

385/1509

Saturday, January 20, 2024

2:40 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1592 दिनांक: 20/01/2024

गावाचे नाव: महंमदवाडी
दस्तऐवजाचा अनुक्रमांक: हवल17-1509-2024
दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: आनंद कालिदास लाटा -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे
3:00 PM ह्या वेळेस मिळेल.

सह. दुय्यम निदेशक, हवेली-17
हवेली क्र.१७, पुणे

बाजार मुल्य: रु.10154372.54 /-

मोबदला रु.11427450/-

भरलेले मुद्रांक शुल्क : रु. 800000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124190515978 दिनांक: 20/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014280781202324E दिनांक: 20/01/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत केला



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 17

दस्त क्रमांक : 1509/2024

नोंदणी :

Regn:63m

गावाचे नाव : महंमदवाडी



- (1) विलेखाचा प्रकार अंग्रीमेंट टू सेल
- (2) मोबदला 11427450
- (3) बाजारभाव(भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 10154372.54

(4) भू-मापन, पॉटहिस्मा व घरक्रमांक(अमल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन :, इतर माहिती: तुकडी पुणे, पोट तुकडी तालुका हवेली तमेच पुणे महानगरपालिका हद्दीतील गाव मौजे महंमदवाडी येथील स. नं. 7/23व/24अ/25क यांसी एकूण क्षेत्र 2500 चौ. मी. क्षेत्रासाठी मंजूर केलेल्या बांधकाम रेखांकनानुसार सदर मिळकतीवर बांधण्यात येत असलेल्या न्याती डिफेन्स एन्क्लेव्ह 2 या गृह प्रकल्पामधील इमारत क्र. पी.एम.सी नं. एफ(विडिस)मधील पाचव्या मजल्यावरील फ्लॅट नं.501 यांसी कार्पेट क्षेत्र 120.74 चौ.मी., त्याचेशी सलग बाल्कनीचे क्षेत्र 17.17 चौ. मी., ड्राय बाल्कनीचे क्षेत्र 3.72 चौ. मी. आणि दोन कव्हर्ड कार पार्किंग त्याचे विशेषत्वाने वापरावयाचे हक्कामह. ((Survey Number : 7/23व/24अ/25क ;))

(5) क्षेत्रफळ

(6) नोंदणी किंवा जुडी देण्यात अमेल तेव्हा.

1) 120.74 चौ.मीटर

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- (लिहून देणार) न्याती बिल्डर्स प्रा. लि. तर्फे कु.मु.धा. म्हणुन अश्विनी अविनाश पाठक तर्फे क.ज.चे कु.मु.धा. म्हणुन श्री.आशिष श्रावण शिंदे. वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: न्याती युनीट्री, ईस्ट विंग, नगर रोड, येरवडा पुणे, महाराष्ट्र, PUNE. पिन कोड:-411006 पॅन नं:- AAACN6418N

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- आनंद कालिदास लाटा - वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शिवाजी वेस, कुंभार वाडा समोर, तरण तारण नगर, खामगाव, बुलढाणा, महाराष्ट्र., महाराष्ट्र., पिन कोड:-444303 पॅन नं:-AEBPL9841F

2): नाव:- क्षिप्रा आनंद लाटा - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शिवाजी वेस, कुंभार वाडा समोर, तरण तारण नगर, खामगाव, बुलढाणा, महाराष्ट्र., महाराष्ट्र., पिन कोड:-444303 पॅन नं:-EEZPS5944Q

(9) दस्तऐवज करून दिल्याचा दिनांक 19/01/2024

(10) दस्त नोंदणी केल्याचा दिनांक 20/01/2024

(11) अनुक्रमांक, खंड व पृष्ठ 1509/2024

(12) भावाप्रमाणे मुद्रांक शुल्क 800000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

मी नक्कल देणारी
मी वाचली
मी रुजवाच घेतली

दस्तासोबतची प्रत

श्री./श्री. आनंद कालिदास लाटा

यांना दिली आहे. स्मृति

तारीख 20/01/2024

अस्सल वरहुकुम नक्कल

सुराह दुय्यम निबंधक हवेली क्र. १७

मुल्यांकनासाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





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ARTICLES OF AGREEMENT made at Pune this 19th day of Jan. in the Christian Year Two Thousand and Twenty Four.

BETWEEN

NYATI BUILDERS PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Nyati Unitree", Survey Number 103/129, Plot B+C, CTS No. 1995 + CTS No. 1996B, Yerwada, Pune Nagar Road, Pune 411006, by the hand of its duly Constituted Attorney MRS. ASHWINI AVINASH PATHAK OR MR. DEEPAK PATHAK, hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said company and its successors-in-interest and assigns) of the One Part

AND

1. MR. ANAND KALIDAS LAATA

Residing At : Shivaji Ves, Opp. Kumbhar Wada, Taran Taaran Nagar, Khamgaon, Buldhana - 444303 (Maharashtra)

Email id – (anandlaata86@gmail.com)

&

2. MRS. KSHIPRA ANAND LAATA

Residing At : Shivaji Ves, Opp. Kumbhar Wada, Taran Taaran Nagar, Khamgaon, Buldhana - 444303 (Maharashtra)

hereinafter referred to as "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the Other Part;

WHEREAS the Promoter herein is the owner and is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land or ground admeasuring Hectare 00 = 25 Ares bearing

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Survey No. 7 Hissa No. 23B/24A/25C, situate, lying and being at Village Mohammadwadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, Pune, and within the Registration Sub-District Taluka Haveli of District Pune and falling in the "Residential" Zone under the Development Plan for the City of Pune currently in force and which said land admeasuring Hectares 00=25 Ares is hereinafter referred to as "**the said Land**";

AND WHEREAS the Promoter herein purchased/acquired the said Land by virtue of relevant Deeds of Sale/Conveyance as stated in the Title Report annexed hereto as **Annexure "A"**;

AND WHEREAS the provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Land;

AND WHEREAS the Municipal Corporation of Pune vide its Commencement Certificate No. CC/2551/22 dated 27.12.2022 has sanctioned the Building Layout and Building Plans in respect of the said Land; The said Building Layout and Building Plans sanctioned on 27.12.2022 are hereinafter referred to as the "**said sanctioned Building Layout**" and "**said Sanctioned Building Plans**" and Sheet Nos. 1/3, 2/3 and 3/3 thereof are annexed herewith as **Annexure "C"**;

AND WHEREAS as per the said sanctioned Building Layout dated 27.12.2022 in respect of the said Land, the same consists of the following:-

- a) spaces earmarked for construction of total 02 (Two) multi-storied Buildings bearing Nos. "E" and "F" which are to contain Residential Flats.
- b) Areas under Open Space admeasuring 250 sq. mtrs. .

