3 Though the open parking areas on common area of projects shall be common of the Allottee/s or their organization, it is the necessity and requirement of the Allottee/s that various open parking spaces be got, specific/ distributed/ selected for allotment of exclusive use on the basis of first come first serve, amongst them to have orderly and disciplined use and to avoid confusion, disputes and differences amongst them. With this view, the promoter, on the request of the Allottee/s herein is keeping a register/record of such designations/ selections of parking/s to be done by the Allottee/s amongst themselves which selections will be subject to rules and regulations of the Association to be formed by them. The Allottee/s agree/s to the same. The Promoter has not taken any consideration for such selection. It is specifically agreed by the Allottee/s herein that the above work is being done by the promoter ex-gracia on the request of the Allottee/s and the same is not to be deemed as allotment by the Promoter and that if for any reason it be held that such selection/ designation of open parking/s by the Allottee/s of the Apartment/Flat amongst themselves is not proper then the Allottee/s (including Allottee/s herein) shall be entitle to use entire parking area in common or as may be decided amongst them. In this arrangement of parking, Allottee/s those having covered parking shall not be entitled or eligible for such type of arrangement.

The Allottee/d have consented to this arrangement by which the earlier Allottee/s have also selected the open parking. The Allottee/s are also aware that the said open parking area is part of the common area in which all the Allottee/s of the project shall have undivided share. Thus accordingly the Allottee/s has selected one car parking for exclusive use on open area.

Notwithstanding anything contained in any other law time being in force, the Covered/ Open parking area allotted to the individual Allotees will be specified in Allotment Letter and same is approximately and may be change, reduce or increase depending upon pillar, column location, installed common amenities namely, Fire Fighting Equipment, Drainage outlet pipe, Electricity installed equipment and Statutory notice board etc. That, Allotee shall not take any objection for the same with the promoter and or with the society. Also Allotee is liable for extra maintenance and taxes for the same.

9.4 Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Apartment/Flat is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment/Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars security guards, sweepers and all



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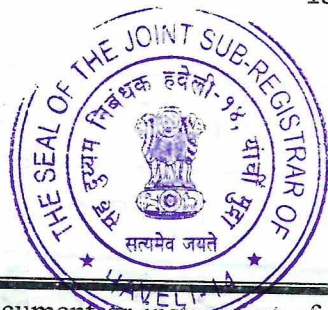
other expenses necessary and incidental to the management and maintenance of the project land and building/s, until the Society is formed and the said structure of the Building/s or Wing/s is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee's share is so determined the Allottee/s shall pay to the Promoter provisional monthly contribution of Rs. 35,000/- (Rs. **Thirty-Five Thousand Only**) for 1 BHK, Rs. 45,000/- (Rs. **Forty-Five Thousand Only**) for 1.5 & 2 BHK, Rs. 55,000/- (Rs. **Fifty-Five Thousand Only**) for 2.5 & 3 BHK per year towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a Conveyance of the structure of the Building or Wing is executed in favour of the Society as aforesaid. On such Conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society.

10. **The Allottee/s shall on or before delivery of possession of the said Flat/ Apartment/ Unit/Premises keep deposited with the Promoter, the following amounts:-**

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- (i) Rs. 600/- For share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
 - (ii) Rs. 100/- For formation and registration of the Society or Limited Company/Federation/ Apex body.
 - (iii) Rs. 2000/- For proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/ Federation/ Apex body.
 - (iv) Rs. -Nil For deposit towards provisional monthly contribution Towards outgoings of Society or Limited Company/ Federation/ Apex body.
 - (v) Rs. 10,000/- For Deposit towards Water, Electric, and other utility and services connection charges & other charges.
 - (vi) Rs. 80,000/- For deposits of electrical wiring and cabling, Installation of transformer and DP (switch gear) provided in Layout.

11. The Allottee/s shall pay to the Promoter a sum of Rs. 15,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the Conveyance.

12. At the time of registration of Conveyance of the structure of the building or wing of the building, the Allottee/s shall pay to the Promoter, the respective share of stamp duty and registration charges payable, by the said Society on such Conveyance or any document or instrument of transfer in respect of the structure of the said Building /wing. At the time of registration of Conveyance of the project land, the Allottee/s shall pay to the Promoter, the respective share of stamp duty and registration charges payable, by the said Federation on such



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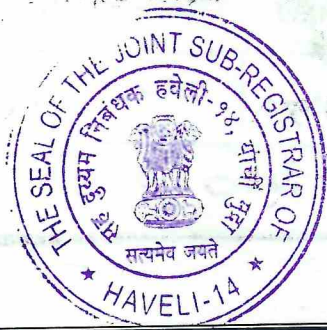
Conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Federation/Society.

13. The Allottee/s agrees that, in case the Allottee/s is an NRI or Non-Resident / Foreign National of Indian Origin/Foreign Nationals/Foreign Companies, then in that event, the Allottee/s shall be solely responsible for complying with the necessary formalities as laid down in the Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and rules/guidelines made / issued there under and all other applicable laws including that of remittance of payments acquisition / sale transfer or immovable properties in India. In case any such permission is refused or subsequently found lacking by any statutory authority, the same shall constitute breach of the terms thereof. The Allottee/s shall indemnify the Promoter regarding the same. Also, if any document/s etc. are required from the Promoter, the Allottee/s will intimate to the Promoter for the provision of the same and the Promoter at its discretion will provide, but will not be responsible for anything.

14. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

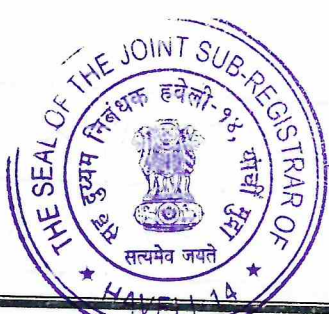
The Promoter hereby represents and warranties to the Allottee/s as follows:

- i. 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 project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, project land and said building/wing 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 Project, project land and said building/wing 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 Project, project land, Building/wing and common areas;



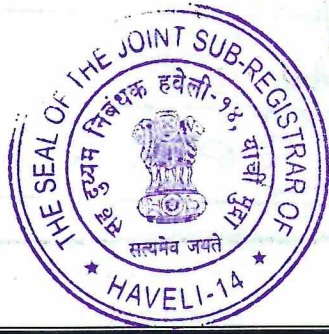
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- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment/Flat which will, in any manner, affect the rights of Allottee/s under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the Conveyance Deed of the structure to the association of Allottee/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee/s;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the Competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
- xii. That, considering the benefits of GST to Promoter, the price of flat fixed and benefits are included in flat cost. Hence Promoter is entitled to receive GST as per Govt. rules as may be applicable & no benefit (extra) will be given to Allottee/s.
15. The Allottee/s or himself/herself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:-
- i. To maintain the Apartment/Flat at the Allottee/s own cost in good and tenantable repair and condition from the date that of possession of the Apartment/Flat is taken and shall not do or suffer to be done anything in or to the building in which the Apartment/Flat 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 Apartment/Flat is situated and the Apartment/Flat itself or any part thereof without the consent of the local authorities, if required.



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- ii. Not to store in the Apartment/Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment/Flat 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 building in which the Apartment/ Flat is situated, including entrances of the building in which the Apartment/Flat is situated and in case any damage is caused to the building in which the Apartment /Flat is situated or on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment/Flat and maintain the Apartment/Flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment/Flat is situated or the Apartment/Flat 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/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment/Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment/Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment/Flat is situated and shall keep the portion, sewers, drains and pipes in the Apartment/Flat 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 building in which the Apartment/Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment/Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment/Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment/Flat in the compound or any portion of the project land and the building in which the Apartment/Flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment/Flat is situated.



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- viii. To bear and pay increased local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment/Flat by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix. The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.
- x. The Allottee/s shall observe and perform all the rules and regulations which the Society or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments/Flats 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/s shall also observe and perform all the stipulations and conditions laid down by the Society/Federation regarding the occupancy and use of the Apartment/Flat in the 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.
- xi. Till the Conveyance of the structure of the building in which Apartment/Flat is situated is executed in favour of Society/Limited Society/Federation, the Allottee/s 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 buildings or any part thereof to view and examine the state and condition thereof.
- xii. That, considering the benefits of GST to promoter, the price of flat fixed and benefits are included in flat cost. Hence, Allottee/s is/are liable to pay GST as per Govt. rules as may be applicable & no benefit (extra) will be claimed by Allottee/s.
16. The Allottee/s has been made aware that the Allottee/s of the project shall be liable to undertake maintenance of the Sewage Treatment Plant and Organic Waste Converter at their cost from the date of use of said facility.
17. Before delivery of possession of the said Apartment/Flat the Allottee/s shall get satisfied himself/herself/themselves about the correctness of the carpet area of the said Apartment/Flat and about the quality of construction work and specifications/amenities provided in the Apartment/Flat, Building & Project. After delivery of possession the Allottee/s shall not be entitled to make any complaint therefore and all the rights regarding the same shall be deemed to have been waived.



