

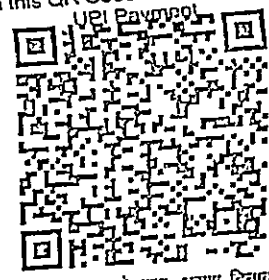
बीज पुरवठा देयक
BILL OF SUPPLY FOR THE MONTH OF - ऑक्टोबर-2023

File No : B-201/100-1A
 CB 6.1.0

GSTIN:27AAECM2933K1ZB
 देयक दिनांक : 18-10-2023
 देयक रक्कम रु : 1210.00

BILL NO (GGN) 000002187449792
 ग्राहक क्रमांक : 170064597976 गोवाईल/ईगेल : 99xxxxx64
AKSHAY NARAYAN PATIL
 GAT NO-216/2 FLAT NO-506 CROWN C-1 HAVELI PUNE Pimpri Chinchwad (M Corp.) 412105

देय दिनांक : 07-11-2023
 या तारखे नंतर : 1210.00
 भरल्यास
 Scan this QR Code with BHIM App for



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सूट किंवा विलंब आकार पध्दत देयकानत समाविष्ट करण्यात येईल.

भारतीय तंत्रज्ञान निवारण केंद्र 24x7
 1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या समस्यांचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेतस्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आमही येथेही उपलब्ध आहेत



विलीय युनिट : 4595/AKURDI SUB-DN /BHOSARI DIVISION
 दर संकेत : 90/LT I Res 1-Phase
 मीटर क्रमांक : 00000001
 पी. सी./घटक क्रमांक/डि.टी.सी. : 4/24/2611/0001/5951072
 मीटर क्रमांक : 03904466581
 विलीय गुण : M4

पुरवठा दिनांक : 03-01-2023
 गंजुर भार : 3.00 KW
 सुरक्षा ठेव जमा (रु) : 1500.00
 चालू रिडिंग दिनांक : 14-10-2023
 मागील रिडिंग दिनांक : 14-09-2023

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	रामा. युनिट	एकूण वापर
2	2	1.00	0	0	0

Meter Status Normal
 Bill Period 1.00/

ऑक्टोबर-2023	0
ऑगस्ट-2023	0
जुलै 2023	0
जून-2023	0
मे-2023	0
एप्रिल-2023	0
मार्च 2023	0
फेब्रुवारी 2023	2

बीज तापर : 0
 ऑक्टोबर - 2023 : 0

महाराष्ट्र

उपरोक्त विलीय देयकी देण्यासाठी आपली भरणा न करता विलीय देयकाचा नोंदणीसाठी -
<https://mahadiscom.in/mahadiscom/consumerportal> (CGN) तंत्र
 युनिट क्रमांक विलीय देयकाचा नोंदणी करणे आवश्यक आहे.

गुणक अवयव 1.00 देयक देण्यासाठी आवश्यक आहे.

गुणक अवयव 1.00 देयक देण्यासाठी आवश्यक आहे. www.mahadiscom.in/mahadiscom/consumerportal येथे भरण्यासाठी.

आपल्या ग्राहक मागील <https://mahadiscom.in/mahadiscom/consumerportal> विलीय देयक देण्यासाठी आवश्यक आहे. [www.mahadiscom.in/mahadiscom/consumerportal](https://mahadiscom.in/mahadiscom/consumerportal) येथे भरण्यासाठी.

विशेष संदेश

प्रिय ग्राहक, आपला नोंदणीकृत ग्राहकधनी क्र. ९९xxxxxx६४ आहे. आपला ग्राहकधनी क्रमांक बदलण्यासाठी / नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ गोवाईल ऑप वापर किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG १७००६४५९७९७६.
 महावितरणला क्षेत्रासाठी प्रकाशच्या रक्कमेचा भरणा करतांना रागणवीकृत क्रमांक असलेली रागणवीकृत पावतीच स्विकारली. इतरलिखित पावती स्विकारू नये.
 वेबसाईट विलीय देयकाचा ऑनलाईन भरणा सविधेचा पर्याय वापरावा.

समृद्ध शेतकरी मज्जम महिला सर्वोत्तम शिक्षण सर्वोत्तम उद्योग म्हणजेच सामर्थ्यशाली महाराष्ट्र!

आशीर्वाद शिक्छत्रपतींचे एक वर्ष सुराज्याचे...

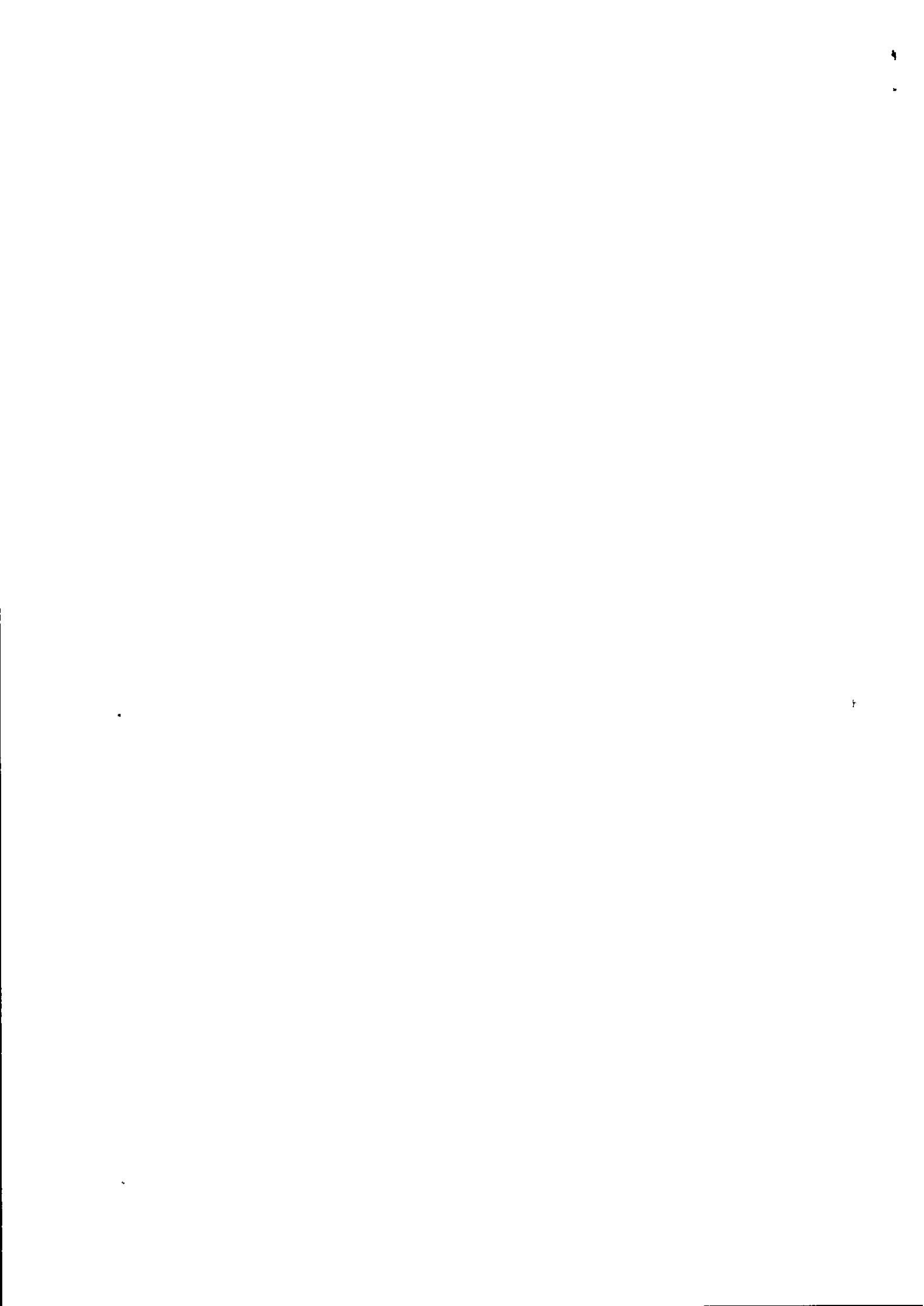
www.mahadiscom.in | MahaDCIPR | MaharashtraDCIPR

रथकप्रत विलीय युनिट 4595	ग्राहक क्रमांक 170064597976	पी.सी. M4	दर 90	या तारखे पर्यंत भरल्यास	27-10-2023	Rs. 1210.00
अंतिम तारीख	07-11-2023		Rs 1210.00	या तारखे नंतर भरल्यास	07-11-2023	Rs. 1210.00

नवीन रथकप्रत	विलीय युनिट 4595	ग्राहक क्रमांक 170064597976	पी.सी. M4	दर 90	विलीय क्र. 5951072
45954170064597976071120730000012106000002710230000					
अंतिम तारीख	07-11-2023			Rs 1210.00	
या तारखे पर्यंत भरल्यास	27-10-2023			Rs. 1210.00	
या तारखे नंतर भरल्यास	07-11-2023			Rs. 1210.00	

This Bill neither reflects a title nor is to be used as a proof of ownership.

axis INDIA



DMK INFRASTRUCTURE PRIVATE LIMITED

POSSESSION LETTER

To,

Date: 08/06/2023

MR. AKSHAY NARAYAN PATIL & MRS. JYOTI AKSHAY PATIL

1ST FLOOR, YOGENDRA APARTMENT, POONA LINK ROAD, KATEMANIVALI, KALYAN, DIST. THANE,
421306

Dear Sir/Madam,

This is to confirm that the possession of Flat No. C1 - 506 on the 5th floor in the wing C1 known as "CROWN C1" situated at Gat No. 216, Hissa No. 2 (Old Survey No. 33), lying and situated at village Dudulgaon, Tal - Haveli, Dist - Pune - 412105 has been handed over as on this date.

All the other terms and conditions in respect of the said Flat are dictated in the registered Agreement to Sale, Dated 23-03-2022 registered in the Office of the Sub-Registrar Haveli No. 24, Pune at serial No. 4850/2022

This is to further state that all dues with respect to the Flat mentioned are cleared. Flat holder is satisfied regarding workmanship & he personally checked all the thing before having physical and peaceful possession of the said flat.

Thanking You,

Yours Faithfully,

For DMK Infrastructure Private Limited



Authorized Signatory



Purchaser/s,

MR. AKSHAY NARAYAN PATIL & MRS. JYOTI AKSHAY PATIL

DMK INFRASTRUCTURE PRIVATE LIMITED

CIN: U74120MH2010PTC209246

Corporate Office: Basera Co-Op Hsg Society Ltd, Flat No 8, Plot No 11, Sector 17, Vashi, Navi Mumbai, Maharashtra 400703
Tel: 9148033177/7350770000 | Email: crowncustomer@services@gmail.com

INDEMNITY CUM DECLARATION

From:

1. MR. AKSHAY NARAYAN PATIL & MRS. JYOTI AKSHAY PATIL

Both R/AT :- 1ST FLOOR, YOGENDRA APARTMENT, POONA LINK ROAD, KATEMANIVALI, KALYAN, DIST. THANE, 421306

HEREINAFTER referred to as "THE DECLERANT" (which expression unless repugnant to the context thereof shall mean and include his respective heirs, executors, assign etc.)

To:

M/S. DMK Infrastructure Pvt. Ltd.

(A Registered Company under Company Act)

BASERA CO-OP HSG SOCIETY LTD, FLAT NO 8, PLOT NO 11, SECTOR 17, VASHI, NAVI MUMBAI MH 400703.

HEREINAFTER referred to as "THE COMPANY" (which expression shall unless the context otherwise requires be deemed to mean and include its successors in title, administrators and assigns etc.)

THE DECLERANT DO HEREBY TAKE OATH AND STATE ON SOLEMN AFFIRMATION IS AS UNDER: -

1. I/We say & declares that, the Declarant/s has acquired, seized and possessed all the ownership rights in respect of flat No. flat No. C1 - 506 on the 5th floor in the wing C1 known as "CROWN C1" situated at Gat No. 216, Hissa No. 2 (Old Survey No. 33), lying and situated at village Dündulgaon, Tal. Haveli, Dist. Pune - 412105. (Hereinafter referred to as "THE SAID PROPERTY") by virtue of the Agreement Dt. 23-03-2022, registered in the Office of Sub-Registrar, Haveli No. 24 at Sr. No 4850/2022, has acquire the ownership to the said property.

2. I/We hereby declare that making changes or modification in Bathrooms, Hall, Terrace, Balcony & Kitchen in the flat hold/own by us is our own Risk. I / we will not make any structural changes which is harmful to building layout and not as per building plan sanctioned by PCMC and other Government & Semi-Government Authorities.

3. I/we do hereby indemnify and keep indemnified THE COMPANY against all such costs, charges & expenses that may incur or suffer on account of any claim made by any Flat Holder on the basis of the said Acts done by Flat Holder or any defect located in respect of the such act in Below & Upper Flat of the flat of Declarant in the said premises.

4. The Declarant assure to pay the amount of such costs, charges, expenses / loss so incurred by THE COMPANY together with agreed rate of interest and compensation till the time of payment.

The Declarant do hereby declare that the contents mentioned above are true and correct to the best of my knowledge, belief and information and in witness whereof I have signed this at Pune on the day and year mentioned above.

1. MR. AKSHAY NARAYAN PATIL

2. MRS. JYOTI AKSHAY PATIL





मालमत्ता कराचे बिल - सन 2023-2024
पिंपरी चिंचवड महानगरपालिका, पिंपरी - 411 018.
 (महाराष्ट्र महानगरपालिका अधिनियम अनुसूची ड प्रकरण ८ नियम ३९ प्रमाणे)



डोन क्रमांक : 12 गट क्रमांक : 1 मालमत्ता क्रमांक : 1120108632.00 बिल क्रमांक : 2324120108318 दिनांक : 2023-09-27
 मालकाचे नाव : श्री. अक्षय नारायण पाटील सौ. ज्योती अक्षय पाटील
 भोगवटादाराचे नाव : श्री. अक्षय नारायण पाटील सौ. ज्योती अक्षय पाटील

मालमत्तेचा पत्ता : गट नं. २१६/२, ५ वा मजला, काऊन C1-506, स्टेला, डुडूळागाव, मोशी-आ
 मालमत्ता वर्णन : व्हीटी रस्ता मोशी-४१३१०५-
 आरसीसी निवासी फ्लॅट 716 चौ.फुट व पार्किंग 100 चौ.फुट, एकूण -
 816 चौ.फुट

क्षेत्रफळ (चारस फुट)	निवासी	विगारनिवासी		मांकळी जमीन	एकूण
		व्यावसायिक	आवासीय		
	816.00	0.0	0.0	0.0	816.00
	18821.00	0.0	0.0	0.0	18821.00
करप्रमाण मूल्य					एकूण
जन्मद मद्य	दर %	जमीन शुल्काची	पहिली सहामाही	दुसरी सहामाही	20
नकीय सवा शुल्क	10.0	10	5.0	5.0	6224
सामान्य कर	27.0,0.0	1142	2541.0	2541.0	231
वृक्ष उपकर	1.0	43	94.0	94.0	1153
मलप्रवाह सुविधा लाभकर	5.0	212	471.0	470.0	923
पाणीपुरवठा लाभकर	4.0	170	377.0	376.0	461
रस्ता कर	2.0	85	188.0	188.0	
विशेष साफवट्टाई कर			565.0	564.0	1383
शिक्षण कर	6.0,0.0	254			
रोजगार हमी कर					
फ्लोअरेज कर					
जमी वॉरंट फी					
मनपा कर विलंब दंड (दरमहा 2%)					
शिक्षण कर विलंब दंड (दरमहा 2%)					
रोजगार हमी कर विलंब दंड (दरमहा 2%)					
फ्लोअरेज कर विलंब दंड (दरमहा 2%)					
अवैध बांधकाम शास्ती	0.0	0.0	360.0	360.0	720.0
उपयोगकर्ता शुल्क (पंचवक्रण)		1,916	4,601	4,598	11,115
एकूण भागणी					

सहा.मंडलाधिकारी
 विभागीय कार्यालय

सहा.मंडलाधिकारी
 विभागीय कार्यालय

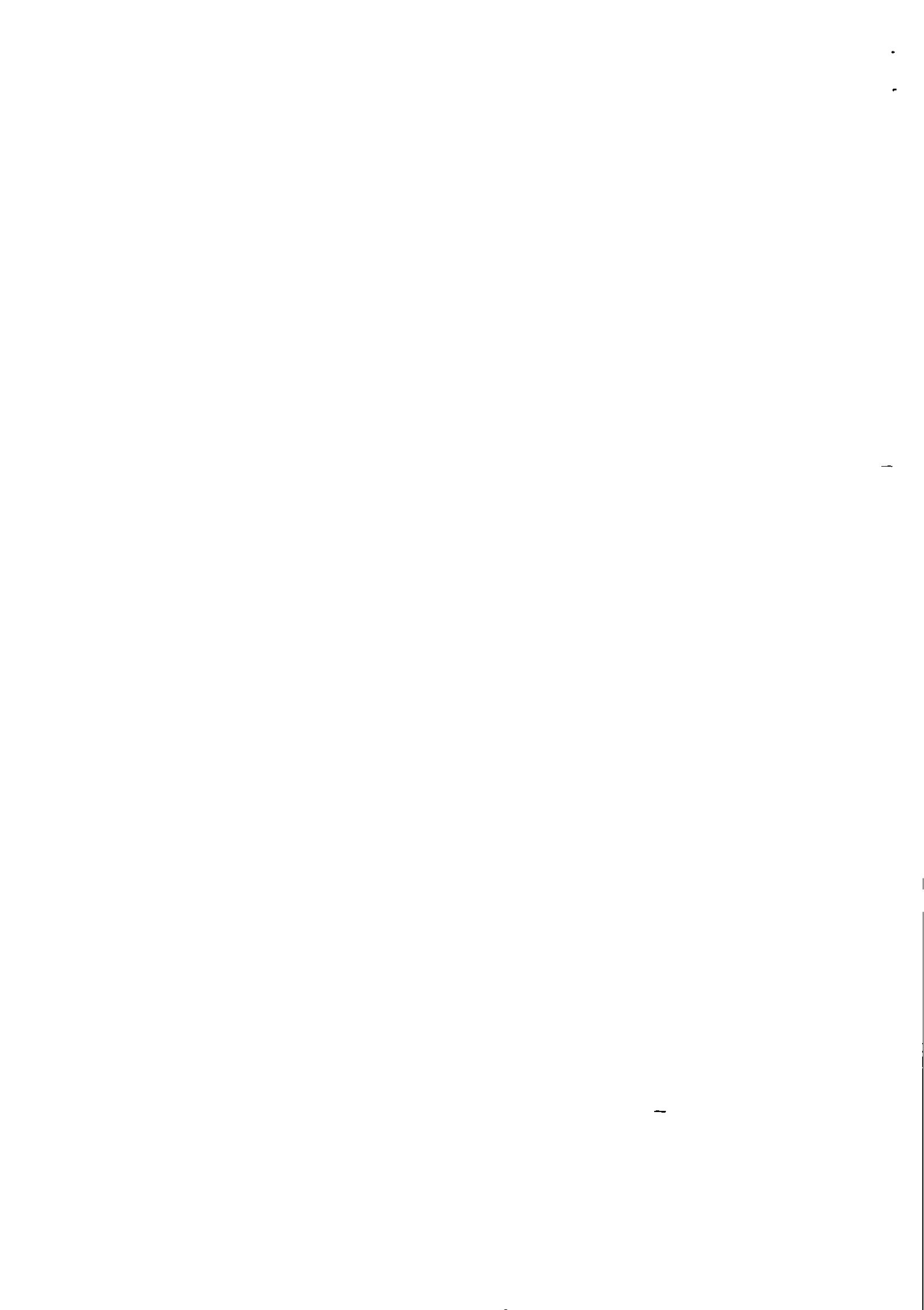
BGPP / UPI द्वारे Payment

Bank of Baroda

Online RTGS / NEFT द्वारे मालमत्ता कर भरण्यासाठी
 Virtual A/c No :
 IFSC Code : BARB0DRCCHI
 NAME : PCMC

आंबोला च सुका कचरा वेगळा करूया, आपले शहर व परिसर स्वच्छ ठेऊया !

