

Receipt

Thursday 23-Nov-2023
01:19 PM

HVL28-3087-2023
Regn. No.:39M

Village Name : Pimpri Vaghare Pimpri Camp

Receipt No.
: 367029

Print Date :
22/11/2023

Document No. : HVL28-3087-2023

Article Type : Agreement for sale

Presenter Name : AJINKYA MANOHAR
JAMGADE

Registration Fee ₹30000

Sub Total ₹ 30000

- Market Value: ₹7089000
- Consideration Amount: ₹8837555
- Paid Stamp Duty: ₹441948

Registration Fee-Payment Mode: **e-SBTR**

Amount Rs. ₹ 30000.00

DD/Cheque/Pay Order No./Stationary No.:19435979512591: Print Date
20/11/2023

Metro Tax-Payment Mode: **e-SBTR**

Amount Rs. ₹ 88376

DD/Cheque/Pay Order No./Stationary No.:19435979512591: Print Date
20/11/2023

Stamp Duty-Payment Mode: **e-SBTR**

Amount Rs. ₹ 441948

DD/Cheque/Pay Order No./Stationary No.:19435979512591: Print Date
20/11/2023

Local Tax-Payment Mode: **e-SBTR**

Amount Rs. ₹ 88376

DD/Cheque/Pay Order No./Stationary No.:19435979512591: Print Date
20/11/2023

Document Handling Charges-Payment Mode: **SBI e- Pay (DHC)**

Amount Rs. ₹ 1000

DD/Cheque/Pay Order No./PRN No.: 1123215618485:





INDEX II
(RULE 29)

Property Location: **Pimpri Vaghare Pimpri Camp,Haveli,Pune**

Wednesday , 22 November ,2023 01:07 PM

Office Name: Joint S.R. Haveli 28
Doc Reg No.: HVL28-3087-2023

1	Document Title	Agreement for sale
2	Consideration Amount	Rs. 88,37,555/-
3	Market Value	Rs. 70,89,000/-
4	Property Description	Corporation: Pimpri chinchwad municipal corporation , District: Pune , Village: Pimpri Vaghare Pimpri Camp , Taluka: Haveli C.T.S. Number: 4854 (pt) (Plot C) (pt), admeasuring in aggregate 29708.49 sq.mtrs, Project/Scheme Name: Godrej Emerald Waters,Big Project Area: 2.97 Hectares, Building Name: Tower - 6 - Wave , Floor Number: 15th , Flat Number: 1501 , Area of Constructed Property: 64.78 Square Meter, Exclusive Area: 9.32 Square Meter Parking Type: 1 covered (tandem dependent) , Parking Block No: GEWM1P3TPS05, Parking Space: located on Podium Level 3 , Total Area: 74.10 square meters
5	Area	64.78 square meter (Carpet Area)
6	When Charge or Assesment given	
7	Seller/Developer	GODREJ PROPERTIES LIMITED through its Authorised signatory Mozammel Ansari , office at 6th Floor, BSB Capital, S. No. 80, CTS No. 1621 (P), Baner road & Abhimanshree road Junction, Baner road, Pune - 411007, , PAN No.: AAACG3995M,
8	Purchaser	AJINKYA MANOHAR JAMGADE , Behind Naik Banglow, Near Hanuman Mandir, Ghate Lay Out, Gandhi Nagar, Pusad, Yavatmal, Maharashtra , PIN Code: 445204 , , PAN No.: AWIPJ5220F Age: 32
9	Date Execution	21/11/2023
10	Registration Date	22/11/2023
11	Doc.No and Year	HVL28/3087/2023
12	Stamp Duty	Rs. 6,18,700/-
13	Registration fee	Rs.30,000/-
14	Remark	





महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

19435979512591

Bank/Branch: PNB/AUNDH PUNE(4508)
Pmt Txn id : 201123M429064
Pmt DtTime : 20-11-2023@12:05:55
ChallanIdNo: 03006172023111750541
District : 2201/PUNE

Stationery No: 19435979512591
Print DtTime: 21-11-2023@11:54:49
GRAS GRN : MH011181927202324S
Office Name : IGR008/HVL1_HAVELI NO1 SU

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 6,18,700/- (Rs Six, One Eight, Seven Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 88,37,555/-
Prop Descr : FLAT NO. 1501, TOWER-6-WAVE, GODREJ EMERALD, WATERSPIMPRI, PUNE, Maharashtra

Duty Payer: (PAN-AWIPJ5220F) AJINKYA MANOHAR JAMGADE
Other Party: (PAN-AAACG3995M) GODREJ PROPERTIES LIMITED



Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") made at Pimpri Vaghare Pimpri Camp Pune on this 21-Nov-2023;

BETWEEN

GODREJ PROPERTIES LIMITED, (CIN L74120MH198PLC035308), a company incorporated under the





AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") made at **Pimpari Vaghare Pimpri Camp** Pune on this **21-Nov-2023**;

BETWEEN

GODREJ PROPERTIES LIMITED, (CIN L74120MH198PLC035308), a company incorporated under the





Companies Act 1956 and now governed under the provisions of Companies Act, 2013 having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai 400079, Permanent Account Number (PAN) AAACG3995M, hereinafter referred to as the “**Developer**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns) of the **ONE PART**;

AND

Mr. AJINKYA MANOHAR JAMGADE, Age: 32, Occupation: Service, PAN No.: AWIPJ5220F, Email Id: ajinkyajamgade@rediffmail.com, Address: Behind Naik Banglow, Near Hanuman Mandir, Ghate Lay Out, Gandhi Nagar, Pusad, Yavatmal, Maharashtra,445204

,hereinafter collectively referred to as “**the Purchaser/s**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner and in case of a Company its successors and permitted assigns) of the **OTHER PART**;

Developer and the Purchaser/s are hereinafter collectively referred to as “**Parties**” and individually as “**Party**”.

WHEREAS:

A. Indian Card Clothing Company Ltd. (“**ICC**”) was the owner of and otherwise seized and possessed of all that pieces and parcels of land bearing CTS No. 4854 admeasuring approximately 1,19,593 sq.mtrs and situate, lying and being at Pimpri, Taluka Pimpri Chinchwad, District Pune (“**ICC Property**”).

B. By and under a Deed of Conveyance dated 21st January, 2022 registered in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune, under Document Serial No. 540/2022 ICC (therein referred to as ‘Vendor’) sold, conveyed and transferred a portion of the ICC Property bearing CTS No. 4854 (pt) Plot ‘C’, admeasuring in aggregate 38,908.87 sq.mtrs and situate, lying and being at Pimpri, Taluka Pimpri Chinchwad, District Pune hereinafter referred to as the “**Larger Land**” and more particularly described in the **Schedule I** hereunder written in favour of Panchshil Trade and Techpark Private Limited (hereinafter referred to as the “Purchaser”) (hereinafter referred to as “**Panchshil**”) on terms and conditions more particularly mentioned therein. Simultaneously with the said Deed of Conveyance dated 21 January 2022, ICC had also executed a Power of Attorney of even date registered with the office of Sub-Registrar of Assurances at Haveli No. 8 under Serial No. 541/2022, thereby appointing Panchshil as their constituted attorney to do all acts, deeds, matters and things as more particularly stated therein.

C. Pursuant to the above, Panchshil was seized and possessed of and well and sufficiently entitled to the said Larger Land on ownership basis.

D. Thereafter, the Panchshil being desirous of selling, transferring, conveying and assigning unto the Developer herein (therein referred to as ‘Purchaser’), all its rights, title, interest in the Larger Land entered into the Agreement to Sell dated 30th March, 2022 registered with the office of Sub-Registrar of Assurances, Haveli, Pune under Serial





No. 3038/2022 (hereinafter referred to as “**Agreement to Sell**”) on the terms and conditions therein mentioned.

E. Vide Supplementary Agreement to Sell dated 1st August 2022 registered with the office of Sub-Registrar of Assurances, Haveli No. 8, Pune under Serial No. 5518/2022 (hereinafter referred to as “**Supplementary Agreement to Sell**”), Panchshil and the Developer further modified certain terms and conditions contained in the said Agreement to Sell as more particularly set out therein. The said Agreement to Sell and Supplementary Agreement to Sell shall hereinafter be collectively referred to as “**Sale Agreements**”.

F. Thereafter, by a Deed of Grant of Right of Way dated 26th August 2022, the Panchshil and ICC with the consent of Devi Construction LLP revised the right of way granted over the said Larger Land, under the said Deed of Grant of Right of Way dated 27 May 2014, with respect to an area totally admeasuring 1706.431 sq. mts. in the manner as is more particularly mentioned therein and such revised right of way demarcated in red colour boundary line on the plan annexed hereto as **Annexure “A”**. The said Deed of Grant of Right of Way dated 26th August 2022 is registered with the office of Sub-Registrar of Assurances at Haveli No. 8 under Serial No. 5955/2022.

G. In the meantime, the Pimpri-Chinchwad Municipal Corporation (PCMC) sanctioned the layout plan in respect of the Larger Land on 19th October 2022 and issued Commencement Certificate No. B.P/Pimpri/80/2022 dated 19th October 2022 permitting construction and development of buildings on the Larger Land including the Common Layout Land (*as defined hereinbelow*) on terms and conditions as mentioned therein.

H. By and under Possession Receipt dated 3rd November 2022, registered with the office of Sub-Registrar of Assurances, Haveli No. 5, Pune under Serial No. 20446/2022, Panchsil handed over possession of a portion of the Larger Land admeasuring 4156.81 sq. mtrs (hereinafter referred to as the “**Amenity Space Land**”) to Pimpri Chinchwad Municipal Corporation (“**PCMC**”).

I. In the manner aforesaid and pursuant to the handover of the Amenity Space Land to PCMC, Panchsil retained right title and interest in respect of the balance portion of the said Larger Land admeasuring 34752.06 sq. mts. on ownership basis (hereinafter referred to as “**said Land**”) and more particularly described in the **Schedule II** hereunder written. The 7/12 extracts of the said Land are collectively annexed hereto as **Annexure “B”**.

J. Pursuant to the above and in furtherance of the Sale Agreements, by and under a registered Deed of Conveyance dated 22nd February, 2023 registered with the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune, under Document Serial No. 3437/2023 (“**Deed of Conveyance**”), Panchsil (therein referred to as ‘Vendor’) sold, conveyed and transferred unto the Developer herein (therein referred to as ‘Purchaser’), for the consideration and on such terms and conditions more particularly set out therein, all its right, title and interest in respect of the said Land. Under the said Deed of Conveyance, the Developer has been put in vacant and peaceful physical possession and occupation of the Common Layout Land (*defined hereinbelow*).

K. Accordingly, the Developer became the lawful owner and is and otherwise well sufficiently entitled to the said Land.

L. The Developer intends to eventually develop the said Land as a residential and retail development or such other use/development, as may be permitted, in a phase-wise and segment-wise manner as it may deem fit and based on the Developer’s right and entitlement in terms of the Deed of Conveyance dated 22nd February 2023, subject to as and when the possession of the balance portion of the said Land admeasuring approximately 5797 sq. meters





("additional portion") [not presently forming part of the Common Layout Land (*defined hereinbelow*)] is handed over to the Developer by Panchshil. Furthermore, the Developer has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that in the event, the Developer wishes to develop the additional portion, as and when possession is obtained by the Developer, the Developer shall add the same to the Common Layout Land in accordance with Relevant Laws. Subject to the above, the additional portion shall be deemed to be included in the Common Layout Land. The Purchaser/s confirms that they consent to the same and shall execute required documents in this regard if required.

M. Subsequently, the Pimpri-Chinchwad Municipal Corporation (PCMC) sanctioned the revised layout plan ("**Layout Plan**") in respect of the Common Layout Land (*as defined hereinbelow*) and issued Commencement Certificate No. B.P/Pimpri/45/2023 dated 10th August 2023 permitting construction and development of buildings on the Common Layout Land on terms and conditions as mentioned therein. Copy of the sanctioned Layout Plan is annexed hereto and marked as **Annexure "C"**. Copy of the said Commencement Certificate is annexed hereto and marked as **Annexure "D"**;

N. Pursuant to the above, the Developer intends to develop a portion of said Land i.e. Common Layout Land (*as defined below*) as a residential and retail development or for such other use/development and carry out the development in a phase-wise and segment-wise manner as it may deem fit in consonance with the Relevant Laws. It is clarified that on the Common Layout Land (i) the Developer proposes to develop an area admeasuring 847 sq mtrs. towards utilities/electricity sub-station and this area is shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "E"**; and (ii) land admeasuring 1000 sq. mtrs, shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "F"**, which is impacted by BRTS reservation and the same shall be subsequently handed over to the competent authority. It is further clarified that the abovementioned area of 847 sq mtrs. towards utilities/electricity sub-station shall have access being given within the Common Layout Land and the same is shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "G"**. For the purpose of this Agreement for Sale, "**Relevant Laws**" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Agreement for Sale;

O. The Developer has obtained revised sanction plan dated 10th August 2023 basis revised area admeasuring 29708.49 square meters (hereinafter referred to as the "**Common Layout Land**") as more particularly described in the **Schedule III** hereunder written and as shown delineated by red colour boundary line on the plan annexed hereto as **Annexure "H"**;

P. The Common Layout Land is presently accessible from 60 mtr wide D.P road as shown delineated in thick red colour line in the plan hereto annexed and forming part of **Annexure "I"**;

Q. The Developer is currently developing the project on/forming part of the said Common Layout Land for predominantly residential and retail use consisting of building(s) /towers(s)/structure(s) comprising of shared part podium level/s: (i) Tower 1 (BP+GP+1P+ 2 floors) under the name and style Oceana; (ii) Tower 2 (BP+GP+1P+ 2 floors) under the name and style Tropicana; (iii) Tower 3 (BP+GP+1P+ 2 floors) under the name and style Lagoon; (iv) Tower 4 (BP+GP+1P+ 2 floors) under the name and style Mist; (v) Tower 5 (BP+GP+18 floors) under the name and style Coral; (vi) Tower 6 (BP+ GP+ 32 floors) under the name and style Wave; (vii) Tower 7 (BP+GP+2P+30





floors) under the name and style Aqua; (viii) Commercial building (BP+G+Mezz+1 floor) under the name and style Godrej Nexus; and (ix) MLC Parking-01 and Clubhouse-01 (BP+GP+3P+ 2 floors), MLC Parking-02 and Clubhouse-02 (BP+GP+3P+3 floors). The aforementioned project is being developed under the name and style of **“Godrej Emerald Waters”** (hereinafter called as the **“Phase”**);

R. The Developer has presently received sanction of (i) Tower 1 (BP+GP+1P+ 2 floors); (ii) Tower 2 (BP+GP+1P+ 2 floors); (iii) Tower 3 (BP+GP+1P+ 2 floors); (iv) Tower 4 (BP+GP+1P+ 2 floors); (v) Tower 5 (BP+GP+18 floors); (vi) Tower 6 (BP+ GP+ 32 floors); (vii) Tower 7 (BP+GP+2P+30 floors); (viii) Commercial building (BP+G+Mezz+1 floor); and (ix) MLC Parking-01 and Clubhouse-01 (BP+GP+3P+ 2 floors), MLC Parking-02 and Clubhouse-02 (BP+GP+3P+3 floors) based on the available FSI. The Developer plans to further obtain sanction of the further upper floors of Tower 1, Tower 2, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7, up to 33 floors based upon available FSI, available development potential and permissions from time to time. The Developer would be developing the said Common Layout Land by utilizing and consuming the Floor Area Ratio/Floor Space Index (“FAR/FSI”) to the extent permissible under standard Building Bye-laws and Development Control Regulations (“DC Regulations”);

S. The Developer has appointed Sankalp Designers, as their Architects and entered into a standard Agreement with them registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

T. The Developer has appointed PPS Engineering Consultants LLP, as structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.

U. The Developer has registered the Phase under the provisions of the Real Estate (Regulation and Development) Act 2016 (**“Act”**) read with 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 (**“Rules”**) with the Real Estate Regulatory Authority at <https://maharera.it.mahaonline.gov.in> under Certificate no. P52100051200; authenticated copy is attached in **Annexure “J”**.

V. The Developer has sole and exclusive right to sell the residential flats/commercial units in the said Buildings/Towers to be constructed by the Developer in the said Phase and to enter into Agreement for Sale with the Purchaser/s of the residential flats/commercial units and receive the sale consideration in respect thereof;

W. On demand from the Purchaser/s, the Developer has given inspection to the Purchaser/s of all the documents of title relating to the Common Layout Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under The Real Estate (Regulation and Development) Act 2016 (**“Act”**) read with 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 (**“Rules”**).

X. The authenticated copy of the Title Report dated 2nd March 2023 as issued by DSK Legal in respect of Developer's title to the said Land, is annexed and marked as **Annexure “K”**. The Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said Building/s and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the said Building/s.





Y. While sanctioning the layout plan/building/s plan concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the Common Layout Land and the said building/s and upon due observance and performance of which only the occupancy certificate in respect of the said building/s in the Phase shall be granted by the concerned local authority.

