

329/26636

पावती

Original/Duplicate

Monday, November 20, 2023

नोंदणी क्र.: 39म

3:31 PM

Regn.: 39M

पावती क्र.: 28905 दिनांक: 20/11/2023

गावाचे नाव: वडगांव शेरी

स्तोपेवजाचा अनुक्रमांक: हवेली 11-26636-2023

स्तोपेवजाचा प्रकार: कगरनामा

सादर करणाऱ्याचे नाव: प्रिन्सी जोसेफ कुनन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

३:५१ PM ह्या वेळेस मिळेल.

सह.दुय्यम निबंधक, हवेली ११

बाजार मूल्य: रु. 5934444.468 /-

मोबदला रु. 8668593/-

भरलेले मुद्रांक शुल्क: रु. 606900/-

प्र सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

1) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123201705435 दिनांक: 20/11/2023

बँकेचे नाव व पत्ता:

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

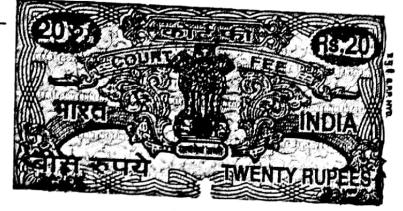
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011140028202324E दिनांक: 20/11/2023

बँकेचे नाव व पत्ता:

गावाचे नाव : वडगांव शेरी

विलेखाचा प्रकार
मोवदला
वाजारभाव(भाडेपट्ट्याच्या
प्रतिपट्टाकार आकारणी देतो की पट्टेदार
तमुद करावे)

करागनामा
8668593
5934444.468



भू-मापन, फोटोग्राम्मा व
क्रमांक(अमल्याम)

1) पानिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: पानिकेचे नाव: पुणे म.न.पा. विभाग नं. 29/442
दर प्रति चौ.मी. 75910/- वडगावशेरी येथील पुणे म.न.पा. हद्दीतील मळें नं. 7 हिस्सा नं.1 ते 5,मळें नं 8
हिस्सा नं. 1/1/2,मळें नं. 38 ए हिस्सा नं. 1वी/1,मळें नं. 3 हिस्सा नं 2 यामी एकूण क्षेत्र 1,05,165.64 चौ.
मी. पैकी 16,971.78 चौ. मी या मळकतीवर बांधल्या जाणाऱ्या दि कलेकशन - रेमिडेन्सीअल इन्सू 8 या
प्रोजेक्ट मधील महाव्या मजल्यावरील अपार्टमेंट नं. 605 यामी कापेट क्षेत्र 55.59 चौ. मी वाल्कनी क्षेत्र 9.39
चौ.मी. तसेच पोटियम लेव्हल वरील एक कळई कार पार्किंग. ((Survey Number : मळें नं. 7 ;))

क्षेत्रफळ

1) 64.98 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तावेज करून घेणा-या/लिहून ठेवणा-या
पक्षाचे नाव किंवा दिवाणी न्यायालयाचा
समनामा किंवा आदेश अमल्याम,प्रतिवादिचे
नाव व पत्ता.

1): नाव:-मूळ मालक मेमर्स बजाज इलेक्ट्रीकल्स ली. तर्फे कु.मु. म्हणून श्री विनोदकुमार ब्रम्हदन अग्रवाल यांच्या
तर्फे कु. मु. म्हणून व ब्रम्हाकॉर्प लि. तर्फे अधिकृत डायरेक्टर श्री करण विनोदकुमार अग्रवाल तर्फे दस्त नोंदणीकरिता
क.ज. कु. मु. म्हणून राकेश गायकवाड वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रेमिडेन्सी ब्लक 3
क्वीन्स गार्डन जनरल अरुणकुमार वैद्य मार्ग कॅम्प पुणे, ब्लॉक नं. -, गेड नं. -, महाराष्ट्र, पुणे. पिन
कोड:-411001 पॅन नं:-AAFCB0273N

दस्तावेज करून घेणा-या पक्षाचा किंवा
दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश
अमल्याम,प्रतिवादिचे नाव व पत्ता

1): नाव:-प्रिन्सी जोसेफ कुनन -- वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. मी 603, जल
वायू टॉवर्स, प्लॉट नं. 321, सेक्टर 6, चंद्रशेखरपूर, नीलदरी विहार, भुवनेश्वर, ओडिशा, ब्लॉक नं. -, गेड नं. -,
ऑरीम्सा, क्:ऑन्डा. पिन कोड:-751021 पॅन नं:-AKHPK8641G
2): नाव:-शितिकंठ साहू -- वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. मी 603, जल वायू
टॉवर्स, प्लॉट नं. 321, सेक्टर 6, चंद्रशेखरपूर, नीलदरी विहार, भुवनेश्वर, ओडिशा, ब्लॉक नं. -, गेड नं. -,
ऑरीम्सा, क्:ऑन्डा. पिन कोड:-751021 पॅन नं:-AUVPS2675J