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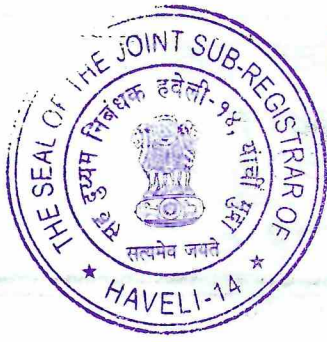
18. The Promoter will be applying to the concerned Authorities for giving separate water connection for the building/s and electricity meters and connections for the Apartment/Flat of the Allottee/s. If there is a delay in obtaining the water and electricity connections from the concerned departments after obtaining Occupancy Certificate, then in that case until the Conveyance, the Promoter shall help the Allottee/s and their organization for providing required quantity of water by purchasing the same (at the cost of Allottee/s) from the market as per availability, the Promoter may provide electrical connections / water supply at the cost of the Allottee/s through any other temporary arrangement due to which if there is improper / insufficient / irregular supply of water / electricity, the Promoter shall not be held responsible for the same and the Allottee/s hereby gives his/her/their consents for any temporary arrangement that may be made in the said interim period. All costs thereof shall be borne by the Allottee/s and their organization and Promoter shall not be liable to bear the costs thereof. In this respect the role of the Promoter shall be of giving required help and making adequate arrangements at the cost of Allottee/s. The Allottee/s has/have agreed not to raise any complaint regarding the same against the Promoter and the Promoter has executed this agreement relying upon the said assurance given by the Allottee/s for himself/herself/themselves and as a member of the proposed Organization/Association.

19. The Allottee/s shall pay the proportionate charges of such arrangement as demanded, determined and decided by the Promoter (and service tax, GST – CGST, SGST, IGST, and any tax if applicable thereon). Until receipt of this amount from the Allottee/s, the Promoter shall be entitled to temporarily deduct any dues of such proportion or entire charges payable by the Allottee/s for the above from the outgoing/ maintenance charges for which the Allottee/s hereby gives his/her/their consent. The Promoter is entitled to demand charges for such temporarily arrangement in advance, for 12 months, on giving possession of the said Apartment/Flat.

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

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments/Flats and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment/Flat hereby agreed to be sold to him and all raised open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, main entrance and exit gate etc. will remain the property of the Promoter until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Federation/Society as hereinbefore mentioned.

22. The Allottee/s hereby irrevocably authorizes & empowers the Promoter to represent him by executing such documents and forms as may be found necessary, for procuring electricity connection and meter from the MSEB/MSEDCL, water connection from PCMC, municipal



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property tax assessment and re-assessment, for the said Apartment/Flat in the name of the Allottee/s, and for such other record as may be found required to be in the name of the Allottee/s, before the concerned authorities and the decisions taken by the Promoter in this regard shall be binding on the Allottee/s. The Promoter shall till the execution of the Final Conveyance represent the Allottee/s by signature or otherwise to do all the necessary things/acts in all the departments of the P.C.M.C., Collectorate, Road, Water, Building Tax Assessment, Government and Semi-Government Departments, MSEB/MSEDCL, ULC official, Environment, Pollution Board, Corporation etc. and the same shall stand ratified and confirmed by the Allottee/s herein.

23. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the execution of this Agreement the Promoter shall not mortgage or create a charge on the Apartment/Flat 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/s who has taken or agreed to take such Apartment/Flat.

24. BINDING EFFECT

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

25. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said building.

26. RIGHT TO AMEND

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



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27. 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 Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment/Flat, in case of a transfer, as the said obligations go along with the Apartment/ Flat for all intents and purposes.

28. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulations made there under 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.

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

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

30. FURTHER ASSURANCES

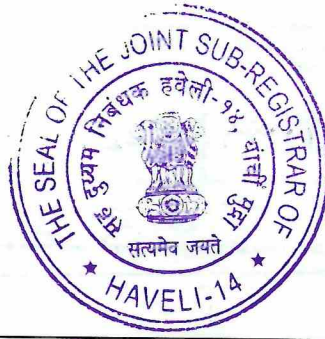
Both Parties agreed that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any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

31. 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/s, after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pune.

32. The Allottee/s and/or Promoter shall present this Agreement as well as the Conveyance at the proper Registrar Office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

The Allottee/s:

1) **MR. YADAV SURESH KRISHNA**

2) **MRS. SADHANA SURESH YADAV**

Both Residing at. : - Room No -2, Jahangir Chawl, Road No.22, Near Masjid Savarkar Nagar, Thane (W), Pin-400606

Email ID – tanviyadav1006@gmail.com

Mobile No.09702495817/8108608570

The Promoter:

YOGESH ENTERPRISES,

Having its Registered Office at:

Shop No. 12, Shopping Complex, Gandharva Nagari, Opp. Kendriya Vihar, Pune-Nasik Highway, Moshi, Pune – 412105.

Through its Proprietor

MR. VINAYAK PANDHARINATH BHONGALE

Notified Email ID: yogeshenterprises.gn@gmail.com

Mob/ Office no – 020-66305311

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

34. **JOINT ALLOTTEES**

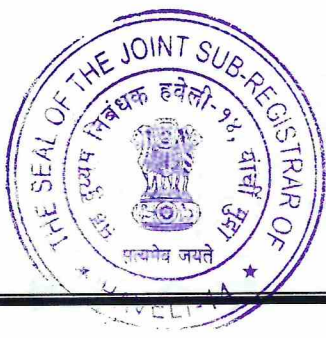
That, in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

35. **STAMP DUTY AND REGISTRATION :-**

The charges towards Stamp Duty and Registration of this Agreement shall be borne by the Allottee/s.

36. **DISPUTE RESOLUTION:-**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.



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37. 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 Court of Pune shall have exclusive jurisdiction to try, entertain and decide any dispute arising out of this Agreement.

38. DECLARATION:

The Allottee/s hereby declare/s that, the Allottee/s has / have read and fully understood all the contents of this Agreement and thereafter the same has been executed by him/her/them.

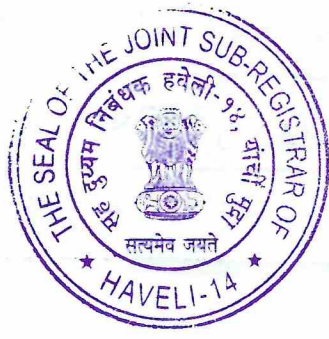
DETAILS OF SCHEDULES

SCHEDULE	PARTICULARS
Schedule-I	Description of The Entire Layout
Schedule-II	Description of The Gandharva Mihtila Project
Schedule-III	Description of The Said Apartment/Flat/Unit
Schedule-IV	Common Area and Facilities Common Amongst All The Buildings In The Entire Layout of the Project.

DETAILS OF ANNEXURE

ANNEXURE	PARTICULARS
ANNEXURE-A	Title Report
ANNEXURE-B	7/12 Extract
ANNEXURE -C-1	Authenticated copies of the plans of the Layout as approved by the Pimpri Chinchwad Municipal Corporation.
ANNEXURE-C-2	Copy of the Layout plan as proposed by the promoter.
ANNEXURE-D	Authenticated copies of the plans of the Apartment/Flat/Unit agreed to be purchased by the Allottee/s as approved by the Pimpri Chinchwad Municipal Corporation.
ANNEXURE-E	Common area & facilities common among Flats/Units in buildings Specification and amenities of the Flats/Units
ANNEXURE-F	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority
ANNEXURE-G	Commencement Certificate
ANNEXURE-H	NA Order

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SCHEDULE - I

DESCRIPTION OF THE ENTIRE LAYOUT

All that pieces and parcel of land admeasuring area 9200 Sq. Mtrs of Gat. No. 120, (old Gat No. 1240) i.e. admeasuring 00 H. 92 R, assessed at 07 Rs. 87 Paise., situated at village "BORHADEWADI", Tal. Haveli, Dist. Pune and within the local limits of Sub Registrar, Haveli and within the jurisdiction of Pimpri-Chinchwad Municipal Corporation and which is bounded as under: -

- On or towards the East : Gat Nos. 115 to 119 & 140.
On or towards the South : Gat No. 114.
On or towards the West : Gat No. 121.
On or towards the North : Gat Nos. 136 & 139.

SCHEDULE - II

DESCRIPTION OF THE PROJECT GANDHARV MITHILA BUILDING A WING

A,B

(Which is subject matter of this agreement)

All that piece and parcel of the land out of gat no 120 situated at Village "BORHADEWADI" Taluka Haveli, District Pune within the limits of PCMC and within the jurisdiction of Sub Registrar Haveli Pune at Pune, called as "Gandharv Mithila Building A Wing A, B" admeasuring an area 2306.67 Sq. Mtrs. approximately out of total area of 9200 Sq. Mtrs., as shown in the plan annexed, which is bounded as under:

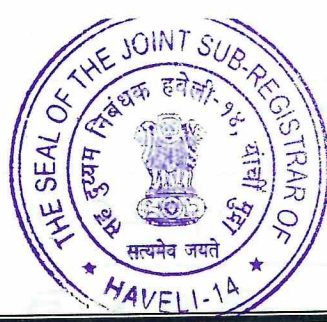
- On or towards the East : Drive Way
On or towards the South : Drive Way and Open Space No.1.
On or towards the West : Drive Way.
On or towards the North : Water Tank(Underground), Drive way and Wing E.