Z. The Developer has accordingly proposed to commence construction of the said Building/s in accordance with the approved plans.

AA. The Purchaser/s has applied to the Developer for allotment of a residential flat being Unit No. **1501** situated on **15th floor** of Building/**Tower - 6 - Wave ("Flat/Unit")** being constructed in the Phase and **1 covered (tandem dependent)** parking space bearing no. **GEWM1P3TPS05 having size admeasuring 2.3 mtrs X 4.5 mtrs. located on Podium Level 3** for parking of vehicle/s as permitted under the Relevant Laws;

BB. The Carpet Area of the said Flat/Unit is **64.78** square meters and Exclusive Areas of the said Flat/Unit is **9.32** square meters. The Carpet Area and Exclusive Area of the said Flat/Unit aggregates to **74.10 square meters** square meters ("**Total Area**"). For the purposes of this Agreement for Sale (i) "**Carpet Area**" means the net usable floor area of a Flat/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Unit for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Unit for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat/Unit and (ii) "**Exclusive Areas**" means exclusive balcony appurtenant to the said Flat/Unit for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Unit for exclusive use of the Purchaser/s and other areas appurtenant to the said Flat/Unit for exclusive use of the Purchaser/s.

CC. The copies of the Plan of the Flat/Unit agreed to be purchased by the Purchaser/s, as sanctioned and approved by PCMC have been annexed and marked as **Annexure "L"**. The specification to be provided in the Flat/Unit is hereto annexed and marked as **Annexure "M"**. The Common Areas and amenities appurtenant to the said Flat/Unit is hereto annexed and marked as **Annexure "N"**;

DD. 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 for Sale and all Relevant Laws, are now willing to enter into this Agreement for Sale on the terms and conditions appearing hereinafter;

EE. The Developer is entitled and enjoined upon to construct buildings on the Common Layout Land in accordance with the recitals of this Agreement.

FF. Prior to the execution of these presents the Purchaser/s has paid to the Developer a sum of **Rs. 883755/- (Rupees Eight lakh eighty Three Thousand Seven Hundred and Fifty five Only)** which is exclusive of the applicable taxes being part payment of the sale consideration of the Flat/Unit agreed to be sold by the Developer to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer doth hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay to the Developer the balance of the sale consideration in the manner hereinafter appearing.

GG. Under Section 13 of the said Act the Developer is required to execute a written Agreement for Sale of said Unit





with the Purchaser/s, being in fact these presents and also to register said Agreement for Sale under the Registration Act, 1908.

HH. In accordance with the terms and conditions set out in this Agreement for Sale and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Purchaser/s hereby agrees to purchase the Flat/Unit.

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

1. The Parties agree and confirm that the Recitals shall form an integral part of the operative part of this Agreement as if the same are incorporated herein verbatim. Schedules and Annexures hereto shall also constitute an integral part of this Agreement.

2. Construction.

2.1 The Developer is constructing and developing the said Phase/Common Layout Land in accordance with the plans, designs and specifications as approved by PCMC from time to time. Provided that the Developer shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat/Unit of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

2.2 The Developer has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Common Layout Land is being developed by the Developer in a segment- wise / phase-wise manner to be determined by the Developer in its absolute discretion from time to time, subject to Relevant Laws. Further, the Purchaser/s understands and acknowledges that on the Common Layout Land (i) the Developer proposes to develop an area admeasuring 847 sq mtrs. towards utilities/electricity sub-station and this area is shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "E"**; and (ii) land admeasuring 1000 sq. mtrs, shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "F"**, which is impacted by BRTS reservation and the same shall be subsequently handed over to the competent authority. It is further clarified that the abovementioned area of 847 sq mtrs. towards utilities/electricity sub-station shall have access being given within the Common Layout Land and the same is shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "G"**. The Purchaser/s further also acknowledge/s and confirm/s that the Developer may, at any time, vary/modify the Layout plan in such manner as the Developer may deem fit, subject however to the sanction of the concerned authorities, or may undertake any of the aforesaid phase if required by the concerned authorities, without diluting the rights/entitlements of the purchasers of the current Phase. The Purchaser/s hereby gives his/her/their no-objection and consent/s to the same.

2.3 The Purchaser/s hereby acknowledges that the Developer has clarified that though the Layout is in respect of the said Larger Land, however, the Amenity Space Land and additional portion does not form part of Common Layout Land.

3. Description of Flat/Unit, Parking Space(s) and Common Areas and Common Amenities/Facilities for the Phase & Total Consideration





3.1 At the request of the Purchaser/s, the Developer has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer a Flat/Unit of the aforesaid Total Area, bearing no. **1501**, on the **15th floor** in the Building/**Tower - 6 - Wave** ("Flat/Unit") constructed or being constructed in the Phase, which is more particularly described in the **Schedule IV** hereunder written and shown on the plan thereof thereto annexed as **Annexure "L"** and **1 covered (tandem dependent)** parking space bearing no. **GEWM1P3TPS05 having size admeasuring 2.3 mtrs X 4.5 mtrs. located on Podium Level 3** for parking of vehicle/s as permitted under the Relevant Laws ("**Parking Space(s)**"). A copy of the parking plan earmarking and identifying the Parking Space(s) in red colour boundary line is herewith annexed as **Annexure "O"**.

3.2 The Developer has informed the Purchaser/s and Purchaser/s hereby confirm/s, agrees/s and acknowledge/s that the Developer / Society / Organisation shall be entitled to modify the parking pattern/typology to better utilize the parking area/design. However, the aforesaid change shall not entail reduction in the total number of parking; this may entail change in column sizes/locations and/or increase/decrease in the overall parking area, the Purchaser/s hereby consents to the aforementioned provisions with respect to the above. Further, the Purchaser/s is aware that just as the Parking Space(s) will be for his exclusive use, similar exclusive usage rights of the respective parking spaces to other purchasers of Flat/Unit shall be granted by the Developer and the same shall be binding on the Purchaser/s, his/her/their nominees and assigns.

3.3 The Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall be entitled to use the Common Areas and Common Amenities/Facilities as listed under **Annexure "P"** which shall be the common entitlement of all the residential purchaser(s) of the Phase/Common Layout Land. Further, the costs and charges towards such Common Areas and Common Amenities/Facilities of Phase/Common Layout Land shall be shared between all the residential purchaser/s/member/s of the Common Layout Land. The Purchaser/s hereby unequivocally acknowledges, confirms and agrees to the same and accordingly gives his/her/their no-objection and consent/s towards the same at any time in future.

3.4 The fixtures and fittings with regard to flooring, sanitary fittings and amenities with particular brand or equivalent to be provided by the Developer in the said Flat/Unit as are set out in **Annexure "M"**, annexed hereto. The Purchaser/s hereby confirms that the Purchaser/s is/are satisfied about the specifications, fixtures and fittings mentioned in **Annexure "M"** and the same shall only be relied by the Parties.

3.5 The **Carpet Area** of the Flat/Unit is **64.78** square meters and the **Exclusive Areas** of the Flat/Unit is **9.32** square meters aggregating to **Total Area of 74.10 square meters** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital BB above.

3.6 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total lump-sum sale consideration of ₹. **8837555/- (Rupees Eighty Eight Lakh Thirty Seven Thousand Five Hundred and Fifty Five Only)** ("**Total Consideration**"), comprising of the following:-

Sr. No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat/Unit.	Rs. 7726003/-
(ii)	Towards the Exclusive Areas of the Flat/Unit.	Rs. 1111552/-
(iii)	Towards Parking Space(s)	NA





(iv)	Towards proportionate consideration for Common Areas and Common Amenities/Facilities charges calculated on the Carpet Area of the Flat/Unit.	NA
	Total Consideration	Rs. 8837555/-

20% of the Total Consideration shall be the Earnest Money (subject to applicable taxes)

Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer, amounts as specified in Clause 8 of this Agreement for Sale.

4. VARIATION IN AREA

The Developer shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Tower(s) 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 variation cap of three percent. If there is any reduction in the Carpet Area within the abovementioned limit, in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under clause 5.1 with annual interest at the rate specified in the Rules (if applicable). If there is any increase in the Carpet Area allotted to Purchaser/s, the Developer shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan, if applicable. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3.6 of this Agreement.

5. Payment Schedule & Manner of Payment

5.1. The Purchaser/s hereby agrees and undertakes to pay to the Developer the Total Consideration of ₹. **8837555/- (Rupees Eighty Eight Lakh Thirty Seven Thousand Five Hundred and Fifty Five Only)** in the following manner:-

Sr. No.	Milestone	Percentage	Rupees
(i)	Booking Amount	5.50%	486066
(ii)	Within 15 days from Booking	4.50% (total 10%)	397690
(iii)	Within 60 days from booking	10% (total 20%)	883756
(iv)	On completion of excavation	10% (total 30%)	883756
(v)	On Completion of Plinth	15% (total 45%)	1325633
(vi)	On Completion of 5th Slab	5% (total 50%)	441878
(vii)	On Completion of 10th Slab	5% (total 55%)	441878
(viii)	On Completion of 15th Slab	5% (total 60%)	441878
(ix)	On Completion of 20th Slab	5% (total 65%)	441878
(x)	On Completion of Top Slab	5% (total 70%)	441878





(xi)	On Completion of Walls	5% (total 75%)	441878
(xii)	On Completion of Lifts	10% (total 85%)	883756
(xiii)	On Completion of Staircases	5% (total 90%)	441878
(xiv)	On Application of OC	5% (total 95%)	441878
(xv)	On Notice of Possession	5% (total 100%)	441874
(xvi)	-	-	-
	Total	100%	8837555

5.2. The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.

5.3. The Purchaser/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of Developer sending notice of the completion of each milestone. Intimation forwarded by Developer to the Purchaser/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same. The Purchaser/s hereby understand/s and agree/s that, save and except for the intimation from the Developer as provided under this Clause, it shall not be obligatory on the part of the Developer to send reminders regarding the payments to be made by the Purchaser/s as per the payment schedule mentioned in this Clause, and the Purchaser/s shall make all payment/s to the Developer on or before the due dates, time being the essence of this Agreement for Sale.

5.4. All payments to be made by the Purchaser/s under this Agreement for Sale shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of **"GODREJ PCMC PHASE 1 COLLECTION AC"**

5.5. In case of any financing arrangement entered by the Purchaser/s with any Bank / financial institution with respect to the purchase of the Flat/Unit, the Purchaser/s undertake/s to direct such bank / financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an account payee cheque/demand draft drawn in favour of **"GODREJ PCMC PHASE 1 COLLECTION AC"**. The Purchaser/s agrees that in the event the Purchaser/s avails any loan/or loan facilitation services (**"Services"**) from any external third party, the Purchaser/s shall do so at his/her own cost and expense whatsoever and shall not hold the Developer liable/responsible for any loss/defective service/claims/demands that the Purchaser/s may have incurred due to the Services so availed.

5.6 For the purpose of remitting funds from abroad by the Purchaser/s, the following are the particulars of the beneficiary:

Beneficiary's Name : **GODREJ PCMC PHASE 1 COLLECTION AC**

Beneficiary's Account No: **923020022072148**

Bank Name : **AXIS BANK LTD**

Branch Name : **Vikhroli**





Bank Address : **Mumbai Fort (MH), Universal Insurance BL, Sir P M Modi, Fort, 400001**

Swift Code : **AXISINBBA02**

IFSC Code : **UTIB0000004**

5.7 Further, at the express request of the Purchaser/s, the Developer may at its sole discretion offer a rebate to the Purchaser/s in case the Purchaser desires to give early payments any time hereafter. It is hereby clarified that the foregoing rebate is subject to the Purchaser/s complying with all its obligations under this Agreement for Sale including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developer shall not be subject to any change/withdrawal. The early payments received from the Purchaser/s under this Clause shall be adjusted against the future milestone payment due and payable by the Purchaser/s. It is clarified that in case of a joint purchase, rebate, if any, granted by the Developer shall be offered to the first purchaser only.

5.8 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is/are not honored for any reason whatsoever, then the same shall be treated as default under Clause 21 below and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 10000/- (Rupees Ten Thousand Only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

5.9 The Total Consideration is escalation-free, save and except escalations / increases / impositions levied by any statutory authority(ies), local bodies/ government, competent/planning authorities ("**Authorities**") from time to time in the manner levied by the Authorities. The Developer undertakes and agrees that while raising a demand on the Purchaser/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 alongwith the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

6. Taxes

6.1. The Total Consideration above excludes Taxes. Taxes includes Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Relevant Laws or any amendments thereto pertaining or relating to the sale of Flat/Unit.

6.2. For the purpose of this Agreement for Sale,

i. "**GST**" means and includes any tax imposed on the supply of goods or services or both under GST Law.

ii. "**GST Law**" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.

iii. "**Cess**" shall mean and include any applicable cess, existing or future on the supply of goods or services or both





under GST Law or any other relevant laws.

6.3. Taxes shall be payable by the Purchaser/s on demand made by the Developer within 15 (fifteen) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer from and against the same.

7. Tax Deducted at Source

The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

8. Payment of Other Charges

8.1. Apart from the Total Consideration, the Purchaser/s shall on or before delivery of possession of the said Unit pay to the Developer, which shall be transferred to the society / limited company / federation / Apex Body:

Sr. No.	Particulars	Rupees
(i)	For share money, application entrance fee of the society or limited company / federation / Apex Body	Rs. 600 /-
(ii)	Estimate amount for deposit towards provisional monthly contribution towards outgoings of society or limited company / federation / Apex Body for 12 months, from the date of Intimation of Possession.	Rs. 72360/-
(iii)	Estimate amount towards Corpus fund	Rs. 18090/-
	Total	Rs. 91050/-

8.2. The Purchaser/s shall on demand pay to the Developer the following amounts:

(i)	Estimate amounts for deposit towards electric connection charges.	NA
(ii)	Legal charges towards meeting all legal cost, charges and expenses.	NA
(iii)	Estimate amount for formation and registration of the society or limited company / federation / Apex Body.	5000

8.3. The Purchaser/s hereto agrees, confirms and acknowledges that all estimated & tentative charges as mentioned above or in any other part of this Agreement are tentative and are subject to change, without notice at the discretion of the Developer.

9. Legal charges for formation of society / limited company / federation / Apex Body

The Purchaser/s shall on demand pay to the Developer a sum as mentioned above towards meeting all legal cost,





charges and expenses, including professional costs of Advocates/Solicitors of the Developer in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

10. Developer to appropriate dues

The Purchaser/s authorizes the Developer 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 Developer may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Developer to adjust his payments in any manner.

11. Time is of essence

11.1. Time is essence for this Agreement. The Developer shall abide by the time schedule for completing the Phase and handing over the Flat/Unit to the Purchaser/s.

11.2. Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement for Sale subject to the completion of construction by the Developer as provided herein.

12. Interest

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

12.2. Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.

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

13. Floor Space Index.

13.1. The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned on the basis of the available Floor Space Index ("FSI") on the entire Common Layout Land.

13.2. The Developer declares that FSI available as on date in respect to the said Common Layout Land is 81890.14 square meters and the Developer has planned to utilize FSI up to 140000 square meters on the said Common Layout





Land by utilizing the FSI of the Common Layout Land or by availing of FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Unified Development Control Regulations or based on the expectation of increased FSI which may become available in future.

13.3. Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the Phase may not be proportionate to the total FSI emanating from the entire area of the said Common Layout Land on which it is being constructed. The Developer in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Common Layout Land as it thinks fit and the purchasers of the apartment(s)/premise(s)/unit(s) in such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the building on the Common Layout Land. The Purchaser/s further confirms that the Developer has obtained the consent from the Purchaser/s with respect to increase in the FSI in terms of which the Purchaser/s has accorded informed consent in the prescribed format of RERA.

13.4. The Purchaser/s acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the Common Layout Land including the existing and future FSI and /or transferable development rights ("**TDR**") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the Common Layout Land or elsewhere as may be permitted as per Applicable Laws.

13.5. The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Developer shall also be solely entitled to freely deal with other phases comprised in the Common Layout Land (along with the FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Developer may deem fit (ii) the Developer may also sell/transfer its stake in the other phases to any person as it deem fit, in accordance to the then existing laws. The Purchaser/s has/have entered into this Agreement for Sale knowing fully well the scheme of development to be carried out by the Developer.

13.6. Neither the Purchaser/s nor any of the other purchasers of the apartment(s)/premise(s)/unit(s) in the buildings being constructed on the Common Layout Land (including the Building/s) nor the association / apex body to be formed of purchasers of apartment(s)/premise(s)/unit(s) in such buildings (including the Building) shall be entitled to claim any FSI and/or TDR howsoever available on the Common Layout Land. All FSI and/or TDR at any time available in respect of the Common Layout Land in accordance with the Common Layout Land or any part thereof shall always belong absolutely to the Developer, till the time the development of the entire Common Layout Land as contemplated by the Developer is completed by the Developer and building(s) / Common Layout Land is conveyed to the association / apex body in the manner setout herein below.

13.7. Subject to what is provided herein above, the unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the said Land/Common Layout Land shall always be available to and shall always be for the benefit of the Developer and the Developer shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association / apex body. In the event of any additional FSI in respect of the said Land/Common Layout Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the Developer alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the said Land/Common Layout Land as may be permissible as per Applicable Laws.