दस्तावेज करून दिल्याचा दिनांक

20/11/2023

दस्त नोंदणी केल्याचा दिनांक

20/11/2023

अनुक्रमांक,खंड व पृष्ठ

26636/2023

वाजारभावाप्रमाणे मुद्रांक शुल्क

606900

वाजारभावाप्रमाणे नोंदणी शुल्क

30000

शेरा

त्यांकनामाठी विचारात घेतलेला तपशील:-

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

मी नकल वाचली
रुजवात घेतली

दस्ता सोबतची नकल
श्री. प्रिन्सी जोसेफ कुनन
यांना दिली. समक्ष
दिनांक- 20/11/2023

अस्तसलवर हुकूम नकल

प्र मह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११





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AGREEMENT		

[Handwritten signatures]

THIS AGREEMENT FOR SALE MADE AND EXECUTED AT PUNE ON THIS 20th DAY OF November 2023,

BETWEEN

I. BRAMHACORP LIMITED, a Limited Company incorporated and registered under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its Corporate Identity Number U70101PN2012PLC142705 and having its registered office at 3, QUEEN'S GARDEN, Gen. ARUN KUMAR VAIDYA Marg, PUNE 411001, PAN - AAFCB0273N, represented through its duly authorized signatory and Director MR. KARAN VINODKUMAR AGRAWAL, Age : Adult, Occupation : BUSINESS, and/or authorized signatory and Director MR. HIMANSHU VINODKUMAR AGRAWAL, Age : Adult, Occupation : BUSINESS, and hereinafter referred to as the "**PROMOTERS**"(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated etc.)

II. BAJAJ ELECTRICALS LIMITED, a Limited Company registered under the Companies Act, 1913, and deemed to be incorporated under the Companies Act, 1956, and having its office at 45/47, Veer Nariman Road, Mumbai 400023 and hereinafter referred to as the "**LAND OWNERS**"(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated) represented through their duly constituted attorney MR. VINODKUMAR B. AGARWAL, Age : Adult, occupation : Business, represented through his constituted attorney MR. KARAN VINODKUMAR AGRAWAL, Age : Adult, occupation : Business, and/or MR. HIMANSHU VINODKUMAR AGRAWAL, Age : Adult, occupation : Business, having address at 3 Queen's Garden, Gen. Arun Kumar Vaidya Marg, Camp, Pune 411001.

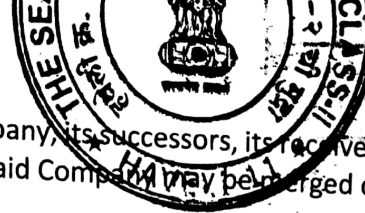
... PARTY OF THE ONE PART

AND

1. MS. PRINCY JOSEPH KOONAN, Age: 46 Years, Occupation: SERVICE,
2. MR. SITIKANTHA SAHOO, Age: 46 Years, Occupation: SERVICE,
Both residing at **FLAT NO. C 603, JAL VAYU TOWERS, PLOT NO. 321, SECTOR 6, CHANDRASEKHARPUR, NILADRI VIHAR, BHUBANESWAR, ODISHA-751021, PAN 1. AKHPK8641G, 2. AUVPS2675J, AADHAR Card No (1) 3066 8265 4094 and AADHAR Card No. (2) 5654 4350 5968, Email Addresses: princykoonan@gmail.com and simplysiti@gmail.com Mobile Number: 8136917399 and 9446478117** hereinafter referred to as the "**ALLOTTEE/S**"(Which expression shall unless it be repugnant to the context or meaning thereof, in case of individual/s, shall mean and include the Allottee/s alone and not his/her/their nominee/s / assigns till complete fulfillment of all terms of the agreement, but in case of death of the Allottee/s, the said expression shall mean and include his/her/their legal heirs, executors, administrators and permitted assigns; In case of a Hindu Undivided Family, the Karta, coparceners and members from time to time of the coparcenary and the survivors or survivors of them; in case of Trust, the Trustees for the time being and from time to time of the Trust and the survivor/s or survivors of them and their successors and permitted assigns; in case of Partnership Firm, shall mean and include all Partners of the firm and their heirs, legal representatives, administrators, executors and successors; in case of Private or Public Limited Company, shall mean and include the said

Allottee/s
[Handwritten signatures]

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Company, its successors, its receiver, official liquidator, or administrator of Companies in which the said Company may be merged or amalgamated (etc.)

PARTY OF THE OTHER PART

The Company and the Purchaser are herein after individually referred to as the "Party" and collectively referred to as the "Parties".

WHEREAS the owners above named 'BAJAJ ELECTRICALS LIMITED' is the land owners of the properties listed at Serial No. (1) to (7) and the Promoters are holding Development Rights in Association of Persons with respective owner for property listed at Serial No. (8) herein below, bearing :

Serial no.	Survey Numbers	Hissa Numbers	Area(mentioned in Square Meters)
1.	7	1	14,822
2.	7	2	3,024.76
3.	7	3	14,441.75
4.	7	4	14,085
5.	7	5	22,258.13
6.	8	1/1/2	24,427
7.	38A	1B/1	6,307
8.	3	2	5,800

totally admeasuring 1,05,165.64 Square Meters, and all situated at village Wadgaon Sheri, within the limits of PUNE MUNICIPAL CORPORATION, Taluka Haveli, District Pune hereinafter referred to as the "said larger land" and more particularly described in the 'PROPERTY SCHEDULE - I', written hereunder.