SCHEDULE - III

DESCRIPTION OF THE SAID APARTMENT/FLAT

TO be constructed upon the said land which is described in the Schedule II above as a part of the project named as **Gandharv Mithila**

- a) Apartment No. : B - 601
b) Floor No. : 6th Floor
c) Wing/Building : Building A Wing B
d) Carpet area : 57.31 sq.mtrs
e) Balcony area : 4.51 sq.mtrs
f) Dry Balcony area : 3.19 sq.mtrs
g) Parking : One covered car parking



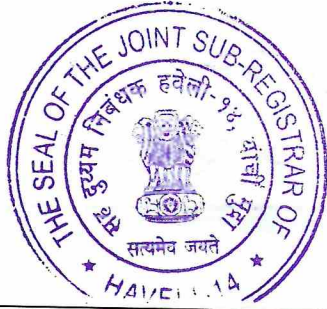
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SCHEDULE - IV

**COMMON AREA AND FACILITIES COMMON AMONGST
ALL THE BUILDINGS IN THE ENTIRE LAYOUT OF ALL PROJECT**




1. Elegantly designed entrance gate with security cabin.
2. CCTV at main gate.
3. Open unisex Gym in open space.
4. Yoga area
5. Indoor games
6. Landscaped open space.
7. Children play area.
8. Senior citizen seating.
9. Multipurpose Hall (Club House)
10. Provision for T.V, Telephone point only for Hall.
11. Fire-fighting system.
12. Solar water heating system for master bedroom only.
13. Rain water harvesting.
14. DG backup for lift & common area.
15. Elevators of reputed brand.
16. Elegant entrance lobby on Ground floor.



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Pune in the presence of attesting witness, signing as such on the day mentioned above.

 Sign	 Thumb Impression	
---	---	---

SIGNED, SEALED AND DELIVERED by

The within named Owner/Promoter

YOGESH ENTERPRISES

Through its Proprietor


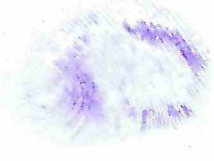

MR. VINAYAK PANDHARINATH BHONGALE

THE OWNER / PROMOTER
PARTY OF THE **FIRST PART**

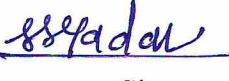


SIGNED, SEALED AND DELIVERED by

The within named Allottee's/Purchaser's

Yadav

 Sign	 Thumb Impression	
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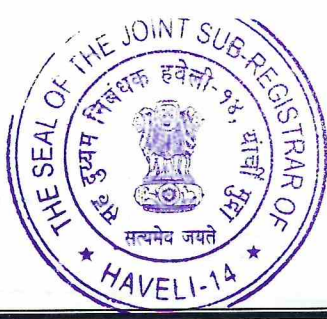
1) **MR. YADAV SURESH KRISHNA**

 Sign	 Thumb Impression	
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2) **MRS. SADHANA SURESH YADAV**

In the presence of **WITNESSES:**

1. Signature : <u><i>Pooja Joshi</i></u>	2. Signature : <u><i>Shubhangi Nalawade</i></u>
Name : <u>Pooja Joshi</u>	Name : <u>Shubhangi Nalawade</u>
Address : <u>Manchari, Pune</u> Pin- 430503	Address : <u>Moshi, Pune - 412105</u>



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ANNEXURE 'A'
LEGAL TITLE REPORT

ANNEXURE-B

7/12 Extract

ANNEXURE -C-1

(Authenticated copies of the plans of the Layout as approved by the Pimpri - Chinchwad Municipal Corporation.)

ANNEXURE-C-2

(Copy of the Layout plan as proposed by the promoter.)

ANNEXURE-D

(Authenticated copies of the plans of the Apartment agreed to be purchased by the Allottee/s as approved by the Pimpri-Chinchwad Municipal Corporation.)

ANNEXURE -E

SPECIFICATION AND AMENITIES OF THE FLATS/UNITS

STRUCTURE	Earthquake resistant R.C.C. framed Structure designed with all safety parameters.
PLASTER	a) Internal :- Gypsum finish plaster. b) External :- Ceiling & Double coat M.-Sand finish cement plaster for external walls.
FLOORING	Vitrified Tile flooring for all rooms. Anti- skid ceramic tiles for toilets, balcony & dry balcony.
KITCHEN	Granite Kitchen Plat form with Stainless Steel sink and ceramic tile dado upto lintel level. Provision for Exhaust Fan for kitchen window. Dedicated electrical points for water purifier, fridge, oven and mixer.
TOILETS	Wash basin. Antiskid Ceramic tiles flooring & dado upto lintel level. CP fittings of standard quality Electrical Point provision for geyser/boiler.
	Main Door:- Wooden Door Frame with both side laminated, Shutter with Standard fittings.

10/24

ANNEXURE -G
COMMENCEMENT CERTIFICATE

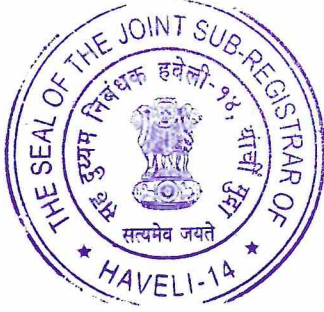
ANNEXURE -H
N.A. Order

Received of and from the Allottee/s above named the sum of Rs. 1,00,000/- (Rupees – One Lakh only) on execution of this agreement towards Earnest Money Deposit or application fee.

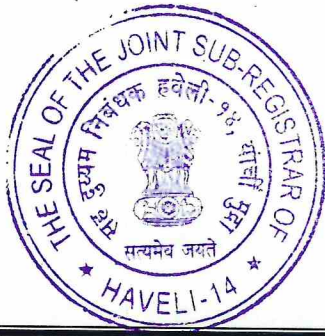
VPBhongale

I say received.

The Promoter/s.



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DOORS	Other Door:- Internal flush doors with premium quality fitting with wooden door frames and both side laminated shutter, Powder Coated Sliding Door for Balconies.
	W. C. Door :- Granite Frame with PVC Door
	Bath Door :- Granite Frame with PVC Door
WINDOWS	Big size windows for ample sunlight & air ventilation within the flat.
	Powder Coated Aluminum Sliding Windows with Mosquito Net for Bedroom only & M. S. Safety grills for windows.
	Louvered window in Toilet.
	Granite sills for all windows.
ELECTRICAL	Concealed electrification with FR cable wiring & modular switches of ISI standard.
	Provision for telephonic point & DTH in living room.
	Inverter Point Provision.
	AC (Air Conditioner) Provision Point in master bedroom only.
PLUMBING	Concealed Plumbing with standard quality pipes, accessories, fittings & Divertors.
PAINTING	Internal OBD paint in entire flat.
	External Acrylic paint for entire building. Oil paint for window grill and railing.
BALCONY AND DRY BALCONY	MS Railing for all balconies. Electrical & plumbing provision for washing machine in dry balcony.

LIST OF THE ITEMS THAT WOULD BE COVERED AS MAINTENANCE:

- 1) House Keeping and Cleaning.
- 2) Security at entrance gate and entire project.
- 3) Total Project Housekeeping Team.
- 4) MSEB/MSEDCL Charges (for common areas)
- 5) AMC Charges if any (Lift, Fire Fighting, Water Pumps, Common & Sewage Treatment Plant, Mechanical Parking/Stack Parking etc.)
- 6) Drinking/Domestic water Charges.
- 7) Diesel expenses for common area DG.
- 8) Society Manager.
- 9) Assistants to Manager in Society Office and Required Staff.
- 10) Landscaping.
- 11) Solid Waste Management.
- 12) Rain Water Harvesting.
- 13) Organic Waste Composter.

ANNEXURE -F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

Adv. Sandeep B. Kasbe
B.S.L., LL. B.
Mob. No. 9765430351
MAH/2390/2004
E-mail- sandeepkasbe122@gmail.com



Add:- 333, Shivraj Complex,
Pune-Nashik Highway, Opp.
Moshi Civil Hospital, Khirid
Wasti, Moshi, Pune – 412105

FORMAT – A

(Circular No. 28 Dated 08/03/2021)

To,
MahaRERA

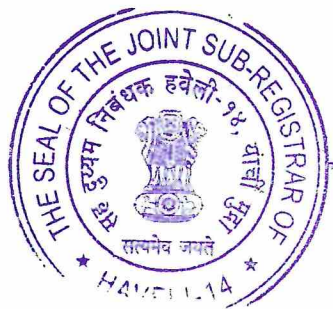
LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to Plot No. CTS/CS No./ Gat No. 120 situated at Borhadewadi, Taluka:- Haveli, District:- Pune (Hereinafter referred as the Said Plot).