Bank of Baroda



920007279330
920007279330
28/12/20

AGREEMENT

DMK INFRASTRUCTURE PVT. LTD

PROJECT : CROWN "C1"

DUDULGAON, PUNE

APARTMENT NO. 506 ON FIFTH FLOOR.

1. MR. AKSHAY NARAYAN PATIL
2. MRS. JYOTI AKSHAY PATIL

8640
20/12/20

Mobile No. 9987312064 /

E Mail ID: akshay_281994@gmail.com,

F-

525/4850
 Wednesday, March 23, 2022
 3:33 PM

पावती

Original/Duplicate
 नॉरफी क्र. 39A
 Regn 39M

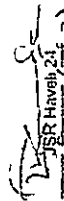
तारखी * 5:39 दिनांक 23/03/2022

गाराग मारा इ.कामार
 रमावामाका अगुमामा काल24 4850-2022
 इन्वॉयसचा प्रसार करावामा
 नादर रमावामाचे मास अक्षय मासाच्या मागील

नारफी की ₹ 30000 00
 रक्त हाताळणी की ₹ 1900 00
 पुरवणी रक्कम. 95

एकूण ₹ 31900 00

अपणाल मूळ रकम, भवलेल विट.मूनि.२ अदावे
 3:53 PM मीग सेवेस मिळेन.


 J. S. Haver
 मर. मुरवाम विद्यार्थक (क्रॉ-२)
 इबेली क्र. २४.२५५५.

वजारा मूल्य ₹ 3266201 664 /-
 मार.मा. 3440922/-
 भरणेस मुदतक शुल्क ₹ 206600/-

- 1) देय रकमा प्रसार DHC खातर ₹ 1900/-
 पीपीएमआर/पि अँडर क्रमांक 1503202215117 दिनांक 23/03/2022
 रकमेचे मास व पत्ता
- 2) देय रकमा पसर cChallan क्रमांक 30000/-
 पीपीएमआर/पि अँडर क्रमांक MH034645282202122E दिनांक 23/03/2022
 रकमेचे मास व पत्ता



23/03/2022

मदक II

सूची क्र. 2

मुद्रा स्टाम्प क्र. 51714
 दिनांक 23/03/2022
 मालिक
 Kogn Ltd.

मातृ संस्था

1) मातृ संस्था
 2) मातृ संस्था
 3) मातृ संस्था

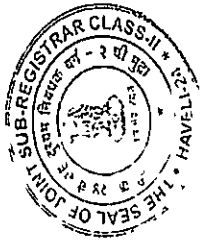
4) मातृ संस्था
 5) मातृ संस्था
 6) मातृ संस्था

7) मातृ संस्था
 8) मातृ संस्था
 9) मातृ संस्था

10) मातृ संस्था
 11) मातृ संस्था
 12) मातृ संस्था

13) मातृ संस्था
 14) मातृ संस्था
 15) मातृ संस्था

16) मातृ संस्था
 17) मातृ संस्था
 18) मातृ संस्था



दस्तावेजावली क्र. 23/03/2022
 श्री/श्रीमती कांता दिवी
 दि. 23/03/2022
 डॉ. राजेश कुमार (2.2)

Payment Details

Sl. No.	Purchaser	Type	Verification no/Vendor	CRRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	AKSHAY NARAYAN PATIL	eChallan	69103332022031512319	MH-014645282202122E	206600 00	SD	0007290717202122	23/03/2022
2		DHC		1503202215117	1900	RF	1503202215117D	23/03/2022
3	AKSHAY NARAYAN PATIL	eChallan		MH1014645282202122E	30000	RF	0007290717202122	23/03/2022

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

हवेली-२४	४८९०	३	६६
			२०२२



A G R E E M E N T

These Articles of Agreement made and executed at Pune on this 23rd day of March 2022.

B E T W E E N

DMK INFRASTRUCTURE PVT LTD. (PAN - AADCD6097Q)

CIN NO U74120MH2010PTC209246

A Private Limited Company duly registered and incorporated under the provisions of - The Companies Act, 1956/2013, Having its Registered Office at - BASERA CO - OP HSG SOCIETY LTD, FLAT NO 4 PLOT NO 11, SECTOR 17, VASHI, NAVI MUMBAI MH 400703. Through it's Authorized Signatory-MR DINESH MANSUKH KUCHERIA Advt., Occupation Business

---Hereinafter called as "THE PROMOTER" (which expression unless repugnant to the context or meaning thereof shall mean and include the said Company and its successors in title)

A N D

1. MR. AKSHAY NARAYAN PATIL (PAN NO. BZJPP4581N)

AGE 28 YEARS, OCCUPATION SERVICE

2. MRS. JYOTI AKSHAY PATIL (PAN NO. GVAFS9306C)

AGE - 26 YEARS, OCCUPATION SERVICE

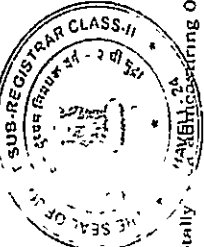
RESIDING AT: 1ST FLOOR, YOGENDRA APARTMENT, POONA LINK ROAD, KATEMANIVALI, KALYAN, DIST THANE 421 306

.....Hereinafter called as "THE ALLOTTEE/S" thereof shall mean and include his/her/their legal heirs, executors, administrators and assigns)

WHEREAS

The land admeasuring 02 Hectare 96 Areas + Pot Kharaba area admeasuring 00 Hectare 27 09 Areas (i.e. 33 03 R Road handover).

हवेली-२४	४८९०	४	६६
			२०२२



totally admeasuring 02 Hectare 90 06 Areas out of Gat No 216, Hissa No 2, (Old S No 33), lying and situated at Village Dudulgaon, Taluka Haveli, District Pune is owned & possessed by the Promoter- M/s DMK Infrastructure Pvt. Ltd (more particularly described in the First Schedule hereunder written and hereinafter referred to as "the Larger Land";

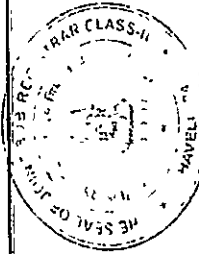
ii. The erstwhile Owner of the aforesaid Larger Land i.e. Mr Shwaji Pandurang Saste and Others have prior to the sale of the Larger Land to the Promoter, got the building plans sanctioned from Pimpri Chinchwad Municipal Corporation under Building Commencement Certificate bearing No BP/Lay-out/Dudulgaon/08/2013 dtd 17/10/2013 read with Building Commencement Certificate bearing No BP/Lay-out/Dudulgaon/01/2015 dtd. 09/01/2015 and also obtained the N A Order bearing No PRH/NA/SR/984/2013 dtd 11/04/2014 in respect of Larger Land, copies whereof are annexed hereto and marked as Annexure 'B & C',

iii. The Promoter after purchasing the aforesaid Larger Land, got revised the said Plans vide Revised Building Commencement Certificate bearing No BP/Lay-out/Dudulgaon/03/2016 dtd 29/01/2016 read with revised Building Commencement Certificate bearing No BP/Lay-out/Dudulgaon/09/2017, dtd. 22/05/2017, read with revised Building Commencement Certificate bearing No BP/Lay-out/Dudulgaon/04/2018, dtd 12/02/2018, read with revised Building Commencement Certificate bearing No BP/Lay-out/Dudulgaon/28/2018 dtd 20/08/2018, read with Revised Building Commencement Certificate bearing No. BP/Lay-out/Dudulgaon/13/2019 dtd. 12/04/2019, copies whereof are annexed hereto and marked as Annexure 'B',

iv. The Promoter is desirous of constructing residential-cum-commercial buildings in phase on the Larger Land

v. The Promoter represents that the Larger Land comprises of the North plot admeasuring 17144 03 Sq.Mtrs and the South plot admeasuring 11119.81 Sq mtrs

vi. The Promoter has now undertaken construction of Phase-I commonly named as "STELLA" on the North plot of the said Larger Land, which portion admeasures 17144 03 sq mtrs or thereabouts delineated in 'red' colour boundary lines on the sanctioned plan annexed hereto and marked as "Annexure A" and is more particularly described in the



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- Second Schedule hereinafter written and hereinafter referred to as "the Project Land" and which comprises of the following buildings
- ii) Completed Buildings- Residential Buildings C2, D1 and D2- The Promoter registered Buildings C2, D1 and D2 as a 'Project' under the name "STELLA" under the provisions of the said Act with the Real Estate Regulatory Authority on 01/08/2017 under No P52100002747. The Promoter has completed construction of the said buildings and obtained part Completion Certificate bearing No S&R/2018, dated 27/11/2018 from Pimpri Chinchwad Municipal Corporation (PCMC)
 - iii) Ongoing Construction- Residential Building C1- the construction of the said building is underway and subject-matter of this Agreement
 - iv) Future Projects" which shall comprise of such further Commercial/Residential Buildings that the Promoter shall be constructing on the remaining portion of the Project Land demarcated as "Future Development" and is delineated in 'green' colour hatched lines on the plan annexed hereto and marked as Annexure 'A'.
 - v) With regards to the development of the Future Projects on the remaining portion of the Project Land, the Promoter shall be at liberty to decide timelines as well as layout of the buildings, height of buildings, size of apartments, FSI utilization in part or full at its sole discretion and the Allottees of Residential Buildings C1, C2, D1, D2 shall not object to such change and modifications.
 - vi) With regards to the entire development on the South part of the Larger Land, the Promoter shall be at liberty to decide timelines as well as layout of the buildings, height of building, size of apartments, FSI utilization in part or full, the infrastructure, common areas and amenities at its sole discretion and the Allottees of Residential Buildings C1, C2, D1, D2 and the Future Projects on the Project Land shall not object to such change and modifications.
 - vii) The Promoter has registered the (one) Residential Building "C1" as a 'Project' under the Project name "STELLA" under the provisions of the said Act with the Real Estate Regulatory Authority on 27/05/2019 under No. P52100020978. In view of Covid-19, Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Order dated 18/05/2020 bearing No 14 /2020 and Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Order dated 11/10/2022 extended the registration of project registered under RERA automatically by 6 months. By virtue whereof the completion date for "STELLA C1" was extended from 11/04/2022 to 11/10/2022. A new



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- RERA certificate dated 18/05/2020 was issued. Copies whereof are annexed hereto and marked as "Annexure K1 and K2"
- viii) Initially the Promoter had registered the residential Building C1 as a "Project" under the Project name "STELLA C1" under the provisions of the said Act with the Real Estate Regulatory Authority on 27/05/2019 under No P52100020978. The Promoter by an Application dated 26/11/2020 applied for correction in the Project name from "STELLA C1" to "CROWN C1". Accordingly the Real Estate Authority approved the said correction and issued a fresh Certificate in regards thereto. However the date of project registration and the RERA registration number has not been changed, copy whereof is annexed hereto and marked as "Annexure K3"
 - ix) In view of the second wave of Covid-19 which started in the month of April 2021, Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Order dated 06/08/2021 bearing No. 21/2021 and Maharashtra / Secy /File No 27/157/2021 further extended project reconstitution by 6 months. By virtue of the said Order dated 06/08/2021, completion date for "CROWN C1" now stands extended from 11/10/2022 by 6 months. However new RERA Certificate mentioning the extended date of completion is due to be generated by MAHARERA
 - x) Taking into consideration, the impact of COVID-19 (Corona Virus) Pandemic on the construction work, the Promoter shall require extra time to complete the Project. The Allottee has been informed in advance that an additional (one) year extension shall be required by the Promoter to complete the Project for which the Promoter shall at the appropriate time initiate the necessary application for such extension with RERA. The Allottee hereby expressly confirms that he/she/they shall grant his/her/their consent in this regard. Hence, the date of possession/date of Completion of Project stated herein shall stand accordingly extended to such date
 - xi) In view of COVID-19 (Corona Virus) Pandemic and consequent nationwide lockdown with effect from March, 2020, reverse migration of labourers to their native places and break in supply chain of construction material, the construction activities of real estate projects across the country have been severely impacted. Taking into consideration the present scenario, the Maharashtra Real Estate Regulatory Authority (MAHARERA) has invoked the 'Force Majeure' Clause and accordingly passed an Order dated 18/05/2020 bearing No



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14 /2020 and Maharekha Society (D) No. 20/2020 whereby it extended the registration of projects registered under RERA automatically by 6 months MAHAREKHA may, depending on the situation, further extend the date of completion to such periods as it might deem fit and proper. All such extensions shall be automatically applicable to the said Project and binding on the Allottee/s. The copy of the Order is annexed hereto and marked as Annexure 'L'.

xiv For the purpose of this Agreement, the development of residential Building C1 under Project "Crown C1" shall be undertaken on portion of the Project land which portion admeasures 2500 sq.mtrs. and more particularly described in the "Third Schedule" written hereunder and is delineated in blue colour boundary lines in the plan annexed hereto and marked as Annexure A.

xv The Promoter declares that as per the present sanctioned plan, Building C1 comprises of basement + parking + 12 upper floors. The Promoter reserves the right to acquire/purchase IDR and obtain sanctions/approvals to construct 2 additional floors on Building C1, by virtue whereof, Building C1 shall have total 14 upper floors.

xvi The Promoter alone has got absolute right and full power to develop the Project Land described in the Second Schedule and construct buildings thereon.

xvii The Promoter has obtained necessary sanctions in respect of the Project as set out in Annexure 'D' annexed hereto.

xviii The Promoter has obtained the Environmental Clearance dated 8th April 2015 bearing Reference No. SEAC III/CR 219/PL issued by the State Level Environment Impact Assessment Authority (SEIAA). The Promoter represents and informs that it shall apply for revision to the Environmental Clearance in due course of time for development of the Future Projects.

xix The estimated date of completion of entire Project 'Crown C1' is 11/10/2022 which is subject to an extension of 6 months in light of the Order dated 06/08/2021 passed by MAHAREKHA as recited hereinabove, subject to clause No 9.1 and subject to Force Majeure Event as defined herein.

xx With regards to the buildings that have already been constructed by the Promoter on the Project Land, the Promoter has formed and registered various Organizations i.e. Co-operative Housing Societies under the provisions of the Maharashtra Co-operative Societies Act, 1960.

a) Building C2 - Organization formed and registered under the name "STELLA PHASE I C-2 Building Co-operative Housing Society Limited" bearing registration No. PANA/PANA(6)/HSG(1C)/21785/2020-2021 dated 30/09/2020.

b) Building D1 - Organization formed and registered under the name "STELLA PHASE I D-1 Building Co-operative Housing Society Limited" bearing registration No. PANA/PANA(6)/HSG(1C)/21786/2020-2021 dated 30/09/2020.

c) Building D2 - Organization formed and registered under the name "STELLA PHASE I D-2 Building Co-operative Housing Society Limited" bearing registration No. PANA/PANA(6)/HSG(1C)/21787/2020-2021 dated 30/09/2020.

xvi The Promoter shall form and register a separate Organization of the Allottees of the apartments in Building 'C1'.

xvii The Common Areas and Amenities of the Project Land enumerated in Annexure 'H' alongwith the internal roads, street lights, common electricity supply, security, sewerage, drainage, public works, fire-fighting systems and works, etc., which are already being used and enjoyed by the Allottees of completed Buildings C1, D1 and D2, shall also be available to the use and enjoyment of the Allottees of the Building C1 and the Allottees of the Future Projects to be constructed on the Project Land.

xviii The Common Areas and Amenities of the Project Land shall be for the exclusive use and enjoyment of the Allottees of all the Buildings constructed on the Project Land and the Allottees of the Buildings to be constructed on the South plot of the Larger Land shall not be entitled to use and enjoy the common areas and amenities of Project Land. Likewise that Allottees of Buildings on Project Land shall not be entitled to use and enjoy the common areas and amenities of the South plot of the Larger Land.

xix The Promoter shall have access to the Project Land together with all the internal roads and public access roads till such time the entire Project and the Future Projects to be constructed on the Project Land is constructed completely in all aspects as envisaged under this Agreement (including any amendments thereto from time to time).

xx The Promoter has conducted due diligence in respect of the Larger Land described in the First Schedule written hereunder through Advocates - Ashok R. Wagh and Abhijit S. Nikam and on verification of title, the said Advocates - Ashok R. Wagh and Abhijit S. Nikam have issued its

Search & Title Report dated 12/02/2021, copy whereof is annexed hereto and marked as Annexure 'E';

xxxv The copies of 7/12 extract pertaining to the Project Land are annexed hereto and marked collectively as Annexure 'F'.

xxxvi The Promoter has in the operative part of this Agreement made complete disclosures relating to the Project, the Common Areas and Amenities, which are to be provided alongwith the Future Projects to be constructed and the Internal Apartment Specifications to be provided.

xxxvii The Allottee has fully understood the existing, present and future constructions that has been carried out and will be carried out on the Project Land and has given his/her/their express consent for future development and construction work and agree to abide by rules and regulations formed thereunder.

xxxviii The Promoter has entered into a Standard Agreement with an Architect SUNIL NAWALE Of M/S GYAMITTI DESIGN'S registered with the Council of Architects and the said Agreement is in the manner prescribed by the Council of Architects.

xxxix The Promoter has appointed a Structural Engineer BHANUVILAS BHAVSAR, DELTACOM STRUCTURAL CONSULTANTS, for the preparation of the structural design and drawings of the Buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of all the buildings in the Project.

xl The Promoter has granted inspection to the Allottee of all the documents of title in respect of the Larger Land and the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the rules made thereunder (hereinafter referred to as "the said Rules"),

xlvi The Allottee has satisfied himself/herself/themself with regards to the title of the Larger Land and the rights of the Promoter to develop Building to be constructed in the Project and the future buildings to be constructed on portion of the Project Land as disclosed under this Agreement which shall be done by the Promoter in the manner mentioned in this Agreement.

xlvii The Allottee has applied to the Promoter for allotment of an Apartment admeasuring approximately 47.59 sq mtr Carpet Area in

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Building/Flat/Building part of Project 'CROWN C1' that is being constructed on the Project Land.

xxxviii As per the requirement of the Allottee, the Allottee is offered an Apartment bearing No 506 admeasuring 47.59 sq mtrs. Carpet Area on the FIFTH floor more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as the said "Apartment") in Building 'C1' forming part of Project 'CROWN C1' (hereinafter referred to as the "said Building") being constructed on the Project Land by the Promoter.

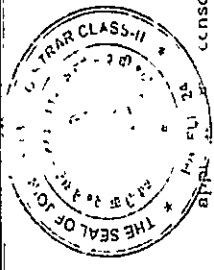
xxxix The carpet area of the said Apartment is 47.59 sq mtrs and "carpet area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the apartment for exclusive use of the Allottee and verandah area and exclusive open terrace area appurtenant to the apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

xl Being fully satisfied with the representations made by the Promoter and having clearly understood the same, the Allottee has agreed to purchase and on the basis of the confirmations and undertakings given by the Allottee to observe, perform and comply with all terms, conditions, and provisions of this Agreement and the express confirmation by the Allottee that it/he/she/they has/have understood the disclosures made by the Promoter under the terms of this Agreement, the Promoter has agreed to allot and sell the said Apartment to the Allottee for the consideration set out in the Fifth Schedule hereunder written and on the terms and conditions hereinafter appearing.

xlvi Prior to the execution of these presents the Allottee has paid to the Promoter the booking amount as mentioned in the Fifth Schedule hereunder written being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Allottee has agreed to pay the balance consideration in the manner set out in the Fifth Schedule.

xlvii The Promoter is required to execute a written Agreement for Sale in respect of the said Apartment in favour of the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

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xxxix. The Parties have gone through all the terms and conditions set out in this Agreement and have understood their respective rights and obligations detailed herein;

xl. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project,

xli. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and in all the Applicable Laws, are now willing to enter into this Agreement on the terms and conditions hereinafter appearing

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, BY AND BETWEEN THE PARTIES HERETO AS UNDER

1. DEFINITIONS

- 1.1 "Act" shall mean The Real Estate (Regulation and Development) Act, 2016 and the rules and regulations framed in respect thereof together with all such amendments, modifications and/or re-enactments related thereto.
- 1.2 "Agreement" shall mean this Agreement for Sale, including all recitals and schedules herein and all annexures attached hereto and shall also include any written modification hereof executed by and between the Promoter and the Allottee
- 1.3 "Allottee's Interest" shall mean the interest payable by the Allottee to the Promoter at 2 (two) percent above the State Bank of India Marginal Cost of Lending Rate, prevailing on the date on which the amount payable by the Allottee to the Promoter becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then the benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public shall be the rate of interest.
- 1.4 "Apartment" shall mean the premise having residential use located in the said Building shown with red colour boundary line on the typical floor plan thereof annexed hereto and marked as Annexure 'G' to be allotted in favour of Allottee under the terms of this Agreement,
- 1.5 "Applicable Law" shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, guidelines, policies, notices, directions, judgements, decrees, conditions of any regulatory

license issued by Government, Government Authorities, Statutory bodies, Competent Authorities and judgments and other requirements of any Statutory and relevant Body/Authority.