AND WHEREAS the Land Owners has appointed the Promoter as their Authorized Lawful Representative to Develop and the developers have acquired the lawful Development Rights of the said larger land from the Owners above named, vide separate agreements and ancillary writings, duly registered at the office of the Sub-Registrar of Haveli No. 7, Pune, as mentioned below :

Date of Agreement	Area of Agreement (mentioned in Hectare-Aar)	Registration Number of Development Agreement	Registration Number of Power of attorney
30/06/2003	10 - 52.5	2073	2200
05/04/2004	02 - 62	1395	1396
20/11/2004	02 - 62	5105	5106
28/06/2005	05 - 28.5	5471	5472

Articles of 'Association of Person' dated 26/09/2008 for the landed properties admeasuring 00 Hectare 58 Aar from Survey No. 3/2.
Acknowledgement and Consent Deed dated 16/01/2009, registered in the office of Sub-registrar Haveli No. 11, Pune at Serial No. 421/2009.

CHANGE IN THE ENTITY:

All Agreements, Power of Attorneys and other writings executed by above mentioned owners and other persons, are duly executed and registered by the above mentioned erstwhile owner and other persons in favour of the Promoters, then named and styled as 'M/s. BRAMHA

Allottee/s



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BUILDERS' partnership firm registered under the provisions of Indian Partnership Act, 1932. The true extract of the records issued by the office of Assistant Registrar of Firms, Pune, testifies that the name of the partnership firm was changed from 'M/s. BRAMHA BUILDERS' to 'M/s. BRAMHACORP INFRASTRUCTURES' with effect from 27/05/2011. Thereafter, the partnership firm viz. 'M/s. BRAMHACORP INFRASTRUCTURES' was converted and registered into a Private Limited Company and named as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED', incorporated under Part / Chapter IX provisions of the Companies Act, 1956, as manifested by the certificate of incorporation dated 27/03/2012, issued by Registrar of Companies, Maharashtra, Pune. As such, the change from partnership firm named 'M/s. BRAMHA BUILDERS', subsequently to 'M/s. BRAMHACORP INFRASTRUCTURES' and to a Private Limited Company incorporated under Part / Chapter IX provisions of the Companies Act, 1956, named 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' be kindly noted. By an Order dated 05/07/2013 of the Hon'ble HIGH COURT, BOMBAY, in COMPANY SCHEME PETITION No. 274 of 2013 and COMPANY SCHEME PETITION No. 275 of 2013, a Group Company namely BRAMHACORP HOTELS & RESORTS LIMITED got merged in BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED. Subsequently vide incorporation certificate dated 04/09/2013, the name of 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' changed to 'BRAMHACORP PRIVATE LIMITED'. In addition to this, vide incorporation certificate dated 29/10/2013, the name of 'BRAMHACORP PRIVATE LIMITED' changed to 'BRAMHACORP LIMITED'. In the narration above, the firm, which was referred to as said 'M/s. BRAMHA BUILDERS', and said 'BRAMHACORP LIMITED' as it existed at this relevant point of time should be referred in the context of all documents concerned.

LAYOUT POTENTIAL OF SAID LARGER LAND AND PHASE WISE DEVELOPMENT BY PROPOMOTERS:

By virtue of the aforesaid Development Agreements and Power of Attorneys and related deeds and documents, the Promoters alone has the sole and exclusive right to construct the separate Project Buildings within sanctioned layout of said larger land after taking appropriate sanctions, revised sanctions, permissions and revised permissions from the Competent Development Authority and other Statutory Authorities. Under above mentioned Development Agreements and Power of Attorneys, AOP, the Promoters are entitled to develop said **larger land** totally admeasuring 21 Hectares 93.04 Ares, bearing Survey Numbers 7/1, 7/2, 7/3, 7/4, 7/5, 8/1/1/2, 38A/1B/1, 38B and 3/2 all situated at village Wadgaon Sheri, Taluka Haveli, District Pune. As per their planned development of said **larger land** in various stages and Phases, the Promoters undertook the Development of subject entire layout of **larger land** in different Phases and various Separate Projects under such Phases.

GRANT OF NON AGRICULTURAL USE PERMISSION:

The Hon'ble Collector of Pune, Revenue Branch vide order dated 14/02/2006 bearing No. PRH/NA/SR/444/2005 permitted non-agricultural use of the said larger land for residential/commercial purposes under section 44 of the Maharashtra Lands Revenue Code, 1966. The copy of same is attached herein with and marked as 'ANNEXURE H'.