AND WHEREAS the said total 02 (Two) multi-storied Buildings which are to contain Residential Flatsto be constructed by the Promoter on the said Land as per the said Sanctioned Layout, and the said Sanctioned Building Plans dated 27.12.2022 under Commencement Certificate No. CC/2551/22, and

at Village
of Pune

incidental Structures and Common Areas and Facilities thereon hereinafter referred to as the **said Project – NYATI DEFENCE ENCLAVE – II**;

2023

AND WHEREAS details of the two Buildings bearing Nos. "E" and "F" of the said Project **"NYATI DEFENCE ENCLAVE –II"** are as under:

Building No. as per the said sanctioned Layout dated 27.12.2022 corresponding name thereof	Total No. of Floors to be constructed as per the said sanctioned Building Layout dated 27.12.2022	Total Number of Floors for which Building Plans have been sanctioned per the said sanctioned Building Plans dated 27.12.2022
"E"(CHETAK)	Stilt Floor + 7 Upper Floors to comprise of Residential Flats	Stilt Floor + 6 Upper Floors to comprise of Residential Flats
"F"(BEAS)	Stilt Floor + 7 Upper Floors to comprise of Residential Flats	Stilt Floor + 7 Upper Floors to comprise of Residential Flats

AND WHEREAS while sanctioning the said sanctioned Building Layout and said sanctioned Building Plans, and while sanctioning the further Building Plans, the Municipal Corporation of Pune has laid down/shall lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Project **"NYATI DEFENCE ENCLAVE II"**, and upon due observance and performance of which only, the Completion/ Occupation Certificate/s in respect of the said Project **"NYATI DEFENCE ENCLAVE II"** shall be granted by the said Corporation;

AND WHEREAS the Promoter has obtained Registration bearing No P52100048851 dated 24.01.2023 in respect of the said Project **"NYATI DEFENCE ENCLAVE II"** from the Maharashtra Real Estate Regulatory Authority under the provisions of Section 3 of the Real Estate (Regulation and

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AND
Promoter and the
documents of title
specifications in re
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Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder; a copy of the said Certificate is annexed hereto as **Annexure "F"**;

AND WHEREAS the Promoter has received some of the approvals from the concerned authorities to the plans, specifications, elevations, sections which are required for implementation of the said Project "**NYATI DEFENCE ENCLAVE II**", and the Promoter shall obtain the balance approvals (if any) from the concerned authorities from time to time, and shall take all steps and do all acts, matters or things necessary for obtaining Completion Certificate/s and/or Occupancy Certificate/s in respect of the said Project "**NYATI DEFENCE ENCLAVE II**" after the physical completion thereof;

AND WHEREAS, in the circumstances, the Promoter is entitled to develop the said Project "**NYATI DEFENCE ENCLAVE II**" and sell the Residential Flats in the said Project "**NYATI DEFENCE ENCLAVE II**" and to enter into Agreement for Sale with Prospective Purchaser/s and to receive the sale consideration in respect thereof;

AND WHEREAS the Promoter is in possession of the said Land under the said Project "**NYATI DEFENCE ENCLAVE II**";

AND WHEREAS the Promoter has entered into a standard Agreement with M/s. SHIRISH DASNURKAR & ASSOCIATES, ARCHITECTS who are registered with the Council of Architects and such Agreement is as per the agreement prescribed by the Council of Architects and the Promoter has appointed M/S. J+W CONSULTANTS for the preparation of the structural design and drawings of the said Project "**NYATI DEFENCE ENCLAVE II**" and the Promoter accepts the professional supervision of the said Architects and the said Structural Engineer till the completion of the said Project "**NYATI DEFENCE ENCLAVE II**"; provided however, the Promoter reserves the right to change the said Architect and Structural Engineers at any time before the completion of the Project "**NYATI DEFENCE ENCLAVE II**";

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AND WHEREAS the Purchaser/s has /have demanded from the Promoter and the Promoter have given inspection to the Purchaser/s of all the documents of title relating to the said Land and the plans, designs and specifications in respect of the said Project "**NYATI DEFENCE ENCLAVE II**" and the Residential Flat hereby agreed to be sold and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS, the Purchaser/s hereby confirms that the Promoter has handed over to the Purchaser/s a draft of this Agreement along with all Schedules and Annexures before purchasing such Residential Flat, and after reading and having understood the contents of such draft along with all Schedules and Annexures, the Purchaser/s is/ are entering into this Agreement for purchase of such Residential Flat hereby agreed to be sold by the Promoter;

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Residential Flat bearing No. **BEAS - F - 501** in the Building "**BEAS (PMC NO. F)**" of the said Project "**NYATI DEFENCE ENCLAVE II**" to be constructed by the Promoter on the said Land;

AND WHEREAS accordingly pursuant to the discussions by and between the Parties hereto, the Purchaser/s has/have agreed to purchase the said **Residential Flat** admeasuring **120.74** sq. mtrs. Carpet Area and bearing No. **BEAS - F - 501** to be situate on the **5th Floor** of the Building "**BEAS (PMC NO. F)**" of the said Project "**NYATI DEFENCE ENCLAVE II**" to be constructed by the Promoter on the said Land TOGETHER WITH the Balcony/ies admeasuring in the aggregate **17.17** sq. mtrs. appurtenant thereto and FURTHER TOGETHER WITH the Dry Balcony admeasuring **3.72** sq. mtrs. appurtenant thereto, and FURTHER TOGETHER WITH the exclusive right of user of the car parking space/s as mentioned below:-

Two (2) Covered Car Parking Spaces (one behind one) totally admeasuring 25 sq. mtrs. i.e. equivalent to 269.10 sq.ft. to situate in the Stilt Floor OR adjacent to the said Project "**NYATI DEFENCE ENCLAVE II**"

- on the terms and conditions set out hereinafter.

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Residential Flat ad
No. BEAS - F - 501 to
NO. F)" of
Co

**THE FIRST SCHEDULE ABOVE REFERRED TO
(of the "said Land")**

All that piece and parcel of land admeasuring Hectare 00 = 25 Ares bearing Survey No. 7 Hissa No. 23B/24A/25C, situate, lying and being at Village Mohammadwadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, Pune, and within the Registration Sub-District Taluka Haveli of District Pune and which portion admeasuring Hectares 00 = 25 Ares is bounded as follows, that is to say:-

On or towards the East : By land bearing Survey No.7/21
Mohammadwadi.

On towards the South : By land bearing Survey No.
7/24B/25D Mohammadwadi.