16 "Approvals" shall mean and include but shall not be limited to all the sanctions and/or approvals set out in Annexure 'D' annexed hereto as well as all other sanctions, permissions, licenses, letters, no objection certificates, exemptions, letters of intent, annexures, intimations of disapproval, commencement certificates, occupation certificates, notifications, sanction of layout plans, sanction of buildings plans and such other documents/writings by whatever name called that envisage the grant of consent enabling/facilitating construction/development together with renewals, extensions, revisions, amendments and modifications thereof from time to time that have been obtained/shall be obtained from sanctioning bodies/authorities in respect of the Buildings to be constructed on the Project Land or any part or portion of the Project Land,

17 "Apex Body of the Larger Land" shall mean an independent Body that may be formed by the Promoter, at its sole discretion consisting of all the Organization, formed of the various Buildings developed on the Larger Land (including the Organization of Building C1).

18 "Building in the Project CROWN C1" shall mean Buildings 'C1' as shown on the Sanctioned Layout Plan annexed hereto being constituted by the Promoter on the Project Land having basement + parking + 12 upper floors. The Promoter reserves the right to acquire/purchase TDR and obtain sanctions/approvals to construct 2 additional floors on Building C1, by virtue whereof, Building C1 shall have total 14 upper floors

19 "Carpet Area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

1 10 "Covered Parking Space" shall mean an enclosed or covered area as approved by the Competent Authority as per the applicable

Development Control Regulations for parking of vehicles of the Allottees which may be in basements and/or silt and/or podium and/or space provided by mechanized parking arrangements but shall not include a garage and/or open parking.

11: "Common Areas and Amenities of the Project Land" shall mean the areas, amenities, facilities and infrastructure intended for the common use of the Allottees of the apartments in all the Buildings under the Phase-I commonly named as "STELLA" constructed to be constructed on the Project Land (i.e. North plot of the said Larger Land) along with the internal roads, street lights, water and electricity supply, security, sewerage, drainage, public works, fire-fighting systems and works, water tanks, etc. as listed in "Annexure 'H' annexed hereto.

12: "Force Majeure Event" shall mean and include the following event/circumstances which jointly and/or severally, directly and/or indirectly, impact/impose the development activities that are intended to be carried out on the Project Land

- (i) War, hostility, enemy action, terrorist attack
- (ii) Riot, insurrection, civil commotion or any such national emergency.
- (iii) Earthquake, flood, lightning, or any such other natural calamity.
- (iv) Existence of circumstances due to any Epidemic, Pandemic or such other outbreak affecting community civilization and mankind at large thereby preventing the promotion from carrying out its obligations under these presents.
- (v) Accident, fire or explosion on the site, not caused by the negligence of the Promoter.
- (vi) Law or order of any Government or Government department which impedes or delays the work provided such order is not issued on account of any default on the part of the Promoter.
- (vii) Denial of the use of any railway, port, road transport, airport, shipping services, or any other means of public transport due to epidemic, pandemic, earthquake, flood, terrorist, lightning, or any such other natural calamity or any not of a liability or responsibility raised by the Government or any concerned Government Department or Authorities or any directions passed by the Government not arising out of any default by the Promoter.

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(viii) Extension of time for giving possession as may be permitted by the Regulatory authority under Real Estate (Regulation and Development) Act, 2016.

(ix) Any delay on the part of any Government department or statutory authorities or any other sanctioning body/authority in granting/issuing the concerned permissions/permissions required to proceed further or carry out the work of development, any change in laws, rules, regulations applicable to development of immovable properties which directly or indirectly affect the development of the said Larger Land/Project Land and/or any part or portion thereof.

(x) Acts beyond the control of the Promoter including but not limited to

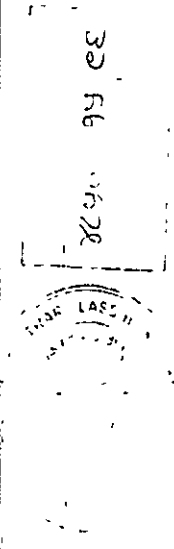
- (a) non-availability or shortage in the supply of steel, cement, building materials, water or electric supply or labour/workers;
- (b) order, judgment, decree, policy, rule, regulation, notification, circular, directive, passed/issued by any Court of Law and/or any Governmental Body or Authority, delays in grant of approvals by the concerned Bodies and/or Authorities.

(xi) Acts associated with the action or inaction on the part of the Allottee resulting in breach of the terms and conditions of this Agreement and/or applicable Law to be observed and performed by the Allottee and/or any interference or obstruction by the Allottee resulting in the delay or standstill of the work of construction or grant of approvals related to the Project,

(xii) Any internal modification at the instance of the Allottee and the time taken for its completion. Any natural calamity or act of God including but not limited to floods, earthquakes, tsunamis, volcanoes, etc.

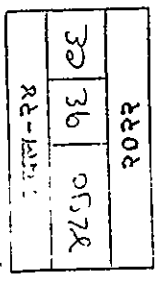
(xiii) Social and/or societal unrest, including but not limited to wars, riots, commotions, rebellions, terrorism, hostilities, invasions, acts of foreign enemies, insurgency, etc.

(xiv) Acts beyond the control of the Promoter including but not limited to



- (a) non-availability or shortage in the supply of steel, cement, building materials, water or electric supply or labour/workers
- (b) strikes or lock-outs,
- (c) order, judgment, decree, policy, rule, regulation, notification, circular, directive, passed, issued by any Court of Law and/or any Governmental Body or Authority, delays in grant of approvals by the concerned bodies and/or authorities,
- (xv) Acts associated with the action or inaction on the part of the Allottee resulting in breach of the terms and conditions of this Agreement and/or applicable law to be observed and performed by the Allottee and/or any interference or obstruction by the Allottee resulting in the delay in standstill of the work of construction or grant of certificates related to the Project,
- (xvi) Any internal modification at the instance of the Allottee and the time taken for its completion;

- 1.13 "FSI"/"Paid FSI"/"Premium Paid FSI" shall mean the Floor Space Index and related building potential defined and enumerated under various statutes, schemes, circulars, notifications etc provided under the laws applicable in the State of Maharashtra.
- 1.14 "Future Projects" shall comprise of such further Commercial/Residential Buildings that the Promoter shall be constructing on the remaining portion of the Project Land demarcated as "Future Development" on the plan annexed hereto and marked as Annexure 'A'.
- 1.15 "Internal Apartment Specifications" shall mean the amenities, fixtures and fittings listed in the Annexure 'F' annexed hereto proposed to be provided by the Promoter in the said Apartment.
- 1.16 "Intimation to take Possession" shall mean the written intimation that shall be given by the Promoter to the Allottee to take possession of the Apartment within a period of 30 (thirty) days from the date of the intimation.
- 1.17 "Larger Land" shall mean lands situated, lying and being at Village Dudulgaon, Taluka Haveli, District Pune and more particularly described in the First Schedule hereunder written



- 1.18 "Organization of Building C1" shall mean (i) Society formed under the provisions of the Maharashtra Co-operative Societies Act, 1960, or (ii) a Company formed under the Companies Act, 2013 or (iii) a Condominium constituted under the provisions of Maharashtra Apartment of Ownership Act, 1970, or (iv) any other entity, constituted of all the Allottees of the apartments in the said Building of Project "CROWN C1".
- 1.19 "Party" shall mean the Promoter and/or the Allottee/s in a mutually,
- 1.20 "Parties" shall mean the Promoter and/or the Allottee/s collectively,
- 1.21 "Plans" shall mean the drawing buildings, plans, layout and such other plans and specifications as approved and sanctioned by PCCW and other concerned statutory bodies and authorities, in respect of the Project together with amendments, modifications and alterations related thereto together with all future plans, drawings and layouts as may be submitted by the Promoter from time to time and approved by the authorities in respect of the Project,
- 1.22 "Possession Date" shall mean the date on which the notice period under the Intimation to take Possession expires and/or the Allottee takes possession of the Apartment, whichever is earlier.
- 1.23 "Project Completion" shall mean the completion of the Project by 11/10/2022 which is subject to an extension of 6 months in light of the Order dated 06/08/2021 passed by MAHARERA as resented hereinabove subject to clause No. 9.1 and subject to Force Majeure Event as defined herein
- 1.24 "Promoter's Interest" shall mean the interest payable by the Promoter to the Allottee at 2 (two) percent above the State Bank of India Marginal Cost of Lending Rate, prevailing on the date on which the amount payable by the Promoter to the Allottee becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then the benchmark lending rate which the State Bank of India may fix from time to time for lending to the general public shall be the rate of interest,
- 1.25 "Project" shall mean the construction and development of 1 (one) Residential Building "C1" under the name "Crown C1" on portion of the Project land which portion admeasures 2500 sq meters and

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- more particularly described in the "Third Schedule" written hereunder as enumerated under this Agreement.
- 1.20 "Project Land" shall mean and include the construction of Phase I commonly named as "STELLA" on the North plot of the larger Land which portion admeasures 17144.03 sq.mtrs or thereabouts situate, lying and being at Village Dadulgaon, Taluka Haveli District Pune delineated in 'red' colour boundary lines on the plan annexed hereto and marked as "Annexure 'A'" and more particularly described in the **Second Schedule** hereunder written.
- 1.27 "PCMC" means Pimpri Chinchwad Municipal Corporation

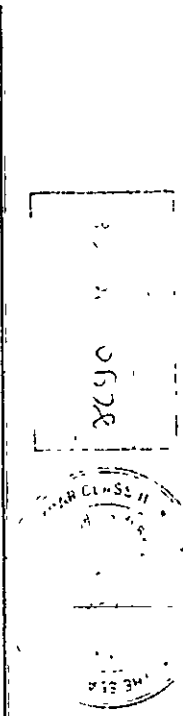
2. INTERPRETATION

- Except where the context requires otherwise, this Agreement will be interpreted as follows
- 2.1 The recitals recited hereinabove, annexures and schedules hereto shall form an integral part of this Agreement as if the same are set out and incorporated herein in verbatim.
- 2.2 Headings are for convenience only and shall not affect the construction or interpretation of any provision of this Agreement.
- 2.3 Words in part if the singular shall include plural and vice versa.
- 2.4 Reference to recitals, clauses, schedules and annexures are to recitals, clauses, schedules and annexure of this Agreement.
- 2.5 All words (whether gender-specific or gender-neutral) shall be deemed to include each of the masculine, feminine and neutral gender.
- 2.6 The expressions "hereof", "herein" and similar expressions shall be construed as references to this Agreement as a whole and not limited to the particular clause or provision in which the relevant expression appears.
- 2.7 References to "Rupees" and "Rs" are references to the lawful currency of India.
- 2.8 Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Agreement) for the time being in force and to all statutory amendments or orders made pursuant to statutory provisions;
- 2.9 A day, month or year means a day, month or year, as the case may be, reckoned according to the Gregorian Calendar, and

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- 2.10 Where the payment on or by which anything is to be performed falls on a day which is not a Business Day, then that thing shall be done on the next Business Day
- 3. ALIENATION AND CONSIDERATION**
- 3.1 The Promoter shall construct (one) Residential Building 'C1' on the Project Land in accordance with the approvals and plans provided that the Promoter shall obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee and not otherwise if any alteration or addition is required by any Government Authorities or due to change in the applicable Law then no consent of the Allottee shall be required to be sought Subject to the terms and conditions of this Agreement, the Promoter hereby agrees to sell to the Allottee and the Allottee hereby agrees to purchase from the Promoter the Apartment together with the Internal Apartment Specifications at or for the consideration mentioned in Fifth Schedule hereunder written
- 3.3 The said Apartment together with the Internal Apartment Specifications shall hereinafter collectively be referred to as "the said Premises"
- 3.4 The Allottee has paid on or before execution of this Agreement the booking amount as set out in the Fifth Schedule hereunder written
- 3.5 The Consideration shall be paid by the Allottee to the Promoter in the manner provided in the Fifth Schedule hereunder written
- 3.6 The payment of the Consideration and the installments related thereto shall be subject to the deduction of tax ("TDS"), as provided under the provisions of the Income Tax Act, 1961, if applicable The Allottee hereby agrees and undertakes to make timely payment of the TDS in the manner provided under the Income Tax Act, 1961 and shall within 3 (three) days from the date of the payment being made provide the original TDS Certificates to the Promoter The Allottee hereby agrees and undertakes that the Allottee shall be responsible for all consequences related to the non-payment of TDS to the Income Tax Authorities and any consequences related to non-payment including levy of penalties, interest, etc shall be solely to the account of the Allottee

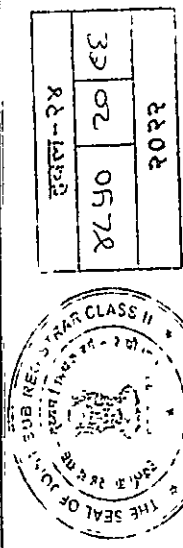


and the Allottee shall indemnify and keep undiminished the Promoter in respect thereof. It shall be the sole responsibility of the Allottee to bear and pay the GST amount on or about execution of this present or as becomes applicable from time to time for this transaction.

3.7 The consideration payable above excludes taxes (consisting of tax paid by the Promoter or payable by way of GST and Cess or any other similar tax) and the same, as and when it is levied and/or arises shall be borne and paid by the Allottee alone and the Promoter shall at no point in time be liable, responsible and/or required to bear and/or pay the same or any part thereof. The Allottee shall also fully reimburse the costs and expenses that may be incurred by the Promoter by reason of any legal proceedings that may be instituted by any Government authority or Statutory and/or Revenue Body/Authority against the Promoter or vice versa on account of such liability that may arise and/or be levied upon the Promoter. Further, in an event additional taxes are levied in any manner or form by any Government Authority by virtue of change in law or otherwise then the Allottee shall solely be liable to make payment of such additional taxes.

3.8 The Consideration is escalation free save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or proposed by the Competent Authority/ local bodies/Government, from time to time. The Promoter undertakes and agrees that without raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authority, the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

3.9 The Promoter shall confirm the final Carpet Area that has been allotted to the Allottee after the construction of the Buildings is complete and the Occupation Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the Carpet Area. The total price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area beyond 3%, the Promoter shall



amount proportionate to the reduced carpet area beyond 3% without any interest from the date when the carpet area is finally ascertained till the date of reimbursement. Likewise, if there is any increase in the Carpet Area beyond 3%, the Promoter shall demand and the Allottee hereby agrees to pay additional amount from the Allottee which shall be payable from the next milestone of the payment plan provided in the Fifth Schedule.

3.10 With regards to Section 171 of the Central Goods and Services Tax Act, 2017, it is mandatory to pass on the benefit of reduction in rate of tax to the Allottees by way of commensurate reduction in prices. The Promoter in compliance with the aforesaid, shall be giving the Allottees, the anti-profiteering benefit, wherever applicable. However, it is worthwhile to note that the methodology for calculation of the anti-profiteering is yet to be prescribed by Government and given this, if there is any change in the benefit amount being passed by the Promoter, the anti-profiteering benefits will stand altered (recoverable/payable) to that extent.

3.11 If the Allottee requests (in writing) to the Promoter, the Promoter may, in the Promoter's discretion, permit the Allottee to make payment of any, or all, installment/s of the purchase price, prior to the same becoming payable, and at any interval/s or time/s. If the Allottee makes such a request to the Promoter, and the same is accepted by the Promoter, then the Allottee shall have no right or option to reverse, or withdraw his/her/their/its request and he/she/they/it shall be bound and liable to make the proffered payment/s of the installment/s of the purchase price, as permitted by the Promoter.

3.12 The Allottee hereby authorizes the Promoter to adjust/appropriate all payments made by him/her/their under any head/s of dues against lawful outstanding, if any, in his/her/their name as the Promoter may, in its sole discretion, deem fit and the Allottee hereby agrees and undertakes not to object to the same or demand from or direct the Promoter in any manner contrary thereto.

3.13 The Allottee/s agree/s and undertake/s to make timely payments of the instalments and other dues payable by him/her/their and meet with the other obligations under this Agreement.

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4. PARKING SPACES.

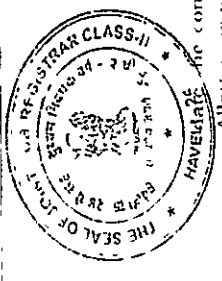
4.1 The Allottee shall also have the exclusive right to use Covered Parking Space and/or open parking space as allotted by the Promoter subject to confirmation of the Organization of Project 'CROWN C1' for the limited and restricted purpose of parking his/her/their light motor vehicles and for no other purpose whatsoever. Further the Allottee accepts and confirms that there will be no choice given to the Allottee with respect to the covered parking space and the same shall be at sole discretion of the Promoter, however with respect to open parking Space, the Organization, defined above, shall be at liberty to allot the same. The Allottee is aware that the parking space cannot be sold by the Promoter and the same forms part of the Common Area and Amenities. The Promoter has however identified parking space for the Allottee which the Allottee will be entitled to use, subject to the approval/confirmation/affirmation of the Organization.

4.2 It is agreed between the Parties, that the Covered Parking Space has only been identified and the same is not for allotment or for a sale. The Allottee is aware that the allotment of the parking space will be governed by the rules and regulations of the said Organization and that the identification made by the Promoter will be subject to its ratification by the said Organization and there will be no obligation on the Promoter toward the same in whatsoever manner.

4.4 The Allottee hereby unconditionally agrees not to use any claim or disputes with respect to the covered parking space and/or open parking space with the Promoter any time hereafter. The Allottee further agrees to indemnify and keep indemnified the Promoter forever with respect to any loss, harm, prejudice caused to the Promoter in the event of a claim/dispute brought by the Allottee or his/her/their heirs, executors, administrators or assigns against the Promoter with regards thereto.

5. DEFAULT IN PAYMENT OF CONSIDERATION

5.1 The Allottee agrees to pay to the Promoter Allottee's Interest, defined above, on all the outstanding amounts which become due but remain unpaid by the Allottee to the Promoter under the terms of this Agreement. The Allottee's Interest shall be payable from the

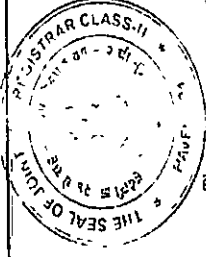


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5.2 Without prejudice to the right of the Promoter to charge interest in terms of this Agreement, on the Allottee committing default in payment on the due dates of any amount that becomes due and payable by the Allottee to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local Authority and other outgoings), the Promoter shall be entitled at his own option, to terminate this Agreement in the event of the Allottee committing three such defaults of payment of instalments. The Promoter shall give notice of 15 (fifteen) days in writing to the Allottee and mail a the email address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach/breaches of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach/breaches mentioned in such notice period, the Promoter shall be entitled to terminate this Agreement Upon termination of this Agreement as aforesaid, Allottee shall execute and register a Deed of Cancellation in favour of the Promoter. The Promoter shall refund to the Allottee within a period of 30 (thirty) days of the execution and registration of the Deed of Cancellation, the instalments of Consideration of the Apartment which may have till then been paid by the Allottee to the Promoter subject to adjustment and recovery of any agreed liquidated damages i.e. deduction of 10% of the total consideration together with any other amount which may be payable to Promoter and subject to the adjustment/deduction related to the Government statutory dues and taxes, bank loan, brokerage if any that have been paid by the Promoter or to be paid by the Promoter.