DEVELOPMENT OF FIRST AND SECOND PHASE:

The Promoters implemented FIRST PHASE as the separate project named and styled as "BRAMHA SUNCITY". The said First Phase is developed by constructing total 23 Buildings over defined portion of land underneath said buildings and those Buildings are identified as Building Nos. A1, A2, CL-1, CL-2, L-1, L-2, L-3, E-1, E-2, E-3, E-4, E-5, E-6, E-7, D-1, D-2, D-3, D-4, D-5, D-6,

Allottee/s

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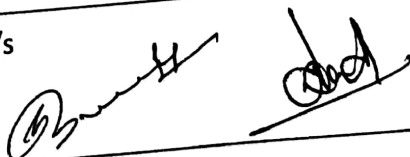
annexed herein with and marked as **ANNEXURE 'I'** and (13) the copy of MAHAFERA Registration of the said Project is attached herein with and marked as **ANNEXURE 'M'**, (14) The copy of Map (Not to Scale) showing PHASE Development of said larger land layout is attached herein with and marked as **ANNEXURE 'N'**, (15) The copy of Map (Not to Scale) showing connected slabs of Podium and multilevel basements of FIFTH and SIXTH PHASE is attached herein with and marked as **ANNEXURE 'O'**, (16) The copy of Map (Not to Scale) showing Vertical Sectional and Horizontal Sectional Plan for said project is attached herein with and marked as **'ANNEXURE - P1 and P2'**, and (17) the copy of MAP (Not to Scale) showing the internal layout road map as described in clause 31.1 in this agreement is attached herein with and marked as **'ANNEXURE - Q'**.

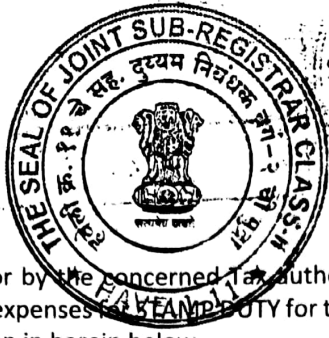
AND WHEREAS prior to signing the ALLOTMENT LETTER and before execution of this Agreement, it is well informed by the Promoters to the Allottee/s that the Promoters have planned the development of Apartments / Units within subject project in two VERSIONS identified as 'STANDARD' and 'PREMIUM' and both versions are having different specifications and interior works, which varies the cost of both Versions. The show apartment at said project Site is a PREMIUM VERSION Apartment having extra upgraded Interior Works, Furniture Items, Furnishing Items, Extra Electrical Fittings, Appliances, Decorative Items and optional Furniture etc. and SHALL NOT be considered as STANDARD VERSION Apartment. The STANDARD VERSION Apartment shall be having those specifications as listed in the 'ANNEXURE E', attached to this Agreement. At the time of booking of Apartment / Unit within subject Project, the Promoters provided to the allottee/s, the payable Consideration Details for STANDARD and PREMIUM Versions. After going through the detailing of both versions and after considering his/her/their own comfort, the Apartment Allottee/s have chosen, selected and decided to buy a STANDARD VERSION APARTMENT and they have NOT CHOSEN TO SELECT and buy a Premium Version. Thus, after confirmation of the Allottee/s for buying a 'STANDARD VERSION APARTMENT' as stated herein above the Promoters agreed to sale said STANDARD VERSION Apartment / Unit to Allottee/s.

AND WHEREAS the Allottee/s applied to the Promoters for allotment, exclusively to the Allottee/s, **APARTMENT NO. 605** admeasuring **55.59 SQUARE METERS** to be situated on the **06TH FLOOR** in the said project "**THE COLLECTION - RESIDENTIAL W8**", along with attached / Enclosed Balcony admeasuring **9.39 SQUARE METERS** and along with **ONE COVERED CAR PARKING SPACE** situated on the **PODIUM** Parking Level of the said Project/Sixth Phase and collectively hereinafter referred to as the "**said Apartment/Unit**". The description of the **subject / said Apartment/unit** is mentioned in the **PROPERTY SCHEDULE NO. IV** written herein below and marked on the **FLOOR PLAN** of the **said project**, as shown in **ANNEXURE 'D'**.

The total Carpet Area of the said Apartment is mentioned above and "**carpet area**" means the net usable floor area of the **said apartment**, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area (wherever continuously attached to such Apartment/s and if agreed to be allotted under the agreement) and exclusive open terrace area appurtenant to the said Apartment, but includes the area covered by the internal partition walls and columns of the subject Apartment. The internal partition walls, would mean bricks, reinforced bricks, clay terracotta, drywall concrete or any material and shall include as those being walls that are the partition within the internal area of the Apartment and also include the areas covered by the internal columns attached to the walls / pillars. For the purpose of this clause the exclusive balcony/ terrace/ verandah as the case may be which is appurtenant to the net usable area of an Apartment meant for the exclusive use of the Allottee/s.

Allottee/s





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Promoters or by the concerned authorities from the Promoter, in presence or anytime in future. The expenses for stamp duty for this agreement are paid by the Promoters as per Clause No.46 written in herein below.

The carpet area of the said Unit bearing No. 605 shall be 55.59 SQ. MTRS. For the purposes of this Clause and this Agreement, "carpet area" shall have the same meaning ascribed to it in Section 2(k) of the said RERDA and shall mean the net usable floor area of the said Unit, excluding the area thereof covered by the external walls, exclusive balcony, areas under service shafts (if any) but includes the area covered by the internal partition walls and internal columns of the said Unit/s. The carpet area of the said Unit shall be subject to a variation of plus and minus 3%.