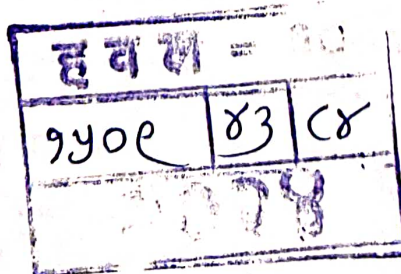
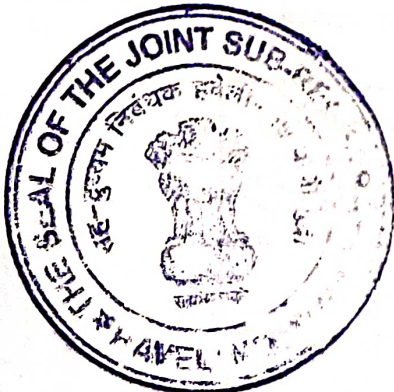
On or towards the West : By land out of Survey No.7/17B/25
Mohammadwadi.

On or towards the North : By land bearing Survey No.7/21
Mohammadwadi.

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**THE SECOND SCHEDULE ABOVE REFERRED TO
(of the "said Unit")**

Residential Flat admeasuring **120.74** sq. mtrs. of Carpet Area and bearing No. **BEAS - F - 501** to situate on the **5th Floor** of the Building "**BEAS (PMC NO. F)**" of the said Project "**NYATI DEFENCE ENCLAVE II**" being constructed by the Promoter on the said Land, TOGETHER WITH the Balcony/ies admeasuring in the aggregate **17.17** sq. mtrs. appurtenant thereto and FURTHER TOGETHER WITH the Dry Balcony admeasuring **3.72** sq. mtrs. appurtenant thereto, and FURTHER TOGETHER WITH the exclusive right of user of the car parking space/s as mentioned below :-

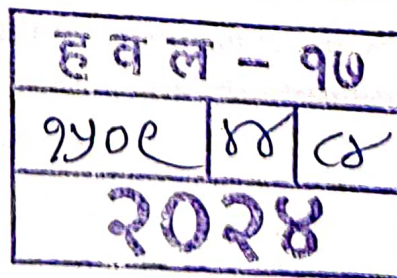
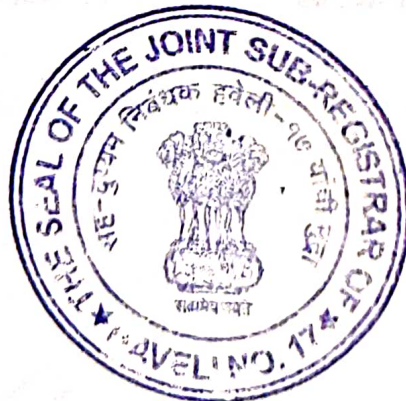
Two (2) Covered Car Parking Spaces (one behind one) totally admeasuring 25 sq. mtrs. i.e. equivalent to 269.10 sq.ft. to situate in the Stilt Floor **OR** adjacent to the said Project "**NYATI DEFENCE ENCLAVE II**"

which said Residential Flat is delineated in red ink on the **5th Floor** plan of the said Building annexed hereto as **Annexure "D"**

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THE THIRD SCHEDULE ABOVE REFERRED TO:
(Schedule of Payments)

THE
(Specifications
the Buildings in

1) STRUCTURE
a) RCC

- 1 10% of the total consideration - At the time of application.
- 2 20% of the total consideration -At the time of registration of the Agreement.
- 3 15% of the total consideration - upon completion of the plinth slab of the building of the said apartment/unit.
- 4 7% of the total consideration - upon casting of 1st floor slab of the building of the said apartment/unit.
- 5 6% of the total consideration - upon casting of 3rd floor slab of the building of the said apartment/unit.
- 6 6% of the total consideration - upon casting of 5th floor slab of the building of the said apartment/unit.
- 7 6% of the total consideration - upon casting of 7th Floor of the building of the said apartment/unit.
- 8 5% of the total consideration - upon completion of the walls, internal plastering and external plaster of the said apartment/unit.
- 9 5% of the total consideration - on completion of the floorings, terraces and waterproofing of the said apartment/unit.
- 10 5% of the total consideration - on completion of the staircases, lift wells, lobbies up to the floor level of the said apartment/unit.
- 11 5% of the total consideration - on completion of lifts, external plumbing, electrical points, entrance lobbies and plinth protection of the building of the said apartment/unit.
- 12 5% of the total consideration - on completion of sanitary, C P fittings, water pumps, paving and other works related to completion of said apartment/unit and the building.
- 13 5 % of the total consideration - at the time of Possession of the said apartment/unit.

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(Specifications and Internal Amenities of the Residential Flats and the Buildings in the said Project "NYATI DEFENCE ENCLAVE II")

1) STRUCTURE, MASONARY WALLS & PLASTER/PAINTS

- a) RCC Framed Structure.
- b) Masonary Walls in AAC Blocks.
- c) External wall with Sand Faced Plaster with Acrylic Paint.
- d) Internal walls & Ceiling – Gypsum finished walls & Putty finished Ceiling.

2) FLOORING

- a) Living/Passage, Kitchen, Bed rooms - Vitrified tiles flooring with skirting - as per IS code 15622
- b) Toilets and Terraces –Matt finish Ceramic flooring - as per IS code 15622

3) DADO TILES

- a) Toilet - Coloured glazed Ceramic tile dado - as per IS code 15622
- b) Kitchen - Ceramic glazed tile dado - as per IS code 15622

4) KITCHEN

- a) Granite/ SCS (Sintered Compact Surface slab) top kitchen platform, with S.S. Sink & Ceramic Glazed tile dado – as per IS code 15622
- b) Piped gas outlet.

5) TOILETS

- a) CPVC Concealed plumbing with Hot and Cold arrangement. *Brand – Finolex/AjayFlowGuard/Prince/Supreme/Astral*
- b) C P fittings.
- c) Sanitary Wares - as per IS code 1172: 1992
- d) Solar Water Heating System for Master Toilet only. (time, temperature and quantum of hot water subject to climate conditions).

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6) ELECTRIFICATION & CABLING

- a) Concealed copper wiring with modular switches in all flats.
- b) Provision of telephone point in Hall.
- c) TV point in hall and Master bed room.
- d) Electrical points for AC in all Rooms.
- e) Electrical Points for washing machine, water purifier and fridge.
- f) Generator back-up for entire flat **EXCLUDING** 15 amp Electrical points.

7) DOORS

- a) Main Door Frame – Wooden -Red Meranti
- b) Main Door Shutter - Both side Veneer main door shutter with accessories.
- c) Bedroom Frame & Doors - Laminated door shutters with Red Meranti door frame.
- d) Toilet Doors - Laminated door shutters with Granite door frame.
- e) Eye level terrace Door - 3 Track Aluminum powder coated sliding Doors with Mosquito Net.