13.8. The Purchaser/s or the association / apex body of the purchasers shall not alter/demolish/construct or redevelop the Building or the Common Layout Land or any part thereof until and unless the Building is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Common Layout Land. It is also agreed by the Purchaser/s that even after the formation of the association / apex body, the Developer, if permitted by the PCMC and other authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Common Layout Land and shall thereby continue to retain full right and authority to develop the Common Layout Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.

14. Adherence to Sanctioned Plans

The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning of the said plans or thereafter and shall before offering possession of the Flat/Unit to the Purchaser/s obtain from the concerned local authority occupancy certificate in respect of the Flat/Unit.

15. Possession

15.1. The Developer shall offer possession of the Unit to the Applicant/s on or before 1st March 2028 ("**Delivery Date**") along with right to use the Common Areas and Common Amenities/Facilities as mentioned under **Annexure "P"** which shall be delivered on or before 1st March 2028; subject to the Purchaser/s being in compliance of all its obligations under this Agreement including timely payments of amounts. It is however provided that the Delivery Date of the Unit and delivery date of the Common Areas and Amenities/Facilities shall stand extended on account of any force majeure.

15.2. For the purpose of this Agreement for Sale, "**Force Majeure**" event shall include (a) war, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court.

15.3. Further, in the event the Developer is unable to offer possession of the Flat/Unit on or before the Delivery Date for any reasons other than those set out in the foregoing and subject to reasonable extension of time, then on demand in writing by the Purchaser/s, the Developer shall refund the amounts received from the Purchaser/s along with applicable Interest from the date of payment of such amount till refund thereof. Post such refund by the Developer to the Purchaser/s, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title, interest in the Flat/Unit, and the Developer shall be entitled to deal with the same at its sole discretion.

16. Manner of Taking Possession

16.1. The Purchaser/s shall take possession of the Flat/Unit within 15 (fifteen) days from the date Developer offering possession of the Flat/Unit (Intimation of Possession), by executing necessary documents, indemnities, declarations and such other documentation as prescribed in this Agreement for Sale, and the Developer shall give possession of the Flat/Unit to the Purchaser/s. Upon receiving possession of the Flat/Unit or expiry of the said 15 (fifteen) days from offering of the possession ("**Possession Date**"), the Purchaser shall be deemed to have accepted the





Flat/Unit, in consonance with this Agreement for Sale, and shall thereafter, the Purchaser/s agree/s to pay the maintenance charges as mentioned in this Agreement to the Promoter and/or association of purchaser/s and/or Facility Management Agency appointed by the Promoter, as the case may be. The Purchaser/s expressly understands that from such date, the risk and ownership to the Flat/Unit shall pass and be deemed to have passed to the Purchaser/s.

16.2. The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglects to take possession of the Flat/Unit within the time stipulated by the Developer, then the Purchaser shall in addition to the above, pay to the Developer holding charges at the rate of Rs.110 (Rupees One Hundred and Ten only) per month per square meter of the Total Area of the Flat/Unit, subject to applicable taxes ("**Holding Charges**") and applicable maintenance charges towards upkeep and maintenance of the Common Areas and Common Amenities/Facilities for the period of such delay. During the period of said delay the Flat/Unit shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.

16.3. It is hereby agreed between the Parties that upon receipt of occupation certificate for the said Flat/Unit, none of the Parties shall be entitled to terminate this Agreement for Sale. Further, in case the Purchaser/s fail/s to respond and/or neglect/s to take possession of the Flat/ Unit within the aforementioned time as stipulated by the Developer, then the Developer shall also be entitled along with other rights under this Agreement for Sale to forfeit/claim the entire Total Consideration towards the Flat/Unit along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the Flat/Unit shall come to an end on the expiry of the time as stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Purchaser/s for the possession of the Flat/Unit.

17. Outgoings

17.1. From the Possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Common Layout Land and Buildings/Tower (as may be applicable) 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, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the Phase including Common Layout Land and building(s)/tower(s) (as may be applicable) thereon.

17.2. Until the conveyance of the structure of the Building(s)/Tower(s) to the common organization, the Purchaser/s shall pay to the Developer such proportionate share of outgoings as may be determined by the common organization. The Purchaser/s further agrees that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Developer provisional monthly contribution as determined by the Developer from time to time. The amounts so paid by the Purchaser/s to the Developer shall not carry any interest and remain with the Developer until a conveyance in favour of common organization as aforesaid. On such conveyance being executed the balance amount of deposits shall be paid over by the Developer to the common organization.

17.3. The Developer shall maintain a separate account in respect of sums received by the Developer from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts





only for the purposes for which they have been received.

18. Defect Liability Period

18.1. If the Purchaser brings to the notice of the Developer any structural defect in the Flat/Unit / Building(s) / Tower(s) within a period of five years or as may be amended from time to time under the Relevant Laws, on account of workmanship, quality or provision of service, then it shall wherever possible be rectified by the Developer without further charge to the Purchaser/s.

18.2. After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned in Clause 18.1 above), the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

19. Foreign Exchange Management Act

The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for Sale for the Flat/Unit are made by non-resident/s/foreign national/s of Indian origin, it shall be the sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 (“**FEMA**”) or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer with such permission/approvals/no objections to enable the Developer to fulfill its obligations under this Agreement for Sale. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the Purchaser/s. The Developer accepts no responsibility in this regard and the Purchaser/s shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser/s, subsequent to the signing of this Agreement for Sale, it shall be the sole responsibility of the Purchaser/s to intimate in writing to the Developer immediately and comply with all the necessary formalities, if any, under the Relevant Laws.

20. Anti-Money Laundering

The Purchaser/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Purchaser/s under this Agreement for Sale towards the said Flat/Unit is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively “**Anti Money Laundering**”). The Purchaser/s further declare(s) and authorize(s) the Developer to give personal information of the Purchaser/s to any statutory authority as may be required from time to time. The Purchaser/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Purchaser/s further agree(s) and confirm(s) that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Anti-Money Laundering, then the Developer shall at its sole discretion be entitled to cancel/terminate this Agreement for Sale. Upon such termination the Purchaser/s shall not have any right, title or interest in the said Flat/Unit neither have any claim/demand against the Developer, which the Purchaser/s hereby unequivocally agree(s) and





confirm(s). In the event of such cancellation/termination, the monies paid by the Purchaser/s shall be refunded by the Developer to the Purchaser/s in accordance with the terms of this Agreement for Sale only after the Purchaser/s furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.

21. Default By Purchaser/s

21.1. In the event if the Purchaser/s commits three defaults in the payment of the Total Consideration in installment in accordance with terms of this Agreement for Sale and all other amounts due including but not limited to estimated other charges due from the Purchaser/s as mentioned in this Agreement for Sale on due dates and/or comply with its obligations, terms conditions as set out in this Agreement for Sale, the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Purchaser/s, to cancel/terminate the transaction.

21.2. In case the Purchaser/s fails to rectify the default within the aforesaid period of 15 (fifteen) days then the Developer shall be entitled, at its sole option, to terminate this Agreement for Sale and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement for Sale, if Agreement for Sale is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank (collectively referred to as the "**Non- Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Developer, failing which the Developer shall be entitled to proceed to execute /register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser/s and the Purchaser/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the balance to the Purchaser/s and the Developer's right to sell/transfer the Flat/Unit including but not limited to Parking Space(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Purchaser/s shall not have any right, title and/or interest in the Flat/Unit and/or the Phase and/or the Common Layout Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. The Purchaser/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement for Sale.

21.3. Termination by Purchaser/s prior to receipt of Occupation Certificate

In the event, the Purchaser/s intends to terminate this Agreement for Sale for reasons other than those attributable to the Developer's default, then the Purchaser/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developer expressing his/her/its intention to terminate this Agreement for Sale. Upon receipt of Notice for termination of this Agreement for Sale by the Developer, this clause shall be dealt with in accordance with clause 21.2 and the Developer shall be entitled to forfeit the Non-Refundable Amounts. The Purchaser/s further agrees and undertakes that on occurrence of such event of termination, the Purchaser/s agrees to return all documents (in





original) with regards to this transaction to the Developer, comply with all other requirements of the Developer as would be required for effective termination of this Agreement for Sale including but not limited to timely execution and registration of the Deed. Upon such termination, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title and/or interest in the Flat/Unit and/or Parking Space(s) and/or the Phase and/or the Common Layout Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. Further, upon such termination, the Developer shall be entitled to deal with the aforementioned Flat/Unit at its sole discretion.

Notwithstanding, the above, in the event the Purchaser/s fails to execute and/or admit registration of the Deed in the manner aforesaid, then, upon issuance of the termination notice by the Developer, this Agreement shall *ipso facto* stand terminated/cancelled for all intents and purposes, without any further recourse to any of the Parties.

22. Association Structure

22.1. (i) The Purchaser/s along with other purchaser/s of flat(s)/unit(s) in the building(s) shall join in forming and registering the Society or Association or a Limited Company or condominium or combination of them in respect of each building(s)/tower(s) comprised in Phase/Common Layout Land ("**Common Organization(s)**"), within a period of 3 (three) months of the majority of the allottees/ purchasers have booked their apartment/ flat, and/or receipt of occupation certificate of the current Phase/Common Layout Land, whichever is earlier, known by such name as the Developer may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developer within seven days of the same being forwarded by the Developer to the Purchaser/s, so as to enable the Developer to register the common organization of the purchasers. No objection shall be taken by the Purchaser/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

(ii) The Developer shall, at its discretion, be entitled to amalgamate the various Flat/Unit Owners under the provisions of the Maharashtra Co-operative Societies Act,1960 so as to form one single Society that shall own the Common Layout Land. Such amalgamated Society shall be the apex body ("**Apex Body**") for the entire development or separate apex association / apex body / apex bodies (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Bodies**") for each of residential and commercial zones, as the Developer may deem fit, who shall admit various Organizations as its members formed in respect of the various buildings forming part of the Phase for the purposes of effective maintenance and management of the entire Phase including for Common Areas and Common Amenities/Facilities of the Phase/Common Layout Land (as the case may be) at such time and in such a manner as the Developer may deem fit to be known by such name as the Developer may decide, within such period as may be prescribed under the Relevant Laws.

(iii) with a view to preserve the intrinsic value of the Phase/Common Layout Land by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved/ undertake / conduct either by itself or through Facility Management Company (in the manner set out in clause 23 below), the maintenance and management of the Phase/Common Layout Land, without any reference to the Purchaser/s and other occupants of the Phase/Common Layout Land, even after formation of the association/apex body on such terms and conditions as





the Developer may deem fit and the Purchaser/s hereby gives their unequivocal consent for the same. For this purposes the Developer may, in its discretion provide suitable provisions in the constitutional documents of the association/apex body.

(iv) Make provisions for payment of outgoings/CAM to the association & the apex body for the purposes of maintenance of Building in which the Flat/Unit is located and the entire Phase/Common Layout Land.

22.2. The Purchaser/s hereby declares and confirms that except for the Parking Space(s) allotted by the Developer/ society/ association/ Apex Body, the Purchaser/s does not require any parking space and accordingly the Purchaser/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space in the Phase. The Purchaser/s further agrees and undertakes that it shall have no concerns towards the identification and allotment/allocation/tagging of parking space done by Developer/society/ association /Apex body at any time and shall not challenge the same anytime in future. The Purchaser/s agrees and acknowledges that Developer/society/ association / Apex body shall deal with the parking space in the manner the Developer / society/ association / Apex body deems fit, subject to the terms of bye-laws and constitutional documents of the association / society/ Apex body. The Developer acknowledges and accepts the aforementioned waiver and accordingly has given effect to the same while calculating the Total Consideration.

22.3 The Purchaser/s hereby acknowledge(s) and agree(s) that the Phase is a part of a layout development and as such the Developer would be conveying only the built-up area of the Building (except the basement and podium) to the association formed of the individual building(s)/Tower(s) and the underlying land would be conveyed to the society/Apex body formed of the association, which shall be in accordance within the timelines stipulated under the Relevant Laws. The Developer subject to clause 22.4 mentioned herein below shall convey its title in respect of the Common Layout Land to the association / Apex Body within 3 (three) months from receipt of completion certificate of Common Layout Land. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the buildings and underlying Land to the association or apex body (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by the concerned authorities and proportionate charges to the Developer from time to time.

22.4 The Purchaser/s is aware and agrees, confirms and declares that under Deed of Grant of Right of Way dated 26th August 2022, Devi Construction LLP has been granted a right of way in respect of an area of 1706.431 sq. mts. out of the said Common Layout Land as per plan annexed hereto as **Annexure "A"**. The Purchaser/s further confirms and agrees that the said rights of the Purchaser/s under this Agreement and the conveyance in favour of society / Apex Body shall always be subject to (i) the right of the Grantee under the said Deed of Grant of Right of Way dated 26th August 2022 and the Purchaser/s shall always abide by the said Deed of Grant of Right of Way, (ii) area admeasuring 847 sq mtrs. proposed to be developed towards utilities/electricity sub-station and this area is shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "E"**; and (iii) land admeasuring 1000 sq. mtrs, shown delineated in red colour boundary line on the plan annexed hereto as **Annexure "F"**, which is impacted by BRTS reservation and the same shall be subsequently handed over to the competent authority.

22.5 The Purchaser/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association / apex body drafted/adopted by the Developer for the association, necessary for the formation and registration of the association / apex body within 10 (ten) days from intimation by the Developer. The Purchaser/s agree(s) not to object to any changes/amendments made by the Developer in the draft/model bye-laws/memorandum and articles





of association / apex body for the association. The Purchaser/s shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer and the other purchasers of the apartment(s) / premise(s) / unit(s) in the Building(s)/Tower(s). The Purchaser/s shall be bound by the rules, regulations and bye- laws/memorandum and articles of association / apex body and the terms and conditions contained in the Indenture. No objection shall be raised by the Purchaser/s, if any changes or modifications are made in the draft bye-law of the association / apex body by the Developer as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser/s hereby authorize(s) the Developer to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.

22.6 The Developer may become a member of the association / apex body to the extent of all unsold and/or unallotted apartment(s) / premise(s) / unit(s), areas and spaces in the Building(s) / Tower(s).

22.7 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all purchasers of the apartment(s) /unit(s) / premise(s) in the building/s / Tower/s in the same proportion as the total area of the apartment(s) premise(s) / unit(s) bears to the total area of all the apartment(s) / premise(s) / unit(s) in the saidbuilding/s.

23. Facility Management Company

23.1. By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment of **Godrej Living Private Limited**, a company incorporated under the Companies Act, 2013 having its registered office at Godrej One, 6th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai 400079 and regional office at 6th Floor, BSB Capital, S. No. 80, CTS No. 1621 (P), Baner Road & Abhimanshree Road Junction, Baner Road, Pune - 411007 India or any other agency, firm, corporate body, organization or any other person nominated by the Developer ("**Facility Management Company**") to manage, upkeep and maintain the Building together with other buildings and the Common Layout Land, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and to maintain common areas, amenities, common facilities. The Purchaser/s hereby agree and undertake to execute maintenance agreement with the Facility Management Company as and when called upon by the Developer / Facility Management Company. The Facility Management Company shall also be entitled, to collect the common area maintenance charges, maintenance deposit, outgoings, provisional charges, taxes, levies and other amounts in respect of the Phase, Building(s) (including the Purchaser's proportionate share of the outgoings as provided under Clause 17 above). The Developer hereby reserves its right to remove, nominate and appoint new Facility Management Company for maintenance, upkeep, management and control of the Phase, at its sole discretion, and without any concurrence from Purchaser/s / association / apex body / apex bodies/common organization. It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ society/ apex body / apex bodies/ common organisation, as the case may be. The Purchaser/s hereby grants his/her/their/its unequivocal and unconditional consent confirming agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company ("**FM Agreement**"). It is hereby clarified and the Purchaser/s agrees and authorizes the Developer to appoint the Facility Management Company for the Phase/Common Layout Land and post formation of the society/ association / Apex Body/Common Organisation, as the case may be, the Developer will novate the FM





Agreement in favor of the society / association / Apex Body/Common Organisation, as the case may be. Post expiry of the tenure of the FM Agreement, the society / association / apex body/common organisation, as the case may be, shall have the option to either continue with the Facility Management Company or appoint a new facility management company, provided that prior written consent of all the purchasers in the Phase are obtained for any discontinuation/non-renewal of the FM Agreement as per the terms of such Agreement including the obligations/penalties/liabilities etc. or appointment of a new facility management company. It is further expressly understood that the Developer shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s and/or association / apex body / common organisation, for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, management and control of the Phase, Building(s) and/or common areas, amenities and facilities thereto.

23.2. The Purchaser/s agree(s) to promptly, without any delay or demur, pay the necessary fees as may be determined by the Developer/Facility Management Company.