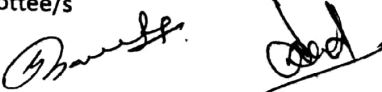
2.1. The Allottee/s has/have paid on or before execution of this agreement a sum of **Rs.1,00,000/- (Rupees One Lakh Only)** (not exceeding 10% of the total agreed consideration) as an advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs.85,68,593/- (Rupees Eighty Five Lakh Sixty Eight Thousand Five Hundred Ninety Three Only)** to be paid by him/her/them to the Promoters, a sum of **Rs.1,56,686/- (Rupees One Lakh Fifty Six Thousand Six Hundred Eighty Six Only)** has been paid by the Allottee/s to the Promoters up till now (the payment and receipt the Promoters doth hereby admit and acknowledge) for said apartment in the following manner :

AGAINST INSTALLMENT	CHEQUE DATE	CHEQUE NO	BANK NAME	AMOUNT
Booking Amount	03-Oct-2023	020574	ICICI BANK	1,00,000.00
Booking Amount	16-Nov-2023	Direct Transfer	Direct Transfer	56,686.00

And the balance amount of **Rs.85,11,907/- (Rupees Eighty Five Lakh Eleven Thousand Nine Hundred Seven Only)** will be paid by installments as follows:

INSTALLMENT	AMOUNT
Booking Amount	7,10,173.00
ON EXECUTION OF AGREEMENT	17,33,719.00
COMPLETION OF THE RAFT OF THE BILD OR WING	13,00,289.00
COMPLETION OF 2ND SLAB- BASEMENT 2	2,16,715.00
COMPLETION OF 4TH SLAB- LOWER GROUND FLOOR	2,16,715.00
COMPLETION OF 6TH SLAB- P1 PARKING FLOOR	2,16,715.00
COMPLETION OF 8TH SLAB- P3 PARKING FLOOR	2,16,715.00
COMPLETION OF 12TH SLAB- 6TH FLOOR	2,16,715.00
COMPLETION OF 16TH SLAB- 10TH FLOOR	2,16,715.00
COMPLETION OF 20TH SLAB- 14TH FLOOR	2,16,715.00

Allottee/s





22	06	2024
22	06	2024
22	06	2024

46. **STAMP DUTY DEMANDS:** The stamp duty on the Agreement for Sale of Apartment/Ready to Construct at village Wadgaon Sheri, Taluka Haveli, District Pune. The agreed consideration value of the said Apartment property is **Rs. 86,68,593/-** and the Ready Recknor Value of the said property at the time of execution (Year 2023-2024) is, **Rs. 59,46,269/-**. As the parties are registering the sale as per provisions under provisions of RERDA and MOFA, the Government guidelines available with the concerned Sub-Registrar of Assurances. Therefore, the stamp duty of **Rs. 6,06,900/- (Rupees Six Lakh Six Thousand Nine Hundred Only)** for this Agreement under Maharashtra Stamp Act is paid. For registering this Agreement, a registration charge of **Rs. 30,000/- (Rupees Thirty Thousand Only)** is also paid on this Agreement. Along with above mentioned charges the Allottee/s has/have also paid the Agreement Facilitation Charges of **Rs. 8,000/-** to the Promoters. All these expenses, including miscellaneous expenses are paid by the Allottees and also agreed to pay any required Stamp Duty and registration charges, if required to be paid on any supplemental or addendum agreement, Conveyance Deed etc. If required to be executed in future, in supplemental to this Agreement. The Promoters and Land Owners shall not be responsible or liable to pay any such amounts.

THE SCHEDULE – I ABOVE REFERRED TO – THE SAID LARGER LAND :-

ALL THAT PIECE AND PARCEL of property bearing,

Serial no.	Survey Numbers	Hissa Numbers	Area(mentioned in Square Meters)
1.	7	1	14,822
2.	7	2	3,024.76
3.	7	3	14,441.75
4.	7	4	14,085
5.	7	5	22,258.13
6.	8	1/1/2	24,427
7.	38A	1B/1	6,307
8.	3	2	5,800

totally admeasuring 1,05,165.64 Square Meters, and all situated at village Wadgaon Sheri, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and which said land is bounded as under:

- On or towards East : By 12 Meter Wide Internal Layout Road, Part of Survey No. 7/2, 7/3, 7/5, 8/1/1/2, the land of Bramha Suncity Co-Operative Housing Society Limited,
- On or towards South : By Survey No. 8/1 (Part),
- On or towards West : By 24 Meter Wide DP Road,
- On or towards North : By Kalyani Nagar Wadgaonsheri Road & beyond that S. No. 38 (Part).

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the entire FSI Potential as per prevailing Development Control Rules including TDR, Fungible/Paid FSI, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

Allottee/s

[Handwritten signatures]



बदा-११			
१६३६	५२	०५	

THE DEVELOPMENT POTENTIAL OF PROMOTERS FOR PROPOSED ENTIRE SIXTH PHASE "THE COLLECTION" :-

ALL THAT PIECE AND PARCEL of land property admeasuring 16,971.78 Square Meters approximately along with FSI, Ancillary FSI, Fungible FSI and TDR Potential of approximately 1,99,080.77 Square Meters (excluding Free FSI) out of the layout over property mentioned in the Schedule – I herein above and which is bounded as under:

ON OR TOWARDS THE :
 NORTH : By FIFTH PHASE,
 EAST : By F Residences (FOURTH PHASE) & further Club House of other Phase (Not for Sixth Phase),
 SOUTH : By land owned by BramhaCorp Limited,
 WEST : By 24 Meter D. P. Road.