8) WINDOWS

- a) 3 Tracks Aluminum powder coated sliding windows with Mosquito Net.
- b) Aluminium louvered windows for all toilets.

9) PAINTING

- a) Internal walls & Ceiling - Oil Bound Distemper: *Brand – Akzonobel Dulux/Asian/Berger/Nerolac/Jotun/New world Paints*
- b) External walls - Acrylic Paint: *Brand – Asian/Dulux/Berger/New worldPaints/Jotun/Dr.Fixit/Renova.*
- c) Inside Toilet & Ceiling - Oil Paint above Tile dado.

10) LIFTS

- a) Automatic Door Elevators – 2 Nos. per buildings.

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Grand

Aranta

(Common Area

Landscaped garden
Children's

THE FIFTH SCHEDULE ABOVE REFERRED TO:

2028

(Common Areas and facilities of the said Project "NYATI DEFENCE ENCLAVE II")

Landscaped garden with lawns and flower beds in Open Space

Children's play area with play equipment's in Open Space.

Generator backup for passenger elevators, pumps, common lights.

LED fixtures for common Area.

Internal Tremix concrete roads.

WTP as per statutory requirements.

Wet Garbage disposal through Organic Waste Converter.

Rain water harvesting.

Piped Gas network system.

AP

Aanta

Aanta

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Common Expenses & Outgoings)

1. Towards maintenance and repairs of the Common Areas, Amenities (including Diesel Generator Sets) and facilities of the said Project "NYATI DEFENCE ENCLAVE II".
2. Wages of Watchmen, Sweepers etc.
3. Revenue Assessment.
4. All other taxes, levies, charges and cesses.
5. A pro-rata share of all costs, charges and expenses for procurement of water through water tanker and other sources including permissions and treatment thereof until such time as the water connections to the said Project "NYATI DEFENCE ENCLAVE II" become operational and provide sufficient water.
6. Electricity and water charges and deposits in respect of common electrical and water pumps and other installations.
7. Expenses of and incidental to the management and maintenance of the said Project "NYATI DEFENCE ENCLAVE II".

... & DE
...noter NYA;
LIMITED by the
Attorney MRS. AS,
OR
MR. DEEPAK PATHAK
in the presence of

AP

Handwritten signature

Handwritten signature

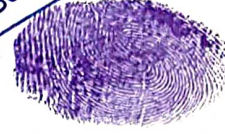


ह व ल - ५०		
१५०८	४८	८४
२०००		

SIGNED & DELIVERED by the withinnamed
Promoter NYATI BUILDERS PRIVATE
LIMITED by the hand of its Constituted
Attorney MRS. ASHWINI AVINASH PATHAK
OR
MR. DEEPAK PATHAK
in the presence of