23.3. The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Phase, its building(s) / tower(s)/wing(s), common areas, common amenities and common facilities and use of the apartment(s) / Unit(s) /parking areas by the Purchaser/s for ensuring safety and safeguarding the interest of the purchasers of apartment(s)/flat(s)/premises/units in the Phase and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims, whether individually or in group, in this regard, against the Developer/Facility Management Company and/or other purchasers of the apartment(s) / Unit(s) / premise(s) / unit(s) of the Phase/future phase.

24. Fit out Manual

24.1. The Purchaser/s agree(s) and undertake(s) that on receipt of possession, the Purchaser/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association / apex body ("**Fit-Out Manual**") and without causing any disturbance, to the other purchasers of the apartment(s) / premise(s) / unit(s) in the Building. The Fit-Out Manual will be shared at the time of handing over possession of the Flat/Unit. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat/Unit or the Building, the Developer shall be entitled to call upon the Purchaser/s to rectify the same and to restore the Flat/Unit and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Purchaser/s does not rectify the breach within such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration to the Flat/Unit or the Building (on behalf of the Purchaser/s) and all such costs/charges and expenses incurred by the Developer shall be reimbursed by the Purchaser/s. If the Purchaser/s fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the Flat/Unit. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the apartment(s) / premise(s) / unit(s) or the Building(s) / Tower(s) and (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Unit or the Building(s) / Tower(s).





24.2. Upon the possession of the Flat/Unit being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer, its engineers, workmen, labourers or architects to enter upon the Flat/Unit by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building or if necessary any part of the Flat/Unit provided the Flat/Unit is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat/Unit as aforesaid. If the Flat/Unit is closed and in the opinion of the Developer any rectification or restoration is necessary in the interest of the Building and/or purchasers therein, the Purchaser/s consent(s) to the Developer to break open the lock on the main door/entrance of the Flat/Unit and the Developer shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat/Unit.

25. Representations and Warranties of the Developer

The Developer hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:

- (i) The Developer has clear and marketable title with respect to the Common Layout Land; has the requisite rights to carry out development upon the Common Layout Land and also has actual, physical and legal possession of the Common Layout Land for the implementation of the Phase;
- (ii) The Developer has lawful rights and requisite approvals from the competent authorities to carry out development of the Phase/Common Layout Land and shall obtain requisite approvals from time to time to complete the development of the Phase/Common Layout Land;
- (iii) There are no encumbrances upon the Flat/Unit or Common Layout Land or the Phase except those disclosed in the title report, if any;
- (iv) There are no litigations pending before any Court of law with respect to the Common Layout Land;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Phase, said Land/Common Layout Land and said building/Tower 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 Phase, said Land/Common Layout Land and said Building/Tower shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all Relevant Laws in relation to the Phase, said Land/Common Layout Land, Building/Tower and common areas;
- (vi) The Developer has the right to enter into this Agreement for Sale and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- (vii) The Developer 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 Common Layout Land, including the Phase





and the said Flat/Unit which will, in any manner, adversely affects the rights of Purchaser/s under this Agreement for Sale;

(viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat/Unit to the Purchaser/s in the manner contemplated in this Agreement for Sale;

(ix) At the time of execution of conveyance deed of the structure to the association of Purchaser/s, the Developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Purchaser/s in the form and manner the Developer may deem fit;

(x) The Developer 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 Phase to the competent authorities till handing over possession of the Flat/Unit to the Purchaser/s;

(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 Common Layout Land) has been received or served upon the Developer in respect of the Common Layout Land and/or the Phase except those disclosed in the title report.

26. It is clearly understood and agreed by the Parties that -

26.1. The Developer reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Common Layout Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of the apartment(s) /premise(s) / unit(s) in the Building(s) / Tower(s) being constructed on the Common Layout Land (present and future) at all times and the right of access to the Common Layout Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Common Layout Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Common Layout Land and if necessary to connect the drains, pipes, cables etc. under, over or along the Common Layout Land appurtenant to each and every building to be constructed on the Common Layout Land (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of the apartment(s) /premise(s) / unit(s) in Building(s) / Tower(s) constructed on the Common Layout Land till such time the Common Layout Land is handed over to the association/society/condominium/limited company/Apex Body.

26.2. Necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of Unit to be executed in respect of the sale/transfer of the apartment(s) / premise(s) / unit(s) in the buildings to be constructed on the Common Layout Land. The Purchaser/s hereby expressly consents to the same.

27. Brand Name & Phase Name

27.1. It is agreed by the Purchaser/s that the name of the Phase "Godrej Emerald Waters" or of the individual towers





may be changed at the sole discretion of the Developer in accordance to the relevant laws.

27.2. It is further agreed by the Purchaser/s that the association of the brand name "Godrej" (in its registered logo form) or a combination of words with prefix as "Godrej" ("**Brand Name**") shall at all times be subject to the sole control of Godrej Properties Limited ("**GPL**"). It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Phase including Common Layout Land, and the Building. However, it shall be the sole discretion of GPL to associate its name/ Brand name with the association / apex body (which would be formed gradually), on such terms and conditions as may deem fit by GPL. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association / apex body of the Flat/Unit purchasers shall not be entitled to change the name of the Phase / Building/s without written consent of GPL.

28. Representations by Third Parties

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Purchaser/s nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.

29. Transfer

Only after (i) payment of minimum 50% (fifty percent) of the Total Consideration by the Purchaser/s OR (ii) a term of 1 years (i.e. twelve months) has elapsed from the date of Allotment Letter whichever is later, the Purchaser/s may transfer his rights, title and interest in the Flat/Unit under this Agreement for Sale to any third person / entity after obtaining prior written consent of the Developer. Any such transfer by the Purchaser/s shall be subject to the terms and conditions of this Agreement for Sale, Relevant Laws, notifications/ governmental directions, the Purchaser/s submitting documentary proof as may be required by the Developer, payment of the monies due and payable by the Purchaser/s under this Agreement for Sale and payment of applicable transfer / administrative fee of Rs. 1000/- (Rupees One Thousand only) per square meter plus taxes as applicable on the Total Area of the Flat/Unit to the Developer. However, in the case of first transfer, no transfer charges will be applicable. On such transfer recorded / endorsed by the Developer, the Purchaser/s along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Agreement. The Purchaser/s shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment.

30. Obligations, Covenants, Representations of Purchaser/s

The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Unit may come, hereby covenants, represents with the Developer as follows:-





(i) To maintain the Flat/Unit at the Purchaser/s's own cost in good and tenantable repair and condition from the date of possession of the Flat/Unit is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building / tower in which the Flat/Unit is situated and the Flat/Unit itself or any part thereof without the consent of the local authorities, if required.

(ii) Not to store in the Flat/Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat/Unit is situated, including entrances of the building in which the Flat/Unit is situated and in case any damage is caused to the building in which the Flat/Unit is situated or the Flat/Unit on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

(iii) The Purchaser/s hereby agrees and confirms that in the event of non-availability of water or insufficient water supply from the concerned water department/local authority/gram panchayat (as the case maybe) for any reason, if water supply/connection is required to be obtained from outside sources or through private vendor(s), such as water tankers or otherwise, the Purchaser/s shall not raise any objection in this regard and further agrees and undertakes to bear all costs and expenses towards such procurement, treatment and distribution of water supply on pro-rata basis. The Purchaser/s further agrees and undertakes to bear and pay all such charges towards his/her proportionate share from the date of possession in the manner as may be demanded by the Developer/society/association/apex body from time to time.

(iv) To carry out at his own cost all internal repairs to the said Flat/Unit and maintain the Flat/Unit in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat/Unit is situated or the Flat/Unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(v) Not to demolish or cause to be demolished the Flat/Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Unit is situated nor shall demand partition of the Purchaser's interest in the Flat/Unit and shall keep the portion, sewers, drains and pipes in the Flat/Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Unit 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 Flat/Unit without the prior written permission of the Developer and/or the society or the limited company or federation or Apex Body.

(vi) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Common Layout Land and the building in which the Flat/Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(vii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Unit in the compound or any portion of the Common Layout Land and the building in which the Unit is situated.





(viii) That the dry and wet garbage shall be separated and the wet garbage generated in the Building/Tower shall be treated separately on the Common Layout Land by the occupants of the Building/Tower in the jurisdiction of PCMC.

(ix) Pay to the Developer within 15 (fifteen) days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government or giving water, drainage, telephone, gas, electricity or any other service/utility connection to the building in which the Flat/Unit is situated.

(x) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/Unit by the Purchaser/s for any purposes other than for the purpose for which it is sold.

(xi) Not to cause any nuisance, hindrance, disturbance and annoyance to other purchasers of the apartment(s) / premise(s) / unit(s) in the Building(s) / Tower(s) or other occupants or users of the Building, or visitors to the Building, and also occupiers of any adjacent, contiguous or adjoining properties;

(xii) Permit the Developer and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Flat/Unit or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Purchaser/s;

(xiii) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, parking space/s or other open spaces forming a part or appurtenant to the Flat/(s)Unit(s) in the Building, without the prior written permission of the Developer/association / apex body /concerned authorities;

(xiv) After possession of the Flat/Unit is handed over the Purchaser/s, the Purchaser/s may insure the Flat/Unit from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer shall not be responsible for any loss/damage suffered thereafter.

(xv) The Purchaser/s and/or the Developer shall present this Agreement for Sale as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.

(xvi) Unless otherwise permitted under these presents, the Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement for Sale or part with the possession of the Flat/Unit until all the dues payable by the Purchaser/s to the Developer under this Agreement for Sale are fully paid up.

(xvii) The Purchaser/s shall observe and perform all the rules and regulations which the society or the limited company or apex body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat(s)/Unit(s) 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 Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company/apex body/federation regarding the occupancy and use of the Flat/Unit 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 for Sale.





(xviii) Till a conveyance of the structure of the building/tower in which Flat/Unit is situated is executed in favour of society/limited society, the Purchaser/s shall permit the Developer 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.

(xix) Till the conveyance of the Common Layout Land on which the building in which Flat/Unit is situated is executed in favour of the society/association/Apex Body, the Purchaser/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Common Layout Land or any part thereof to view and examine the state and condition thereof.

(xx) Usage of Flat/Unit Areas and Parking Space(s) by Purchaser

The Purchaser/s agree(s) to use the Flat/Unit or any part thereof or permit the same to be used only for the purpose of residential use as permitted under the Relevant Laws. The Purchaser/s further agree(s) to use the Parking space(s) only for the purpose of keeping or parking vehicle.

(xxi) The Purchaser/s shall observe, perform and abide by or otherwise comply with all rules, regulations and by-laws being in force as well as those framed by the Developer and/or the co-operative society / condominium / limited company/ apex organization being applicable to all occupants in the Phase.

(xxii) The Purchaser/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample flat/unit / mock flat/unit and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggestive and the same are not intended to be provided as a standard specification and/or services or cannot be construed as the same. The Purchaser/s has/have not relied on the same for his/her/their/its decision to acquire Flat/Unit in the Phase and also acknowledges that the Purchaser/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Phase/Common Layout Land.

(xxiii) The Purchaser/s undertakes that the Purchaser/s has/have taken the decision to purchase the Unit in the Phase out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser/s by the Developer in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement for Sale.

(xxiv) The Purchaser/s is aware that MLC Parking-01, MLC Parking-02 shall be used for the entire Common Layout Land and shall be used by both retail and residential purchasers of the Common Layout Land.

(xxv) Save and except the information / disclosure contained herein the Purchaser/s confirm/s and undertake/s not to make any claim against Developer or seek cancellation of the Flat/Unit or refund of the monies paid by the Purchaser/s by reason of anything contained in other information / disclosure not forming part of this Agreement for Sale including but not limited to publicity material / advertisement published in any form or in any channel.

(xxvi) The Purchaser/s agrees and undertakes that the Developer shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat/Unit and/or Parking Space(s) by concerned authorities due to non-payment by the Purchaser/s or any other apartment/Unit purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of





default in making such payments.

(xxvii) To comply with all the terms and conditions as mentioned in this Agreement for Sale including but not limited to payment of all such amounts within the timelines stipulated under clause 5.1 of this Agreement for Sale or as and when demanded by the Developer.

31. Rights of the Developer

31.1. Hoarding rights

The Purchaser/s hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding/s on the Common Layout Land, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until the conveyance to the association/ Apex Body and the Purchaser/s agree/s not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the association / Apex body for placing/ putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

31.2. Retention

Subject to, and to the extent permissible under the Relevant Laws, the Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ Flat/Units in the Phase which may be subject to different terms of use, including as a guest house / corporate flats/units.

31.3. Unsold apartment(s) / Flat/Unit(s)

(a) All unsold and/or unallotted apartment(s)/ Unit(s)/premises(s)/unit(s), areas and spaces in the Building/Tower, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Building / Tower/ Phase and Common Layout Land shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/ Unit(s)/premises(s)/unit(s) and shall be entitled to enter upon the Common Layout Land and the Building / Phase/Common Layout Land to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.

(b) The Developer shall without any reference to the Purchaser/s, association / apex body, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/ premises(s)/unit(s) and spaces therein, as it deems fit. The Developer shall be entitled to enter in separate agreements with the purchasers of different premises in the Building / Phase on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the association / apex body. The Purchaser/s and / or the association / apex body / apex bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association / apex body





31.4. Basement/Podiums

The Purchaser/s hereby consents to the Developer dividing the stilt areas into parking spaces, store rooms, storage spaces and any other areas as may be decided by the Developer. The Developer shall be entitled to allot, grant a right to use of, sell, let, sub- let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the Phase to the extent permissible under the Relevant Laws.

31.5. Assignment

The Developer may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Phase in accordance with the Relevant Laws. On such transfer, the assignee or transferee of the Developer shall be bound by the terms and conditions herein contained.

31.6. Additional Construction

The Purchaser hereby consents that the Developer shall be entitled to construct any additional area/structures in the Common Layout Land as the Developer may deem fit and proper and the Developer shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the association / apex body, upon its formation/registration, as the case may be, in accordance with the terms of the Relevant Laws and the Purchaser/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developer until the complete optimization of the Common Layout Land.

31.7. Mortgage & Security

In addition to what is set out under this Agreement, the Developer if it so desires, shall be entitled to create security on the Phase/Common Layout Land together with the building/s being constructed thereon (including the Building/Phase) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat/Unit allotted hereunder. The Developer shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat/Unit, provided the Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the Common Layout Land (or any part thereof) and building/s constructed thereon in favour of the association / apex body in accordance with Clause 22 above. The Purchaser/s hereby gives express consent to the Developer to raise such financial facilities against security of the Common Layout Land together with the building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Unit agreed to be transferred hereunder.

32. Appointment of vendors for internet and cable facility

The Developer has informed the Purchaser/s and the Purchaser/s is/are aware & agree that in order to provide a common and better quality service the Developer shall decide on the specifications and vendors for providing T.V./Internet - Cable and dish antennae network in the Building and other buildings constructed / to be constructed upon the Common Layout Land. The aforesaid rights are retained by the Developer to itself permanently and the Developer shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or





corporate body as the Developer may determine. In view thereof, the Purchaser/s and /or other occupants of flat(s)/unit(s) in the building(s) / tower(s)/ wing(s) shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V. / Internet and or other dish antenna network facilities from the Developer or the assignee(s) of the Developer save and except in case of relinquishment as aforesaid. The Purchaser/s and/or occupants of apartment(s)/ Unit(s)/premises(s)/unit(s) in the Building(s) / Tower(s) and/or the association / apex body shall pay the charges (including deposits) as may be charged by the Developer and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Developer and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto.

33. Right of Purchaser/s to the Unit and Common Areas

Nothing contained in this Agreement for Sale is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Unit or of the said Common Layout Land and Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat/Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer until the said structure of the building is transferred to the society/limited company or other body and until the Common Layout Land is transferred to the Apex Body /federation as hereinbefore mentioned.

34. Binding effect

Executing this Agreement for Sale with the Purchaser/s by the Developer does not create a binding obligation on the part of the Developer until the Purchaser/s appears for registration of this Agreement before the concerned sub-registrar as and when intimated by the Developer.

35. 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 Flat/Unit, as the case may be.

The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement for Sale or to have induced the Purchaser/s in any manner to enter into this Agreement for Sale. This Agreement for Sale supersedes all previous arrangement, agreement, exchange of documents including marketing materials, brochures, etc.

36. Provisions of this Agreement for Sale applicable to the Purchaser/s / subsequent Purchaser/s

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Phase, Common Layout Land shall equally be applicable to





and enforceable against any subsequent purchaser/s of the Flat/Unit, in case of a transfer, as the said obligations go along with the Flat/Unit for all intents and purposes.

37. Severability

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

38. Right to Amend

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

39. Waiver

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement for Sale, or any forbearance, or giving of time, to the Purchaser/s by the Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement for Sale, nor shall the same in any manner prejudice, the rights/remedies of the Developer.

40. Method of calculation of proportionate share wherever referred to in the Agreement

Subject to the terms hereof and Relevant Laws, wherever in this Agreement for Sale it is stipulated that the Purchaser/s has to make any payment, in common with other purchaser/s in Phase/Common Layout Land, the same shall be in proportion to the Carpet Area of the Flat/Unit to the carpet area of all the Units in the Phase/ Common Layout Land.