**THE SCHEDULE – III ABOVE REFERRED TO –
 THE SAID PROJECT PROPERTY FOR THIS AGREEMENT "THE COLLECTION – RESIDENTIAL W8" :-**

ALL THAT PIECE AND PARCEL of Separate Project described in this Agreement, out of SIXTH PHASE, identified as "THE COLLECTION – RESIDENTIAL W8", by utilizing the aggregate FSI admeasuring 14,670.05 Square Meters (excluding Free FSI) from the SIXTH PHASE Potential described in the Property Schedule – II herein above and which is bounded as under:

ON OR TOWARDS THE :
 NORTH : By Fifth Phase,
 SOUTH : By further proposed development of High Rise Buildings of Sixth Phase,
 EAST : By F Residences (FOURTH PHASE)
 WEST : By further proposed development of High Rise Buildings of Sixth Phase.

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Allottee/s

[Handwritten signatures]



REGISTRATION - 22		
22334	Y3	EY
2023		

THE ABOVE REFERRED TO (Description of the said Apartment)

Name of the Project : "THE COLLECTION - RESIDENTIAL W8"
 Apartment Number : 605
 Floor : 06TH FLOOR
 Area (Carpet) : 55.59 square meters
 Terrace adjacent area : 0.00 square meters
 Attached Balcony area : 9.39 square meters

Parking Rights as below :
 ONE Covered Car Parking at PODIUM Level

Agreed Entire Consideration for Sale: Rs.86,68,593/-

IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first hereinabove mentioned.

FOR BRAMHACORP LIMITED
 AUTHORIZED SIGNATORY



SIGNED SEALED AND DELIVERED by the above named ALLOTTEE/S.

1. MS. PRINCY JOSEPH KOONAN
 2. MR. SRIKANTHA SAHOO



In the presence of WITNESSES:

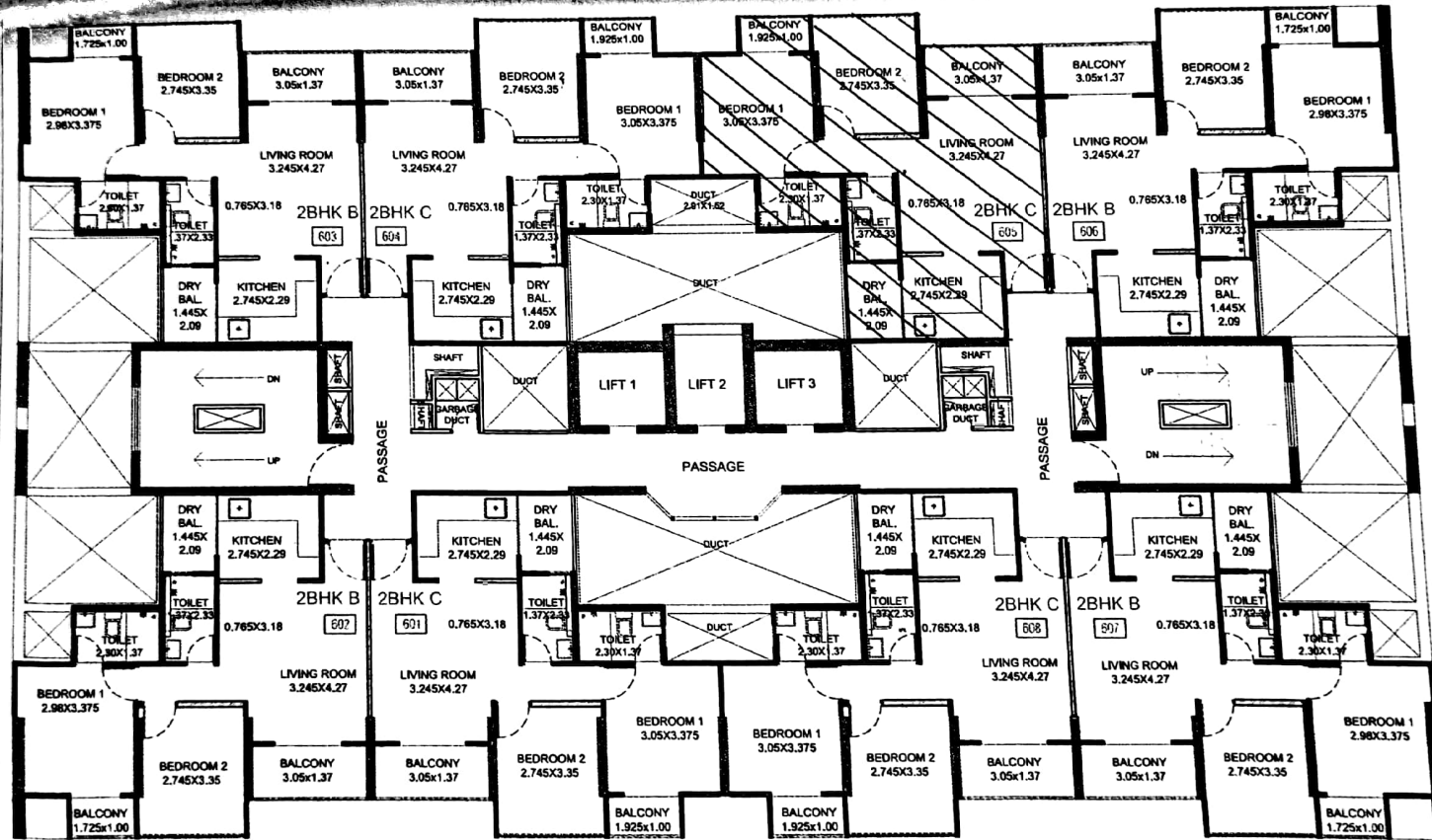
1. Signature : Deepak
 Name : Deepak Saha
 Address : Camp, Pune