Ashwini



1. *Patil* (Devendra Patil)
Yerwada, Pune-06

2. *P* (Pooja Pardeshi)
Yerwada, Pune-06

SIGNED & DELIVERED by the
Withinnamed Purchaser/s

1. MR. ANAND KALIDAS LAATA

&

2. MRS. KSHIPRA ANAND LAATA

in the presence of

1. *Patil*

2. *P*

Anand Laata



K Laata

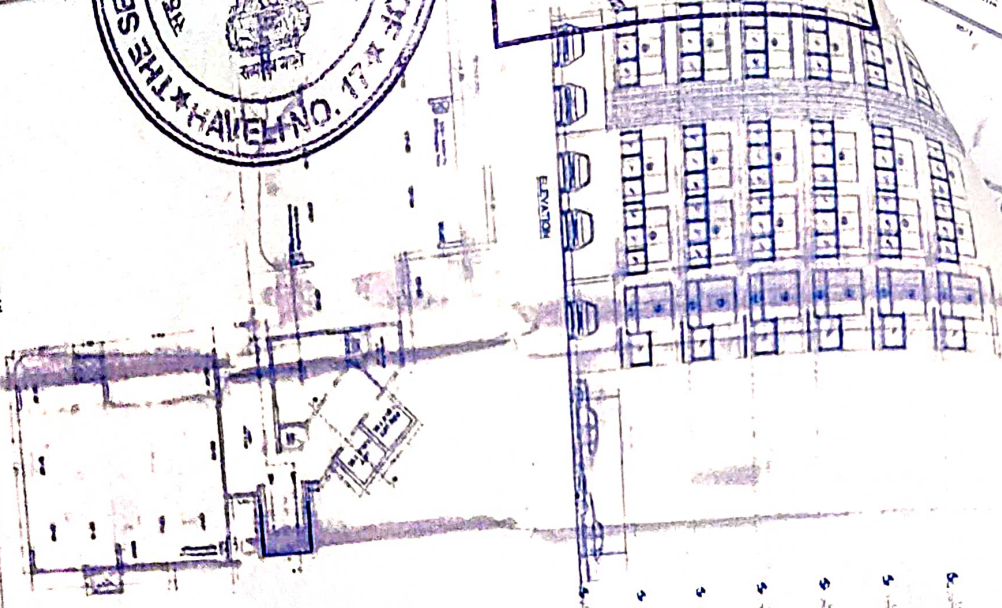


ह व ल - १७		
१५०९	५०	८४
२०२४		

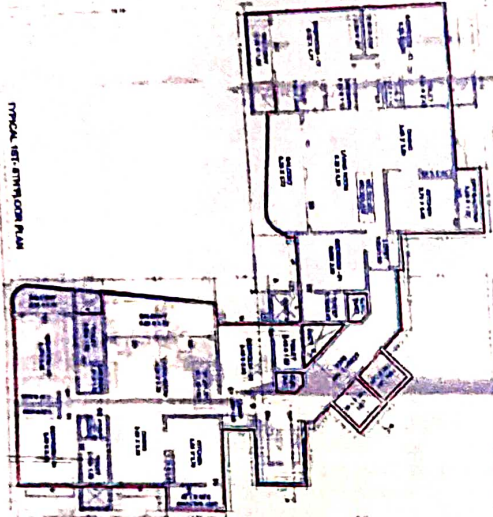


2028

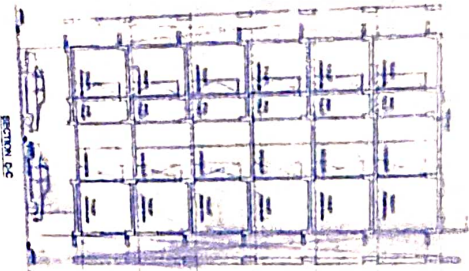
STLU ROOM PLAN



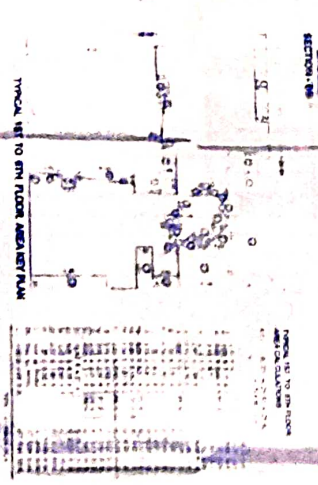
TYPICAL REST ROOM PLAN



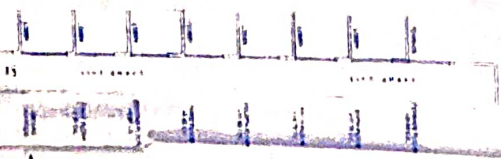
SECTION 10



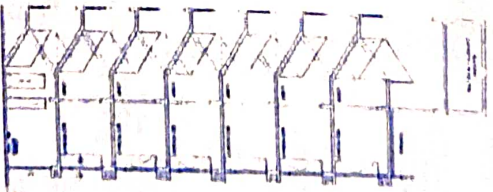
TYPICAL REST ROOM AREA REST PLAN



SECTION 11



SECTION 12



RECORDS OF THE ARCHITECT
ARCHITECT'S SIGNATURE
DATE

RESPACE FLOOR PLAN

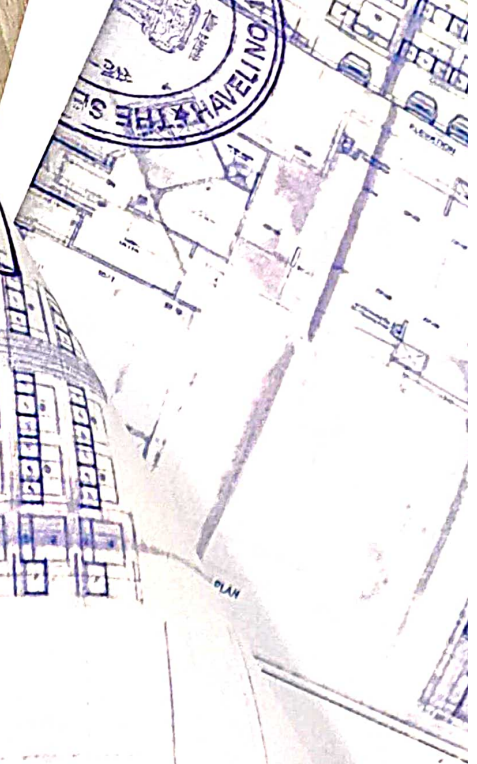


THE ARCHITECT
ARCHITECT'S SIGNATURE
DATE

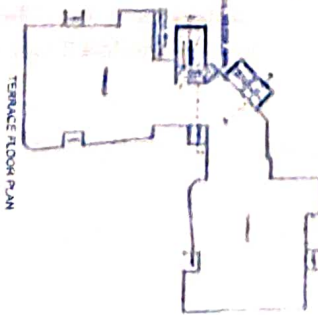
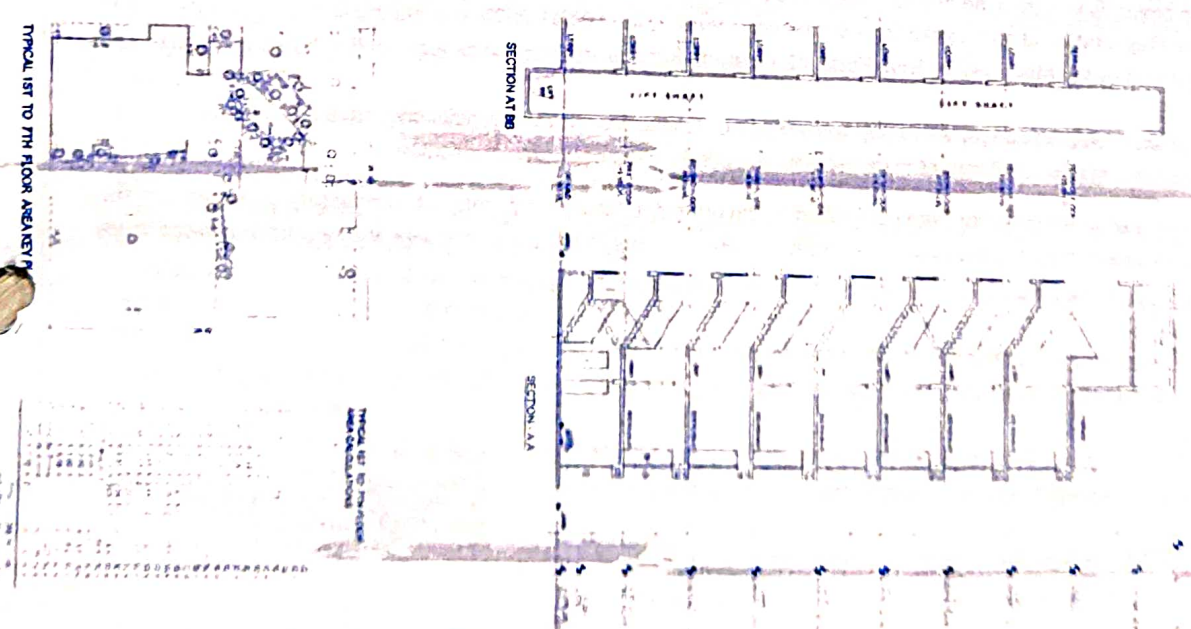
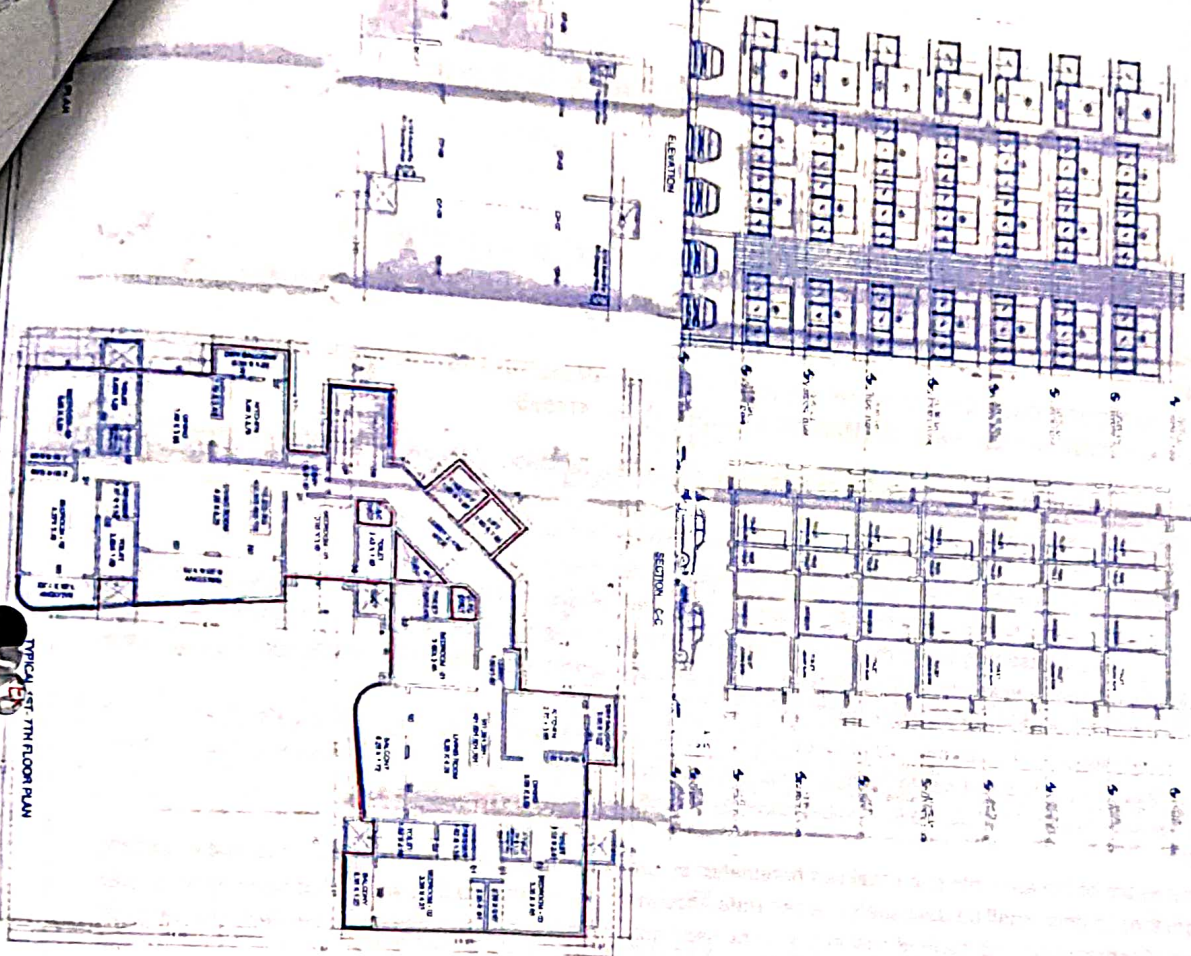