41. Further assurances

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement for Sale 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.

42. Place of execution

The execution of this Agreement for Sale shall be complete only upon its execution by the Purchaser/s and the Developer through its authorized signatory of the Developer at the Developer's Office and simultaneously with the execution the said Agreement for Sale shall be registered at the office of the Sub-Registrar and this Agreement for Sale shall be deemed to have been executed at Pune.





43. Present for registration

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

44. Notices

44.1. Any notice, demand or other communication including but not limited to the Purchaser's default notice to be served under this Agreement for Sale may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

To the Purchaser:

Mr. AJINKYA MANOHAR JAMGADE, Age: 32, Occupation: Service, PAN No.: AWIPJ5220F, Email Id: ajinkyajamgade@rediffmail.com, Address: Behind Naik Banglow, Near Hanuman Mandir, Ghate Lay Out, Gandhi Nagar, Pusad, Yavatmal, Maharashtra, 445204

To the Developer:

Name: **GODREJ PROPERTIES LIMITED**

Kind Attention - **Mr. Pratyush Ranjan**

Address: **office at 6th Floor, BSB Capital, S. No. 80, CTS No. 1621 (P), Baner Road & Abhimanshree road Junction, Baner Road, Pune - 411007**

Notified E-mail ID: **notice_emeraldwaters@godrejproperties.com**

44.2. In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer of its obligation in this regard.

In case of change of address of the Purchaser/s, the same shall be informed to the Developer well in advance by the Purchaser/s.

45. Satisfied with the Developer's title

The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement for Sale and all the documents relating to the Common Layout Land/said Land/Phase and has expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement for Sale with the Purchaser/s relying





solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement for Sale and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.

46. Joint Purchaser/s

That in case there are Joint Purchaser/s all communications shall be sent by the Developer to the Purchaser/s 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 Purchaser/s.

47. Stamp duty and Registration charges

The charges towards stamp duty and registration of this Agreement for Sale shall be borne by the Purchaser/s only.

48. 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, thereunder.

49. Governing Law

That the rights and obligations of the Parties under or arising out of this Agreement for Sale shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune courts will have the jurisdiction for this Agreement for Sale. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (“**Act**”) and the Rules and Regulations made thereunder (“**Rules and Regulations**”) and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement for Sale and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

SCHEDULE I

DESCRIPTION OF THE LARGER LAND

All that piece and parcel of land bearing CTS No. 4854 (pt) (Plot C), admeasuring in aggregate 38,908.87 sq.mtrs and situate, lying and being at Pimpri, Taluka Pimpri Chinchwad, District Pune.

SCHEDULE II





DESCRIPTION OF THE SAID LAND

All that piece and parcel of land bearing CTS No. 4854 (pt) (Plot C) (pt), admeasuring in aggregate 34752.06 sq. mts. and situate, lying and being at Pimpri, Taluka Pimpri Chinchwad, District Pune.

SCHEDULE III

DESCRIPTION OF THE COMMON LAYOUT LAND

All that piece and parcel of land bearing CTS No. 4854 (pt) (Plot C) (pt), admeasuring in aggregate 29708.49 sq.mtrs and situate, lying and being at Pimpri, Taluka Pimpri Chinchwad, District Pune and demarcated by its boundaries as follows-

Boundaries East : PCMC Amenity Plot on land bearing CTS No 4854 (pt) (Plot C) (pt)

Boundaries West: CTS 4854/1 (formerly Sub-Plot B forming part of CTS No. 4854)

Boundaries North: 60.00 m wide Pune Bombay Highway

Boundaries South: Part of Land bearing CTS No 4854 (pt) (Plot C) (pt)

SCHEDULE IV

DESCRIPTION OF FLAT/UNIT

Flat/Unit No.	1501
Floor No.	15th floor
Tower No.	Tower - 6 - Wave
Carpet Area of the Flat/Unit (in square meters)	64.78 square meters
Exclusive Area of the Flat/Unit (in square meters)	9.32 square meters
Total Area of the Flat/Unit (in square meters)	74.10 square meters





Execution -Party Details

Sr.NO	Party Name and Address	Execution Date	Party Type	Photo
1	AJINKYA MANOHAR JAMGADE , PAN No.: AWIPJ5220F Age: 32, Address : Behind Naik Banglow, Near Hanuman Mandir, Ghate Lay Out, Gandhi Nagar, Pusad, Yavatmal, Maharashtra, Pusad S.O Mahagaon YAVATMAL MAHARASHTRA 445204	Photo Captured on 2023-11-18 15:27:08 Biometric Captured on 2023-11-18 15:27:38	Purchaser/Buyer/Executor	
2	Organization/Developers : GODREJ PROPERTIES LIMITED Through its Authorised signatory Mozammel Ansari , PAN No.: AAACG3995M , Address : office at 6th Floor, BSB Capital, S. No. 80, CTS No. 1621 (P), Baner road & Abhimanshree road Junction, Baner road, Pune - 411007,	Photo Captured on 2023-11-21 13:47:25 Biometric Captured on 2023-11-21 13:47:54	Seller/Executor	

Witness

Sr.NO	Identifier/Witness Name and Address	Photo
1	Aarti Nimgire Talegaon Dabhade, Pune , Maharashtra	
2	Shraddha Kamble Aundh Pune , Maharashtra	

Reason: Executing the document
Location: Haveli, Pimpri Vaghare Pimpri Camp
Date: 21-11-2023 12:00:00





PIMPRI, PUNE

GODREJ EMERALD WATERS



To,
Joint District Registrar
Pune City
Pune

I Mozammel Ansari, Authorized Signatory of Godrej Properties Ltd. having Registered Office at Godrej One, 5th Floor, Pirojshah Nagar, Eastern Express Highway, Vikhroli, Mumbai 400079, would like to request you to kindly consider the application attached with this letter, where in

1. Godrej Properties Ltd. has Residential Project known as 'Emerald waters' is situate at Pimpri Waghire, Pimpri, Tal. Haveli, District Pune 411018.
2. Godrej Properties Ltd. has registered this project with the MAHARERA and received the Certificate bearing No. P52100051200. However, due to some technical issues, the place of project i.e. Pimpri Waghire is not being reflected in the said RERA Certificate. Godrej Properties Ltd. has started taking steps to get the said place mentioned in the said RERA Certificate and it will take some time.

With reference to the GR no. 193/2021/10 dated 03/01/2023, where in it is stated that the project should be considered for e-Registration although the village name is missing in the RERA certificate due to technical issue. Request you to kindly consider our application and grant us the permission to put our project under e-registration and start registering the documents.

Thank you.

Authorized Signatory
(Mozammel Ansari)

26/10/2023
लिपिक 5:41 pm
सह जिल्हा निबंधक (वर्ग-1)
मुद्रांक जिल्हाधिकारी, पुणे शहर

Godrej | PROPERTIES

Regional Address: Godrej Properties Regional Office, 6th Floor, BSB Capital, Abhiramshree Society, Road Number 2, Junction, Pune, Maharashtra - 411007.
Site Address: Godrej Nexus, Pimpri, Pune - 411018.
This project is registered as "Godrej Emerald Waters" with MahaRERA under registration no. - P52100051200, available at website : <https://maharera.mahaonline.gov.in>

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PIMPRI, PUNE

GODREJ EMERALD WATERS

Declaration

I Mozammel Ansari, Authorized Signatory of Godrej Properties Ltd. having Registered Office at Godrej One, 5th Floor, Pirojshhanagar, Eastern Express Highway, Vikhroli, Mumbai 400079, hereby declare as under :-

1. Godrej Properties Ltd. has Residential Project known as 'Emerald waters' is situate at Pimpri Waghire, Pimpri, Tal. Haveli, District Pune 411018.
2. Godrej Properties Ltd. has registered this project with the MAHARERA and received the Certificate bearing No. P52100051200. However, due to some technical issues, the place of project i.e. Pimpri Waghire is not being reflected in the said RERA Certificate. Godrej Properties Ltd. has started taking steps to get the said place mentioned in the said RERA Certificate and it will take some time.
3. By this Declaration, Godrej Properties Ltd declares that its "Godrej Emerald Waters " situate at Pimpri Waghire, Pimpri, Tal. Haveli, District Pune 411018.

Accordingly, this declaration is made today on 26th October 2023 at Pune

Authorized Signatory

(Mozammel Ansari)

Godrej | PROPERTIES

Regional Address: Godrej Properties Regional Office, 6th Floor, BSB Capital, Abhimanshree Society, Road Number 2, Junction, Pune, Maharashtra - 411007.
Site Address: Godrej Nexus, Pimpri, Pune - 411018.
This project is registered as "Godrej Emerald Waters" with MahaRERA under registration no. - P52100051200, available at website : <https://maharera.mahaonline.gov.in>

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ANNEXURE C

STAMP OF APPROVAL

Stamp of the Planning Authority, Haveli-24, Haryana. The stamp includes the name of the authority, its address, and a date of approval.

TABLES: Multiple tables providing technical specifications, material details, and construction requirements for the project. These include details for various structural elements and materials.

DESIGN DETAILS: Detailed drawings of structural components such as columns, beams, and slabs, showing reinforcement layouts and dimensions.

LOCATION PLAN: Aerial view of the site with a yellow line indicating the project's location within the surrounding area.

LAYOUT PLAN (Scale - 1:500): A detailed architectural drawing of the building's floor plan, showing room layouts, corridors, and structural columns.

STRUCTURAL DRAWINGS: Large-scale drawings of the building's structural frame, including columns, beams, and slabs, with reinforcement details.



ANNEXURE F



SEAL OF APPROVAL

 STATE OF HARYANA
 DEPARTMENT OF URBAN PLANNING
 CHANDIGARH

RECORDING NO.		DATE OF RECORDING	
PROJECT NAME		PROJECT ADDRESS	
OWNER'S NAME		OWNER'S ADDRESS	

PRESENTING DATE & COMPILED BY

 REGISTERED COMPILED BY
 (Signature)
 DATE

PARTICULARS OF PROPOSED BUILDING		
S.No.	Area (Sq. M)	Volume (Cu. M)
1	100.00	500.00
2	150.00	750.00
3	200.00	1000.00
4	250.00	1250.00
5	300.00	1500.00
6	350.00	1750.00
7	400.00	2000.00
8	450.00	2250.00
9	500.00	2500.00
10	550.00	2750.00
11	600.00	3000.00
12	650.00	3250.00
13	700.00	3500.00
14	750.00	3750.00
15	800.00	4000.00
16	850.00	4250.00
17	900.00	4500.00
18	950.00	4750.00
19	1000.00	5000.00
20	1050.00	5250.00
21	1100.00	5500.00
22	1150.00	5750.00
23	1200.00	6000.00
24	1250.00	6250.00
25	1300.00	6500.00
26	1350.00	6750.00
27	1400.00	7000.00
28	1450.00	7250.00
29	1500.00	7500.00
30	1550.00	7750.00
31	1600.00	8000.00
32	1650.00	8250.00
33	1700.00	8500.00
34	1750.00	8750.00
35	1800.00	9000.00
36	1850.00	9250.00
37	1900.00	9500.00
38	1950.00	9750.00
39	2000.00	10000.00
40	2050.00	10250.00
41	2100.00	10500.00
42	2150.00	10750.00
43	2200.00	11000.00
44	2250.00	11250.00
45	2300.00	11500.00
46	2350.00	11750.00
47	2400.00	12000.00
48	2450.00	12250.00
49	2500.00	12500.00
50	2550.00	12750.00
51	2600.00	13000.00
52	2650.00	13250.00
53	2700.00	13500.00
54	2750.00	13750.00
55	2800.00	14000.00
56	2850.00	14250.00
57	2900.00	14500.00
58	2950.00	14750.00
59	3000.00	15000.00
60	3050.00	15250.00
61	3100.00	15500.00
62	3150.00	15750.00
63	3200.00	16000.00
64	3250.00	16250.00
65	3300.00	16500.00
66	3350.00	16750.00
67	3400.00	17000.00
68	3450.00	17250.00
69	3500.00	17500.00
70	3550.00	17750.00
71	3600.00	18000.00
72	3650.00	18250.00
73	3700.00	18500.00
74	3750.00	18750.00
75	3800.00	19000.00
76	3850.00	19250.00
77	3900.00	19500.00
78	3950.00	19750.00
79	4000.00	20000.00
80	4050.00	20250.00
81	4100.00	20500.00
82	4150.00	20750.00
83	4200.00	21000.00
84	4250.00	21250.00
85	4300.00	21500.00
86	4350.00	21750.00
87	4400.00	22000.00
88	4450.00	22250.00
89	4500.00	22500.00
90	4550.00	22750.00
91	4600.00	23000.00
92	4650.00	23250.00
93	4700.00	23500.00
94	4750.00	23750.00
95	4800.00	24000.00
96	4850.00	24250.00
97	4900.00	24500.00
98	4950.00	24750.00
99	5000.00	25000.00
100	5050.00	25250.00
101	5100.00	25500.00
102	5150.00	25750.00
103	5200.00	26000.00
104	5250.00	26250.00
105	5300.00	26500.00
106	5350.00	26750.00
107	5400.00	27000.00
108	5450.00	27250.00
109	5500.00	27500.00
110	5550.00	27750.00
111	5600.00	28000.00
112	5650.00	28250.00
113	5700.00	28500.00
114	5750.00	28750.00
115	5800.00	29000.00
116	5850.00	29250.00
117	5900.00	29500.00
118	5950.00	29750.00
119	6000.00	30000.00
120	6050.00	30250.00
121	6100.00	30500.00
122	6150.00	30750.00
123	6200.00	31000.00
124	6250.00	31250.00
125	6300.00	31500.00
126	6350.00	31750.00
127	6400.00	32000.00
128	6450.00	32250.00
129	6500.00	32500.00
130	6550.00	32750.00
131	6600.00	33000.00
132	6650.00	33250.00
133	6700.00	33500.00
134	6750.00	33750.00
135	6800.00	34000.00
136	6850.00	34250.00
137	6900.00	34500.00
138	6950.00	34750.00
139	7000.00	35000.00
140	7050.00	35250.00
141	7100.00	35500.00
142	7150.00	35750.00
143	7200.00	36000.00
144	7250.00	36250.00
145	7300.00	36500.00
146	7350.00	36750.00
147	7400.00	37000.00
148	7450.00	37250.00
149	7500.00	37500.00
150	7550.00	37750.00
151	7600.00	38000.00
152	7650.00	38250.00
153	7700.00	38500.00
154	7750.00	38750.00
155	7800.00	39000.00
156	7850.00	39250.00
157	7900.00	39500.00
158	7950.00	39750.00
159	8000.00	40000.00
160	8050.00	40250.00
161	8100.00	40500.00
162	8150.00	40750.00
163	8200.00	41000.00
164	8250.00	41250.00
165	8300.00	41500.00
166	8350.00	41750.00
167	8400.00	42000.00
168	8450.00	42250.00
169	8500.00	42500.00
170	8550.00	42750.00
171	8600.00	43000.00
172	8650.00	43250.00
173	8700.00	43500.00
174	8750.00	43750.00
175	8800.00	44000.00
176	8850.00	44250.00
177	8900.00	44500.00
178	8950.00	44750.00
179	9000.00	45000.00
180	9050.00	45250.00
181	9100.00	45500.00
182	9150.00	45750.00
183	9200.00	46000.00
184	9250.00	46250.00
185	9300.00	46500.00
186	9350.00	46750.00
187	9400.00	47000.00
188	9450.00	47250.00
189	9500.00	47500.00
190	9550.00	47750.00
191	9600.00	48000.00
192	9650.00	48250.00
193	9700.00	48500.00
194	9750.00	48750.00
195	9800.00	49000.00
196	9850.00	49250.00
197	9900.00	49500.00
198	9950.00	49750.00
199	10000.00	50000.00

PLANNED AREA	
TOTAL AREA	
PLANNED VOLUME	
TOTAL VOLUME	

PLANNED AREA

SECTION

SECTION

LOCATION PLAN

PLANNED AREA

SECTION

PLANNED AREA

SECTION



ANNEXURE G



STATE OF APPOVAL
 (Seal and Stamp area)

PROVIDING DATE & CONTINENTAL
 (Geometric Control Line Section diagram)

LOCATION PLAN
 (Aerial map showing project location)

TABLE OF CONTENTS
 (Table listing sections and page numbers)

GENERAL NOTES
 (List of project specifications and conditions)

TABLE OF DIMENSIONS
 (Detailed grid and measurements of the site)

PLAN OF THE PROJECT
 (Main site plan showing building footprints, roads, and infrastructure)

SECTIONAL DRAWINGS
 (Cross-sections of buildings and structures)





ANNEXURE J



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 : **P52100051200**

Project: **Godrej Emerald Waters**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 191 (Pt) to 195 (Pt) CTS No. 4854 (Pt) Plot C (Pt) at Pimpri Chinchawad (M Corp.), Haveli, Pune, 411018;**

- Godrej Properties Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
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 **01/06/2023** and ending with **01/03/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:01-06-2023 13:24:35

Dated: **01/06/2023**
Place: **Mumbai**

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



ANNEXURE K



DSK Legal
Advocates & Solicitors
301, Pooze Point
Lane No. 6, Korgaon Park
Pune - 411 001, India
T : +91 20 6900 0310



To
Maha RERA
Housefin Bhavan
Plot No. C - 21
Bandra Kurla Complex
Bandra (East), Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of portion of land admeasuring 34,752.06 square meters out of the land bearing Sub-Plot C admeasuring 38,908.87 square meters out of total land admeasuring 85,878 square meters bearing CTS NO. 4854 situated in Village Pimpri, Taluka Pimpri Chinchwad, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation ("Property"). The project land admeasuring 28,955.06 square meters forms part of the Property (said "Project Land").