5.3 Without prejudice to the right of the Promoter to charge interest in terms of this Agreement, on the Allottee committing default in payment on the due dates of any amount that becomes due and payable by the Allottee to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local Authority and other outgoings), the Promoter shall be entitled at his own option, to terminate this Agreement in the event of the Allottee committing three such defaults of payment of instalments. The Promoter shall give notice of 15 (fifteen) days in writing to the Allottee and mail a the email address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach/breaches of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach/breaches mentioned in such notice period, the Promoter shall be entitled to terminate this Agreement Upon termination of this Agreement as aforesaid, Allottee shall execute and register a Deed of Cancellation in favour of the Promoter. The Promoter shall refund to the Allottee within a period of 30 (thirty) days of the execution and registration of the Deed of Cancellation, the instalments of Consideration of the Apartment which may have till then been paid by the Allottee to the Promoter subject to adjustment and recovery of any agreed liquidated damages i.e. deduction of 10% of the total consideration together with any other amount which may be payable to Promoter and subject to the adjustment/deduction related to the Government statutory dues and taxes, bank loan, brokerage if any that have been paid by the Promoter or to be paid by the Promoter.

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ii The Promoter represents that the Larger Land comprises of the North plot admeasuring 17144.03 Sq Mtrs and the South plot admeasuring 1119.81 Sq.mtrs,

iii The Promoter has now undertaken construction of Phase I commonly named as "STELLA" on the North plot of the said Larger Land, which portion admeasures 17144.03 sq mtrs or thereabouts delineated in red colour boundary lines on the sanctioned plan annexed hereto and marked as Annexure 'A' and is more particularly described in the Second Schedule hereunder written and hereafter referred to as "the Project Land" and which comprises of the following building:

- a) **Completed Buildings- Residential Buildings C2, D1 and D2**
The Promoter registered Buildings C2, D1 and D2 as a 'Project' under the name "STELLA" under the provisions of the said Act with the Real Estate Regulatory Authority on 04/08/2017 under No P2100007747. The Promoter has completed construction of the said buildings and obtained part Completion Certificate bearing No 588/2018, dated 27/11/2018 from Purni Chundlawal Municipal Corporation (PCMC)
- b) **Ongoing Construction- Residential Building C1-** the construction of the said building is underway and subject matter of this Agreement,
- c) **Future Projects** which shall comprise of such further Commercial/Residential Buildings that the Promoter shall be constructing on the remaining portion of the Project Land demarcated as "Future Development" on the plan annexed hereto and marked as Annexure 'A';
- iv With regards to the development of the Future Projects on the remaining portion of the Project Land, the Promoter shall be at liberty to decide timelines as well as layout of the buildings, height of buildings, size of apartments, FSI utilization in part or full at its sole discretion and the Allottees of Residential Buildings C1, C2, D1, D2 shall not object to such change and modifications;
- v With regards to the entire development on the South plot of the Larger Land, the Promoter shall be at liberty to decide timelines as well as layout of the buildings, height of buildings, size of apartments, FSI utilization in part or full, the infrastructure, common areas and amenities at its sole discretion and the Allottees

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6. **INTERNAL APARTMENT SPECIFICATIONS**
6.1 The Internal Apartment Specifications to be provided to the said Promises and the specifications thereof are those as set out in Annexure 'I'.

6.2 The Allottee confirms that the Promoter shall not be liable to provide any other fixtures and fittings save and except those mentioned in Annexure 'I'. However, in the event of an unreasonable rise in the prices of the fixtures and fittings assured under Annexure 'I' and/or shortage in the availability of such fixtures and/or fittings, the Promoter shall endeavor to obtain similar quality internal apartment specifications to create that the Promoter meets with the assurance given to the Allottee. The Allottee hereby agrees and undertakes that the Allottee shall not raise any objection or demand in the event of any such variation and difference in the quality/standard of the internal Apartment Specifications.

6.3 The Allottee hereby confirms that the Promoter has full right to change the fixtures and fittings to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures and fittings required to be provided either in terms of quantity and quality and/or delivery cost for any other reason beyond the control of the Promoter. The Allottee agrees not to claim any reduction of consideration on the consideration on account of any change or substitution in the Internal Apartment Specification.

6.4 Prior to taking possession of the Apartment, the Allottee shall satisfy himself/herself/themselves in respect of the Internal Apartment Specification. Once possession is taken, the Allottee shall not be entitled to raise any demands or make any claims thereafter.

7. **LAYOUT OF THE PROJECT LAND**
7.1 The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents clearly informed, represented and disclosed to the Allottee as under

- i The Promoter is desirous of constructing residential cum commercial buildings in phases on the Larger Land

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of Residential Buildings C1, D1, D2 and the Future Projects on the Project Land shall not be subject to such change and modifications. For the purpose of this Agreement, the development of residential Building C1 under Project "Crown C1" shall be undertaken on portion of the Project land which portion encompasses 2500 sq.meters and more particularly described in the "Third Schedule" written hereunder and is delineated in 'blue' colour boundary lines on the plan annexed hereto and marked as Annexure 'A'.

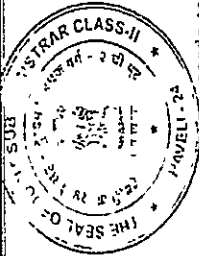
vii The Promoter declares that as per the present sanctioned plan, Building C1 comprises of basement + parking + 12 upper floors. The Promoter reserves the right to acquire/purchase TDR and obtain sanctions/approvals to construct 2 additional floors on Building C1, by virtue whereof, Building C1 shall have total 14 upper floors.

viii The Promoter alone has got all requisite right and full power to develop the Project Land described in the Second Schedule and construct buildings thereon.

ix Subject to Clause No 9 I and subject to Force Majeure Events, the Promoter is developing the Project "CROWN C1" by 11/10/2022. The said date is subject to an extension of 6 months in light of the Order dated 06/08/2021 passed by MAHARERA as recited hereinabove.

x In view of COVID 19 (Corona Virus) Pandemic and consequent nation wide lockdown with effect from March, 2020, revenue migration of labourers to their native places and break in supply chain of construction material, the construction activities of real estate projects across the country have been severely impacted. Taking into consideration the present scenario, the Maharashtra Real Estate Regulatory Authority (MAHARERA) has invoked the 'Force Majeure' clause and accordingly passed an Order dated 18/05/2020 bearing No 14/2020 and MAHARERA/Secy/Order/26/2020 whereby it has extended the registration of projects registered under RERA automatically by 6 months. MAHARERA may, depending on the situation, further extend the date of completion to such periods as it may deem fit and proper. All such binding shall be automatically applicable to the said Project and the Allottee/s. The copy of the Order is annexed hereto and marked as Annexure 'B'.

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xi Wherein regards to the buildings that have already been constructed by the Promoter on the Project Land, the Promoter has formed and registered various Organizations i.e Co-operative Housing Societies under the provisions of the Maharashtra Co-operative Societies Act, 1960

1 Building C2- Organization formed and registered under the name "STELLA PHASE I C-2 Building Co-operative Housing Society Limited" bearing registration No.

PANA/PANA(6)/HSC(TC)/21785/2020-2021 dated 30/09/2020

2 Building D1 Organization formed and registered under the name "STELLA PHASE I D-1 Building Co-operative Housing Society Limited" bearing registration No.

PANA/PANA(6)/HSC(TC)/21786/2020-2021 dated 30/09/2020

3 Building D2- Organization formed and registered under the name "STELLA PHASE I D 2 Building Co-operative Housing Society Limited" bearing registration No.

PANA/PANA(6)/HSC(TC)/21787/2020-2021 dated 30/09/2020

xii The Promoter shall form and register a separate Organization of the Allottees of the apartments in Building 'C1'.

xiii The Common Areas and Amenities of the Project Land enumerated in Annexure 'B' alongwith the internal roads, street lights, common electricity supply, security, sewerage, drainage, public works, fire fighting systems and works, etc., which are already being used and enjoyed by the Allottees of completed Buildings C2, D1 and D2, shall also be available to the use and enjoyment of the Allottees of the Building C1 and the Allottees of the Future Projects to be constructed on the Project Land.

xiv The Common Areas and Amenities of the Project Land shall be for the exclusive use and enjoyment of the Allottees of all the Buildings constructed on the Project Land and the Allottees of the Buildings to be constructed on the South plot of the Larger Land shall not be entitled to use and enjoy the common areas and amenities of Project Land. Likewise that Allottees of Buildings on Project Land shall not be entitled to use and enjoy the common areas and amenities of the South plot of the Larger Land.

xv The said Common Areas and Amenities of the Project Land shall be provided/made available to the Allottees of Building C1 at the time of possession and upon the receipt of the Occupation Certificate for the Building C1. The Allottee hereby agrees and undertakes that

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the Allottee shall not raise any objection in respect thereof and/or claim any damages or compensation whatsoever.

xvi The Promoter alone shall have right to allow and grant any kind of rights to the Allottees of the Larger Land in respect of the infra-structures, amenities, facilities and utilities of the Project Land on such terms and conditions which Promoter may deem fit and proper and the Allottees shall not have any right to interfere with and/or object to the same.

xvii The Search and Title Report dated 12/02/2021 issued by Advocates of the Promoter Ashok R. Wagh and Ashutosh S. Nikam is annexed hereto and marked as Annexure 'E'.

xviii The Promoter shall have access to the Project Land together with all the internal roads and public access roads till such time the entire Project and the future Projects to be constructed on the Project Land is constructed completely in accordance with as envisaged under this Agreement (including any amendments thereto from time to time).

xix The Common Areas and Amenities of the Project Land shall include a sewage treatment plant, underground water tank for bank organic waste converter and transformer room/s (a lease in respect thereof may be entered into with Maharashtra State Electricity Distribution Company Limited ("MSLDCL") and such other amenities as provided in Annexure 'H'. The Promoter has informed and represented to the Allottee that the Allottees of apartments in all the residential Buildings C2, D1, D2 and Building C1 shall be jointly entitled to use and enjoy the Common Areas and Amenities of Project Land.

xx As per present sanctioned layout there are 4 (four) open spaces in the Larger Land as shown on the plan Open Space-1 & 2 located on the North Plot and Open Space Nos. 3 & 4 located on the South Plot.

xxi The Promoter has informed the Allottee that the Promoter reserves the right to change/modify the sanctioned layout whereby there will total 5(Five) Open Spaces on the Larger Land out of which 4(four) open spaces shall be located on the North Plot and 1(one) open space shall be located on the South Plot. The Allottees of the Project Crown C1 shall not object to such change/modification and hereby grant his/her/their consent to the same in the interest of the Project, the Promoter shall be entitled to make such



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modification/provisions in the open spaces to be provided as per the requirement under the applicable laws. The Allottee hereby grants his/her/their consent for the same.

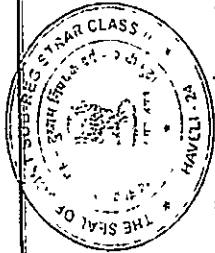
xxii The 4(Four) Open Spaces located on the Project Land shall be for the exclusive use of the Allottees of all the Buildings constructed on the Project Land and the Allottees of the Buildings to be constructed on the South plot of the Larger Land shall not be entitled to use the same. Likewise that Allottees of Buildings on Project Land shall not be entitled to use the Open Spaces located on the South plot of the Larger Land.

xxiii It is further disclosed to the Allottee that the Promoter shall be entitled to exploit the entire development potential of the Larger Land while carrying out the present & future construction/development of the Larger Land. The Allottee shall not cause any restraint or objection or claim any rights in the development potential relating to the Larger Land at any time the development of the entire Larger Land is completed by the Promoter in all respects. Upon the development of the entire Larger Land being completed, the Promoter shall transfer the right relating to the respective Projects in favour of the Allottees/Organizations/Apex Body in such manner that the rights and obligations of the Allottees of the Buildings that are constructed on the Larger Land by them are clearly secured and well defined.

xxiv The Promoter has informed the Allottee that the Allottee of Building C1 shall be liable to contribute the maintenance charges in respect of the common areas and amenities to the Promoter and/or Organization, as specified in Annexure 'J'.

xxv The Allottee shall be required to contribute such amounts as may be determined by the Promoter and/or Organization as the case may be from time to time. The Allottee hereby declares that the Allottee is aware of the aforesaid details and is thus expressly undertaking to pay the same to the Promoter.

xxvi Given that the Common Areas and Amenities for the Project Land the North Plot are independent/separate from the common areas and amenities of the South Plot, the Organizations of the respective Buildings constructed/proposed to be constructed on both North and the South plot of the Larger Land shall be responsible to pay for the maintenance of the Buildings located in their respective plots and collect maintenance charges from its

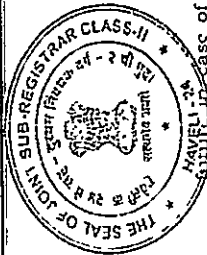


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respective Allottees and contribute to the Apex Body proportionately to incur the cost towards the maintenance

8. ALTERATION IN THE LAYOUT, PLANS AND DESIGN

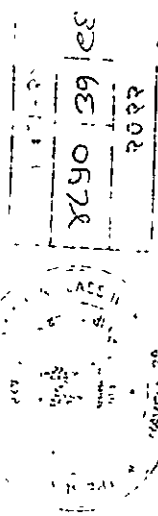
- 8.1 The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents disclosed to the Allottee the Sanctioned Layout Plan relating to the Project.
- 8.2 The Promoter has prior to execution of these presents explained to the Allottee the Future Projects to be constructed on the Project Land and the Allottee hereby confirms having fully understood and accepted the same.
- 8.3 The Promoter shall make all efforts that the Plan to the extent of the Project contemplated under this Agreement is not altered unless absolutely required in the interest of the Project.
- 8.4 In case if any addition, amendment, revision additions, etc sought by the Promoter relates to the said Building and such alteration affects the area of the Apartment in such manner that there is a variation whereby the Carpet Area of the Apartment increase/decreases beyond 3% and/or such alteration affects the Plan of the Apartment or the floor on which it is located, then the consequences as stated in Clause 3.9 above shall apply. The Allottee agrees and acknowledges that the Promoter shall not be required to obtain any consent from the Allottee if any such variations, modifications etc., do not affect the Apartment and the rights of the Allottee are not compromised in any manner whatsoever while doing so.
- 8.5 The Promoter has informed the Allottee and the Allottee hereby agrees and acknowledges that the right to amend any Plan in respect of the Project Land shall be solely with the Promoter and the Allottee shall have no right of any nature whatsoever in the remaining development potential of the Project Land.
- 8.6 Further, in light of the aforesaid, the entire development potential and any future increases or increments relating to the Larger Land shall vest in the Promoter alone and the Promoter shall be entitled to use, utilize, construct or permit such FSI on the Larger Land as permitted by law.
- 8.7 The Promoter ensures that the Promoter shall utilize the prevailing FSI permissible in respect of the Larger Land and if permitted by law, the future FSI which may be available in



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of any modification to the Development Control Regulations

- 8.8 If due to any change in the FSI rules, if additional FSI becomes available by whatever name called then in such event the Promoter shall, if permitted by law, be entitled to use, utilize, consume and exploit such FSI on the Larger Land or any part of the Project Land by constructing additional structures or additional floors or by making it a part of the Future Projects.
- 8.9 If due to any change in the applicable Laws or by introduction of any policy by the Government of Maharashtra or any other concerned Authorities any development benefit including FSI in any form is available in respect of the Larger Land, as recipient plot, then in such an event, the Promoter shall be entitled to avail such benefits/including FSI in any form by utilizing the same on the Larger Land by constructing the Future Projects.
- 8.10 The Promoter shall have the absolute, irrevocable and unconditional right and entitlement and it may in its sole discretion effect and/or cause to be effected, any extra and additional construction whatsoever on and in respect of the Larger Land, if permitted by law, including, but not limited to, constructing additional floor/s or extensions on and/or wing/s and/or other extension/s to all or any of the Buildings on the Project Land including the said Building and/or construct additional and/or other Buildings and/or other structures on the Project Land by utilizing the FSI in any form of the Project Land and/or the contiguous, adjacent or adjoining lands or properties at any time, including after completion of the said Building whenever the same is permitted to be constructed by PCMC and other concerned Authorities.
- 8.11 The Allottee hereby expressly waives any right to raise any objection for the amendment of the Plans and/or construction of the Future Projects and/or other additional floors or Buildings, to use and consume the balance FSI available/generated in any form in respect of the Larger Land /Project Land. The Allottee further agrees that he/she/they shall not be entitled to claim any rebate in the Consideration or any other advantage from the Promoter on the ground of the Promoter making additional construction or any other ground whatsoever.



8.12 There is possibility of getting additional FSI in future in the form of either paid FSI/TDR. Whenever this additional FSI/TDR is sanctioned by the Local Authority to be used on the Large Land, the Promoters will apply for revision of plans and the proposed full potential layout for utilizing of FSI/TDR to the extent of constructing the Future Projects and/or other additional floors and/or building. The Allottee hereby gives specific consent to the Promoter to carry out revisions in the Sanctioned Layout Plan as per this future potential layout.

9 COMPLETION

9.1 Subject to Force Majeure, the Promoter is developing the Project "CROWN C1" by 11/10/2022. The said date is subject to an extension of 6 months in light of the Order dated 06/08/2021 passed by MAHARERA as recited hereinabove. Taking into Consideration, the impact of COVID-19 (Corona Virus) Pandemic on the construction work, the Promoter shall require extra time to complete the Project. The Allottee has been informed in advance that an additional (one) year extension shall be required by the Promoter to complete the Project for which the Promoter shall at the appropriate time intimate the necessary application for such extension with RERA. The Allottee hereby expressly confirms that he/she/they shall grant his/her/their consent in this regard. Hence, the date of possession/date of Completion of Project stated herein shall stand accordingly extended to such date.

9.2 The Common Areas and Amenities of the Project Land shall be provided/made available to the Allottee of Building C1 at the time of possession and upon receipt of the Occupation Certificate for the Building C1. The Allottee hereby agrees and undertakes that the Allottee shall not raise any objection in respect thereof and/or claim any damages or compensation whatsoever.

9.3 The Promoter shall, subject to clause No 9.1 and subject to Force Majeure Event, give the Intimation to take possession to the Allottee on or before 11/10/2022. The said date is subject to an extension of 6 months in light of the Order dated 06/08/2021 passed by MAHARERA as recited hereinabove. The Intimation to take possession shall be given by the Promoter only upon the Promoter obtaining Occupation Certificate relating to the said Apartment from the concerned Statutory Authority.



10.1 The Promoter shall be entitled to reasonable extension of time for giving Intimation to take Possession, if the completion of the said Building, as the case may be, is delayed on account of Force Majeure Event as mentioned in Clause 1.12.

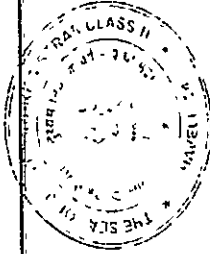
10.2 Upon a Force Majeure Event arising, the Promoter shall automatically be entitled for an extension of time period for completion of the Project and such extension of time period for completion shall be binding on the Allottee unconditionally.

11 POSSESSION

11.1 The Promoter shall upon receiving the Occupation Certificate of the Project give the Intimation to take Possession to the Allottee. The Intimation to take Possession shall call upon the Allottee to take possession of the Apartment within a period of 30 days from the date of receipt of the Intimation to take Possession.

11.2 Upon receiving the Intimation to take Possession, the Allottee shall take possession of the Apartment from the Promoter within the period stated above on payment of the balance consideration and other dues. The Allottee shall execute all necessary indemnities, undertakings and such other documentation as may be prescribed in this Agreement and/or required by the Promoter and the Promoter shall give possession of the Apartment to the Allottee against the execution of such documentation and payment of the balance amounts by the Allottee.