ANNEXURE 'C'

02/10



2900 000
2028



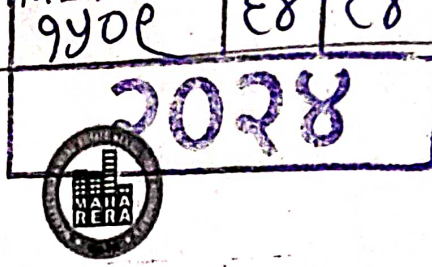
RESOLUTION OF PROPOSAL PROJECTIVE
 The undersigned, the Chief Executive Officer, Bangalore Urban District Council, Bangalore, Karnataka, in exercise of the powers conferred by the provisions of the Bangalore Urban District Council Act, 1973, hereby resolves to approve the proposal for the construction of the above project, subject to the conditions specified in the resolution and the plan submitted therewith.

APPROVED & SIGNED BY: [Signature]
CHIEF EXECUTIVE OFFICER

APPROVED & SIGNED BY: [Signature]
MEMBER IN CHARGE OF PROJECTS

LOCAL AREA STATEMENT
 The local area statement is a statement of the local area in which the project is proposed to be constructed. It is a statement of the local area in which the project is proposed to be constructed. It is a statement of the local area in which the project is proposed to be constructed.

LOCAL AREA STATEMENT



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100048851

Project: **NYATI DEFENCE ENCLAVE II**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 7/23B/24A/25C MOHAMMADWADI PUNE 411060** at **MOHAMMADWADI, Haveli, Pune, 411060**;

- Nyati Builders Private Limited** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411006**.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **24/01/2023** and ending with **31/12/2024** 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. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 24-01-2023 14:41:59

Dated: **24/01/2023**
Place: **Mumbai**

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



ह व ल - १७
१५०९ ६५/८४
२०२४



पुणे महानगरपालिका

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

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९
यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटींवर देण्यात येत आहे

प्रकरण दिनांक : MHW/0055/21
Proposal Type : Residential
Case Type : New
Project Type : Proposed Building



क्रमांक : CC/2551/22
दिनांक : 27/12/2022



श्री / श्रीमती NYATI BUILDERS PVT LTD THROUGH CHAIRMAN AND MANAGING DIRECTOR NITIN D NYATI व्दारा आर्कटेक्ट / ला. स.
श्री SHIRISH DASNURKAR यांस राहणार पुणे, पेट महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अ
धिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील पेट Mohammadwadi घरांक सर्व्हे न ७ सी. सं. न. _____ हिस्सा नं
23B/24A/25C फायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 26/12/2022 रोजी
प्रस्ताव दाखल केला आहे.

--: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे/ रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा बाढीव/दुरूस्त इमारतीचा वापर अथवा वापरसाठी परवानगी वा तावा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विक्रीस परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिली. (सोबतचा संमती नकाशा ह्या संमतीपत्रकाचा अविभाज्य भाग समजण्यात येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिली.
- सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द करण्यास पात्र राहिली.
 - जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - अर्जदाराने सदरचा परवानगी ही ग्राह्य कळू पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विवास नियंत्रण शिथिलवावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
 - अर्जदार आणि जो इतर हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तपसुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्राची अटी व अटीच्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे (सर्व यत्नांवापर, मुखत्यारधारक, व्यवस्थापक, प्रशासक,



ANEXURE - 1
१५०९ ७० ८४
२०२४

नगर आणि प्रत्येक इ.
अनुसूचित जाती एव.
श्री वंशकांत दाखला (एस. ए.
वर्तिल संमतीप्रमाणे राहतील
आचा भंग होत आहे.
वर्तिल संमती



पुणे महानगरपालिका

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारामस हे
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

सदरना बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९
यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट चे कलम २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : MHW/0002/22