1. We have investigated the title of the Property based on the request of **Godrej Properties Limited** and the following documents:

(1) Description of the Property:

All that piece and parcel of portion of land admeasuring 34,752.06 square meters out of the land bearing Sub-Plot C admeasuring 38,908.87 square meters out of total land admeasuring 85,878 square meters bearing CTS NO. 4854 situated in Village Pimpri, Taluka Pimpri Chinchwad, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

(2) The Documents pertaining to the Property:

- Sale Deed dated August 4, 1955 registered at Serial No. 874 of 1955;
- Sale Deed dated August 4, 1955 registered at Serial No. 875 of 1955;
- Sale Deed dated August 4, 1955 registered at Serial No. 876 of 1955;
- Development Agreement dated November 1, 2005 registered at Serial No. 9487 of 2006;
- Sale Deed dated October 9, 2019, registered at Serial No. 20670 of 2019;
- Deed of Conveyance dated January 21, 2022 registered at Serial No. 540 of 2022;
- Power of Attorney dated January 21, 2022 registered at Serial No. 541 of 2022;
- Agreement to Sell dated March 30, 2022 registered at Serial No. 3038 of 2022;
- Supplementary Agreement to Sell dated August 1, 2022 registered at Serial No. 5518 of 2022;
- Deed of Grant of Right of Way dated August 26, 2022 registered at Serial No. 5955 of 2022;

- Possession Receipt dated November 3, 2022 at Serial No. 20946 of 2022;
- Deed of Conveyance dated February 22, 2023 registered at Serial No. 3437 of 2023; and
- Power of Attorney dated February 22, 2023 registered at Serial No. 3438 of 2023.

(3) Property Card:

Extract of the Property Register Cards in respect of the Property issued by the concerned authority.

(4) Search Report:

Search Reports dated March 2, 2023 issued by Advocate. Kailash Thorat for the last 30 years.

- On perusal of the above-mentioned documents and all other documents pertaining to the title of the Property, we are of the opinion that the title of **Godrej Properties Limited** is clear and marketable and without any encumbrances.

Owner of the Property:

Godrej Properties Limited

- The report reflecting the flow of title in respect of the Property is enclosed herewith as **Annexure "A"** hereto.

Dated this 2nd day of March, 2023.

DSK Legal

Encl: Annexure "A"



Annexure "A" Flow of title in respect of the Property

Re: All that piece and parcel of portion of land admeasuring 34,752.06 square meters out of the land bearing Sub-Plot C admeasuring 38,908.87 square meters out of total land admeasuring 85,878 square meters bearing CTS NO. 4854 situated in Village Pimpri, Taluka Pimpri Chinchwad, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

Background:

- In or about the year 1955, the persons mentioned in the table herein below were seized and possessed of and/or well and sufficiently entitled to their respective properties as mentioned in the table hereunder:

Sr. No.	Survey No.	Area (Acres-Gunthas i.e. (Hectares - Ares)	Name of the Owner	Description of Land/s
1.	191/1A	19 Acre 30 Gunthas i.e. 7 Hectare 99 Ares	Anant Chintaman Purandare	Land No. 1
2.	192/1	21 Gunthas i.e. 21 Ares	Shankar Bhau Shinde	Land No. 2
3.	193/1	1 Acre 22 Gunthas i.e. 63 Ares	Nilkanth Narayan Mededkar	Land No. 3
4.	194/1	5 Acre 15 Gunthas i.e. 3 Hectare 10 Ares	Nilkanth Narayan Mededkar	Land No. 4
5.	195/1	1 Acre 31 Gunthas i.e. 72 Ares	Nilkanth Narayan Mededkar	Land No. 5

The Land No.1, Land No. 2, Land No. 3, Land No. 4 and Land No.5 are hereinafter collectively referred to as the "the said Lands".

- By and under a Sale Deed dated August 4, 1955 registered at Serial No. 874 of 1955 (i) Anant Chintaman Purandare, (ii) Ramakrishna Anant Purandare, (iii) Chintaman Ramakrishna Purandare, (iv) Vinayak Ramakrishna Purandare, (v) Moheshwar Ramakrishna Purandare, (vi) Ganesh Ramakrishna Purandare (Nos.(ii) to (vi) being minors represented through their father i.e. Ramakrishna Anant Purandare), (vii) Waman Anant

Purandare and (viii) Bhalachandra Waman Purandare (being minor represented through his father i.e. Waman Anant Purandare) sold, transferred, conveyed and assigned their rights, title and interest in the property bearing Survey No. 191 admeasuring 19 Acres 30 Gunthas in favour of The Indian Card Clothing Company Limited ("ICC") for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1399 dated December 10, 1955 records the same.

- By and under a Sale Deed dated August 4, 1955 registered at Serial No. 875 of 1955 (i) Nilkanth Narayan Medadkar (ii) Narayan Nilkanth Medadkar (being minor represented through his father i.e., Nilkanth Narayan Medadkar), (iii) Laxmibai Narayan Medadkar sold, transferred, conveyed and assigned their rights, title and interest in various properties bearing (i) Survey No. 193 admeasuring 1 Acre 22 Gunthas (ii) Survey No. 194 admeasuring 5 Acres 15 Gunthas (iii) Survey No. 195 admeasuring 1 Acre 31 Gunthas in favour of ICC for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1400 dated December 10, 1955 records the same.
- By and under a Sale Deed dated August 4, 1955 registered at Serial No. 876 of 1955 (i) Shankar Bhau Shinde (ii) Nathu Shankar Shinde, (iii) Bapu Shankar Shinde (Nos. (i) and (ii) being minors represented through their father i.e., Shankar Bhau Shinde) sold, transferred, conveyed and assigned their rights, title and interest in the property bearing Survey No. 192 admeasuring 21 Gunthas in favour of ICC for the consideration and on the terms and conditions contained therein. Mutation Entry No. 1401 dated December 10, 1955 records the same.
- ICC made an application for conversion of user of the said Lands from agricultural to non-agricultural. By and under an Order bearing No. UNB/NMF/SR/112/55 dated February 22, 1956, the Collector, Pune granted permission to ICC for conversion of user of land to non-agricultural use on the terms and conditions stated therein.
- By and under Order bearing No. ULC/1-36/MC/IC/GAO-3141 dated October 11, 1979, the Commissioner of Industries, Government of Maharashtra, exempted a portion of land admeasuring 94,646.56 square metres under Section 20(1) of the ULC Act.
- Subsequently, the Joint Director of Industries vide Order bearing No. ULC/1-36/MC/DC/GAO/B-9744 dated April 23, 1990, issued a corrigendum to / modified its Order dated October 11, 1979, clarifying that there was no surplus vacant land and hence there was no land exempted under Section 20(1) of the ULC Act. By virtue of the Corrigendum Order dated April 23, 1990, considering that no land was exempted under Section 20(1).





the rigours of the provisions of Section 20(1) of the ULC Act cease to apply to the lands owned by ICC.

- In the meanwhile, the said Lands aggregately admeasuring 12 Hectare 54 Ares were surveyed, amalgamated and granted CTS No. 4854. By and under an Order of Superintendent Land Records bearing No. Correction/ A.K.N.B.3/ SR.112/ 1993 dated February 5, 1994, the area of the land bearing CTS No. 4854 was recorded as 1,19,593 square metres (hereinafter referred to as "the said Larger Property").
- By an Award dated March 31, 1999, of Special Land Acquisition Officer, No. 1, a portion of land admeasuring 589.75 square metres out of the said Larger Property was acquired by the Pimpri Chinchwad Municipal Corporation ("PCMC") for bus stop parking.
- By an Order dated April 13, 2005, of the Special Land Acquisition Officer, Special Unit No. 1, Pimpri in Case No. SJ-1/137, a portion of land admeasuring 9,145 square metres out of the said Larger Property was acquired for 61 metres D.P. Road.
- By and under a Commencement Certificate bearing No. B.P./Pimpri/51/2005 dated June 16, 2005 ICC was granted permission to sub-divide and develop the Larger Property by the City Engineer, PCMC on the terms and conditions contained therein.

Comment:

Upon perusal of the aforesaid Commencement Certificate, it appears that the Larger Property came to be sub-divided into (1) Plot A admeasuring 95,023 square meters ("Plot A") and (2) Plot B admeasuring 24,570 square meters ("Plot B"). However, the effect of the aforesaid sub-division was not recorded on the property register card and the property register card continued to reflect CTS No. 4854 area admeasuring 1,19,593 square meters.

- By and under a Development Agreement dated November 1, 2006 registered at Serial No. 9487 of 2006, ICC granted development rights in respect of portion of land admeasuring 24,570 square metres out of the said Larger Property in favour of Devi Construction Company for the consideration and on the terms and conditions stated therein.
- Pursuant to the grant of development rights under the said Development Agreement dated November 1, 2006, ICC made an application for sub-division of the said Larger Property and by and under an Order bearing No. B.P./Pimpri/Layout/45/2012 dated October 19, 2012 of the City Engineer, PCMC, the said Larger Property was sub-divided into 2 (two) sub-plots being (i) Sub-Plot A admeasuring 95,023 square metres (inclusive of area admeasuring 9145 square metres under 61 metres D.P. road widening) ("Sub-Plot A"),

and (ii) Sub-Plot B admeasuring 24,570 square metres ("Sub-Plot B") i.e. the portion of land for which development rights were granted by ICC in favour of Devi Construction Company. By and under a Deed of Grant of Right of Way dated May 27, 2014, registered with the office of Sub-Registrar, Haveli No. 18, Pune, under Serial No. 3806 of 2014, ICC granted right of way in respect of a portion of land admeasuring 607.06 square metres out of the then Sub-Plot A in favour of Devi Construction Company.

- In the meanwhile, effect of said Order dated April 13, 2005, and sub-division Order dated October 19, 2012, was recorded in the Property Register Card in respect of the said Larger Property, whereby the area of the said Larger Property i.e. CTS No. 4854 was reduced from 1,19,593 square metres to 85,878 square metres [i.e. 1,19,593 square metres less (i) 9,145 square metres (61 metres D.P. Road) and (ii) 24,570 square metres (Sub-Plot No. B)].
- Also, the land bearing Sub-Plot No. B admeasuring 24,570 square metres came to be re-numbered as CTS No. 4854/1 admeasuring 24,570 square metres.
- Mutation Entry No. 3022 dated October 17, 2016 records that as per the Award dated April 18, 2004 of the Special Land Acquisition Officer, Special Unit No. 1, Pimpri in Case No. LAQ/SJ-1/137 various parcels of land including a portion of land admeasuring 7,203 square meter out of the said Larger Property was acquired by PCMC for 61 meter D.P. Road on the terms and conditions recorded therein. Accordingly, effect to the said Award dated April 13, 2005 came to be given on the Property register card in respect of the Larger Property.

Comment:

It appears that subsequently the aforesaid entry came to be cancelled and the land was re-recorded to ICC as recorded hereinbelow.

- Mutation Entry No. 7041 dated January 29, 2018 records that by Order bearing No. N.Bhu./Ka.Vi. 1699/Punavilokan dated December 22, 2017 and by Order bearing No. N.Bhu./Pimpri/P.Bhu.8/2017 dated January 29, 2018 directions were issued to rectify the errors occurring in Mutation Entry No. 2709 wherein the width of the D.P. Road was erroneously mentioned as 21 meters instead of 61 meters. It is further stated therein that the Mutation Entry No. 3022 mentioned hereinabove has been cancelled and the portion of land acquired therein was recorded in the name of ICC.

- Mutation Entry No. 7043 dated January 31, 2018 records that pursuant to the (1) Commencement Certificate dated June 16, 2005 as recorded hereinabove (2) Plan bearing No. B.P./Pimpri/Layout/45/2012 dated October 19, 2012 and (3) Sub-Division Demarcation No. 4209 dated August 21, 2017, the property bearing CTS No. 4854 came to be sub-divided and recorded as follows:
 - area admeasuring 85,878 square meters i.e., Plot A (after deducting an area admeasuring 9,145 square meters that was acquired for 61 metres DP road as mentioned above) came to be recorded as CTS No. 4854 in the name of ICC; and
 - area admeasuring 24,570 square meters i.e., Plot B came to be recorded as CTS No. 4854/1 in the name of ICC.
- Thereafter, ICC made an application to PCMC for further sub-division of the then Sub-Plot A, by and under an Order bearing No. BP/Layout/Pimpri/32/2018 dated March 27, 2018, the Joint City Engineer, PCMC granted sanction to the sub-division of the then Sub-Plot A. Pursuant thereto the then Sub-Plot A (after deducting the areas (i) under 61 metres D.P. Road widening and (ii) reserved for Bus Stop Parking) has been sub-divided in the following manner (1) Sub-Plot No. A admeasuring 46,070.45 square metres and (2) Sub-Plot No. C admeasuring 39,217.80 square metres. However, the aforesaid sub-division has not been recorded in the Property Register Card in respect of CTS No. 4854 admeasuring 85,878 square metres. The reference to Sub-Plot C shall hereinafter mean and be construed as land admeasuring 39,217.80 square metres.
- By and under a Sale Deed dated October 9, 2019, registered at Serial No. 20670 of 2019, ICC sold, transferred, conveyed and assigned his rights, title and interest in the property admeasuring 308.93 square meters out of Larger Property in favour of Maharashtra Metro Rail Corporation Limited for the consideration and on the terms and conditions contained therein. Mutation Entry No. 7664 dated 18 December 2019 records the same.

comment:

(i) It appears that a Possession receipt dated October 9, 2019 has been associated by ICC handing over the peaceful possession of the aforementioned area in favour of Maharashtra Metro Rail Corporation Ltd.

(ii) Thereafter it also appears that an Indemnity Bond dated October 9, 2019 was executed by ICC indemnifying Maharashtra Metro Rail Corporation Ltd on terms and conditions contained therein.

(iii) It appears that aforementioned area of 308.93 square meters came to be deducted from the Property.

- Pursuant to the aforesaid the area of the Plot C came to be reduced to an area admeasuring 38,908.87 square meters ("Plot C") (after deducting an area admeasuring 589.75 square meters that was acquired for parking and an area admeasuring 308.93 square meters that was acquired for metro rail as mentioned above).
- By and under a Deed of Conveyance dated January 21, 2022 registered at Serial No. 540 of 2022 ICC sold, transferred, conveyed and assigned their rights, title and interest in Plot C in favour of Panchshil Trade and Tech Park Private Limited for the consideration and on the terms and conditions contained therein.
- By and under a Power of Attorney dated January 21, 2022 registered at Serial No. 541 of 2022 ICC granted various powers in respect of Plot C in favour of Panchshil Trade and Tech Park Private Limited on the terms and conditions contained therein.
- By and under an Agreement to Sell dated March 30, 2022 registered at Serial No. 3038 of 2022 Panchshil Trade and Tech Park Private Limited agreed to sell, transfer, convey and assign their rights, title and interest in an area admeasuring 38,908.87 square meters out of Plot C ("Sub Plot C") in favour of Godrej Properties Limited for the consideration and on the terms and conditions contained therein.
- By and under a Supplementary Agreement dated August 1, 2022 registered at Serial No. 5518 of 2022 Godrej Properties Limited paid an advance of Rs. 7,84,57,635/- (Rupees Seven crores Eighty Four lakhs Seven thousand Six hundred and Thirty Five only) to Panchshil Trade and Techpark Private Limited in furtherance of the Agreement to Sell dated March 30, 2022 registered at Serial No. 3038 of 2022 .
- By and under a Deed of Grant of Right of Way dated August 26, 2022 registered at Serial No. 5955 of 2022 between Panchshil Trade and Techpark Private Limited along with ICC agreed to grant a right of way for an area admeasuring 1,706.431 square meters on Plot C to Devi Construction LLP.
- By and under a Possession Receipt dated November 3, 2022 at Serial No. 20446 of 2022, Panchshil Trade and Techpark Private Limited handed over possession of an area admeasuring 4,156.81 square meters out of sub Plot C to PCMC for the use of public utilities and amenities.

Comment:





Pursuant to the handing over of the aforesaid area admeasuring 4,156.81 square meters out of sub Plot C, Panchshil Trade and Techpark Private Limited remained entitled for an area admeasuring 34,752.06 square meters out of sub Plot C ("Property").

- By and under a Deed of Conveyance dated February 22, 2023 registered at Serial No. 3437 of 2023 Panchshil Trade and Tech Park Private Limited sold, transferred, conveyed and assigned the Property in favour of Godrej Properties Limited for the consideration and on the terms and conditions contained therein.