Sir,

I have investigated the title of the said plot on the request of Mr. Vinayak Pandharinath Bhongale Proprietor of Yogesh Enterprises and following documents i.e.:-

- 1) Description of the property.
- 2) The Documents of allotment of plot.
- 3) 7/12 extract or property card issued by competent authority dated 18/10/2022, mutation entry no. 3154.
- 4) Search Report for 30 years from 1993 till 2022.



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2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet)

Owners of the land

(1) Mr. Vinayak Pandharinath Bhongale – Gat No. 120, area admeasuring 92 R.

(2) -----

(3) -----

(4) Qualifying comments/ remarks if any

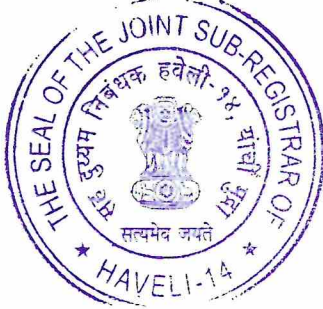
3. The report reflecting the flow of the title of the (owner/promoter/ developer/company) on the said land is enclosed herewith an annexure.

Encl: Annexure.

Date:- 29/10/2022



Advocate



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

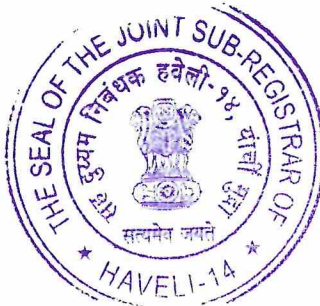
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100048967

Project: **Gandharv Mithila Building A Wing A, B** , Plot Bearing / CTS / Survey / Final Plot No.: **120 Borhadewadi at Moshi, Haveli, Pune, 412105;**

1. Mr./Ms. **Vinayak Pandharinath Bhongale** son/daughter of Mr./Ms. **Pandharinath Namdeo Bhongale** Tehsil: **Haveli, District: Pune, Pin: 412105**, 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **24/01/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 24-01-2023 14:22:40

Dated: **24/01/2023**

Place: **Mumbai**

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



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- बोन्हाळेवाडी (९४४११५)

तालुका :- हवेली

जिल्हा :- पुणे

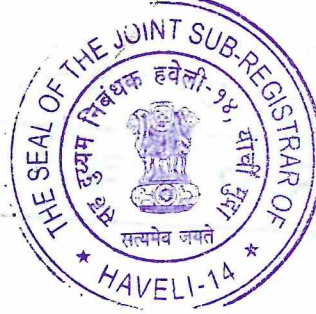


ULPIN : 17570994710

भूमापन क्रमांक व उपविभाग १२०

17570994710

भुधारणा पद्धती		भोगवटादार वर्ग - १		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	३११	विनायक यंजरीनाथ भोगळे	०.९२.००	७.८७		(३१५४)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
शिरायत ०.११.००							(इतर) (७५६९)
बागायत ०.८१.००							[प्रकृषिकरण लागूनाशिल्ले जमिंदार] (७५६९)
एकुण							
ला.योग क्षेत्र ०.९२.००							प्रलंबित फेरफार : नाही.
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							शेवटचा फेरफार क्रमांक : ७५६९ व दिनांक ०९/०३/२०२१
वर्ग (अ) -							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र ०.९२.००							
(अ+ब)							
आकारणी ७.८७							
जुडी क्रिया आकारणी	विशेष						
जुने फेरफार क्र : (१) (७८) (७२८) (५७०२) (६२४७) (६२९५) (६५६०) (६५८७) (७७०१)							सीमा आणि भुमापन चिन्हे



ह व ल - १४

७७७७ ३८ ५५

२०२३

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हा गाव नमुना क्रमांक ७ दिनांक ०९/०३/२०२१, १०/०३/२१, १५/०३/२१ रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंचालित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडथळी खालर दलाली यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. ६२४७, ६२९५, ६५६०, ६५८७, ७७०१, ७५६९ मंजूर आहे. तथापि अध्याप याबाबतचा बवळ या ७/१२ पर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी

७/१२ डाउनलोड दि. : ०९/०३/२०२३ : ११.१९.५१ AM. वेबसाइट पडताळणीसाठी <https://digitalservices.mahatshura.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507160001266638 हा क्रमांक

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (समार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- बोन्हाडेवाडी (२४७११५)

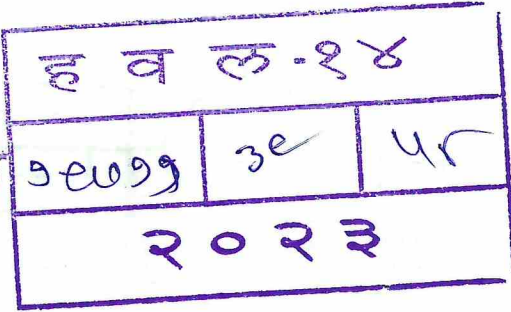
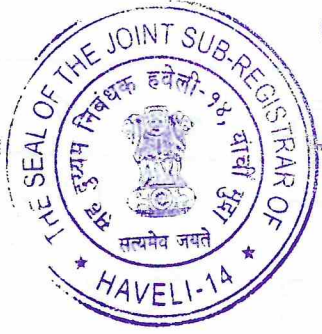
तालुका :- हवेली

जिल्हा :- पुणे

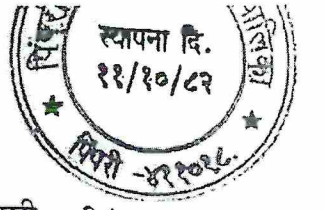
मुद्रापत्र क्रमांक व उपविभाग १२०

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		क्षेत्र	
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	रदरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
२०१७	संपूर्ण वर्ष					०.०			पड	०.००००	
२०१९	संपूर्ण वर्ष					०.०			चालू पड	०.००००	

टीप :- सदरची नोंद गोबादल ऑन द्वारे घेणेस आलेली आहे



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१५६/

बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

क्रमांक - बी.पी./ बो-हाडेवाडी 1८१/२०२२

दिनांक : १४/१२/२०२२

श्री./श्रीमती/मै. योगेश पुंटरप्रायजेस तर्फे श्री. विनायक पंढरीनाथ भोसले

द्वारा : ला. आ. / ला/स. श्री. (डा स्क्वेअर अर्ज) श्री. अतुल. बी. रंगपिरे

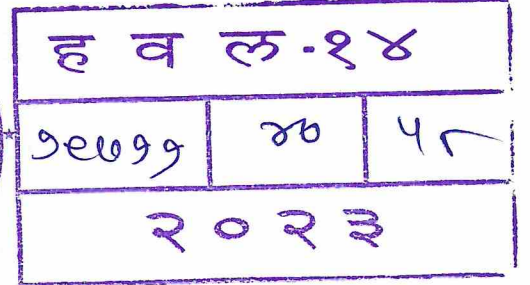
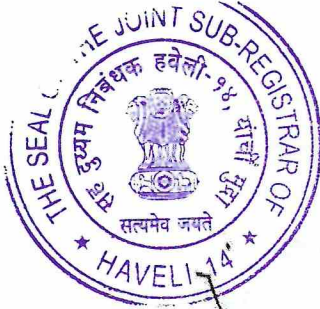
पत्ता : गणेशनगर बोपखेला पुणे - ३१

यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे बो-हाडेवाडी येथील सर्व्हे नं/ गट नं. १२०. पुन. ३२४० सिटी सर्व्हे नं. (पै) प्लॉट नं. मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ०७/११/२०२२ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४६ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

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

सोबत - १ ते ४६ अटी व नकाशा प्रती.



उप अभियंता

पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता

पिंपरी चिंचवड महानगरपालिका

अर्ज क्र + १०३३२२३००११४९५

शहर अभियंता करीना

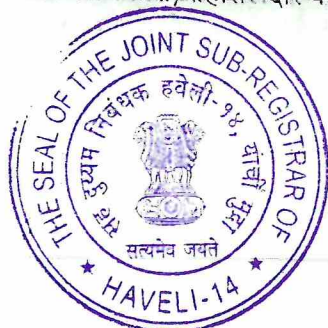
पिंपरी चिंचवड महानगरपालिका

- प्रत महितीसाठी : १) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / थेरगांव.
- २) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे - ४११ ००१.

पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

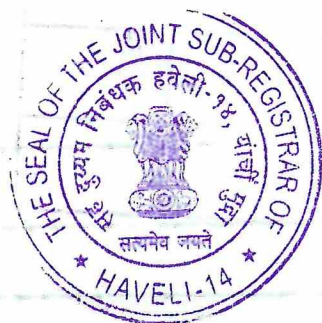
बांधकाम चालू करणेकरिता महत्वाच्या सूचना / अटी

- १) सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर (डी.पी. रस्त्याबाबत) नगररचना व विकास विभागाकडून सेटबॅक तापासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला मागण्यापुर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रकम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथोरिटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगी करिता 'बांधकाम राडारोडा व्यवस्थापन' (C&D Waste Management Plan) बाबत पर्यावरण विभागकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पुर्णत्वाचा दाखला देताना विकसकाने C&D Waste Processing Plan वर टाकलेल्या राडारोड्याचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम साहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबंधितांना पुर्णत्वाचा दाखला देण्यात येईल. सदरची अट ३०० चौ. मी. पेक्षा जास्त भूखंड क्षेत्राकरिता लागू राहिल.
- ७) इमारतीच्या मजल्यावरील सदनिकाधारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- ८) विकास आराखड्यातील रस्ता रूंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) भूखंडाच्या संबंधित मिळकत कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १०) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ११) विकास आराखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रूंदीने बाधित क्षेत्र म.पा.चे. नाव लावून ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सादर जागेचे FSII/ DR अनुज्ञेय करणेपुर्वी या कार्यालयाकडे सादर करणेपुर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्ता रूंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे. अथवा मनपाच्या त्यावेळच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १२) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा/मालमत्तापत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १३) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रीकरण नगर भूमापन कार्यालयकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापुर्वी या विभागाला सादर करणे आवश्यक आहे.
- १४) इमारतीसाठी नियमानुसार रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- १५) भूखंडालगतचे भोहोच रस्ता व आसपासचे क्षेत्रातील सर्व प्रकारच्या पाण्याचा निचरा होणे सार्वजनिक आरोग्याच्या दृष्टीने आवश्यक आहे. त्यासाठी योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करणेची जबाबदारी विकसकाची राहिल.
- १६) मा. उपविभागीय अधिकारी/तहसिलदार यांचेकडून वर्ग १ साठी जमीनीची विनिश्चीता दाखल आवश्यक राहिल. तसेच वर्ग २



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१००११	११	५८
२०२३		

- १८) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- १९) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती) अधिनियम १९९६ व कंत्राटी कामगार नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण विषयक कायद्यातील तरतुदींची पूर्तता करून घेणे बंधनकारक आहे.
- २०) मा. जिल्हाधिकारी, पुणे यांची खनिकर्म शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि / ८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामसाठी लागणारे गौण खजिन हे अधिकृतारित्या जाहिर केलेल्या परवानगी दिलेल्या दगड, खडी, मुरूम, माती, वाळू परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २१) सदरची परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्यूलेशन अँड डेव्हलपमेंट अँक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे विकसकावर बंधनकारक राहिल.
- २२) **WATER RECYCLE UNIT / STP** हे जलनिःसारण ना हरकत प्रमाणपत्राप्रमाणे उभारून कार्यन्वित करणे विकासकावर बंधनकारक राहिल.
- २३) महाराष्ट्र महानगरपालिका अधिनियमातील २६३ अन्वये विकसकाने बांधकाम पूर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटापत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. तसेच मा. शहर अभियंता अगर त्यांनी नेमलेल्या अधिकाऱ्याच्या जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. या विरुद्ध वर्तन करणारा संबंधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २४) प्लॉटमधून जाणत्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती या दाखल्याने दिलेली नाही.
- २५) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास पोहचू नये. त्याविषयी जबाबदारी विकसकावर आहे. या संमतीपत्राने दुसऱ्या कोणत्याही अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकसकावर राहिल.
- २६) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल. विशेष प्रसंगी महानगरपालिकेची लेखी अज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे त्यात या संमतीवरून बाधा येत नाही.
- २७) पाणीपुरवठा ना हरकत दाखल्यामध्ये नमूद केलेले अटी प्रमाणे आवश्यक ती व्यवस्था करावी.
- २८) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके, हौद, अगर कारंजे खोदण्याचा अगर द. बांधण्याचे काम करू नये. गलीट्रॅप्स, उघडी गटारे, यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे, हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुलभपणे काढतर येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्किंग) पाईपला चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवरील फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- २९) संबंधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकामे महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ३०) इमारतीच्या उदवाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्यासाठी अनुज्ञाप्ती, संपुर्ण भोगवटापत्रक घेणेपुर्वी सादर करणे आवश्यक राहिल. त्याखेरीज लिफ्टचा वापर करू नये.
- ३१) नियमावलीनुसार सौर उर्जेवर चालणारी व उष्णजल (Solar Water Heating System) बसविणे बंधनकारक आहे.
- ३२) डॅम्पू, चिकनगुन्या, मलेरिया इ. डासांचे वाढीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर साठवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठविलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा नियमितपणे करणे विकसकावर बंधनकारक राहिल. तसेच सदर ठिकाणी नियमितपणे मलेरिया ऑईल, एंबेट फवारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.



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- ३३) बांधकास / व्यवसायिक/ विकसक / विकसकावर मालक यानी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक आहे.
- ३४) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय करणे विकसक यांचेवर बंधनकारक राहिल.
- ३५) अतर्गत व बहिवाटीच्या रस्त्याबाबत क्षेत्र मनापचे ताब्यात देऊन ७/१२ उताऱ्यावर पिंपरी चिंचवड महानगरपालिकेच्या नावाची नोंद केलेनंतर क्षेत्राचा मोबदला देण्यात येईल.
- ३६) बांधकाम साईटवरील वसाहतीत विद्युति वाहिनी (इलेक्ट्रीसिटी व आग यांपासून धोका निर्माण होऊ नये. यांची विशेष काळजी घेण्यात यावी.
- ३७) महाराष्ट्र शासनाचे मेमोरंडम नं. टीपीसी/४३९८/१५०४/सीआर २८७/९४/युडी११/आरडीपी दि. १९ जुलै १९९४ नुसार संबंधित जागामालक / जागेचा विकास करणार त्यांनी (बांधकाम/विकास करावयाच्या) जागेवर सर्वांना सहजरित्या दिसेल अशा रितीने 'डिस्प्ले बोर्ड (माहिती फलक)' बसविणे आवश्यक आहे. या फलकावर (मालकाचे नाव, आर्किटेक्टचे नाव व इतर अनुषंगिक) माहिती असणे आवश्यक आहे.
- ३८) कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून हे वंचित राह नये या करिता विकसकाने कामगाराचा अपघात विमा काढणे बंधनकारक राहिल.
- ३९) जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हा दाखला देणेत येत आहे.
- ४०) भुखंडातील बांधकामाचे क्षेत्र (Construction Area) FSI व Non FSI क्षेत्र मिळून २०,००० चौ. मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- ४१) विकास नियंत्रण नियमावलीतील अधिनियम क्र. ९.२०.२ (ल) नुसार ३०.०० मी. पेक्षा जास्त उंचीच्या इमारतीसाठी Mechanical Ventilation यंत्रणा बसविणे व कार्यान्वित ठेवणेची बाब विकसक यावर बंधनकारक आहे.
- ४२) भारतीय मानक IS.२३०९.१९८९ रीती संहितेनुसार ३०.०० मी व त्यावरील उंचीच्या इमारतीचे विजेपासून सरक्षण करण्यासाठी इमारतीवर Lightning Arrester बसविणे बंधनकारक आहे.
- ४३) एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावली अधिनियम मध्ये १३.५ मध्ये नमुद केलेनुसार ४००० चौ. मी व त्या मधील बांधकाम क्षेत्र (Built up) असलेल्या निवासी व अनिवासी इमारतीस organic waste composter (O.W.C) कार्यान्वित ठेवणे बंधनकारक आहे.
- ४४) सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environmental Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जागेवर पूर्वमंजूर आदेशातील बांधकाम क्षेत्राचेवर Environmental Clearance मिळाले शिवाय बांधकाम/विकास करता येणार नाही.
- ४५) लेखापरिक्षणात रकमेची वसुली निघालेस विकसकांना भरणे बंधनकारक राहिल.
- ४६) नियोजित प्रकल्पांमध्ये जलतरण तलाव प्रस्तावित केले असल्यास त्यासाठी जीवरक्षक नियुक्त करणे बंधनकारक राहिल.
- ४७) RERA रजिस्ट्रेशन क्रमांक :-

अ) विकसकाचा मालकाचा पत्ता

मोबाईल क्र. ९२७६५०४७७७७

ई-मेल

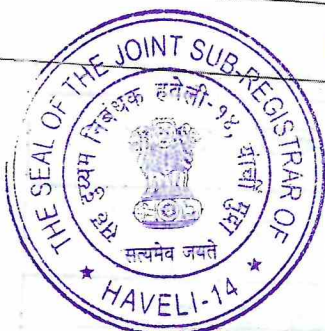
पत्ता : गणेशनगर बोपखेल

पुणे - ३९

ब) बांधकामाच्या साईटचा पत्ता

सर्न ९२० जुना ९२४०

बोडोडेवाडी पुणे



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अपर तहसिलदार पिंपरी चिंचवड ता.हवेली.जि.पुणे

पिंपरी चिंचवड नवनगर विकास प्राधिकरण कार्यालयाची नविन प्रशासकीय इमारत आकुर्डी पुणे-४११ ०४४

क्र.जमीन/एनए/एसआर/२८६/२०२०
दिनांक:- १२/११/२०२०

प्रति;

गाव कामगार तलाठी बो-हाडेवाडी

ता.हवेली, जि.पुणे.



विषय:-अंतिम विकास योजनाक्षेत्रांत समाविष्ट केलेल्या जमीनीसाठी जमीन वापरातील रुपांतरीत तरतूद कलम ४२ ब अन्वये जमीनीच्या दर्शविलेल्या भू-वापरानूसार जमीन वापराच्या रुपांतरण करणेबाबत.