Proposal Type : Resi+Comm

Case Type : New

Project Type : Layout of Building +
Proposed Building



क्रमांक : CC/3190/22

दिनांक : 06/03/2023

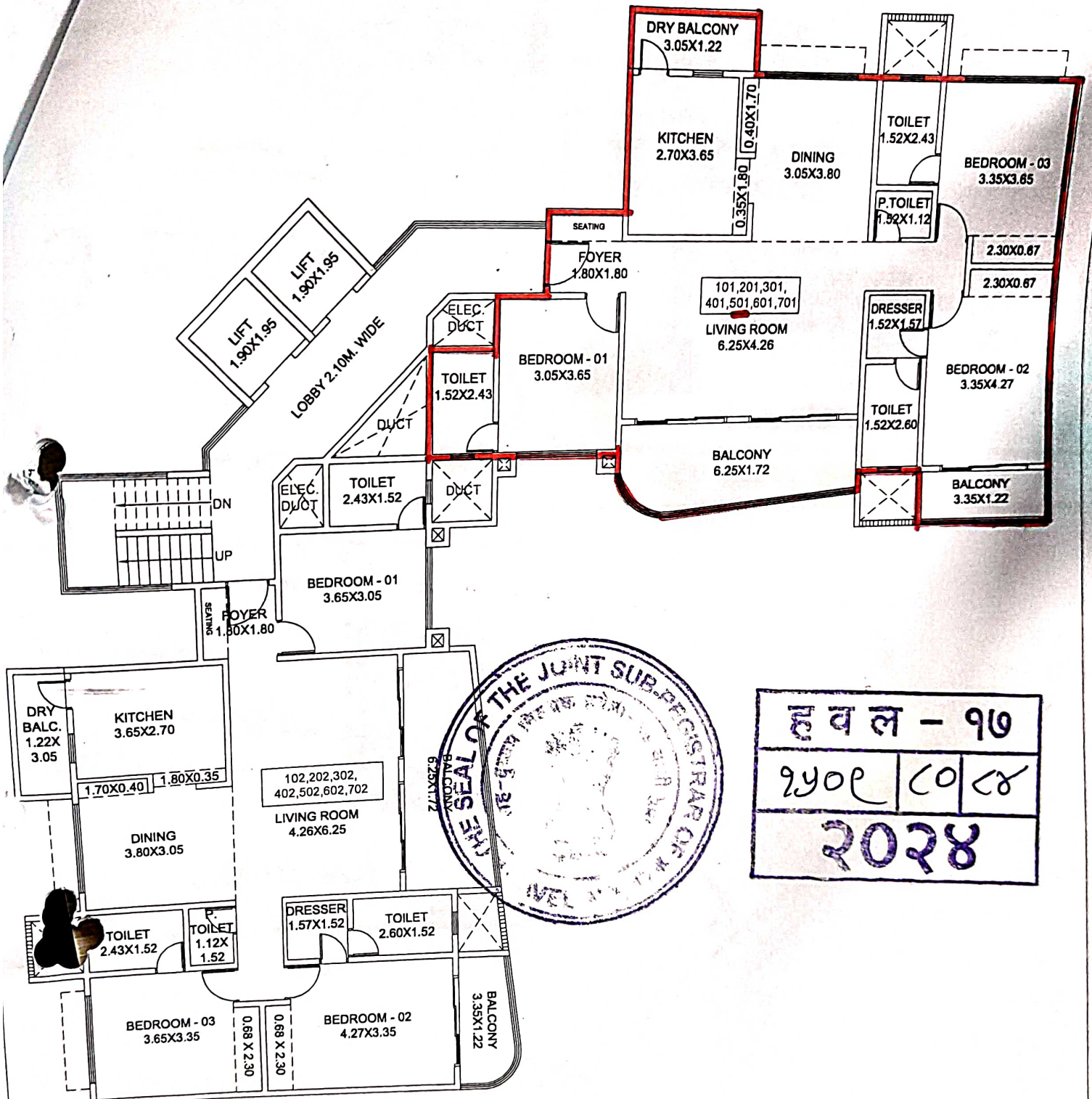


श्री / श्रीमती NYATI BUILDERS PVT LTD THROUGH CHAIRMAN AND MANAGING DIRECTOR DIRECTOR NITIN D NYATI AND
PIYUSH N. NYATI द्वारा आर्किटेक्ट / ला. स. श्री SHIRISH DASNURKAR यांस राहणार पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम
४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमितील पेठ
Mohammadwadi घराक सर्वे न ७ सी. न. _____ हिस्सानं 17B/25 (P) कायनल प्लॉट क्र _____ प्लॉट क्र _____ सोसायटी येथे विकास
करण्यासाठी आपण महानगरपालिकेकडे दिनांक 26/04/2022 रोजी प्रस्ताव दाखल केला आहे.

-: अटी :-

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेषा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा वाढीव/दुरुस्त इमारतीचा वापर अथवा वापरसाठी परवानगी वा तावडा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र
प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीचा मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा हया संमतीपत्राचाच
अविभाज्य भाग समजणेत येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण कारणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल तसे न झाल्यास महाराष्ट्र प्रादेशिक
आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदर संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
(अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संपत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/
अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
(आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घातलेल्या निर्बंधाचे उल्लंघन झाले
असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
(इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे
समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात
आली आहे असे समजण्यात येईल.
(ई) अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५
अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली
आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केंवळ अर्जदारामस नवे तर भविष्यातील अर्जदाराचे सर्व चालीवरस, मुखत्याधारक, व्यवस्थापक, प्रशासक,

ANNEXURE - 0



TYPICAL 1ST TO 7TH FLOOR PLAN

For Unit Agreement
 Note: - The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