Comment:

Prior to the execution of the aforesaid conveyance, Panchashel Trend Techpark Private Limited has paid the ULC premium of Rs.17,84,57,635/- only, to the Deputy Account Urban Group Pune in respect of the Property.

- By and under a Power of Attorney dated February 22, 2023 registered at Serial No. 3438 of 2023 Panchshil Trade and Tech Park Private Limited granted various powers in respect of an area admeasuring 34,752.06 square meters out of the Property in favour of Godrej Properties Limited on the terms and conditions contained therein.

Opinion:

Subject to the aforesaid, in our view Godrej Properties Limited have a clear and marketable title free from encumbrances in respect of the Property.

Sanction Plan

Panchshil Trade and Tech Park Private Limited obtained sanction to the plan in respect of an area admeasuring 38,908.87 square meters from the Pune Metropolitan Region Development Authority ("PMRDA") on October 19, 2022. By and under an Order dated October 19, 2022 bearing No. BP/Pimpr/80/2022 passed by PMRDA, the layout corresponding to Commencement Certificate bearing No. BP/Pimpr/80/2022 dated October 19, 2022 was sanctioned in respect of the captioned property.

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

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

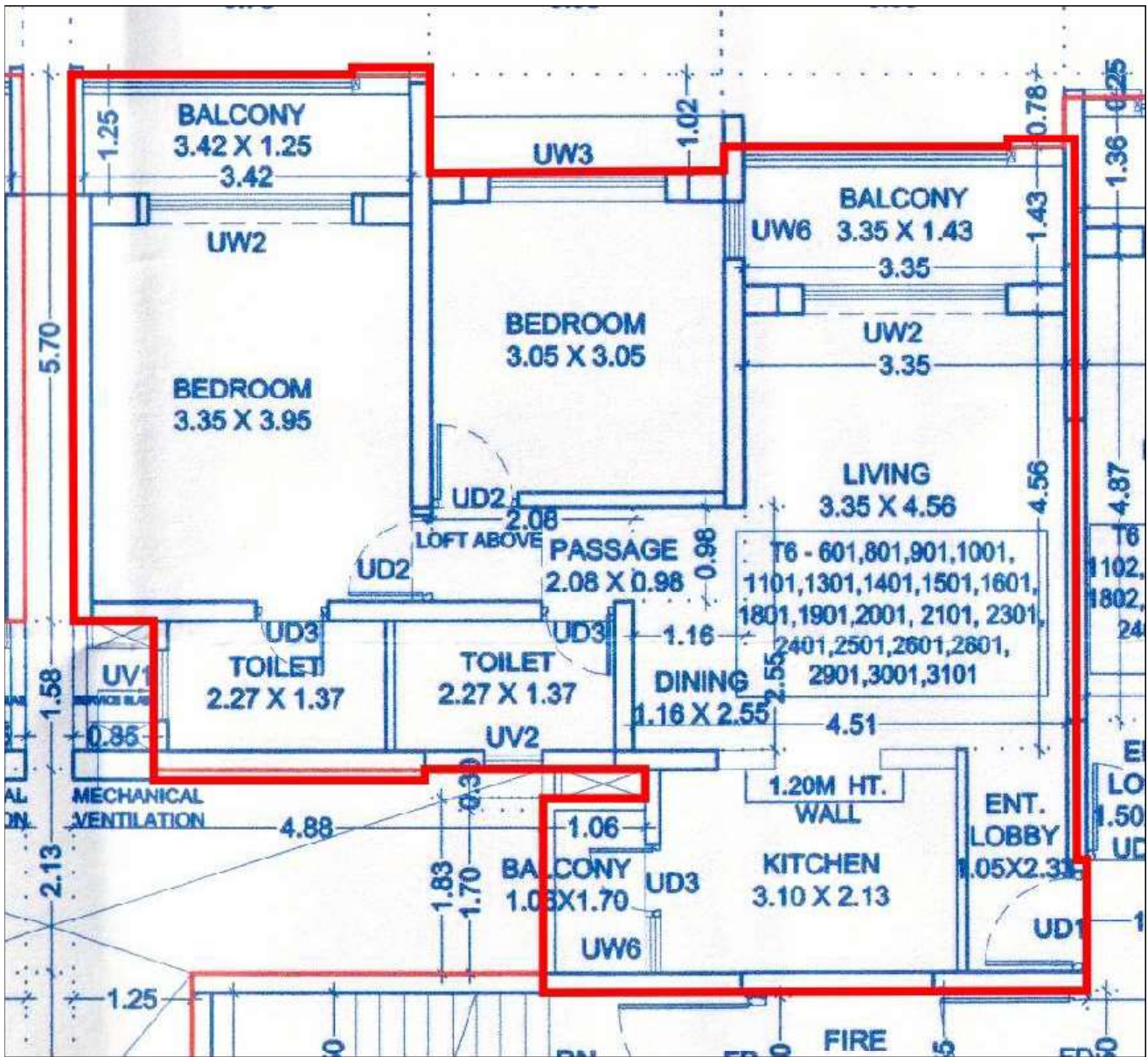
Dated this 2nd day of March, 2023

DSK Legal





ANNEXURE L





Annexure - M
SPECIFICATIONS OF FLAT/UNIT

List of Specifications
Structure
Earthquake resistant framed RCC structure
Internal - Oil Bound Distemper
External Walls - Smooth finish or texture paint
Doors & Windows
Main Entrance - Pre-fabricated wooden doors
Other Doors - Pre-fabricated wooden doors
Windows / Glazing - Powder coated aluminium with DGU (except toilets and kitchen)
Kitchen*
Granite counter top + SS sink
Wall cladding with tiles above counter up to 600mm
Toilets
Sanitary Ware - American Standard / Kohler / Jaquar or equivalent
CP Fittings - American Standard / Kohler / Jaquar or equivalent
Counter Top - Granite counter top
Wall Cladding - Ceramic tiles up to lintel level
Grid false ceiling in restrooms
Electrical
Modular Switches - Legrand / Anchor ROMA or equivalent
Provision for Cable TV, Telephone, AC points
Flooring*
Living / Dining - Vitrified tiles
Master Bedroom - Vitrified tiles
Other Bedrooms - Vitrified tiles
Balconies - Anti-skid tiles
Utility Area - Anti-skid tiles
Master Restroom - Anti-skid tiles
Other Restroom - Anti-skid tiles
Kitchen - Vitrified tiles
Other specifications
Glass railing (except utility)
Video door phone
Digital main door lock
Inverter
Lower cabinets in kitchen

*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits.

i. Tiles: +/- 3mm in warpage & bent.

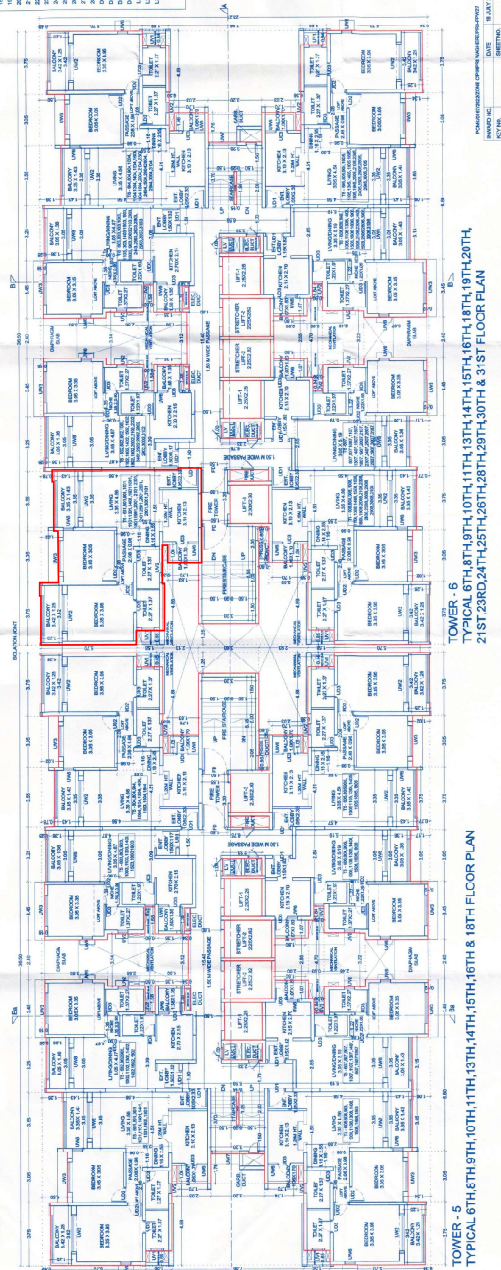
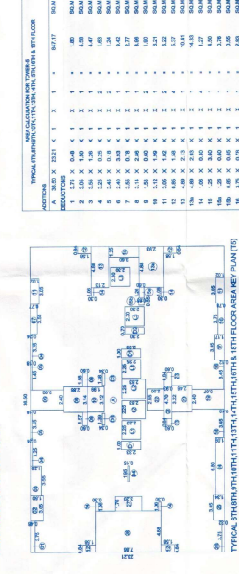
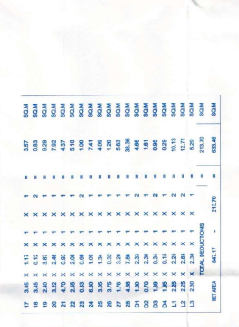
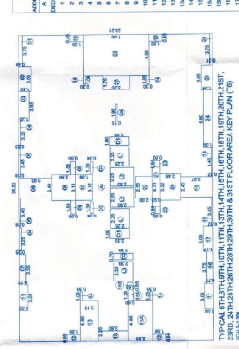
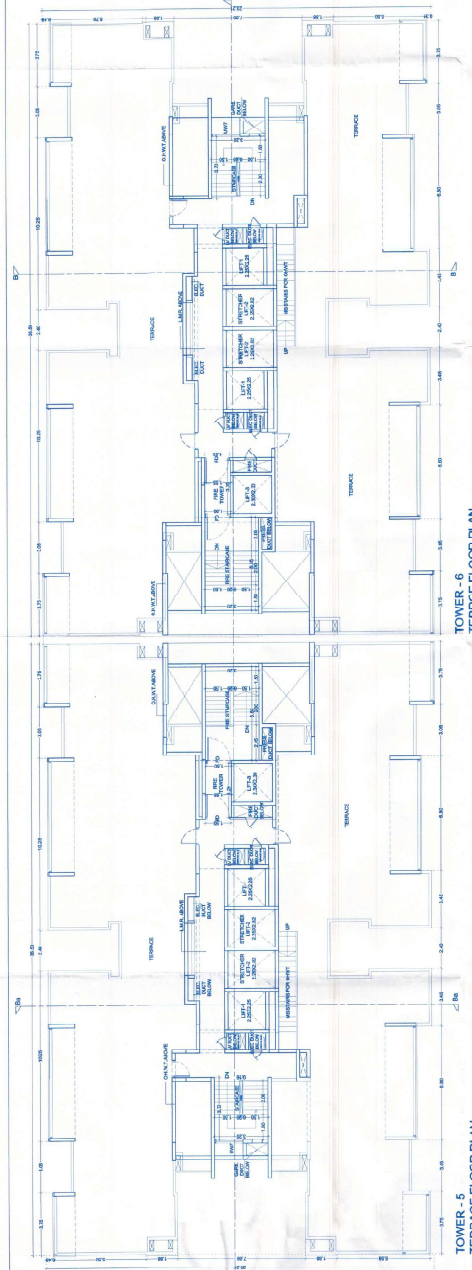
ii. Granite is a natural stone and is subject to variations in colours / shades and / or grains.



ANNEXURE N



BUILDING: TOWER 6 & 6
STAMP OF APPROVAL
 2006
 Approved by the City Engineer, Haveli-20
 Date of Approval: 15/05/2023
 City Engineer
 Haveli-20

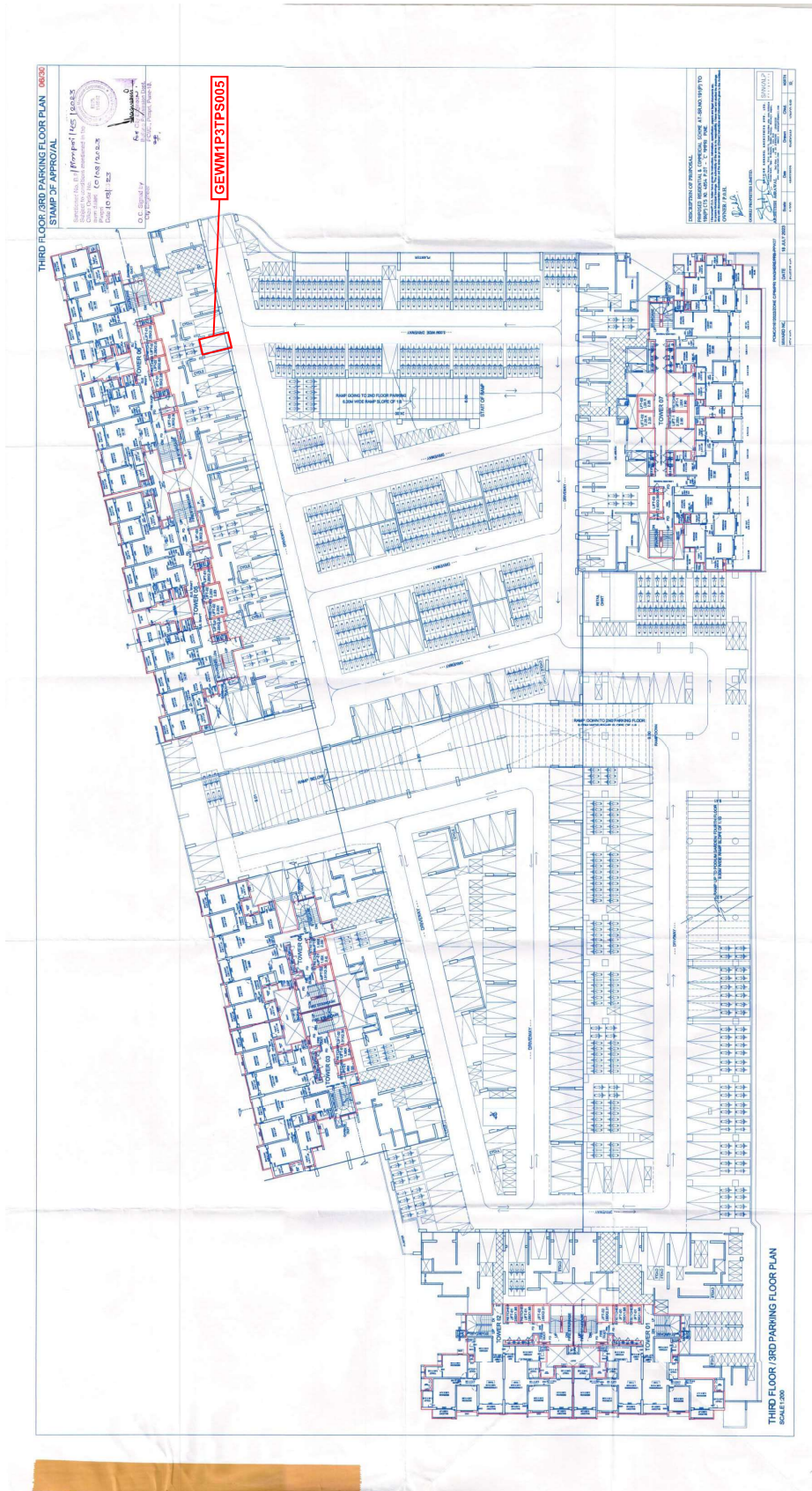


DESCRIPTION OF MATERIALS:
 BRICKS: 1000 X 200 X 100 MM
 CEMENT: 42.5
 SAND: 3.5
 R.C.C. CONCRETE: M20
 STEEL: FE 415
 FINISHES: AS PER ARCHITECT'S DRAWINGS
 DATE: 18/05/2023
 PROJECT NO: 100/2023
 SHEET NO: 01/01
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 CITY ENGINEER, HAVELI-20