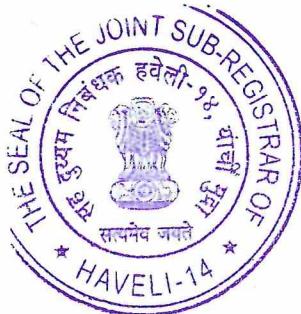
मौजे. बो-हाडेवाडी ता.हवेली येथील जमीन गट नं. १२० मधील मंजूर रेखांकन ९२०० चौ.मी. ओपन स्पेस क्षेत्र ९२०.११ चौ.मी. व अंतर्गत रस्त्याचे बाधित क्षेत्र ५७.३० चौ.मी.क्षेत्र वजा जाता ८२२२.६० चौ.मी. क्षेत्रांस निवासी प्रयोजनार्थ अकृषिक झालेची नोंद घेणेबाबत.

- संदर्भ:- १) पिंपरी चिंचवड महानगरपालिका बांधकाम परवानगी व अनधिकृत बांधकाम नियंत्रण विभाग क्र.बीपी/एन.ए./बो-हाडेवाडी/१०/३५३/२०२० दि.२६/१०/२०२०
२) पिंपरी चिंचवड महानगरपालिका पिंपरी यांनी त्यांचेकडील सीसी क्र.बीपी/बो-हाडेवाडी/१४/२०२० दि.११/०३/२०२०
३) महाराष्ट्र शासन, महसूल व वनविभाग यांचेकडील दि.०५/१/२०१७ रोजीची अधिसूचना व शासन परिपत्रक क्र.एनए-२०१७/प्र.क्र.११५/टी-१ दि.१९ ऑगस्ट २०१७.

२/- मौजे. बो-हाडेवाडी ता.हवेली येथील निवासी झोन समाविष्ट जमीन गट नं. १२० मधील मंजूर रेखांकन ९२०० चौ.मी. ओपन स्पेस क्षेत्र ९२०.११ चौ.मी. व अंतर्गत रस्त्याचे बाधित क्षेत्र ५७.३० चौ.मी.क्षेत्र वजा जाता ८२२२.६० चौ.मी. क्षेत्रांस निवासी प्रयोजनार्थ आकारणी करून मिळणेबाबत संदर्भिय क्र. १ यांचेकडून मे.योगेश एंटरप्रायझेस तर्फे श्री विनायक पंढरीनाथ भोंगाळे रा.गंधर्व नगरी, मोशी ता.हवेली जि.पुणे यांनी प्रकरण अकृषिक परवानगीसाठी विनिश्चयी करून मिळणेकामी या कार्यालयाकडे प्रकरण सादर करण्यात आलेले होते.

अर्जदार यांनी केलेल्या विनंतीच्या अनुषंगाने आगाऊ बिनशेतसारा शासन जमा करणेबाबतच्या मिळकतीचे वर्णन खालीलप्रमाणे आहे.

अ.क्र	गावांचे नाव	तालुका	सर्व्हे नं./गट नं.	
१	बो-हाडेवाडी	हवेली. जि.पुणे	जमीन गट नं. १२०	
२	जमिन मालकांचे नाव	सर्व्हे नं./गट नं.	७/१२ प्रमाणे एकुण क्षेत्र	बिनशेती करावयाचे क्षेत्र
३	श्री विनायक पंढरीनाथ भोंगाळे	गट नं. १२०	९२०० चौ.मी.	८२२२.६० चौ.मी.
४		एकुण	९२०० चौ.मी.	८२२२.६० चौ.मी.
५	अर्जदार यांनी रेखांकनात नकाशात समाविष्ट केलेले क्षेत्र			९२०० चौ.मी
६	ओपन स्पेस क्षेत्र			९२०.११ चौ.मी.
६	(-) रस्त्याखालील एकुण वजा क्षेत्र			५७.३० चौ.मी.
७	बिनशेती करावयाचे निव्वळ क्षेत्र			८२२२.६० चौ.मी
८	बिनशेती वापराचे प्रयोजन		निवासी	८२२२.६० चौ.मी



ह व ल - १४		
१९०७७	४४	५२
२०२३		

अर्जदार यांना या कार्यालयाकडील पत्र क्र.जमीन/एनए/एसआर/२८६/२०२० दि.१/११/२०२० अन्वये खालीलप्रमाणे बिनशेतसारा शासन जमा करणेबाबत अर्जदारास कळविण्यात आलेले होते.

अ.क्र	प्रयोजन	निवासी
१	बिनशेती आकारणीक्षेत्र चौ.मी.मध्ये	८२२२.६०
२	बिनशेती आकारणीचा दर (प्रती चौ.मी.)	१.३९८
३	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी	११४९५
४	रुपांतरित कराची रक्कम	५७४७५
५	अनाधिकृत वापराबाबत ४० पट दंड	०.००
६	वसूल करावयाची एकूण रक्कम रुपये	६८९७०/-

वरीलप्रमाणे अर्जदार यांनी देय रक्कम ८२२२.६० चौ.मी.क्षेत्रांस निवासी प्रयोजनार्थ १.३९८/- प्रती चौ.मी.या दराने वार्षिक आकारणी रक्कम रुपये ११४९५/- व रुपांतरित कराची रक्कम रुपये ५७४७५/- असे एकूण रक्कम रुपये ६८९७०/- एवढी रक्कम चलन GRN MH००६८१२ २०२०२१M दि.११/११/२०२० रोजी शासकीय कोषागारात जमा करून चलनाच्या प्रती या कार्यालयास अर्जदार यांनी सादर केलेले आहेत.

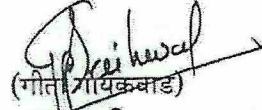
सबब, आपणांस याद्वारे कळविणेत येते की, विषयांकित जमिनीच्या गाव नमुना नं.७/१२ व गाव नमुना नं.२ मध्ये अकृषिक झाल्याची नोंद (बिनशेतीकडे क्षेत्र ८२२२.६० चौ.मी. निवासी) क्षेत्राची नोंद घेणेसाठी चलनाची व बांधकाम नकाशाची प्रत सोबत जोडली आहे. सदरची नोंद गाव दफ्तरी घेणेत येऊन दुरुस्त अधिकार अभिलेखाची प्रत अर्जदारास उपलब्ध करून देणेत यावी. व केलेल्या कार्यवाहीचा अहवाल दुरुस्त अधिकार अभिलेखासह या कार्यालयास सादर करावा.

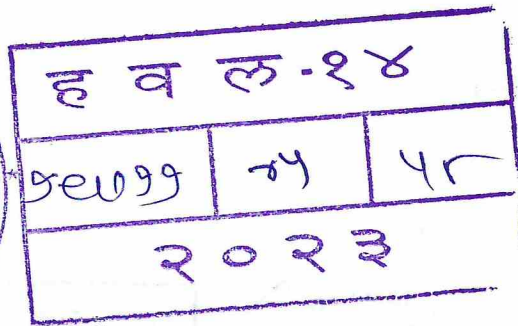
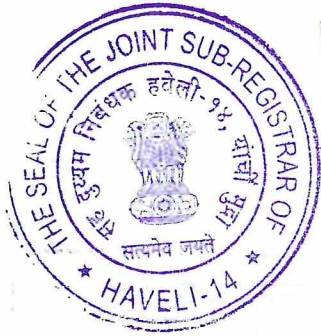

(गीता गायकवाड)

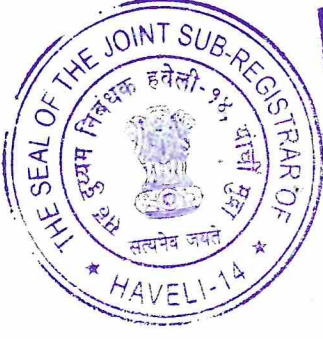
अपर तहसिलदार
पिंपरी चिंचवड, ता.हवेली, जि.पुणे

प्रत: १) मे.योगेश एंटरप्रायझेस तर्फे श्री विनायक पंढरीनाथ भोंगाळे रा.गंधर्व नगरी, मोशी ता.हवेली जि.पुणे
२) कार्यकारी अभियंता, बांधकाम परवानगी व अनधिकृत बांधकाम नियंत्रण विभाग पिंपरी चिंचवड
महानगरपालिका - ४११०१८

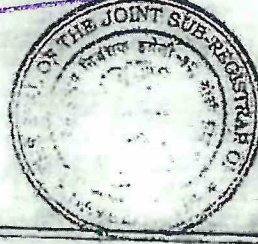



(गीता गायकवाड)
अपर तहसिलदार
पिंपरी चिंचवड, ता.हवेली, जि.पुणे





ह व ल - १४		
१५७११	४६	५८
२०२३		



ह व ल - १४		
१५७११	४६	५८
२०२३		

श्री. विशाल विश्वनाथ कोळंबकर,)
वय - ३१ वर्ष, धंदा - नौकरी,) लिहून घेणार
रा. - भोसरी, पुणे - ४११ ०३९.)