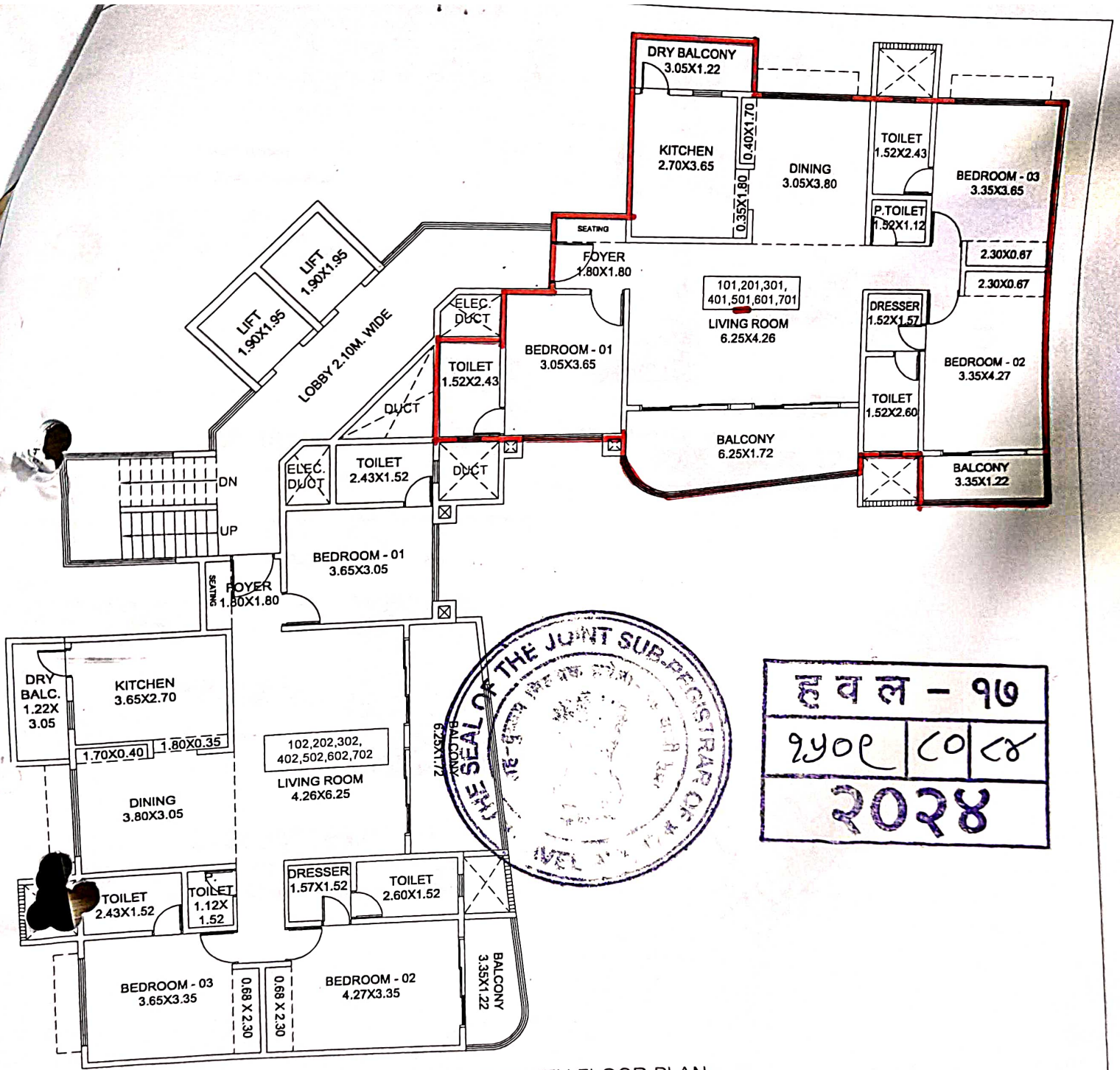
NYATI DEFENCE ENCLAVE II
 WING - F(BEAS)
 P+07



AP

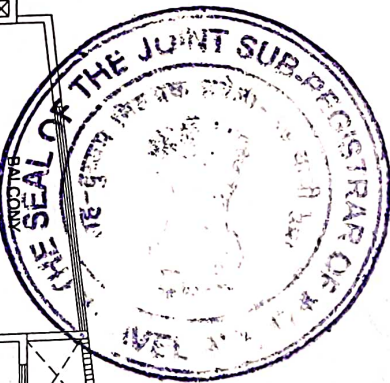
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TYPICAL 1ST TO 7TH FLOOR PLAN

हवल - १७
 १५०९ ८०८४
 २०२४



For Unit Agreement
 Note:- The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall"

NYATI DEFENCE ENCLAVE II
 WING - F(BEAS)
 P+07



AP

Handwritten signature

Handwritten signature

FINAL COSTING & PAYMENT SCHEDULE
 NYATI DEFENCE ENCLAVE MaharERA registration number: P52100048915, P52100048851

Building Name		3 BHK
Flat Numbers		F
Parking No		501
Agreement Value		2 COVERED
GST 5%		11427450 -
Stamp Duty @7%*		571373 -
Registration*		799922 X
Scanning Fees		30000 X
Lawyer Charges		4000
₹ Total		10000
		12842744

1,19,98,823

Payments till Registration

Payment Schedule	Amount	GST as applicable*	Total Payable
10% BOOKING AMOUNT*	10% 1142745	57137	1199882
Stamp Duty + Registration + Scanning Fee payable a week before registration	831922	0	831922
Lawyer Charges (to be paid on registration day)	12000		12000
		TOTAL	2043804

PAYMENT SCHEDULE TILL POSSESSION

Payment Schedule	% Due	Amount	GST as applicable*	Total Payable
On Registration or (within 15 Days of Registration)	20%	2285490	114275	2399765
15% Upon completion of the Plinth Slab of the building of the said apartment/ unit	15%	1714118	85706	1799823
7% Upon casting of 1st Floor Slab	7%	799922	39996	839918
6% Upon casting of 3rd Floor Slab	6%	685647	34282	719929
6% Upon casting of 5th Floor Slab	6%	685647	34282	719929
6% Upon casting of 7th Floor Slab	6%	685647	34282	719929
5% Upon completion of walls, internal plastering and external plaster of said apartment / unit	5%	571373	28569	599941
5% On completion of the floorings, terraces and waterproofing of the said apartment/ unit	5%	571373	28569	599941
5% On completion of staircases, lift walls, lobbies, upto the floor level of the said apartment/ unit	5%	571373	28569	599941
5% On completion of lifts, external plumbing, electrical points, entrance lobbies and plinth protection of the building of the said apartment/ Unit.	5%	571373	28569	599941
5% On completion of sanitary, CP fittings, water pumps, paving and other works related to completion of said apartment / unit and the building.	5%	571373	28569	599941
5% At the time of possession of the said apartment/ unit	5%	571373	28569	599941
			TOTAL	12842744

SBI - RACPC Mumbai South (Chinchpokali) (17889)

HLST / HLC / BST		New / Resale	
Branch Name	Defence Service	Takeover	(u/c)
Branch Code	61183	Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
BST	non-sui D		
AMT	1 / 2 / 3	Processing Officer	
Applicant(s)	1	2	3
Name	Kruppa Anand Laata	Laata Anand Nalidas	Kruppa Anand Laata
Mobile No.		94955 91186	94221 27723
Email Id			
CIF No.		85559405715	86830709647
Loan Type	Home Loan / HL Top Up / LAP / Education Loan		
Term Loan		Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
NRI		PMAY	Yes / No
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
CRM No./RAAS No.		RLMS No. / LOS No.	
Loan Amount	Rs. 1,01,00,000/-	First Disbursement Amount	Rs.
Loan Tenure	_____ Months	Moratorium	_____ Months
Pre Sanction Survey (PSS) Reports			
	Name	Sent on	Received on
TVSR-1	Pune Supriya	Branch	
TVSR-2			REF - P52100048251
Valuation-1	vastuvala }	14/02/24	
Valuation-2	vanhar }		
RO+ITR	Branch		
Property Inspection			
File Movement			
	COD	Data Entry	Processing Officer
Date			
	Sanction	Documentation	Disbursement
Date			
Loan A/c No.		Collateral No.	
Top Up A/c No.		Cersai No.	
RinRaksha A/c No.		EM Creation Date	