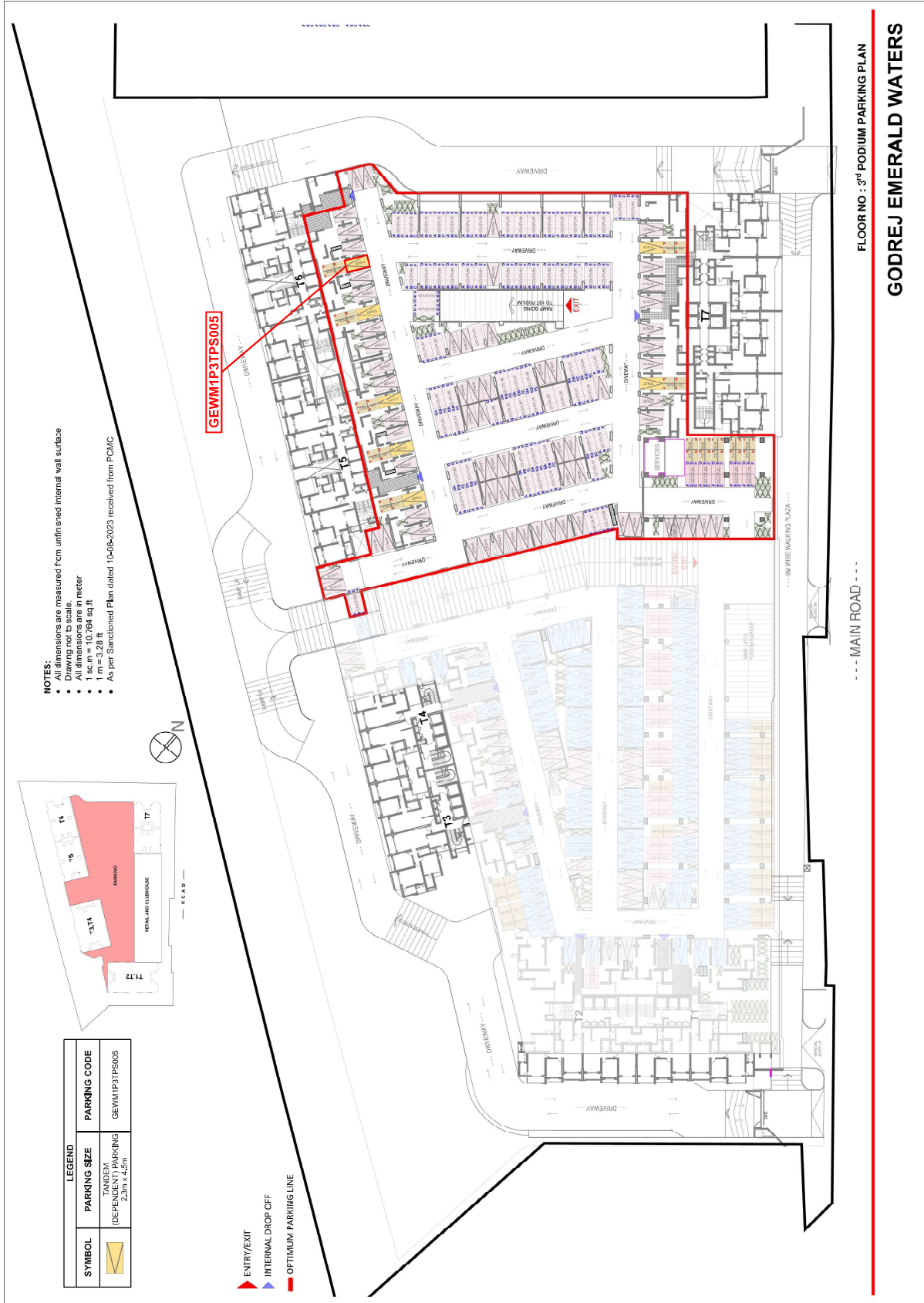


ANNEXURE O





ANNEXURE O COLLY





Annexure - P

Common Areas and Common Amenities/Facilities (for residential users)

AMENITIES IN CLUB HOUSE

- Reading area
- Community Hall
- Space for Café with outdoor seating area
- 2 Indoor badminton courts
- Indoor games room with digital gaming area & kids play area
- Crèche area
- Mini theatre
- Business center
- Swimming pool on club terrace
- Kids pool on club terrace
- Jacuzzi on club terrace
- Aqua treadmill on club terrace
- Resistance pool on club terrace
- Pool side café and lounge area on club terrace
- Area for Spa & salon with steam
- Gymnasium
- Guest rooms
- Hobby deck

AMENITIES ON PODIUM TOP

- Landscape walkway
- Work from garden space
- Meditation pod
- Party lawn
- Multipurpose play court
- Multipurpose lawn
- Senior citizen seating area
- Kid's play area
- Outdoor gym
- Net cricket
- Amphitheatre (Stepped/tiered seating)
- Sculpture
- Activity lawn
- Sit-out area

AMENITIES ON GROUND

- Flower garden
- Fruit orchard
- Camping deck
- Bonfire area
- BBQ area
- Herb garden
- Sit-out spaces
- Cycling track along driveway
- Garden trail with pathway
- Flower tunnel
- Mist garden
- Landscaped greens





Godrej Properties Limited
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079. India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website: www.godrejproperties.com
CIN: L74120MH1985PLC035308

**CERTIFIED TRUE COPY OF THE RESOLUTION
PASSED BY THE MANAGEMENT COMMITTEE OF THE
BOARD OF DIRECTORS OF GODREJ PROPERTIES
LIMITED AT ITS MEETING HELD ON JULY 24, 2023**

“RESOLVED THAT THAT in supersession to the resolution passed by the Management Committee of Board of Directors of the Company at its meeting held on May 31, 2023 (without prejudice to any action taken by virtue of said resolution), Mr. Pratyush Ranjan, Mr. Akshay Dewan, Mr. Mozammel Ansari, Ms. Sampri Karmakar, Ms. Shrishti Sinha, Ms. Shradhashree Misra and Mr. Salim Innus Shaikh (hereinafter referred to as “Authorised Signatories”) be and are hereby authorise severally to execute the Agreement for Sale, Sale Deed, Deed of Transfer, Deed of Confirmation, Deed of Declaration, Supplementary Deed, Deed of Rectification, Deed of Cancellation, Tripartite Agreement, Indemnity, letters, notices, replies to customers, mortgage letters, no objection certificate(s), allotment letters, instalment letters, demand letters, possession letters, receipts for payments received and/or any other deed or all documents that maybe necessary to give effect to sale of flats/ units/ offices/ shops/ galas/ parking units/ commercial units, constructed/ marketed by the Company as also for internal transfers of flats/ units/ offices/ shops/ galas/ parking units/ commercial units and further to admit execution at the sub- registrar’s office, as also authorise others by way of power of attorney or such other instruments to admit execution at the sub- registrar’s office and to do all such acts, deeds, actions, writings and things required with respect to the project “Godrej Emerald Waters”, being developed by the Company at Taluka Pimpri Chinchwad, District Pune.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby authorised severally to sign and submit form(s), application(s), affidavit(s), undertaking(s), indemnities, declaration(s), notice(s) before the Sub-Registrar for the purpose of filling application for e-registration of the Agreement(s) for Sale and/or any other related document(s) to be entered into with the customers of the project “Godrej Emerald Waters”, being developed by the Company at Taluka Pimpri Chinchwad, District Pune and do any act, deed or things as may be necessary to complete the e-registration process in the manner required by law.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above Authorised Signatories are in the employment of Godrej Properties Limited or any of its affiliate companies and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which any of the Authorised Signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies.”

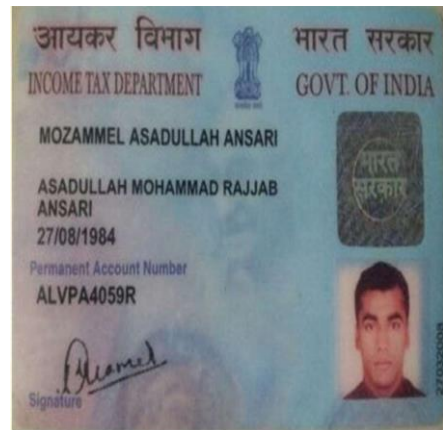
For Godrej Properties Limited


Ashish Karyekar
Company Secretary

Date of Issue: August 14, 2023









आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYVPH1201P

नाम / Name
PRACHI UDAY HARDIKAR

पिता का नाम / Father's Name
UDAY HARDIKAR

जन्म की तारीख / Date of Birth
19/10/1998

हस्ताक्षर / Signature

18082018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
KAEPK6099H

नाम / Name
SHRADDHA SUDARSHAN KAMBLE

पिता का नाम / Father's Name
SUDARSHAN JAIRAM KAMBLE

जन्म की तारीख / Date of Birth
31/03/2000

हस्ताक्षर / Signature

16460

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APZPB9785P

नाम / Name
RUPALI

पिता का नाम / Father's Name
CHANDRAKANT BABANRAO BHILARE

जन्म की तारीख / Date of Birth
30/12/1985

हस्ताक्षर / Signature

24/03/2014

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
CGYPN3552Q

नाम / Name
AARTI TANAJI NIMGIRE

पिता का नाम / Father's Name
TANAJI MARUTI NIMGIRE

जन्म की तारीख / Date of Birth
08/07/2000

हस्ताक्षर / Signature

PAK Application Digitally Signed Card Not Valid Unless Physically Signed

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BLGPN7340Q

नाम / Name
ATHARVA YUVARAJ NANAVARE

पिता का नाम / Father's Name
YUVARAJ CHANDRASEN NANAVARE

जन्म की तारीख / Date of Birth
20/01/1998

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
NQLPS6584K

नाम / Name
HARSHAD RAM SONAWANE

पिता का नाम / Father's Name
RAM DHONDBA SONAWANE

जन्म की तारीख / Date of Birth
02/12/2001

हस्ताक्षर / Signature

09122020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BGMPV0447F

नाम / Name
VEDPATHAK SHUBHAM PRADEEP

पिता का नाम / Father's Name
PRADEEP MORESHWAR VEDPATHAK

जन्म की तारीख / Date of Birth
12/09/1998

हस्ताक्षर / Signature

30/06/2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CARPV2050A

नाम / Name
KSHITIJ LAXMAN VATARKAR

पिता का नाम / Father's Name
LAXMAN RAMCHANDRA VATARKAR

जन्म की तारीख / Date of Birth
11/04/2000

हस्ताक्षर / Signature

18122020





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

अजिंक्या मनोहर जामगडे
AJINKYA MANOHAR JAMGADE

मनोहर शंकरराव जामगडे
MANOHAR SHANKARRAO JAMGADE

24/08/1991
Permanent Account Number
AWIPJ5220F

Ajinkya
Signature

14033013

भारत सरकार
GOVERNMENT OF INDIA

अजिंक्य मनोहर जामगडे
Ajinkya Manohar Jamgade

जन्म वर्ष / Year of Birth : 1991
पुरुष / Male

5092 1302 3206

आधार — सामान्य माणसाचा अधिकार





Valuation No. : 892787 / 2023	Year :- 2023-2024	User Id : 43776	Date : 17-November-2023 17:24:PM
State : Maharashtra	District : Pune	Tahsil : Haveli	
Land Type : URBAN	Corporation : Pimpri chinchwad municipal corporation	Village/City : Pimpri Vaghare Pimpri Camp	
पिंपरी वाघिरे व पिंपरी कॅम्प - 1/1 - मुंबई पुणे राष्ट्रीय महामार्ग (खराळवाडी गावठाण व्यतिरिक्त)		-	
C.T.S. Number - 4854 (pt) (Plot C) (pt), admeasuring in aggregate 29708.49 sq.mtrs			
Construction Type : RCC PAKKE		Property Age: 0 to 2 Years	

Property Rates

Residential	Open Land	Construction Rate
₹75680/- Square Meter	₹22010/- Square Meter	₹26620/- Square Meter

Valuation Rule : Residential Flat / Big Project - eRegistration

Usage : Non Agriculture Build And Open => Residential => Residential Flat / Big Project - eRegistration

Property Details

1	Area of Constructed Property	64.7800 Square Meter (Carpet Area With RERA)
2	Construction Type	RCC PAKKE
3	Exclusive Area	9.3200 Square Meter
4	Lift Availability	YES
5	Floor Number	15
6	Proportionate Area	0 Square Meter
7	Big Project	Yes
8	Big Project Area	2.9708 Hectares
9	Flat Number	1501
10	Building Name	Tower - 6 - Wave
11	Building Number	0
12	Open Parking	0 Square Meter
13	Covered Parking	10.3500 Square Meter
14	Terrace Above	0 Square Meter
15	Attached Terrace / Terrace / Cupboards Area	0 Square Meter





16	Mezzanine Floor Area (पोटमजला क्षेत्र)	0 Square Meter
17	Open Space Around Groundfloor	0 Square Meter
18	Open Balcony	0 Square Meter
19	Open Dry Balcony	0 Square Meter
20	Land on highway	Yes
21	Identified (Listed) Corporation	Yes

Calculation Details

Sr.No.	Description	Calculation	Total
1	Constructed Property Valuation	1. (75680 x 1.05 x 1.075-22010)=63413.8 2. 63413.8 * 1 (Depreciation)=63413.8 3. 71.258 x (63414+22010)=6087143.392	₹60,87,143/-
2	Exclusive Area Valuation	1. (75680 x 1.05 x 1.075-22010)=63413.8 2. 63413.8 * 1 (Depreciation)=63413.8 3. 9.32 x (63414+22010)=796151.68	₹7,96,152/-
3	Covered Parking	1. (75680 x 1.05-22010)=57454 2. 57454 * 1 (Depreciation)=57454 3. 10.35 x ((57454+22010)) x 0.25=205613.1	₹2,05,613/-
A	Total		₹70,88,908/-

Note : Final Valuation is Rounded to Next 500/-

Total Valuation (A) ₹70,89,000/-

Total Amount in Words : Seventy Lakhs Eighty Nine Thousands Rupees Only.

Reference : Residential Flat / Big Project - eRegistration

- 1)Rule-3=>Depreciation
- 2)Rule-18=>Lift availability(No)/Floor no;
- 3)Rule-19=>Lift availability (Yes)/Floor no;
- 4)Rule-5 =>Big Project Y/N;
- 5)Rule-6-i-B=>If Rate Not Available;
- 6)Rule-14-A=>Terrace
 - a)Terrace Above=25%
 - b)Attached Terrace =40%;
- 7)Rule-15=>Parking
 - a)Open Parking=40%
 - b)Covered Parking = 25% (excluding 18 & 19)
- 8)Rule-4 i) =>Balcony
 - a)Open Balcony = > 40%
 - b)Closed Balcony
- 9)Rule-12=>Mezzanine Valuation =>50%
- 10)Rule 13 =>Open Space Around Groundfloor=>40%







Document Registration Summary 1

Print Date :-22-Nov-2023

Article : Agreement for sale

Office/HVL28-3087-2023

- Market Value: ₹7089000/-
- Consideration Amount: ₹8837555 /-
- Paid Stamp Duty: ₹618700 /-

Sr. No. 3087 On Date 22-Nov-2023 01:11:12 pm
Presented at Joint S.R. Haveli 28

Presenter Name: AJINKYA MANOHAR JAMGADE

Registration Fee ₹30000.00

Document Handling Charges ₹1000



Signature of Presenter

Total ₹31000

Digitally Signed by Joint S.R. Haveli 28
22-Nov-2023 01:20:09 pm

Digitally Signed by Joint S.R. Haveli 28
22-Nov-2023 01:20:09 pm

Payment Head	Amount To Be paid	Paid Amount	Payment Mode	Reference No.	Payment Amount
Registration Fee	30000	30000.00	e-SBTR	GRN Number: MH011181927202324S Defacement Number: 0005898716202324	30000.00
Stamp Duty	618630	618700	e-SBTR	GRN Number: MH011181927202324S Defacement Number: 0005898716202324	618700
Document Handling Charges	1000	1000	SBI e- Pay (DHC)	Certificate No.: Defacement Number: 1123215618485D	1000







Document Registration Summary 2

Document Reg. No.:HVL28-3087-2023

Article : Agreement for sale


The following Parties admit that they have executed the document of **Agreement for sale**

Party Admission -EKYC Details

Type of Party,Name,UID	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name, Gender, Aadhar No)	Photo
Purchaser/Buyer/Executor, Mr.AJINKYA MANOHAR JAMGADE PAN No.:AWIPJ5220F	2023-11-18 15:27:08	2023-11-18T03:29:29	Ajinkya Manohar Jamgade, M, *****9680	
Seller/Executor GODREJ PROPERTIES LIMITED through its Authorised signatory Mozammel Ansari PAN No.:AAACG3995M	2023-11-21 13:47:25	2023-11-21T01:49:31	Mozammel Asadullah Ansari, M, *****9360	


The following persons states that they know the executing parties.

Identifier - EKYC Details

Identifier,Name,UID	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name, Gender, Aadhar No)	Photo
Identifier For All, Shraddha Kamble	2023-11-18 17:57:30	2023-11-18T05:59:24	Shraddha Sudarshan Kamble, F, *****0176	





Identifier,Name,UID	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name, Gender, Aadhar No)	Photo
<u>Identifier For All,</u> Aarti Nimgire	2023-11-21 13:52:30	2023-11-21T01:50:53	Aarti Tanaji Nimgire, F, *****1696	

Digitally Signed by Joint S.R. Haveli 28
22-Nov-2023 01:20:09 pm





CERTIFICATE OF REGISTRATION

Under Section 60 of Registration Act

This Document has been registered at Document Number **HVL28-3087-2023** in the book number **1** of Sub Registrar- **Joint S.R. Haveli 28** Dated **22-Nov-2023 01:20:09 pm**

Signed by Joint S.R. Haveli 28
22-Nov-2023 01:20:09 pm

'This is online registered document and genuineness of this document can be verified through eSearch (<https://freesearchigrservice.maharashtra.gov.in>) on IGR website or by scanning the QR code on this document.'