2. Signature : Princy
 Name : Princy Joseph Koonan
 Address : got 09,

Allottee/s

**BUILDING W8
6th FLOOR PLAN**



6th FLOOR
FLAT NO.
601, 604, 605, 608
602, 603, 606, 607

[Handwritten signatures]



२०२३
 २६३६
 ५७
 २२
 २२

"Proposed Residential Building At THE COLLECTION, Pune"



दाता-११		
११३३३	७८८	८५
२०२३		

MAHARASHTRA Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100022277

Project: **The Collection - Residential W8** , Plot Bearing / CTS / Survey / Final Plot No.: 714,712,713,714,715, 811/12,
38A/1B/1, 3/2 at VADGAONSHERI, Haveli, Pune, 411014;

1. **Bramhacorp Limited** having its registered office / principal place of business at **Tehsil: Pune City District: Pune, Pin: 411001.**
 2. This registration is granted subject to the following conditions, namely:-
 - ◊ The promoter shall enter into an agreement for sale with the allottees.
 - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.
- OR
1. 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 **09/09/2019** and ending with **30/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

FOURTH DIMENSION ARCHITECTS PRIVATE LIMITED

Company Office : P O 5008, Lane No.18, Near Post Office, Dnyanesh, Zone - 411004 (MUMBAI)
407/0001, 407/0002, Lane No. 1, Prasad Road, Chatur Sankar, Pune - 411004 (PUNE)

Signature valid
Digitally Signed by
Dr. Vasant Remanand Prabhu
(Secretary, MAHARERA)
Date:08-09-2021 14:05:53

Dated: 08/09/2021

Place: Mumbai

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



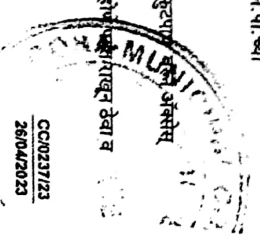
७. काम सुरूकरणपूर्वी एन. ए. ऑर्डर दाखल करणार.
८. अकृषिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महात्मा ज्येष्ठ प्रदूषण नियामक मंडळ, औद्योगिक संचालनाय, कामगार विमा आयुक्त यांचे आदेशानुसार अटी व शर्ती बंधनकारक राहतील.

विशेष अटी:-

१. श्यापरज इमारती संदर्भातील वि.नि.नि.मि.म क्र. २१६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अधिभाजन व्यवस्था, विशेष वाणिज्यमधील स्ट्रक्चरल इंजिनियर याची नेमणूक, सर्व्हेस व फायर लिफ्ट यानाबत मसुद केलेल्या अटी बंधनकारक राहतील
३. हाथारज इमारतीचे सर्व्हेस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकार्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मागणीद्वारे उपलब्ध करून घेणे बंधनकारक राहिल.
४. इमारतीतील उदाहनाचे (लिफ्टचे) रजवाचे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. बलसंवर्धनाकारिता नियोजित इमारतीमध्ये पर्जन्यबलाचे पुर्नभरण, दुर्घटी स्वरा यंत्रणा, नियोजित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकासकार बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खाल्याकडील मान्य एकरिकरण/सब डिव्हीजन/लेआउट ऑफ विल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कनेसेन्ट्र स्ट्रिक्चरल दिनांकापास १ (एक) वर्षाच्या आत अथवा कोणतेही भोगवटापर मागणीपूर्वी (जे अगोदर) एकत्रित / स्वतंत्र असा ७/१२ उदा. व भोजणीचा सिटी सर्व्हे कडिल नकाशा दाखल करणार.
४. ओला व सुख्या कचऱ्याकारिता मिळकतीमध्ये कंटेनरची सोय करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल इंजिनियर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखल तसेच कोणतेही भोगवटापर मागणीपूर्वी त्यांचे स्ट्रक्चरल स्ट्रिक्चरील स्ट्रिक्चरल रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसोबत नियोजित मॉनिटरिंग व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यानंतर विकासकर्ता/मालक यांनी बागेवर फलक लावून खालील प्रमाणे माहिती द्यावी. अ) मालकाचे, विकासकारचे, ला. आर्कि. व कॉन्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरुधनी / भ्रमण दुरुधनी क्रमांक.
७. कुठलेही वाढीव/सुरस प्रस्ताव मान्यता मागणीपूर्वी सुधारित डी.पी.लेआउट मान्य करून घेणार. (आवस्करतेनुसार)
८. रस्ताहंदीचे अतिरिक्त चार्ट क्षेत्र वापरण्यापूर्वी सार रस्त्याची जागा म.न.पा. च्या ताब्यात देणार. (आवस्करतेनुसार)
९. बागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुरवठेन योजनेकोरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्यायोग्याबाबत एकमत झाले असल्याबाबत व त्याबाबत ठरकार नसल्याबाबत एन्डोर्स करार जोते तपासणीपूर्वी दाखल करणार. २) कुलपावलासारपरभाकार अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेवा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतेही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटाईफंड ना हरकत पत्र, भोगवटापर मागणीपूर्वी दाखल करणार. ३) भाडेकरू व विकासकार यांचे दरम्यान वाद निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.चे नियोजित केलेले नोटाईफंड हमीपत्र करणार.
११. सांवेदनिक बहिर्वाटीचे व संपाईक वापरचे रस्ता/बोळ/प्रवेशमार्गचे बहिर्वाटीबाबत वाद निर्माण झाल्यास अर्जादर जबाबदार राहतील.
१२. अस्तित्वातील बुती बांधकाम पाडडाना शेजारील मिळकत/मिळकतीतील इमारतीस थोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सार प्रस्तावातील इमारतीचा बापर शि कामसक्की मान्य नकाशापध्ये दर्शविलेला वापरासाठीच कायार. सारचे वापराल म.न.पा. च्या पूर्वतरानगणित्वाबत व
१४. संसक मितीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापरच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतराची ३.० मी. हंदीचे विट-वॉटरस पाकिणी रस्ता / घुटपण व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोणत्याहील मितीचा भाग, कॉर्नर पार्स (रस्ताहंदी/सेटबॅक पडताळणीसाठी जोते तपासणी सोबत राहणार ठेवा व