यांती

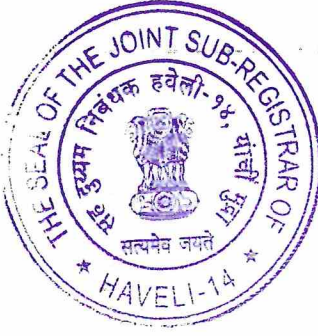
श्री. दिनाथक पंढरीनाथ भोंगाळे,)
वय - ४९ वर्ष, धंदा - शेती व व्यापार,) लिहून देणार
रा. - साधनगरी हौसींग सोसायटी, भोसरी, पुणे - ३९.)

कारण कुलमुखत्यारपत्र लिहून देतो की,

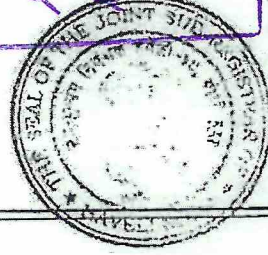
माझा जमीन खरेदी चित्रीया व बिल्डर, प्रमोटर व डेव्हलपरचा व्यवसाय आहे. सदर व्यवसायात मला बऱ्याच व्यक्तींना करारनामे, खरेदीखते लिहून द्यावी लागतात.

त्यासाठी बऱ्याच गोष्टी करावयाच्या आहेत. त्यासाठी मला वेळ नाही. म्हणून आम्ही तुम्हाला आमचे कुलमुखत्यार म्हणून नेमत असून तुम्ही आमचे कुलमुखत्यार म्हणून खालील कामे करावयाची आहेत.

साठेखताचा / करारनाम्यांचा अथवा खरेदीखताचा दस्त मी लिहून दिल्यानंतर म्हणजेच असा दस्तावर मी सही केल्यावर, सदरचा दस्त संबंधित मुख्यम निबंधक साहेब यांचे कार्यालयात हजर करणे, कार्यालयातील पुस्तकावर आमच्या वतीने सही करणे, व्यवहार कबूल असल्याबाबत कबूली जबाब देणे. आम्ही लिहून दिलेल्या दस्ताचे नोंदणीसाठी संबंधित सब रजिस्ट्रार कार्यालयात कशाची लागणारी सर्व कामे करणे.




ह व ल - १४		
१६०११	५०	५८
२०२३		



ह व ल - १४		
१६०११	५०	५८
२०२३		

सबब सदरवे कुलमुखत्यारपत्र हे आम्ही आमचे राजीखषीने व स्वसंतोपाने लिहून दिलेले असून त्यावर आम्ही आज रोजी खालील साक्षीदारांसह आपापल्या सहया सदर दस्तावर केल्या आहेत.

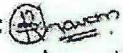
साक्षीदार ::

१. सही : 
नाव : Pradip P. Toyade
पत्ता : madhi pune 412105





श्री. विनायक पंढरीनाथ भोंगाले
लिहून देणार

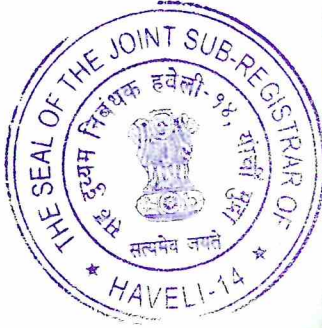
२. सही : 
नाव : Raju Lekhan
पत्ता : Bhasani pune-39.





श्री. विशाल विश्वनाथ कोळपकर
लिहून घेणार

[F. N. Kulmukh (Vishal- Bhongale)]



ह व ल - १४		
९६७७७	५९	५८
२०२३		

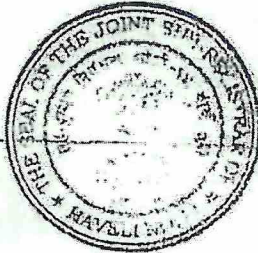
THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DC No. 5474-2008-12727A
Valid Till: 11-10-2018 (INT)
DOI: 20-04-1993

DOB: 12-10-1990 BC.
Name: YNAYAK BHONGALE
S/O: W/O: PANDURAMATH
A/C: J.P. YASHWANAGARE NBO. COMPLEX,
DIGH ROAD, RHOGAR, PUNE

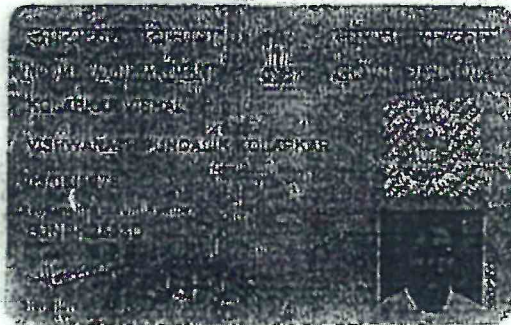
Signature & ID of Issuing Authority: [Signature] 06114/000877

Signature/Thumb Impression of Holder: [Signature]

FORM 1
RULE 14 (2)



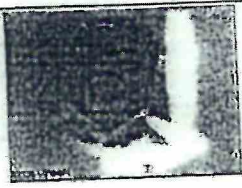



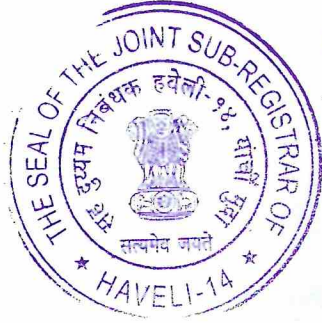
ह व ल - १४		
९६७७७	५९	५८
२०२३		



दस्ता क्रमांक : ९३९/२०११

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षाकाराचे नाव व पत्ता	पक्षाकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1. नावा विद्याल विन्वताम कोळपकर - पत्ता: प्रच/अलेंट नं. - गाव/रस्ता: - ईमारतीचे नाव - ईमारत नं. - पेठ/मसजिद: मोसरी शहर/गाव: पुणे तासुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय ३४ सही		
2. नावा विनायक पंढरीनाथ भोगळे - पत्ता: प्रच/अलेंट नं. - गाव/रस्ता: - ईमारतीचे नाव - ईमारत नं. - पेठ/मसजिद: भोगरी शहर/गाव: पुणे तासुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय ५० सही		



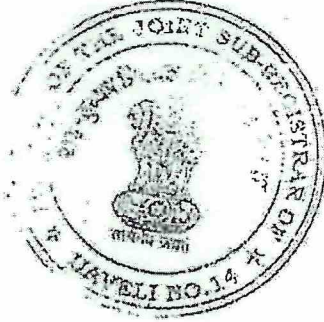
ह व ल-१४

९६०९९

५२

५८

२०२३



दस्त गोपवारा भाग - 2

हवेली 4
दस्त क्रमांक (888/2011)
888

दस्त क्र. [हवेली-4-939-2011] का गोपवारा
भाजार मुल्य : 0 गोवदला 0 भरलेसे मुद्रांक मुल्क : 100

दस्त हजर केल्याचा दिनांक : 24/01/2011 04:04 PM
निष्पादनाचा दिनांक : 20/01/2011
दस्त हजर करणाऱ्याची सही :

पावती क्र.: 950 दिनांक: 24/01/2011
पावतीचे वर्णन
नाम: विशाल विश्वनाथ जोषकर - -
100 नोंदणी फी
120 नक्केत (अ. 11(1)), पृष्ठांकनामी नयकात
(अ. 11(2)),
सजपात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

220: एकूण

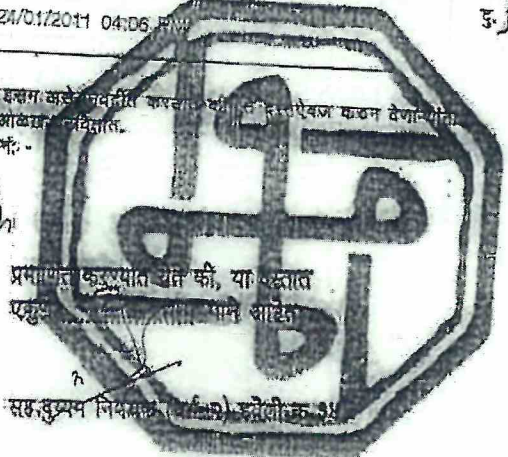
दु. निबंधकाची सही, हवेली 14 (पिंचवड)

दस्ताचा प्रकार (49) मुखभारनामा
शिफा क्र. 1 ची वेळ : (सादरीकरण) 24/01/2011 04:04 PM
शिफा क्र. 2 ची वेळ : (फ्री) 24/01/2011 04:05 PM
शिफा क्र. 3 ची वेळ : (क्रयुली) 24/01/2011 04:06 PM
शिफा क्र. 4 ची वेळ : (ओळख) 24/01/2011 04:06 PM

दस्त नोंद केल्याचा दिनांक : 24/01/2011 04:06 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे हस्तगळसे निबंधक करणारा आहे. तो हस्तगळसे कडून वेजाविला आहे.
व्यवहारीचा ओळखवाढ, व त्याची ओळख निश्चित.