11.3 Subject to clause No 9.1 and/or subject to any Force Majeure Event, if the Promoter is unable to give possession of the Apartment to the Allottee by 11/10/2022 which is subject to an extension of 6 months in light of the Order dated 06/08/2021 passed by MAHARERA as recited hereinabove, then, the Promoter shall at the request of the Allottee and not otherwise, refund to the Allottee the amounts already received by him in respect of the Apartment. In such a case, the Allottee shall execute and register a Deed of Cancellation in favour of the Promoter and the Promoter shall refund the amounts received by the Promoter from the Allottee (after deduction of all outstanding amounts, if any, payable by the Allottee to the Promoter, taxes, outgoings etc and after excluding the taxes that have been paid by the Promoter to



the Government/Statutory Bodies/Authorities and excluding the stamp duty and registration charges that the Allottee shall have paid on this Agreement) within a period of 30 (thirty) days from the date of execution and registration of the Deed of Cancellation or such time period as may be mutually agreed between the Promoter and the Allottee

11.4 Subject to clause No 9.1, in the event the Promoter fails to give the intimation to take Possession to the Allottee on or before 11/10/2022 which is subject to an extension of 6 months in light of the Order dated 06/08/2021 passed by MAHARERA as recited hereinabove for any reason other than a Force Majeure Event, then in that case the Allottee shall be entitled to terminate this Agreement and upon such termination, the only remedy available to the Allottee shall be to recover all the amounts that have been paid by the Allottee to the Promoter under the terms of this Agreement (excluding the taxes that have been paid by the Promoter to the Government/Statutory Bodies/Authorities) In such a case, the Allottee shall execute and register a Deed of Cancellation in favour of the Promoter and the Promoter shall refund the aforesaid amounts to the Allottee (after deduction of all outstanding amounts, if any, payable by the Allottee to the Promoter, taxes, outgoings etc.) together with the Promoter's Interest within a period of 30 (thirty) days from the date of execution and registration of the Deed of Cancellation

11.5 It is agreed that save and except the right of the Allottee to recover the aforesaid amounts, the Allottee hereby expressly waives all the other rights and remedies that shall/may be available to him/her/them under law especially in light of the fact that the Allottee has covenanted that the Allottee shall not take any steps that shall be detrimental and/or shall hinder the Project

11.6 In the event the Allottee fails and/or neglects to take possession within the specified period, it shall be deemed that the Allottee has taken possession from the date of expiry of the notice period specified in the Intimation to take Possession and that date shall be deemed to be the "Possession Date" and all obligations of the Allottee related to possession of the said Apartment shall be deemed to be effective from the said Possession Date Further in such a case where the Allottee does not take possession within the specified period, the Allottee shall be liable to bear and pay



11.7 It is agreed that on and from the Possession Date, the Allottee shall be liable to bear and pay the proportionate share of outgoings in respect of the said Apartment and the said Building including maintenance charges, local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, lifts, repairs, salaries of clerks, bill collectors, chowkidars, sweepers, and also other expenses necessary and incidental to the Organization and use of the Common Areas and Amenities

12. DEFECT LIABILITY PERIOD

12.1 The provisions of the Act mandate a defect liability period of five years from the date of possession for any structural defect in the Apartment or any defects in the Project on account of workmanship, quality or provision of service.

12.2 The Promoter has informed the Allottee that upon the completion of the Project the Promoter shall handover to the Organisation the warranties, guarantees and annual maintenance contracts that shall be received by the Promoter from third party Contractors/Vendors.

12.3 In case of any structural defect in the Apartment or any defects in the Project on account of workmanship, quality or provision of service, which are outside the purview of the warranties, guarantees and annual maintenance contracts provided by the third party Contractors/Vendors, then in that event wherever possible such defects shall be rectified by the Promoter at its own cost and expense. Provided however, the Promoter shall not be liable to carry out such rectification in case if such defects have surfaced by reason of any act of the Allottee or any other force majeure circumstance arising. The Allottee hereby agrees and undertakes that the Allottee shall not carry out any alterations of whatsoever nature in the said Apartment or Building or any structures related to the Common Areas and Amenities which shall include but not be limited to columns, beams etc or in the fittings, therein, in particular it is hereby agreed that the



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Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connection or any creation or alteration in the bedroom, toilet and kitchen, which may result in seepage of the water if any of such works are carried out by the Allottee and which results in any defect then the defect liability obligation of the Promoter shall automatically become void and shall not be binding on the Promoter. The word defect here means only the manufacturing and workmanship defect's caused on account of wilful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of Apartment by the Allottees/occupants, vagaries of nature, etc

12.4 It shall be the responsibility of the Allottee to maintain his/her/their Apartment in a proper manner and take the care needed including but not limited to the joints in the tiles in his/her/their Apartment being regularly filled with white polymer/epoxy to prevent water seepage.

12.5 Further where the manufacturer warranty as shown by the Promoter to the Allottee ends before the defects liability period, and if the annual maintenance contracts (to the manufacturer or the AMC provider as decided by the Promoter) are not done/renewed by the Allottee/s, the Promoter shall not be responsible for any defects occurring due to the same.

12.6 The project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/Manufacturers that all equipment's, fixtures and fitting shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Apartments and the common project amenities wherever applicable.

12.7 The Allottee has been made aware and that the Allottee expressly agrees that the regular wear and tear of the Apartment/Building includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature, the same shall not amount to structural defects and hence the same shall not be attributed to either bad workmanship or structural defect



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13. USE AND OCCUPATION

13.1 The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence and for no other purpose whatsoever.

13.2 The Allottee shall not carry out any activities from the said Apartment that shall be a cause or a source of nuisance or annoyance to the Promoter or other occupiers of the said Building or to any one in its vicinity or neighbourhood.

13.3 In the event if any increase in local taxes, water charges, insurance and such other levies, are imposed by the concerned Local Authority and/or Government and/or other Public Authorities, on account of change of user of the said Apartment by the Allottee, the Allottee alone shall bear and pay such penalty, premium or other sums of money as mandated

14. TERMINATION

14.1 The occurrence, happening or existence of any of following events shall be considered as the "Allottee's Event of Default"

- (i) Failure on part of the Allottee to make payment of any installments/outgoings/payments under this Agreement, or
- (ii) Failure on part of the Allottee to take possession of the Apartment within the time stipulated and in the manner set out hereinabove, or
- (iii) Breach by the Allottee of any of the representations, warranties and covenants or failure to perform, comply and observe any of its obligations and responsibilities as set forth in this Agreement, or
- (iv) Any other acts, deeds or things, which the Allottee may omit or fail to perform in terms of this Agreement, which in the opinion of the Promoter, amounts to an event of default. The Allottee hereby agrees and confirms that the decision of the Promoter in this regard shall be final and binding on the Allottee.

14.2 On the occurrence, happening or existence of any of the Allottee's Event of Default as stated above, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee by email at the email address ("Allottee's Default Notice") provided by the Allottee of its intention to terminate this Agreement and of the specific

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breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement Upon failure of the Allottee to rectify/cure the Allottee's Event of Default within the time period stipulated in the Allottee's Default Notice, without prejudice to any other right or remedy available to the Promoter under the Applicable Laws or as envisaged in this Agreement, the Promoter shall have the right to terminate this Agreement without any further notice/information to the Allottee. The Allottee shall forthwith come forward and execute and register a Deed of Cancellation in favour of the Promoter

14.3 On and from the date of such termination on account of Allottee's Event of Default as mentioned herein above, the Parties mutually agree that the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages i.e. deduction of 10% of the total consideration together with any other amount which may be payable to the Promoter and subject to the adjustment/deduction related to the Government statutory dues, duties and taxes, bank loan, brokerage, if any) within a period of 30 (thirty) days from the date of execution and registration of the Deed of Cancellation, the Consideration or part thereof which may till then have been paid by the Allottee to the Promoter (excluding the amount/s paid by the Promoter to various authorities as and by way of taxes, duties etc.) but the Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded.

14.4 The Promoter may, at its sole discretion, condone the breach committed by Allottee and may revoke cancellation of the allotment provided that the Apartment has not been re-allotted to another person till such time and Allottee agrees to pay the unearned profits (difference between the Consideration and the then prevailing sales price) in proportion to total amount outstanding on the date of restoration and subject to such additional conditions/undertaking as may be decided by the Promoter. The Promoter may at its sole discretion waive the breach by Allottee for not paying the aforesaid instalments but such waiver shall not mean any waiver in the interest amount and the Allottee will have to pay the full amount of interest due

14.5 Upon the cancellation/termination, the Promoter shall be entitled to sell or otherwise dispose of the Apartment to any other

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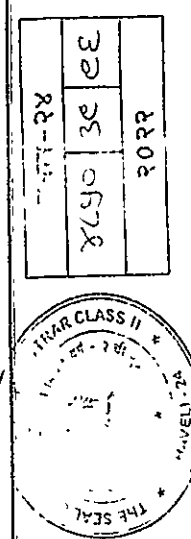
such terms and conditions as Promoter may in its sole discretion think fit and proper and the Allottee shall not be entitled to raise any objection or dispute in this regard. However, it is agreed between the Parties that the Promoter shall adjust the amount due from Allottee first towards the interest due then towards taxes and then towards the Consideration (including all outstanding amounts like bank loan, brokerage etc., if any, payable by the Allottee to the Promoter)

14.6 The Allottee agrees and undertakes to execute and register a deed, document, or writing including a Cancellation Deed to cancel this Agreement the balance amount, if any, shall be paid to the Allottee only upon the cancellation of this Agreement and/or receipt of the Cancellation Deed, documents or writings. In the event of cancellation of this Agreement as aforesaid, the Allottee irrevocably agrees that the Promoter shall be entitled to file declaration with respect to termination and cancellation of this Agreement before the Sub-Registrar of Assurances. However, it is clarified and agreed between the Parties that the Promoter shall take/charge cancellation charges as determined by the Promoter from the Allottee in case of failure on the part of the Allottee to execute and register the Deed of Cancellation

14.7 The Promoter has informed the Allottee and the Allottee having understood has agreed that in case if this Agreement is cancelled by reason of any breach on the part of the Allottee of the terms of this Agreement then in that event the Promoter shall refund the amounts refundable to the Allottee after deducting therefrom 10% of the Consideration alongwith taxes thereon. Further, amounts already paid towards taxes, duties, outgoings, brokerage etc. shall also be debited from the Consideration

14.8 It is expressly agreed between the Parties that in case of the Allottee/s has obtained a loan/availed of any facility against the said Apartment and/or the rights of the Allottee/s under this Agreement, then in that event upon termination, the Promoter shall have an option to make payment of the refund amounts to the concerned bank/financial institution

14.9 The said refund by the Promoter to the Allottee, sent through cheque/demand draft by registered post acknowledgement due or by courier at the address of the Allottee mentioned herein, shall



be full and final satisfaction and settlement of all claims including bank loan or brokerage if any of the Allottee under this Agreement, irrespective of whether the Allottee accepts/encashes the said cheque/demand draft or not

14 10 In the case of joint allotment of the Apartment in favour of joint Allottees, the Promoter shall make all payments/return under the terms of this Agreement upon termination, to the first mentioned Allottee, which payment/return shall be construed to be a valid discharge of all liabilities towards all such joint Allottees.

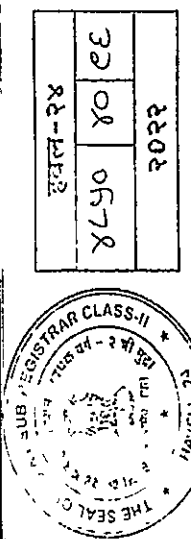
14 11 The occurrence, happening or existence of any of following events shall be considered as the "Promoter's Event of Default" -

- (i) Failure of the Promoter to give the Intimation to take Possession in the Allottee on or before 11/10/2022 (subject to Clause No. 9.1 and subject to Force Majeure Event), or.
- (ii) Breach by the Promoter of any of the representations, warranties and covenants or failure to perform, comply and observe any of its obligations and responsibilities as set forth in this Agreement

14 12 Upon the cancellation/termination of this Agreement on account of the Promoter's Event of Default as mentioned hereinabove, the Allottee shall be entitled to recover all the amounts that have been paid by the Allottee to the Promoter under the terms of this Agreement (excluding taxes, duties etc that have been paid by the Promoter to the Government/Statutory Bodies/Authorities and excluding bank loan, brokerage, if any) in such a case as provided under the Act, the Promoter shall refund the aforesaid amounts to the Allottee within a period of 30 (thirty) days or a mutually agreed date from the execution and registration of the Deed of Cancellation by the Allottee in favour of the Promoter

14 13 In an event the Promoter completes construction of the said Building before time, then the Allottee hereby agrees and undertakes to pay the Consideration amount payable for early completed stage as per the payment linked to the stage immediately on demand. Further, the Promoter shall not provide early payment discount in case the construction has been completed before the agreed timeline

15. PROJECT MAINTENANCE AGENCY



The Allottee specifically recognizes that the Project Land being developed in phases comprises of residential and commercial buildings and he/she/they is/are agreeing to purchase the Apartments situated therein. The Allottee is also aware that the Project/buildings in the Project Land requires proper and periodic maintenance and upkeep. The Allottee has agreed to purchase the Apartment on the specific understanding that the right to use Common Areas and Amenities shall be subject to payment of maintenance charges by him/her/them, amongst other charges, as determined by the Promoter or the Organization. The Organisation, for the purpose of carrying out such maintenance services at the Project, may employ/hire a maintenance agency ("Maintenance Agency") appointed for the said purpose. The Allottee agrees to comply with all the rules, regulations, directions etc framed by the Organization and/or the Maintenance Agency and/or under the applicable laws with regards to the provision of maintenance services in the Project

16. FORMATION OF ORGANISATION

16 1 With regards to the buildings that have already been constructed by the Promoter on the Project Land, the Promoter has formed and registered various Organizations i.e Co-operative Housing Societies under the provisions of the Maharashtra Co-operative Societies Act, 1960

- i) Building C2- Organization formed and registered under the name "STELLA PHASE I C-2 Building Co-operative Housing Society Limited" bearing registration No PANA/PANA(6)/HSG(TC) /21783 /2020-2021 dated 30/09/2020.
- ii) Building D1- Organization formed and registered under the name "STELLA PHASE I D-1 Building Co-operative Housing Society Limited" bearing registration No PANA/PANA(6)/HSG(TC) /21786/ 2020-2021 dated 30/09/2020.
- iii) Building D2- Organization formed and registered under the name "STELLA PHASE I D-2 Building Co-operative Housing Society Limited" bearing registration No PANA/PANA(6)/HSG(TC) /21787 /2020-2021 dated 30/09/2020.

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16.2 The Promoter shall form and register a separate Organization of the Allottees of the apartments in Building 'C1' and form separate Organizations in respect of all the Projects that shall be constructed on the Larger Land

16.3 The Organization of Building C1 shall be formed within a period of 3 (three) months from the date on which 51% of the total number of Allottees in the Project have paid their full consideration or from the date of obtaining Occupation certificate in respect of the said, whichever is later.

16.4 The Promoter shall within a period of 3 (three) months from the date of the Organization of the Building in the Project being formed, execute a sale deed in respect of such Building in favour of the Organization subject to the Promoter having received the Occupation Certificate and having received the entire consideration payable by the Allottee/s of the apartments in the Building C1. The sale deed shall be subject to such terms, conditions, covenants and undertakings on the part of the Organization as may be required to ensure that the rights of the Promoter to sell the unsold apartments/flats/premises do not suffer and are protected. The Allottee hereby authorises the Promoter to draw up the draft of the sale deed and hereby agree to co-operate in the execution thereof

16.5 Upon the entire Larger Land being developed, the Promoter shall form an Apex Body of the Larger Land. The Organization/s of the respective buildings forming a part of the Project Land including of such Apex Body of the Larger Land. Upon the Apex Body of the Larger Land being formed, the Promoter shall within a reasonable time execute a Deed of Conveyance in respect of the Common Areas and Amenities of the Project Land.

16.6 All costs, charges and expenses including stamp duty and registration charges payable on such transfer of title documents shall be to the account of the Organizations of the Building C1

16.7 The Allottee has understood the aforesaid disclosures/representations made by the Promoter and hereby expresses its agreement to the aforesaid structure and grants its unconditional consent to join in the formation and registration of such Organization to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other

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papers and documents necessary for the formation and the registration of such Organisation and for becoming a member of such Organisation. The Allottee shall duly fill in, sign and return to the Promoter within 7 (seven) days of the necessary applications/forms being forwarded by the Promoter to the Allottee in that behalf

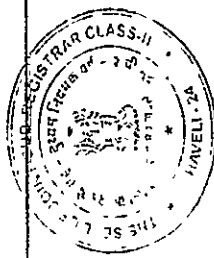
16.8 All costs, charges and expenses including stamp duty and registration charges payable on such transfer of title documents shall be to the account of such Organization

16.9 The Promoter hereby states, declares and informs to the Allottee/s that prior to or during or after completion of development and construction work of the project, various orders, permissions, NOCs, Licenses, Completion Certificates etc are required to be obtained by the Promoter on executions of certain Declarations, Undertakings and Indemnity. While granting those permissions and NOCs, the concerned Authorities have imposed certain terms and conditions, which are required to be observed and complied with from time to time. The Promoter hereby agrees to comply with those terms and conditions only till the time of project is handed over to the ultimate body of Allottee i.e. the Organization. However, thereafter it shall be sole responsibility of the said Organization of the Allottees to abide by all rules, regulations, conditions of the said orders, permissions, NOCs etc. and comply with the same and the Promoter shall not be responsible for the same after handing over of the project together with its amenities to the Allottees ultimate body i.e. Organization. The list of orders, permissions and NOCs, which have been obtained till date have been given to the Allottee. Certified copies of the orders and permissions etc shall be handed over to the Organization.

17. TAXES AND OUTGOINGS

17.1 Maintenance:

(i) The Promoter has informed the Allottee and the Allottee has understood that the Allottee shall within a period of 30 (thirty) days from the date of the Intimation to take Possession and in any event before taking possession pay to the Promoter the amounts set out in Annexure 'J' annexed hereto. In case if the Allottee fails to make such payment, then the Promoter shall not be liable to handover



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possession of the Apartment to the Allottee. Failure on the part of the Allottee to make such payments /deposits with the Promoter shall be treated as an Allottee's Event of Default and consequences as stated in this Agreement shall follow. The Allottee acknowledges such right of the Promoter and agrees and undertakes to accept the decision of the Promoter in such circumstances.

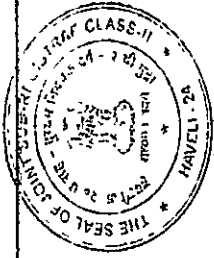
(ii) The Allottee shall be liable to bear and pay all taxes and outgoings as mentioned in Annexure 'J' annexed hereto. The Allottee shall be liable to bear and pay pro-rata taxes and outgoings in respect of the said Premises, the said Building, the Project and common areas and amenities of the Project Land namely, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary for a period of two years from the Possession date. In case if there is any shortfall and additional amounts are required thereon that event upon shall be called upon by the Promoter in writing, the Allottee shall forthwith make such payment.

(iii) Upon expiry of the period of two years the Allottee shall pay such amounts as called upon by the Promoter and/or Organisation in the case may be, towards maintenance and outgoings.

(iv) Given that the Common Areas and Amenities for the Project Land and North Plot are independent/separate from the common areas and amenities of the South Plot, the Organizations of the respective Buildings constructed/proposed to be constructed on both North and the South plot of the Larger Land shall be responsible to pay for the maintenance of the common areas and amenities located in their respective plots and collect maintenance charges from its respective Allottees and contribute to the Apex Body proportionately to incur the cost towards the same.

17.2 Taxes:

- (i) The Allottee shall, on and from the Possession Date be liable to bear and pay all pro-rata taxes and outgoings in respect of the said Premises, the said Building, the Project and Common Areas and Amenities namely local taxes, betterment charges or such other levies by the concerned Local Authority and/or Government.
- (ii) It is clarified that till the Project is handed over to the Organisation, the Promoter shall collect amounts from the Allottees of apartment, in the Project and shall pay the same



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to the concerned third parties. Upon the project being handed over, the entire management of the project shall be in the hands of the Organisation who shall then maintain the Common Areas and Amenities after collecting necessary amounts from the Allottees.

(iii) Upon completion of construction of the Building, the Promoter shall insure the same, to such extent, as it deems fit, in its discretion, against risks including third-party liability, acts of God, etc. but not in respect of any articles, chattels, goods, or personal effects therein, all of which shall be suitably insured by the Allottee at his/her/their/its own cost and liability. The cost of the insurances to be obtained by the Promoter shall be recovered from the Allottee and the Allottee shall bear and pay the same. The Allottees/Organisation shall be responsible for the renewal of such insurance policies and bear and pay all premiums related thereto.

(iv) The Promoter has informed and represented to the Allottee that the Allottee shall be liable to contribute towards the taxes and outgoings payable in respect of the Common Areas and Amenities.

(v) It is clarified that the Promoter shall be liable to bear and pay municipal/property taxes related to the unsold apartments/units in the said Building. However, no outgoings/maintenance shall be payable with regards thereto to the Organisation or Project Management Agency.

18. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

- 18.1 The Promoter hereby represents and warrants to the Allottee as follows:
- (i) The Promoter has clear and marketable title with respect to the Larger Land in the manner provided in the Search and Title Report dated 12/02/2021 annexed to this Agreement and has the absolute right to carry out development upon the Project Land.
 - (ii) The Promoter has actual, physical and legal possession of the Project Land for the implementation of the Project (except portions if any handed over to the existing Organizations).
 - (iii) The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development on the Project Land.

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and shall obtain requisite approvals from time to time to complete the Project.

- (iv) There are no encumbrances upon the Larger Land/Project Land save and except those as disclosed in the said Search and Title Report and as disclosed on the MAHARAKA Website.
- (v) There are no litigations pending before any Court of Law with respect to the Project Land save and except those as disclosed in the said Search and Title Report and as disclosed on the MAHARAKA Website.
- (vi) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, Project Land and the said Building are valid and subsisting and have been obtained by following due process of law.
- (vii) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may be judicially be affected.
- (viii) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the Competent Authorities provided however the Allottee shall be liable to contribute towards the same on and from the date of possession or expiry of 30 (thirty) days from the date of Intimation to take Possession, whichever is earlier;
- (ix) 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 Project Land) has been received or served upon the Promoter in respect of the Project Land and/or the Project.
- (x) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned Local Authority at the time of sanctioning the Plans or thereafter.
- (xi) The Promoter states that there are certain pipes/cables/wires which are laid under the Project Land, which underlying cables relate to essential services that have been provided to the Allottees of the Project Land. The Promoter hereby reserves his right to enter upon the Project Land and to undertake such work/activities as

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may be necessary for the purpose of maintaining/servicing/repairing/replacing such underlying pipes/cables/wires

19. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE
- The Allottee represents and warrant to the Promoter as follows:-
- (i) The Allottee has adequate funds and/or has made arrangements for the purpose of making payment of the Consideration and other amounts payable to the Promoter;
 - (ii) The Allottee/s has/have not been declared and/or adjudged to be an insolvent, bankrupt etc and/or ordered to be wound up, as the case may be,
 - (iii) no receiver and/or liquidator and/or official assignee or any person is appointed of the Allottee or all or any of its assets and/or properties,
 - (iv) The Allottee/s has/have neither received any notice of attachment under: any rule, law, regulation, statute etc nor his/hir/their assets/properties are attached,
 - (v) no notice is received from the Government in India (either Central, State or Local) and/or from abroad for his/her/their involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/their,
 - (vi) no execution or other similar process is issued and/or levied against him/her/them and/or against any of his/hir/their assets and properties;
 - (vii) he/she/they is/are not of unsound mind and/or is not adjudged to be of unsound mind,
 - (viii) he/she/they has/have not compounded payment with his/her/their creditors,
 - (ix) he/she/they is/are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than six months;
 - (x) he/she/they is/are competent to contract and enter into this Agreement as per the prevailing Indian Laws,
 - (xi) the Allottee has understood the entire scheme of development of the Promoter as set out in this Agreement and has obtained the clarifications required by the Allottee and the Allottee is fully satisfied with regards thereto



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20 MUTUAL COVENANTS.

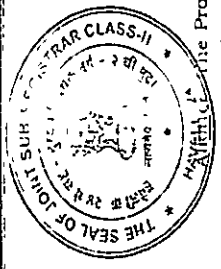
20.1 Notwithstanding anything contained herein, it is agreed between the Parties hereto, that the sample apartment, if any, constructed by the Promoter and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of showing the apartment and the Promoter is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as may be displayed in the sample apartment other than as expressly agreed by the Promoter under this Agreement.

20.2 The Promoter shall be entitled to allot all apartments and covered parking spaces and/or open parking space allotted/affirmed by the Organization, constructed/to be constructed on the Project Land with a view that ultimately the Allottees of the various apartments in the Building shall be admitted as Members of the Organization in the manner stated above. It is agreed and clarified that the Promoter shall have all the rights and shall be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Apartment and the Allottees of all the apartments shall be admitted as Members of the Organization.

20.3 The Promoter shall, if necessary, become a Member of the Organization in respect of its right and benefits conferred/reserved herein or otherwise entitled to in whatsoever manner if the Promoter transfers, assigns and disposes off such rights and benefits at any time to anybody, then the assignee, transferee and/or the buyers thereof at the discretion of the Promoter, be admitted as Members of the Organization in respect of the said right and benefits. The Allottee herein and Organization will not have any objection to admit such assignees or transferees as its Members.

20.4 The Promoter shall not be liable or required to pay to the Organization any transfer fees/charges and/or any amount, compensation whatsoever. Further, the Promoter shall not be liable to contribute towards the unsold apartments.

20.5 All costs, charges and expenses incurred in connection with the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter and by the Allottee including stamp duty, registration charges etc payable in respect of such documents, shall be borne and paid by the



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the Promoter shall not be liable to contribute anything towards such expenses. The Allottee alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.

20.6 As and when called upon by the Promoter, the Allottee agrees and undertakes to unconditionally sign and execute necessary forms, applications, undertakings, documents as may be required by the Promoter for admitting the Allottee as the Member of the Organization. The Allottee further agrees and undertakes that the Allottee shall do as also cause the Organization to do, in all such necessary acts, deeds, matters and things as may be required by the Promoter from time to time for safeguarding their interests in the said Building and the Project Land.

20.7 It is agreed, confirmed and covenanted by the Allottee that the Allottee shall not be entitled to nor shall he/she/they demand a sub-division or amalgamation of the Larger Land/Project Land or be entitled to any FSI exceeding the FSI used or any FSI available now or in future and consumed in the said Building/Building.

20.8 It is agreed between the Promoter and the Allottee that the Promoter shall be entitled to develop the Project Land in the manner as the Promoter may desire. The Promoter is retaining full rights for the purpose of providing ingress or egress to the Allottee from the Project Land in the manner deemed fit by the Promoter and the Allottee unequivocally consents/agrees not to raise any objection or dispute regards the same now or any time in the future and the Allottee acknowledges, that hardship may be caused during such time and undertakes expressly never to object to the same.

20.9 The name of the Project has been decided by the Promoter and the same shall not be changed at any time.

20.10 The Promoter has availed a term loan from Aditya Birla Finance Limited and has created a charge in respect of the Project and hypothecation charge on the receivables from the Project. The Promoter shall obtain from the said Aditya Birla Finance Limited its No-Objection for the sale of the said Apartment by the Promoter in favour of the Allottee. The Promoter has informed the Allottee and the Allottee hereby confirms having been informed and understood that the Promoter has availed of, or will avail of,

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financial assistance from any persons, bank/s and/or financial institution/s against securitisation of the Project Land and/or the Building in the Project and/or any receivables therefrom. The security interest created over the Project Land and the Building in the Project will be released, by the Promoter, at the entire cost and expense of the Promoter, from time to time, but in any event, prior to the Project handover

20.11 The Promoter has informed the Allottee and the Allottee hereby confirms having been informed and understood that the Promoter will avail of, financial assistance from any persons, bank/s and/or financial institution/s against securitisation of the Project Land and/or the Building in the Project and/or any receivables therefrom. The security interest created over the Project Land and the Building in the Project will be released, by the Promoter, at the entire cost and expense of the Promoter, from time to time, but in any event, prior to the Project handover

20.12 If the Allottee chooses to avail financial assistance from any bank/financial institution to acquire the Premises, it shall be the sole obligation and liability of the Allottee to repay and discharge the loan amount and all sums including but not limited to interest, penalties and charges thereon. However, if there is any delay, in payment to the Promoter of any instalment of the Consideration, by such bank/financial institution, the same shall be constituted a breach and default by the Allottee of this Agreement and the consequences of breach as envisaged in this Agreement shall follow

21. ALLOTTEE'S COVENANTS

21.1 The Allottee, with the intention to bring all persons into whosever's hands the Apartment may come, hereby covenants with the Promoter as follows -

(a) Any business which causes nuisance to the occupants of the Project including but not limited to beer shoppes, liquor shops, wine shops, gaming parlours, hookah parlours, pubs etc shall not be permitted. In case if any Allottee desires to carry out such a business then the Allottee shall procure prior written permission of the Promoter prior to handing over of the Project and pursuant to the handing over of the Project by the Organization formed

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In case of a Co-operative Housing Society, a Resolution has to be passed as required under the provisions of Maharashtra Co-operative Society Act
 In case of an Association of Apartment Owners/Condominium, permission of 2/3rd majority of the Members have to be obtained. The Promoter and/or Organization as the case may be shall be entitled to deny the application for carrying out such business and shall not be required to provide any reason for such rejection. The decision of the Promoter/Organization shall be final and binding on the Allottee

(b) To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the Possession Date and shall not do or suffer to be done anything in or to the said Building which may be against the rules, regulations or bye-laws of the Organization of the said Building or change/alter or make an addition in/to the Apartment or any part thereof and/or the said Building, without the consent of the local authorities, if required, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned Local or other Authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said Building, including entrances of the said Building and in case any damage is caused to the Apartment and/or the said Building on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach;

(d) To carry out at his/her/their own cost all internal repairs to the Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in/to the Apartment or the said building which may be contrary to the bye-laws of the Organization or the rules and regulations of the concerned Authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned authority,

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(e) Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof nor any alteration in the elevation and outside colour scheme of the said Building and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Building and shall not chisel or in any other manner cause damage to columns, beams, walls slabs or RCC. Partis or other structural members in the Apartment without the prior written permission of the Promoter. However, after the handover to the Organization, to take the prior written consent of the Organization,

(f) Not to carry out/undertake any such acts that shall result in any defect/s in the Apartment or any other structure forming part of the Project and in the eventuality of any such situation arising, the Promoter shall be absolved from its obligation relating to remedying any defects during the defect liability period and the Allottee shall alone be responsible for the same and towards the other aggrieved allottees in the Project

(g) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Building and/or the Project Land or any part thereof or where by any increased premium shall become payable in respect of the insurance,

(h) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound of the said Building or on the Project Land,

(i) Pay to the Promoter within 30 (thirty) days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned Authority for giving water, electricity or any other service connection to the said Building,

(j) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Authority, on account of change of user of the Apartment by the Allottee to any purposes other than for the purpose for which it is sold,

(k) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the



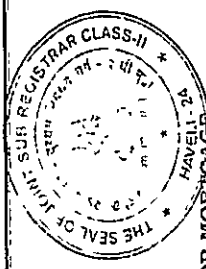
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pos of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and only if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has intimated in writing to the Promoter and obtained the written consent of the Promoter for such transfer, assignment or parting with interest etc ;

(l) The Allottee shall observe and perform all the rules and regulations which Organization 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 Apartment therein and for the observance and performance of the building rules, regulations and by-laws. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Organization regarding the occupation and use of the Apartment and the Common Areas and Amenities and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

(m) Promoter's right of way in any of the Building/Project Land shall be strictly covered and protected till the entire project/additional construction/future projects forming a part of Project Land is completed after utilising of FSI and till the time the construction of the last Building alongwith amenities is completed. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Building or any part thereof to view and examine its state and condition and to pass through the Project Land for enabling smooth development and completion of the Project and the Common Areas and Amenities and subsequently the Future Projects;

22. **PROMOTER TO MAINTAIN SEPARATE ACCOUNT**
The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, towards the outgoings, legal charges and other charges and shall utilize the amounts only for the purposes for which they have been received



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23. **CONSENT FOR MORTGAGE**
 The Allottee hereby gives his/her/their express consent to the Promoter to raise any loan against the security by mortgage of the whole or part of the Project Land, the under construction/constructed Buildings in the Project, the under construction/constructed apartments in the Buildings and to mortgage the same with any bank/s, financial institutions or any other party. This consent is on an express understanding that any charge on the said Premises shall be cleared by the Promoter at their expense before the Project is handed over to the Organization.

24. **SECURITIZATION OF THE TOTAL CONSIDERATION**
 The Allottee hereby grants his/her/their irrevocable consent to the Promoter to securitize the Total Consideration and/or part thereof and the amounts receivable by the Promoter hereunder and to assign to the banks/financial institutions the right to directly receive from the Allottee the Total Consideration and/or part thereof and/or the amounts payable herein. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Allottee for the apartment and any payment made by the Allottee to the Promoter and/or any bank or financial institution nominated by the Promoter in writing, shall be treated as being towards the fulfilment of the obligations of the Allottee under this Agreement to the extent of such payment.

25. **CREATION OF THIRD PARTY RIGHTS**
 25.1 BY THE PROMOTER.
 After the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee in the said Apartment.

25.2 BY THE ALLOTTEE
 (i) The Allottee shall be entitled to transfer his/her/their right under this Agreement to any person or party provided however the Allottee and the new Allottee shall jointly inform the Promoter in



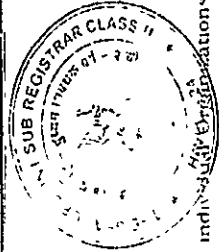
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The Allottee hereby gives his/her/their express consent to the Promoter to raise any loan against the security by mortgage of the whole or part of the Project Land, the under construction/constructed Buildings in the Project, the under construction/constructed apartments in the Buildings and to mortgage the same with any bank/s, financial institutions or any other party. This consent is on an express understanding that any charge on the said Premises shall be cleared by the Promoter at their expense before the Project is handed over to the Organization.

(ii) However, the Allottee agree and undertake to cause the new Allottee to execute/register the deed, document, agreement or writing as may be requested by Promoter to record the transfer as mentioned hereinabove.
 (iii) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the transferor/transfer. The Allottee shall indemnify and keep indemnified the Promoter against any action loss, damage or claim arising against Promoter for non-payment of such stamp duty and requisitor charges.

(iv) The transfer shall be allowed only subject to clearing all the sums that shall be due and payable to the Promoter. The Allottee shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations/transfer

26. **MISCELLANEOUS**
 26.1 Use of attached terrace- It is understood and agreed by and between the Parties hereto that the terraces attached to the Apartment, if any, are intended for the exclusive use of the respective Allottee/s. The terrace shall not be enclosed by the Allottee till the permission in writing is obtained from the concerned Authority and the Promoter or the Organization.
 26.2 Electricity Deposit - If in case after handover of Project onto the Organization, there is any liability of installing additional transformer for proper electricity supply whether in the said Building or on the Project Land, the costs and expenses of the same shall be proportionately borne by the Allottees of the Apartment in the said Building and shall be paid to the Promoter within 30 (thirty) days from such intimation.
 26.3 Provision for drinking water supply-
 The Promoter shall make necessary arrangements for providing water to the Building in the Project after the handing over of the project and the water connection from P.W.D. will be obtained in



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the name of individuals/organizations formed in respect of the buildings in the Project. However, in case of non-availability of water or insufficient water supply from the PCMC or any other Authority and if the necessary arrangement of water is required to be done from outside sources either through tankers or from any other source then in such case the Allottees shall bear all costs and expenses of water tankers (i.e. cost of transport and water) and the same will be part of common maintenance charges. The Allottees or the Organization will have to pay the said cost of water supply as maintenance charges. The Promoter shall not be liable to pay any amount towards water charges or towards expenses for procuring water.

26 4 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment, the said Project Land, the said Project or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment and the Internal Apartment Specifications hereby agreed to be sold to him/her/them.

26 5 The Allottee confirms that the Allottee has visited and has physically seen the Project Land and is not entering into this Agreement solely on the basis of any advertisement, brochure or oral representation concerning the said Apartment or the said Building.

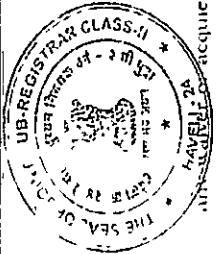
26 6 The Allottee hereby declares that he/site/they has/have gone through this Agreement and all the documents related to the said Apartment and the Project Land and has expressly understood the contents, terms and conditions of the same and the Allottee after being fully satisfied has entered into this Agreement and further agrees not to raise any objection in regard to the same.

26 7 For the purposes of this transaction, the details of the PAN of the Promoter and the Allottee are as follows -

- i) PROMOTER'S PAN - AADCD6097Q
- ii) ALLOTTEE'S PAN - ij BZJPPP4581N, ij GVAFPS9306C

27. WAIVER

27 1 No forbearance, indulgence, relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and



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acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

27 2 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

28. BINDING EFFECT

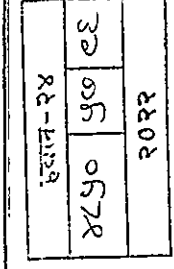
Forwading this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with the Schedules and Annexures hereto along with the payments due as stipulated in the Payment Plan by the Allottee and secondly, appears for registration of this Agreement before the concerned Sub Registrar as and when intimated by the Promoter. This Agreement shall have a binding obligation upon the Parties only upon the execution and registration of the same.

29. 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 supercedes any and all understandings, any other agreements, allotment letter, correspondences, brochures, documents and/or arrangement entered into, executed and/or provided, whether oral or written between the Parties in regard to the said Apartment, said Building or the Project Land.

30. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations



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

31. 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 this Agreement shall be deemed to be amended or deleted in so far as they are 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.

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

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottees in the Project, the same shall be in proportion to what the Carpet Area of the Apartment bears to the total Carpet Area of all the other apartments in the said Building.

33. FURTHER ASSURANCES

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

34. NOTICES

All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered



Post A notified Email ID at their respective addresses specified below

Name of Allottee

1 MR. AKSHAY NARAYAN PATIL

2 MRS. JYOTI AKSHAY PATIL

(Allottee Address) 151 FLOOR, YOGENDRA APARTMENT, POONA

LINK ROAD, KATEMANIVAJI, KALYAN, DIST THANE 421 306

Notified Email ID akshay281994@gmail.com,

Name of Promoter : DMK INFRASTRUCTURE PVT. LTD.

BASERA CO - OP HSG SOCIETY LTD,

FLAT NO 8, PLOT NO 11, SECTOR 17, VASHI,

Notified Email ID: growncustomer_services@gmail.com

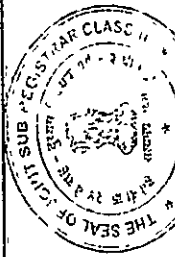
34.2 It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received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

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

35. INDEMNITY

The Allottee hereby covenants with the Promoter to pay from time to time and at all times the amounts which the Allottee is liable to pay under this Agreement and to indemnify and keep indemnified the Promoter and its agents and representatives, at all times against any expenditure, loss or expense arising from any claim, damages, claims, suits, proceedings, expenses, charges that the Promoter may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated in this Agreement and/or on account of unauthorised alteration, repairs or wrongful use etc to the said Premises, including the amount expended on litigation in enforcing rights herein and/or on account of or occasioned by any accident or injury to the Allottee or his/her/their representatives or any person/s visiting the Allottee or his/her/their family, guests or visitors or staff, or

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all persons claiming ~~rights~~ under the Allottee, before or after taking possession of the said Premises and during the occupation, use and enjoyment of the said Building, the Project Land and the Common Areas and Amenities

36. GOVERNING LAW

The rights and obligations of the Parties under this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune Courts will have the jurisdiction for this Agreement

37. JURISDICTION

The appropriate Authority/Courts at Pune, as applicable, will have jurisdiction in the matter

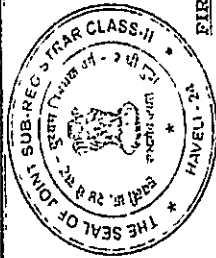
38. STAMP DUTY AND REGISTRATION CHARGES

38.1 The full ad-valorem stamp duty in accordance with the Maharashtra Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Allottee alone in full

38.2 The Allottee shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including on this Agreement Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account

38.3 If the Allottee fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within a period of 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever

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FIRST SCHEDULE

Larger Land

All that piece and parcel of the land admeasuring 02 Hectare 96 Areas + Pot Kharaba admeasuring 00 Hectare 24 09 Areas, (less 33.03 R Road handover), totally area admeasuring 02 Hectare 90.06 Areas out of Gat bearing No 216, Hissa No. 2, (Old S. No 33), lying and situated at Village Dudulgoan, Taluka Haveli, Dist Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli, Pune, together with all structures premises and appurtenances thereto and rights of easements bounded as under.