१८. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्कदार पूर्णपणे जबाबदार राहणार.
१९. कायगाराच्या सोयीसाठी चांगो वर किमान एक संडस व एक मुगरी तारतुल्या स्वरूपाची बांधणी पाहिजे. जुने संडस व मोरी असल्यास थापणणे संडस, मुगरी बांधण्याची गरज नाही.

२०. भूगर्भ व अग्निबाबती पुणे महानगरपालिकेकडील कर आकाशणी व कारसंकलन पाणी पुरवठा, वलतसारण, पथ विभाग, अतिक्रमण इ. विभागाचे रकम व हक्काबाबी वकरी सुट्टीचे सरणार.

२१. अर्जात: भोवडेभासासाठी के. २२०/- चे स्टॅम्प पेपरवर इलेक्ट्रिटी बॉन्ड दाखल करणे आवश्यक आहे व दाखल करणार.

२२: भोवडेभासासाठी स्टॅम्पदल इलेक्ट्रिटीचा दाखला (स्ट्रिकिलीटी मॅटीफीकॅट) दाखल करणार.
२३: अर्जात वकरी सुट्टीचे सरणार. २३ रोजीच्या दिवसेल्या हसिणामधील सर्व अर्जा भरण्याची मुदत आहे.



Pathashay

PRATIK SHIRHARKAR

प्रताप शिर्हारकर
भायकाय विकास विभाग
पुणे न न वा

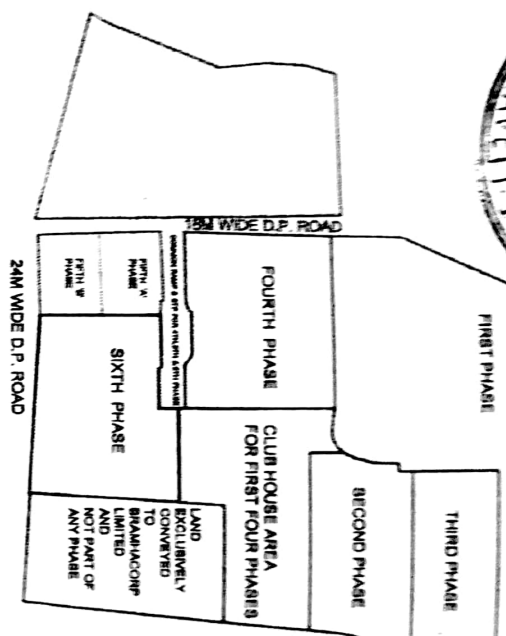


Signature valid

Digitally signed by Pratik Shirharkar
Date: 26-06-2023 15:05:00
Reason: I have signed the document
Municipal Corporation, Haveli-11
पुणे न न वा



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 ೨೦೨೩
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AS PER TO SCALE



ANNEXURE - 0

FIFTH 'A' PHASE
&
FIFTH 'B' PHASE

THE COLLECTION
SIXTH PHASE

ALL PARKING FLOORS, INCLUDING PODIUM AND MULTILEVEL BASEMENTS FOR FIFTH 'A', FIFTH 'B' PHASE & SIXTH PHASE SHALL BE CONNECTED/ANNEXED.

SCHEMATIC SECTION OF FIFTH & SIXTH PHASE

TO SCALE



MULTILEVEL INTERCONNECTED BASEMENTS FOR FIFTH & SIXTH PHASE