1) सगळे वाटेकर, पार/प्लॅट नं.: -
गल्ली/रस्त्या: -
ईमारतीचे नाव: -
ईमारत नं.: -
पेट/पत्ताहस्त: सांगली
शहर/गाव: पुणे
धातुका: -
दिन: 27

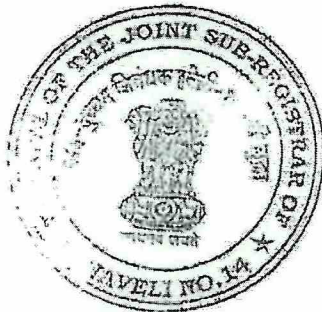


प्रमाणित करपात येत की, या नकाशात
एकूण ...
सह-दुय्यम निबंधक (वर्ग 2) हवेली क्र. 34

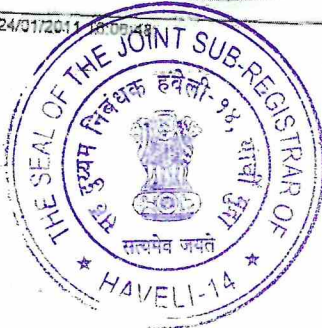
दु. निबंधकाची सही
हवेली 14 (पिंचवड)

नंबरचे पुस्तकाचे
... नोंदविला

दुय्यम निबंधक (वर्ग 2) हवेली क्र. 34, पुणे.
द. 28/9/2011



DSUMRY.082136SR332 Prepared on: 24/01/2011 04:06 PM



ह व ल - १४		
95099	43	45
२०२३		

-: घोषणापत्र :-

मी श्री विशाल विश्वनाथ कोळपकर याद्वारे घोषित करतो की, दुसऱ्याम निबंधक हवेली क्र. यांचे कार्यालयात विकसन/करणनामा/ कुलमुखत्यारपत्र/खरेदीखत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे. श्री. विनायक पी. कोळगे यांनी दि. 24/03/2011 रोजी मला दस्त क्र. 939/2021 H.N. 14 दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीसाठी सादर केला आहे/निष्पादित करून कबुली जबाब दिला आहे.

सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्यात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बाद्दल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1907 चे कलम 12 अन्वये शिक्षेस मी पात्र राहिल यांची मला जाणीव आहे.

दिनांक : 04/10/2023

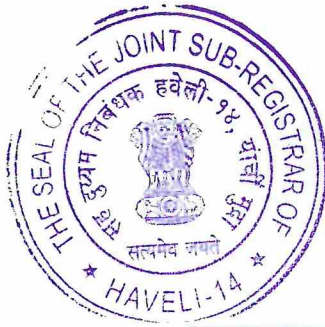
कुलमुखत्यारधारकाचे

नांव व सही

श्री. विशाल विश्वनाथ कोळपकर



ह व ल-१४		
१००११	५४	५८
२०२३		



ह व ल - १४

१००११	५५	५५
२०२३		



Suresh



Sadhana


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SADHANA SURESH YADAV
BITARAM ATMARAM CHAVAN

31/03/1977

Permanent Account Number
ADSPY2415Q



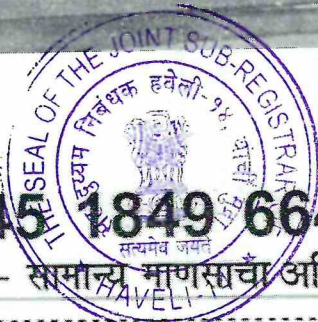
भारत सरकार
GOVERNMENT OF INDIA

साधना सुरेश यादव
Sadhana Suresh Yadav

जन्म वर्ष / Year of Birth : 1977
स्त्री / Female

9144 0869 8379

आधार - सामान्य माणसाचा अधिकार



8245 1849 6647

आधार - सामान्य माणसाचा अधिकार

ह व ल-१४		
९६०९९	५६	५८
२०२३		


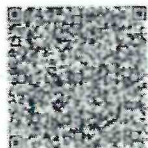
भारत सरकार
GOVERNMENT OF INDIA

विनायक पंढरीनाथ भोंगाळे
Vinayak Pandharinath Bhongale

पत्नी : विजया भोंगाळे
Wife : Vijaya Bhongale

जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

8245 1849 6647

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : विरंगुला केंद्र अखंड, स.नं.
२२७/१, राधानगरी हौ सोसा, दिग्धी रोड,
भोसरी, पुणे, महाराष्ट्र, ४११०३९

Address: NEAR VIRANGULA
KENDRA, S.NO
227/1, RADHANAGARI HOU
SOC, DIGHI ROAD, BHOSARI,
Pune, Maharashtra, 411039

1047
1800 100 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

332/19711

बुधवार, 04 ऑक्टोबर 2023 2:12 म.नं.

दस्त गोषवारा भाग-1

हवल14

५४५८

दस्त क्रमांक: 19711/2023

दस्त क्रमांक: हवल14 /19711/2023

वाजार मुल्य: रु. 38,01,164/-

मोबदला: रु. 40,84,000/-

भरलेले मुद्रांक शुल्क: रु.2,85,900/-

दु. नि. सह. दु. नि. हवल14 यांचे कार्यालयात

पावती:20500

पावती दिनांक: 04/10/2023

अ. क्र. 19711 वर दि.04-10-2023

सादरकरणाराचे नाव: यादव सुरेश कृष्णा-

रोजी 2:11 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकुण: 31600.00

दस्त हजर करणाऱ्याची सही:


सह दुय्यम निबंधक, हवेली-14


सह दुय्यम निबंधक, हवेली-14

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 04 / 10 / 2023 02 : 11 : 14 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 04 / 10 / 2023 02 : 12 : 05 PM ची वेळ: (फी)



प्रांतजापत्र

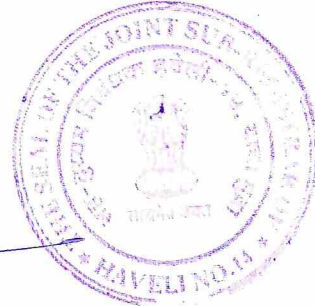
४७ दस्ताचा हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
वस्तुनिष्ठतेच्या नोंदणीत वापर केलेला आहे. दस्तातील संपूर्ण मजकूर
बिनादंड माली, सार्वजनिक व संपत्ती जोडलेल्या कागदपत्रांची आपली
कामातील संपत्ती, संपत्ती कायदेशीर प्रवासासाठी खालील दस्त निष्पादक
व कमुनीयारक हे संपूर्णपणे संपादन करतील

लिहून दणार:



लिहून घणार:

१) 
२) 





04/10/2023 2 21:09 PM

दस्त गोपवारा भाग-2

हवल14

५८/५८

दस्त क्रमांक:19711/2023

दस्त क्रमांक :हवल14/19711/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:योगेश एंटरप्रायजेस तर्फे प्रो.प्रा. श्री. विनायक पंढरीनाथ भोंगाळे यांच्या तर्फे क.ज. करिता कु.मु. म्हणुन श्री. विशाल विश्वनाथ कोळपकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गंधानगरी हौसींग मोसायटी दिधी रोड, भोसरी, पुणे., महाराष्ट्र, पुणे. पॅन नंबर:ABEPB4335N	लिहून देणार वय :-43 स्वाक्षरी:-		
2	नाव:यादव सुरेश कृष्णा- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं -2, जहांगीर चाळ , रोड नं.22, मशिदीजवळ, सावरकरनगर, ठाणे (डब्लू, महाराष्ट्र, मुंबई. पॅन नंबर:AEHPY2834D	लिहून घेणार वय :-52 स्वाक्षरी:-		
3	नाव:साधना सुरेश यादव पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं -२, जहांगीर चाळ , रोड नं २२, मशिदीजवळ , सावरकर नगर , ठाणे (डब्लू), महाराष्ट्र, ठाणे. पॅन नंबर:ADSPY2415Q	लिहून घेणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:04 / 10 / 2023 02 : 20 : 26 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

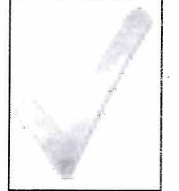
अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

ठसा प्रमाणित

1 नाव:वकील-अक्षय तुकाराम बबले
वय:25
पत्ता:भोसरी, पुणे
पिन कोड:411039

स्वाक्षरी



प्रमाणित करण्यात येते की, या दस्तऐवजात
एकुण.....५८.....पाणे आहेत.
पहिले नंबरचे पुस्तकाचे 92699
या नंबरी नोंदविला आहे.

शिक्रा क्र.4 ची वेळ:04 / 10 / 2023 02



सह-दुय्यम निबंधक, हवेली-14

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. १४, पुणे
दिनांक:- ४ / १० / २०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YADAV SURESH KRISHNA	eChallan	02300042023092700386	MH008717178202324E	285900.00	SD	0004680413202324	04/10/2023
2		DHC		0923274621923	1600	RF	0923274621923D	04/10/2023
3	YADAV SURESH KRISHNA	eChallan		MH008717178202324E	30000	RF	0004680413202324	04/10/2023

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

19711 /2023

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