- ON OR TOWARDS EAST Property out of Gat No 215
 - ON OR TOWARDS WEST D P Road and Moshi-Dudulgoan Boundary
 - ON OR TOWARDS SOUTH Property of Mr Nivrutti G Sasie
 - ON OR TOWARDS NORTH : Property of lanaji D Pawar & M/s Nimbalkar Associates and remaining portion of Gat No 216
- togetherwith right to use, enjoy Easement Right and all other appurtenances thereto

SECOND SCHEDULE

Project Land

All that piece and parcel of the property ie construction of Phase-I commonly named as "STELLA" on the North plot of the Larger Land described in the First Schedule written herein above, which portion admeasures 17144.03 Sq Mtrs and shown on the plan annexed hereto by red colour boundary line and bounded as under-

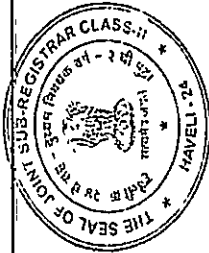
- ON OR TOWARDS EAST Property out of Gat No 215
- ON OR TOWARDS WEST D P Road and Moshi-Dudulgoan Boundary
- ON OR TOWARDS SOUTH 18 Mtrs wide D P road
- ON OR TOWARDS NORTH Property of Tanaji D Pawar & M/s Nimbalkar Associates and remaining portion of Gat No 216

THIRD SCHEDULE

Project -CROWN C1

Portion of the land described in the Second Schedule hereinabove written, which portion admeasures 2500 Sq Mtrs. and is shown in 'blue' colour boundary line on the sanctioned plan annexed hereto

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2022	



FOURTH SCHEDULE
[Apartment]

All that piece and parcel of the property i.e Apartment bearing No. 506 on the FIFTH floor in the Buildings "C1" having carpet area admeasuring 47.59 sq. mtrs. and exclusive right to use ONE COVERED parking space. Other areas which are beyond the Carpet Area consisting of 1) Enclosed balcony admeasuring 5.47 sq. mtrs. and 2) Balcony admeasuring 2.88 sq. mtrs. and 3) Attached terrace admeasuring 3.75 sq. mtrs. in the project known as "CROWN C1" which is being constructed on the portion of the Project Land described in Second Schedule written hereinabove, and which is shown on the plan annexed hereto by red colour boundary line, and also together with right to enjoy common areas and amenities as decided and declared by the Promoter

FIFTH SCHEDULE
PAYMENT SCHEDULE

1	Rs	340651/-	At the time of booking
2	Rs	347533/-	On Registration
3	Rs	344092/-	On Completion of Foundation
4	Rs.	344092/-	On Completion of Plinth
5	Rs	344092/-	On Completion of 1st Slab
6	Rs.	344092/-	On Completion of 5th Slab
7	Rs	344092/-	On Completion of 9th Slab
8	Rs	344092/-	On Completion of 11th Slab
9	Rs	172046/-	On Completion of Brick work
10	Rs	172046/-	On Completion of plaster
11	Rs	172046/-	On Completion of the Flooring.
12	Rs	172048/-	At the time of Possession
	Ru	3440922/-	Total Consideration

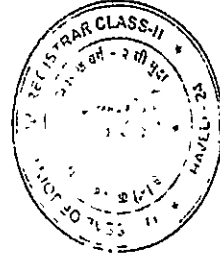
RECEIPT

RECEIVED from the Allottee/s a total sum of Ra. 287773/- (Rupees Two Lakhs Eighty Seven Thousand Seven Hundred Seventy Three Only) being the Earnest Money paid by the Allottee to us on or before the execution of these presents in respect of sale of the said Apartment.

S. No.	Ch. Amt.	Ch. No.	Ch. Date	Bank
1	Rs 49,505/-	UPI	05.01.2022	HDFC BANK LTD.
2	Rs 2,38,268/-	433730	10.01.2022	STATE BANK OF INDIA
	Ru	287773/-	Total Received Amount	

WE SAY RECEIVED
FOR, DMK INFRASTRUCTURE PVT. LTD.

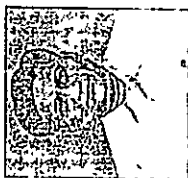
[Signature]
(Authorized Signatory)



867M-2X	
8790	82 EE
2022	

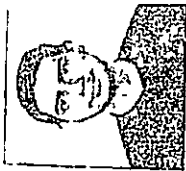
IN WITNESS WHEREOF parties hereto have set and subscribed their respective hand and seal on the day and year first hereinabove mentioned (Agreement)

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED PROMOTER
DMK INFRASTRUCTURE PVT. LTD.
through its Authorized Signatory

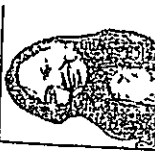


MR. DIVESH MANSUKH KUCHERIA
PROMOTER

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED ALLOTTEE/S



1. MR. AKSHAY NARAYAN PATIL



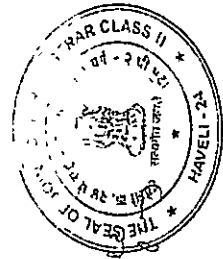
2. MRS. JYOTI AKSHAY PATIL

ALLOTTEE/S

WITNESSES.

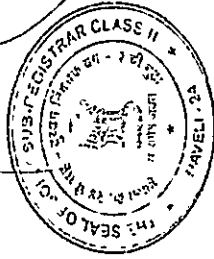
1) *Sagar*
Sagar P. Kucheria
attested.

2) *Ramkrishna*



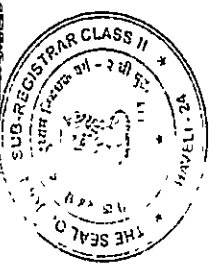
हवेली-२४
४८५० ६३ ६६
२०२२

Ramkrishna B. Gombhar
Cheekun PUNE 410501

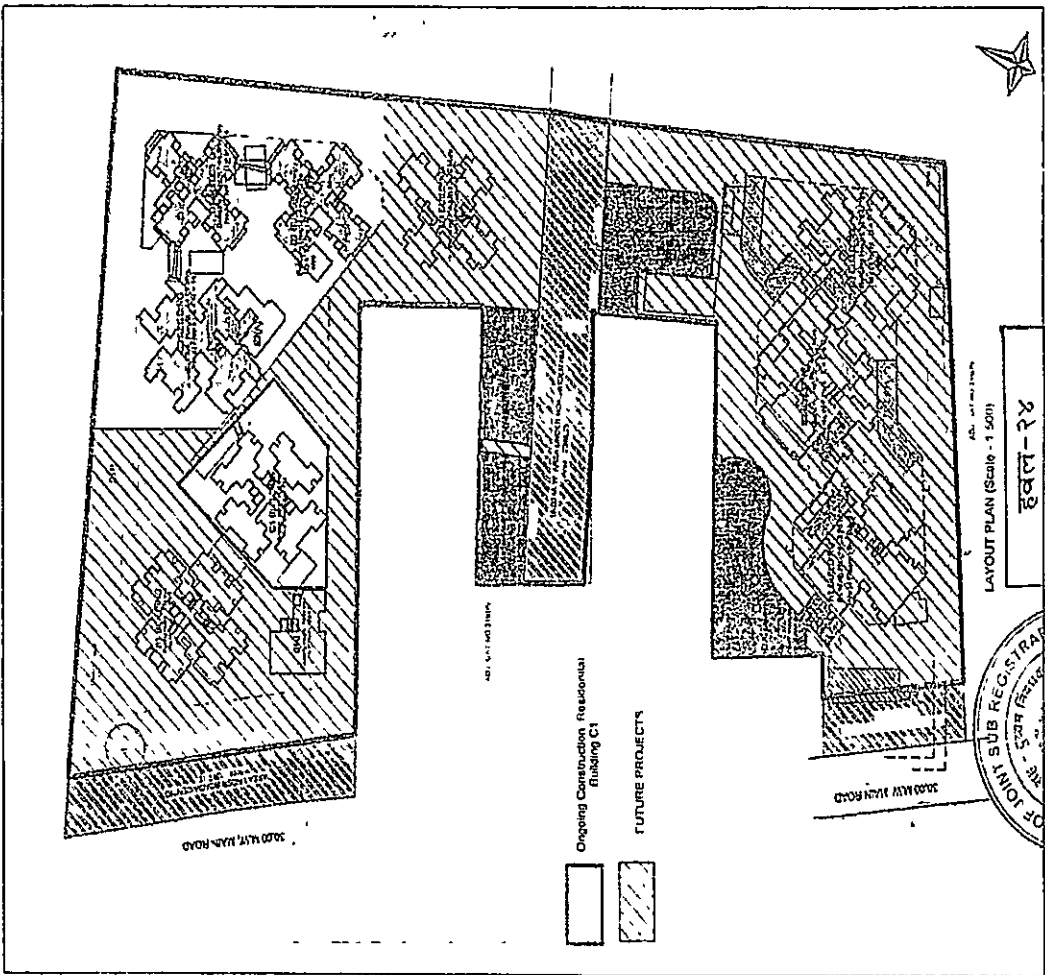


हवेली-२४
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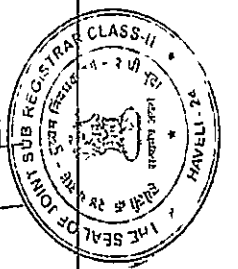
ANNEXURE - A



30	33	2022
8740	0578	
R2-R3		



LAYOUT PLAN (Scale - 1:500)



30	53	2022
8740	0578	
R2-R3		

ANNEXURE-C

बाबा- ४) श्री शिवाजी यादव सले रा. मोर्गी, सा. रावली, जि. पुण याचकडील अर्ज दि. २६/११/२०१३ रोजीचा अर्ज.

- २) मा अणुपूजा. पुणे विभाग याचकडील धांपण्डा. क्र. मर ०२०१०/आर३१/७७२/०३, दि. २६/११/०३
- ३) निगरी (बघवंड बाग्या बंदील कमिशनचे प्रमाणपत्र क्र सी.पी./नि/आर३/द/कुळाभा/०८/२०१३, दि. १७/०१/२०१३
- ४) अपर मित्राचिकवरी तथा स मा पुणे नागरी समुह. पुण याचकडील दि ३ म. २०११ रोजीचे पत्र.
- ५) महाराष्ट्र जमीन मालकी अधिनियम, १९६६ चे कलम ४६
- ६) घनांतरण विभागाकडील पत्र क्रमांक एएए/१-२०१०/म। ३. ४. ४/म। क्र ३/दिव्याक ०५/०२/२०११.
- ७) नगर विकास विभागाकडील परिपत्रक क्र. नावाम-२०११/म. क्र. १६८/नावकया-३ दि ७/०५/२०११
- ८) भारत सरकार परवान्ना व एन विभागाकडील नोटिफिकेशन क्र. F.No. २-६-२०१०-RG(PL.) दि. १३/११/२०१२



अतिरिक्त जमीन कावालय. पुणे (राज्य शासना)

४) पत्र क्र. मर/०२०/१३/२८४/१३ पुणे, दि. २६-११-२०१३

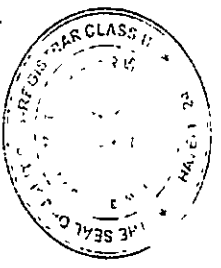
श्री. सुकुळाभा. सा. रावली, जि. पुणे म. न. २१६. ६. मधील ३२३०१-०० जो मी ही धांपण्डातील कड्या रुखीने बांधिल क्षेत्र ४०००-२३ चौ. मी व इतर १०६-७५ चौ. मी. क्षेत्र असे एकूण ४१३३-९८ चौ. मी. क्षेत्र ज्या जमीन जवळी २८१५५-०२ चौ. मी. क्षेत्रास निवासी प्रजोत्कर्षाचा महाराष्ट्र जमीन मालकी अधिनियम १९६६ मधील ४४ नुसार अर्थवर्षिक परवानगी देण्यात येते.

आदेश

श्री. सुकुळाभा, सा. रावली, जि. पुणे म. न. २१६. ६. मधील ३२३०१-०० जो मी ही धांपण्डातील कड्या रुखीने बांधिल क्षेत्र ४०००-२३ चौ. मी व इतर १०६-७५ चौ. मी. क्षेत्र असे एकूण ४१३३-९८ जो मी या मधील जमीन जवळी २८१५५-०२ चौ. मी. क्षेत्रास निवासी प्रजोत्कर्षाचा महाराष्ट्र जमीन मालकी अधिनियम १९६६ मधील ४४ नुसार अर्थवर्षिक परवानगी देण्यात येते.

श्री. सुकुळाभा, सा. रावली, जि. पुणे म. न. २१६. ६. मधील ३२३०१-०० जो मी ही धांपण्डातील कड्या रुखीने बांधिल क्षेत्र ४०००-२३ चौ. मी व इतर १०६-७५ चौ. मी. क्षेत्र असे एकूण ४१३३-९८ जो मी या मधील जमीन जवळी २८१५५-०२ चौ. मी. क्षेत्रास निवासी प्रजोत्कर्षाचा महाराष्ट्र जमीन मालकी अधिनियम १९६६ मधील ४४ नुसार अर्थवर्षिक परवानगी देण्यात येते.

आदेश क्र.	महाराष्ट्र शासन, पुणे
गणेश	सुकुळाभा व रावली
गणेश	सुकुळाभा व रावली
महाराष्ट्र शासन	सुकुळाभा व रावली
गणेश	सुकुळाभा व रावली
महाराष्ट्र शासन	सुकुळाभा व रावली



हवाल-२४	३२७३	०५७८
	४५०	०५७८
		२०२२

आ. ४०७ यानी अर्जातील नंतर कलले सर्व एकाच आार. वन विभागाकडील गरीब वनाची बाबी. महानगर १२११ बाग्या बंदील इ. मधील व कार्यावाहीतील अतिरिक्त रजिस्टर मधील नोंदी यावरून दिव्या वन

क्र.	श्री. सुकुळाभा व रावली	मल्ले नं / मर नं	मल्ले नं / मर नं	मल्ले नं / मर नं	मल्ले नं / मर नं	मल्ले नं / मर नं	मल्ले नं / मर नं	मल्ले नं / मर नं
१	शिवाजी यादव सले	२१६. ६.	१६२००-००	२०६७००-००	२२३०१-०	३२३०१-०	४०००-२३	१०६-७५
२	महाराष्ट्र जमीन मालकी अधिनियम							
३	महाराष्ट्र जमीन मालकी अधिनियम							
४	महाराष्ट्र जमीन मालकी अधिनियम							
५	महाराष्ट्र जमीन मालकी अधिनियम							
६	महाराष्ट्र जमीन मालकी अधिनियम							

१. विध्यायामात अर्जातील धांपण्डा मधील कड्या रुखीने बांधिल क्षेत्र ४०००-२३ चौ. मी व इतर १०६-७५ चौ. मी. क्षेत्र असे एकूण ४१३३-९८ चौ. मी. क्षेत्र ज्या जमीन जवळी २८१५५-०२ चौ. मी. क्षेत्रास निवासी प्रजोत्कर्षाचा महाराष्ट्र जमीन मालकी अधिनियम १९६६ मधील ४४ नुसार अर्थवर्षिक परवानगी देण्यात येते.
२. महाराष्ट्र जमीन मालकी अधिनियम, १९६६ चे कलम ४६
३. घनांतरण विभागाकडील पत्र क्रमांक एएए/१-२०१०/म। ३. ४. ४/म। क्र ३/दिव्याक ०५/०२/२०११.
- ४) नगर विकास विभागाकडील परिपत्रक क्र. नावाम-२०११/म. क्र. १६८/नावकया-३ दि ७/०५/२०११
- ५) भारत सरकार परवान्ना व एन विभागाकडील नोटिफिकेशन क्र. F.No. २-६-२०१०-RG(PL.) दि. १३/११/२०१२

महाराष्ट्र जमीन मालकी अधिनियम १९६६ मधील ४४ नुसार अर्थवर्षिक परवानगी देण्यात येते.

महाराष्ट्र जमीन मालकी अधिनियम १९६६ मधील ४४ नुसार अर्थवर्षिक परवानगी देण्यात येते.



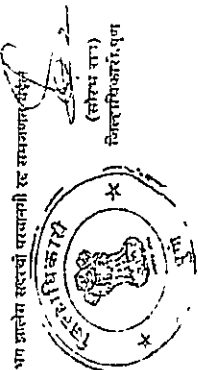
ANNEXURE D

(Instructions in respect of the Project)

Commencement Certificate	BP/LAY-OUT/DUDULGAON/08/2013 DATED
	17/10/2013
	BP/LAYOUT/DUDULGAON/01/2015 DATED
	09/01/2015
	BP/LAYOUT/DUDULGAON/03/2016 DATED
	29/01/2016
	BP/LAYOUT/DUDULGAON/09/2017 DATED
	22/05/2017
	BP/LAYOUT/DUDULGAON/04/2018 DATED
	12/02/2018
	BP/LAYOUT/DUDULGAON/28/2018 DATED
	20/08/2018
	BP/LAYOUT/DUDULGAON/13/2019 DATED
	12/04/2019
N A ORDER	PRH/NA/SR/984/2013 DATED 11/04/2014
Completion Certificate	5882018, DATED 27/11/2018
E C	SEAC-HVCR-24VTC DATED 08/04/2015

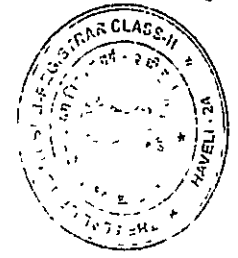
१६. सर्व आरक्षणकर्ता को च शर्तिया धम केल्यास अनंतर नवमतुं जनेन महसुल अधिनियम, १९६६ च अन्वयेन
 १७. भौतिकीयतः कवचकतः प्रकरणी कोषागारी हिवानो / महसुल यथा निमाण झाल्यास सरकारी सरकारी रूप
 सारण्या वेदुन

१८. अनंतर चर्च अरु केलेली माहिती तसेच प्रसिध्दात्मक मनुः केलेली याच अथवा कागदपत्र) युक्तिय अथवा
 क्वाचुन वरणरी आढळल्यास प्रत्युत्तरी परवानगी रर क्वाचुन वेदुन

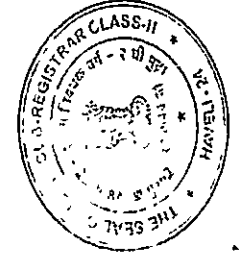
१९. वरील अटी व शर्तीपेरी कोषागारी अटी च शर्तिया धम झालेस सरकारी परवानगी रर सध्यापत्रावेदुन


पति: श्री. श्यामल कातर मन्ने
 व. भोपा, व. रजडी, वि. पुणे

हात-२४
 ४७१८ ०६७२
 २०२२



हात-२४
 ४७१८ ०६७२
 २०२२



ANNEXURE
TITLE CERTIFICATE

Abhijit S Nikam
ADVOCATE

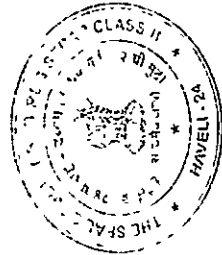
RINUKA AVISHKAR,
PRULMIK PARK,
CHINCHWAD, PUNE - 411 033

CERTIFICATE

THIS IS TO CERTIFY that all that piece and parcel of land measuring 02 Hectare
(62.97 Acre) PRL Ltd. measuring 00 Hectare 27.09 Acre (totally measuring 02.41
90.06 R out of that bearing No. 216 Hissa No. 2, (Old S. No. 57) totally admeasuring
to the area 23.09 Acre lying and situated at Village- Dadulgaon, Taluka Haveli, Dist
to the name of M/s. Pimpri Chinchwad Municipal Corporation and with the
intention of Sub. Reg. S. Haveli, Pune and to the name of Pimpri Chinchwad
Municipal Corporation has sanctioned building plan under Building Commencement
Certificate bearing no BPL/00/Dadulgaon/13/2019 dtd 12/01/2019, are absolutely
owned and possessed of and otherwise well and sufficiently entitled to M/s DMK
Infrastructure Pvt Ltd and it has right and authority to develop the said land

I have inspected the title & Revenue Record and other documents produced before me
and the perusal documents appears that the above Property of Promoters have been
of transferable title to the name of land

ADVOCATE



हवल-२४	
४१०	०६८
२०२२	

ANNEXURE-F


Page 1 of 1

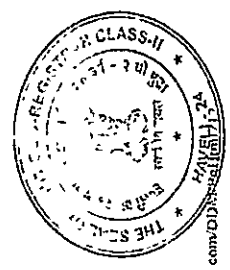
(A) Details of the work done during the period from 1st April 2022 to 31st March 2023

Sl. No.	Name of the work	Estimated cost	Actual cost	Percentage of completion	Remarks
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
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(B) Details of the work done during the period from 1st April 2022 to 31st March 2023

Sl. No.	Name of the work	Estimated cost	Actual cost	Percentage of completion	Remarks
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 Director, P.W.D.



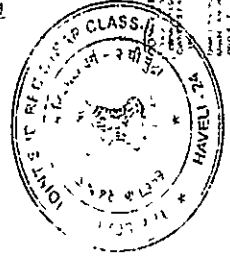
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BUILDING C1 BUILDING
STAMP OF APPROVAL

1. The Building is to be constructed in accordance with the approved plans and specifications.
2. The Building is to be constructed in accordance with the approved specifications.
3. The Building is to be constructed in accordance with the approved specifications.
4. The Building is to be constructed in accordance with the approved specifications.
5. The Building is to be constructed in accordance with the approved specifications.
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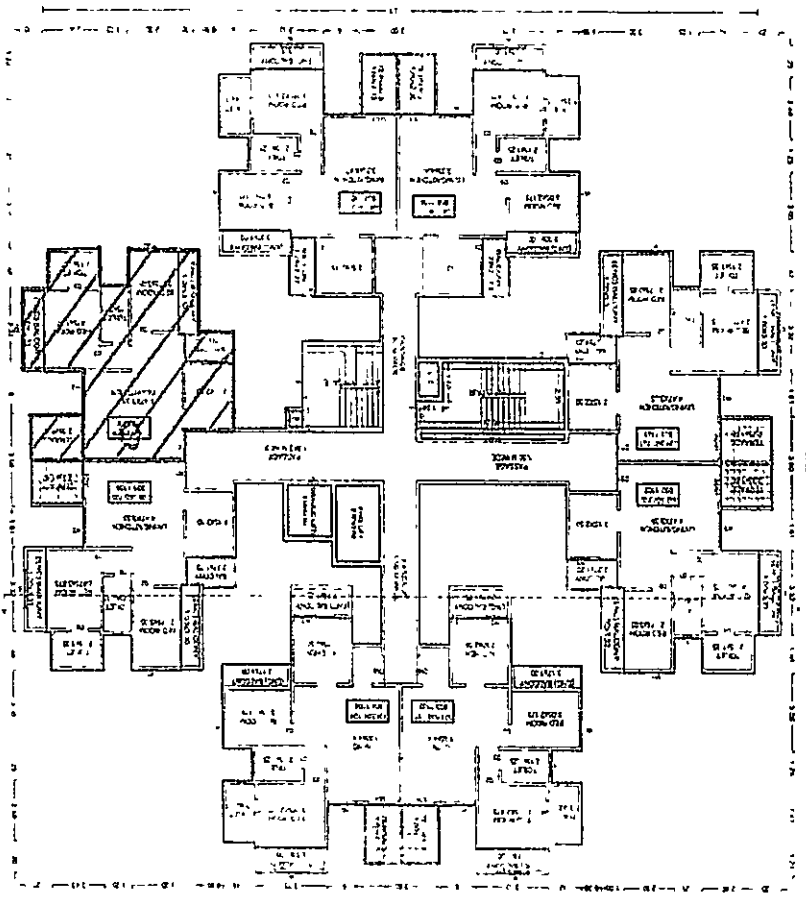
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REPORT - 2X
2023
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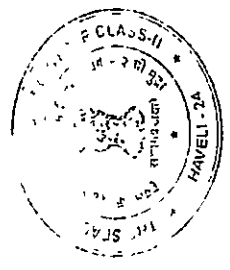


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ANNEXURE - G
CROWN C1
BUILDING - "C1"
FLAT NO - 506, 5TH FLOOR

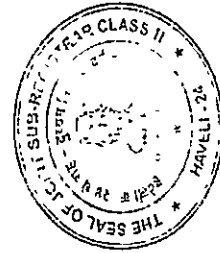


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**ANNEXURE H
COMMON AREAS & AMENITIES**

AMENITIES	
INDOOR AMENITIES: (COMPLETED) Club House Community Hall Gymnasium Indoor Games Day Care Area Library	OUTDOOR AMENITIES: (COMPLETED) Children's Play Area Play Ground Landscape Garden Jogging Track & Walkway Senior Citizen sitting area Gazebo
INFRASTRUCTURE: (COMPLETED) Sewage Treatment Plant, O.M. Domestic pumps and motors, Firefighting pump System (with Power backup), Designer Luggage Gate - 24 Hr. security with CCTV.	
INFRASTRUCTURE (UNDER CONSTRUCTION) Swimming pool - Main pool & club pool	
The construction of the above mentioned amenities are completed The Allottee/s / are aware that above mentioned amenities are for use and benefit of the flat owners of the entire project	



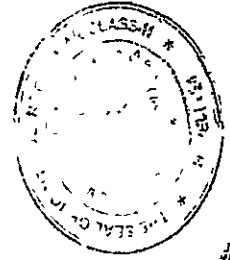
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**ANNEXURE I
INTERNAL AMENITIES**

CI BLDG	
FLOORING	2'x2' Vitrified tile flooring for the entire flat Anti-skid ceramic tiles for terrace balcony & bathrooms
STRUCTURE:	RCC frame structure of superior quality, designed for earthquake safety
PAINTING	Internal semi-acrylic emulsion paint External semi-acrylic paint
DOORS	Main Door, laminated door shutter & Laminated plywood door frame Bedroom Laminated door shutter with Granite frame. Bathroom, Balcony Door Laminated door shutter with granite frame Terrace Powder coated Aluminium sliding door Premium quality door fittings
WINDOWS:	Powder coated aluminum sliding windows with mosquito net, MS grills for safety and security. Granite window sill
KITCHEN	Granite kitchen platform, stainless steel sink, ceramic wall tiles above kitchen platform upto window level Provision for water purifier Jaquar (Fosco)/Equivalent CP fitting.
BATHROOM:	premium sanitary fittings, ceramic tiles upto window level in both bathrooms
ELECTRICAL,	Concealed ISI Make copper wiring Adequate electrical points along with modular switches, Specially TV, AC Point in Master-Bedroom.
RAILING	MS railing for attached terrace

BUILDING AMENITIES

ELEVATORS	Passenger elevator with D.G Power backup.
SPECIAL FEATURES	Building Firefighting System, Solar System connection only for Master toilet Power backup for common passage of the building



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ANNEXURE-K1



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(e)]

This registration is granted under section 5 of the Act to the following project under project registration number P52100020978
Project: SUELLA C1 Plot No.1102 / Survey / Final Plot No. 2102, DUDULGAM, MOSHI ALANDI ROAD, MOSHI, PUNE 412105 of Haveli, Pune, 412105.

1. Dmk Infrastructure Pvt Ltd having its registered office / principal place of business at **Telshi Haveli, District Pune** Pn. 412105.
2. This registration is granted subject to the following conditions, namely -
 - o The promoter shall enter into an agreement for sale with the allottees.
 - o 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, Regulation of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - o The promoter shall deposit seventy percent of the amount required 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 (3) 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.

- o The Registration shall be valid for a period commencing from 27/05/2019 and ending with 11/04/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o The promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter, including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid
Digitally signed by
Chaitanya Prabhakar
(Serial Number: 1345458564)
Date: 5.2.2019 10:37:36 AM

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



Dated 27/05/2019
Pune Mumbai

ANNEXURE J

- (Taxes and Outgoings)
- Provisional Maintenance Charges Rs. 53 82/- per Sq. Mtr on carpet area for initial period of 24 months thereafter as demanded by the Promoter/Organisation
- Individual electricity consumption as per meter reading
- Individual property tax As per PCMC norms
- Stamp Duty & Registration Charges - As per Government norms
- VAT / SLURVE TAX / GST. As per Government norms
- Insurance charges - Payable to Promoter on call either before or after possession

दस्तावेज - २४	
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ANNEXURE - K 2



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(e))

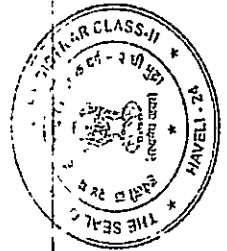
This registration is granted under section 5 of the Act to the following project under project registration number
P52100020078
Project STELLA C1 Plot B-111 of CTS / Survey / Final Plat No. 27672, DUDULGAON, MOSHI ALANDI ROAD,
MOSHI, PUNE 412105 at Haveli, Pune, 412105.

- 1 Dmk Infrastructure Pvt Ltd having its registered office / principal place of business at Tehsil Haveli, District Pune Pin 412105
 - 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) Regulation of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts receivable by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - 3 The Registration shall be valid for a period commencing from 27/05/2019 and ending with 11/10/2022 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. V. K. Prabhakar
Secretary, Maharashtra
Date 25-Nov-20 10:42:30

Dated 18/05/2020
Place Mumbai



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ANNEXURE - K 3



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(e))

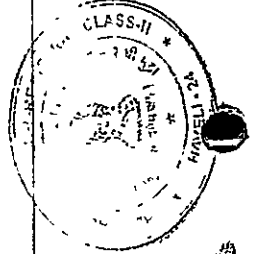
This registration is granted under section 5 of the Act to the following project under project registration number
P52100020078
Project Crown C1, Plot B-111 of CTS / Survey / Final Plat No. 27672, DUDULGAON, MOSHI ALANDI ROAD, MOSHI,
PUNE 412105 at Haveli, Pune, 412105

- 1 Dmk Infrastructure Pvt Ltd having its registered office / principal place of business at Tehsil Haveli, District Pune Pin 412105
 - 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) Regulation of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017.
 - The promoter shall deposit seventy percent of the amounts receivable by the promoter in a separate account maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - 3 The Registration shall be valid for a period commencing from 27/05/2019 and ending with 11/10/2022 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. V. K. Prabhakar
Secretary, Maharashtra
Date 25-Nov-20 08:09:46

Dated 27/05/2019
Place Mumbai



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0578
2020

ANNEXURE - 1



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
6th & 7th Floor, Hafeezin Bhavan, Plot No C-21 E - Block, Bandra Narda Complex, Bandra
(E), Mumbai - 400051

MaharERA Order No 14/2020

No. MaharERA / Secy / Order 26 / 2020

Date: 18/05/2020

Subject: Invoking Force Majeure for Covid 19 Pandemic

Ref: Advisory regarding extension of registration of real estate projects and concurrently extending timelines of all Statutory Compliances, due to Force Majeure under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) issued by Ministry of Housing and Urban Affairs (MoHUA) dated 13th May 2020

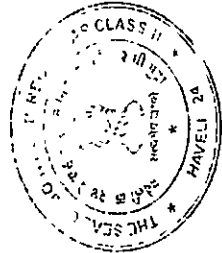
Whereas, in view of COVID-19 (Corona Virus) Pandemic and consequent nation wide lockdown with effect from March, 2020 reverse migration of labourers in their native places and break in supply chain of construction material, the construction activities of real estate projects across the country have been severely impacted

Whereas, an emergency meeting of Central Advisory Council (CAC) was held on 29th April, 2020, and as per its recommendations Ministry of Housing and Urban Affairs has issued Advisory regarding extension of registration of real estate projects and concurrently extending timelines of all statutory compliances due to Force Majeure under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA), on 13th May 2020

Whereas, in order to safeguard the interest of all stakeholders including home buyers, LAC after detailed deliberations made unanimous recommendation to invoke the force majeure clause by Real Estate Regulatory Authorities to extend the registration of projects registered under RERA. Accordingly, MoHUA has advised all State RERAs on the following points:-

- Extend the registration automatically by 12 months due to outbreak of COVID-19 (Corona Virus) which is a calamity caused by nature and is adversely affecting regular development of real estate projects by invoking force majeure clause.
- Regulatory Authorities may, on their own discretion, consider to further extend the date of completion as per registration for another period up to 3 months, depending on the situation in their respective State or any part thereof
- Regulatory Authorities may extend concurrently the timelines of all statutory compliances

Accordingly, in keeping with the advisory of Government of India and in exercise of the powers under section 37 read with Section 31(e), 31(f) and 34(g), a force majeure period of six months, from 1st March to 1st September, 2020, is being invoked and the following directions are issued with immediate effect



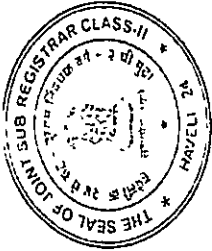
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- MaharERA vide Order No. 13/2020 has already revised project validity by three months. The said validity is extended by a further period of 3 months suo motu. Maharashtra shall accordingly issue project registration certificates, with revised timelines for such projects, at the earliest. The aforesaid extension on will be in addition to the extension already granted or that may be granted to a project under the first proviso to Section 6 of the Act
- For further extension beyond the aforesaid 6 months, for adversely affected projects, concerned promoters will have to apply in accordance with provisions of Section 6. Maharashtra may at its discretion waive the fee for such extension due to force majeure in accordance with rule 7 of Maharashtra Real Estate Registration Rules, 2017
- The time limits for compliances under Section 11, which become due anytime during force majeure period stand automatically extended for a period till the expiry of force majeure period
- The Force Majeure period will be treated as a "moratorium period" for the purpose of calculating interest under section 12, 18, 19(4) and 19(7) of the Act
- The work of registration of sale documents has been adversely affected due to non-functioning of the offices of the Sub-Registrar. Therefore, any registration of agreement for sale, which becomes due during the force majeure period under section 13 of the Act, can be registered in a period extending till the expiry of force majeure period
- The dates of possession mentioned in already registered agreements for sale, shall be deemed to be extended by the Force Majeure period
- Due to non-functioning of the concerned offices, the work of transfer of title and conveyance has been adversely affected. Therefore, any compliance under Section 17 that becomes due during the Force Majeure period is allowed to be completed in a period extending till the expiry of the force majeure period
- In the case of Kamal Realtors Suburban Pvt. Ltd. and Mr. Vs. Union of India and Others, the Hon'ble Hon'ble High Court division bench in para 15 of its order has observed that the object and purpose of the Real Estate (Regulation and Development) Act, 2016 is to complete the development work within the stipulated time. Keeping in view the spirit of this order and to ensure that the available liquidity in the designated RERA Accounts get utilized on priority, for completion of the project, any refund, which under rule 19 of Maharashtra Rules becomes due during the Force Majeure period is allowed to be executed in a period extending up to one month after the expiry of the Force Majeure period. Similarly any amount, which under Section 18 of the Act becomes payable during the Force Majeure period shall be recovered after the expiry of the Force Majeure period

As approved by Authority

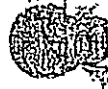
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(Dr. Vasant Prabhu)
Secretary, Maharashtra



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श्री. सुनील तुमुचोत्तारा पाटील
 सहायक आयकर अधिकारी
 आयकर विभाग, अहमदाबाद
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 श्री. सुनील तुमुचोत्तारा

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श्री. सुनील तुमुचोत्तारा
 आयकर विभाग, अहमदाबाद
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INCOME TAX DEPARTMENT
 GOVT. OF INDIA

DMK INFRA STRUCTURE PRIVATE
 LIMITED

21/10/2010
 Permanent Account Number
 AAADGD6097G

श्री. ज्योती शिंदे
 आयकर विभाग, अहमदाबाद
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INCOME TAX DEPARTMENT
 GOVT. OF INDIA

JYOTI SHINDE
 FAKKAD, ABU SHINDE
 19/07/1995
 Permanent Account Number
 GVAPS9306C

Signature



Issue Date 28.10.2012

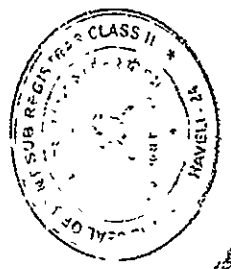
श्री. ज्योती शिंदे
 आयकर विभाग, अहमदाबाद
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Government of India

ज्योती शिंदे
 श्री. शिंदे
 19/07/1995
 महिला / FEMALE

2675 1957 1147
 VID : 9107 9593 6787 2553

श्री. ज्योती शिंदे, आयकर विभाग, अहमदाबाद



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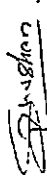
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घोषणापत्र

मी, श्री. मुपण वंसीलाल पटेल चिचवड, पुणे ४११ ०३३, याद्वारे घोषित करतो की, दुय्यम निवडक, हवेली नं. २४ याचे कार्यलयाल कार्यानामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

गे. डीएस के इन्स्ट्रुक्टकर्स प्रा. लि. सपॅ. डायरेक्टर श्री. दिनेश मनसुखलाल कुचेरिया यांनी दि. २०.११.२०२१ रोजी (दस्त क. १५३७५/२०२१ हवेली नं. २४) मला दिलेल्या कुलमुख्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस निष्यादीत कल्ल कडुलीजवाव दिला आहे. सादर कुलमुख्यारपत्र लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा कुलमुख्यारपत्र लिहून देणार व्यक्तीपैकी कोणोही मयात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुख्यारपत्र रद्दवायल टाळलेले नाही. सादरचे कुलमुख्यारपत्र पुर्णपणे वैध असून उजोरोकत कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे जाळदून आल्यास, नोंदणी अधिनियम १९०८ चे ८२ अन्वये शिल्लेस मी पात्र राहीन याची मला जाणीव आहे.

दि. २३.०३.२०२२



मु. मुख्यारपत्राचे नाव

व सही

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Summary (Details)

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अंक 4850 पर दि 23-03-2022
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उक्त अंक कार्यलय की मांगी

पानकी रिवा 5139
पानकी रिवा 23/03/2022
पानकी रिवा 19/03/2022
पानकी रिवा 14/04/2022

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[Handwritten Signature]
19/03/2022 21

स. सुभाष चन्द्र (सर्जेंट)

सुभाष चन्द्र, स. सुभाष चन्द्र

पुस्तक नं. 173 कोप्याही मांगना/पानकीमा 6 वीत रिवा स. सुभाष चन्द्र
पुस्तक नं. 173 कोप्याही मांगना/पानकीमा 6 वीत रिवा स. सुभाष चन्द्र
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स. सुभाष चन्द्र (सर्जेंट)
स. सुभाष चन्द्र, स. सुभाष चन्द्र

प्रतिवेदन

स. सुभाष चन्द्र कोप्याही मांगना/पानकीमा 6 वीत रिवा स. सुभाष चन्द्र
पुस्तक नं. 173 कोप्याही मांगना/पानकीमा 6 वीत रिवा स. सुभाष चन्द्र
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Summary 2



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1. प्रमाणित कर व करा

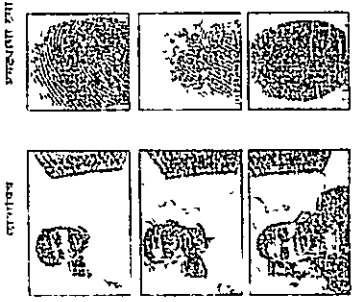
कर व प्रमाणित कर व करा... 25

2. प्रमाणित कर व करा

कर व प्रमाणित कर व करा... 26

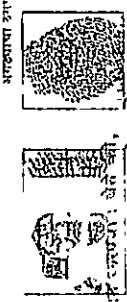
3. प्रमाणित कर व करा

कर व प्रमाणित कर व करा... 26



4. प्रमाणित कर व करा

कर व प्रमाणित कर व करा... 26

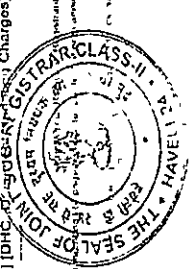


दिनांक 04 वी मे 27 03 / 2022 03 - 35 51 PM

पुणे नगरपालिका (वॉ-२)
नगरपालिका, पुणे, महाराष्ट्र

या दस्तऐवजात एकूण 2.८८ पणे स्वतः
पहिले नंतराचे पुरवठाचे
8440 नवरी नोंदवता.

Sr	Purchaser	Type	Verification no/Vendor	GRN/Account	वित्त / 2022 Amount / 2022 At	Deface / Deface Number	Date
1	AKSHAY NARAYAN PATIL	Challan	6910333202031512310	MH014645262202122E	206600 00 SD	0007290717202122	23/03/2022
2		DHC			1900 RF	1503202215117D	23/03/2022
3	AKSHAY NARAYAN PATIL	Challan		MH014645262202122E	30000 RF	0007290717202122	23/03/2022



1. Verify Sign and Date
2. Get paid immediately

48507022

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